



EVORA

Case Study

Kryalos SGR S.p.A.

**EVORA Global supports
KRYALOS SGR in achieving
LEED Gold status.**

KRYALOS
SOCIETÀ DI GESTIONE DEL RISPARMIO

Image © Kryalos SGR S.p.A.



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The Challenge

Managing €12.1 billion of AuM with a team of 110 professionals, Kryalos SGR is one of the most active players in the Italian real estate market and among the SGRs “Significant by Size” according to the definition contained in the Bank of Italy Regulation. Kryalos SGR offers transaction management, fund and credit management, development and advisory services and is partner to Italian and international leaders.

The company aims to promote a culture of sustainability and to create shared value for all its stakeholders. The Edison Park project, a real estate complex for office use located in the Business District of Sesto San Giovanni (Milan) at Viale Edison 110, is part of the plan to bring its real estate assets up to the highest standards of sustainability.

The ambition was to improve energy performance to achieve a reduction in building emissions by obtaining certifications of high international standards and ad hoc project analyses.

The site consists of three newly constructed buildings and leased to institutional tenants. The major challenge was to identify how to improve energy, water and waste reduction as this asset is already equipped with low carbon emission technologies and built at high efficiency standards. Therefore, we had to work on which LEED O+M v4.1 certification strategy to pursue in order to reach the Gold rating target.

The process started in October 2022 involving various stakeholders.



Our Approach

EVORA followed an integrated strategy by working closely with the client, the property manager and the facility manager. The activities were structured in various phases:

- Initial assessment to determine the “as is” condition and possible strategies to improve site performance and, therefore, the certification level.
- Detailed analysis focused on reducing the energy and water consumption, and the total emissions of the building. Particular attention was also given to waste, due to the critical nature of its management for a multitenant building.
- Continuous support provided during the improvement of the measures identified and agreed upon.



Key Outcomes

- Edison Park obtained the LEED O+M (Operations & Maintenance) certification.
- Improved sensitivity to consumption and indoor air quality by installing dedicated devices on the site. This will also allow continuous monitoring and targeting to improve performance over time.
- Identified the steps to reduce the site's consumption and emissions in line with KRYALOS SGR's objectives.
- Demonstrated the value and environmental sensitivity of the site and KRYALOS SGR. This leads to an increased commercial attractiveness of the property.

“

We are very happy to have worked along with EVORA as our ESG consultant. Their practical approach and proactivity allowed us to achieve excellent results.”

Sergio Taranto

Executive Director, Kryalos SGR S.p.A.





Contact us



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The next level
of **Real Asset**
Sustainability
driven by
Collaborative
Expertise.