

2024 SUSTAINABLE BUILDING COUNCIL GREECE YEARBOOK

INCLUDING CERTIFIED BUILDINGS



SUSTAINABLE
BUILDING COUNCIL
GREECE



WORLD
GREEN
BUILDING
COUNCIL

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GREEN CERTIFIED BUILDINGS IN GREECE

EDITORIAL



ALEXANDER ATHANASSOULAS

PRESIDENT, SBC GREECE,
PRESIDENT & CEO, STIRIXIS GROUP

The earth nowadays does not request change. It demands it. The cracks in our foundations are visible to everybody now, not hidden anymore beneath the surface; they are not subtle for anyone to miss. From our scorched forests to our choked rivers, from our flooded cities or populations fleeing uninhabitable climates, the signs are everywhere, undeniable and immediate. It seems we are running out of time. Yet, amidst this urgency, there lies a quiet, resilient hope. Not just for survival but for something much more audacious: a sustainable, thriving world that works in harmony with the planet and its people.

Make no mistake. That world will not simply unfold before us. It will not arrive on its own, bowing before tons of reports and statistics, neatly packaged by “all-knowing” scientists, “willing” governments, or “helpful” businesses. No; this future - the one we claim for decades to want - demands today a collective revolution in how we think, how we act, and, most importantly, how we dream. Alas, our actions must be as bold as our aspirations, our strategies as dynamic and innovative as the challenges we face. And let me say this as clearly as possible, repeating my closing remarks at last year’s conference: “If we continue to gather, to exchange words and ideas in vain, without driving real, transformational action, we will fail”. And the stakes are growing higher by the minute...

We cannot afford to stand still, comforted by vague optimism, nodding along in endless meetings while the world around us burns to the ground. To dream

of a sustainable future was never enough. It might be tempting to believe that sustainability is yet another a passing trend - a buzzword that captures the zeitgeist but will eventually fade as so many movements do. But that mindset is dangerously naïve. Sustainability is not a fleeting concept - it is the blueprint for the very world we will leave behind. It is not simply a strategy for business or a political talking point. It is an urgent necessity. The only way forward.

I do admit, this blueprint is profoundly incomplete. Too often, we frame sustainability through narrow, technical lenses—certifications, regulations, or superficial energy-efficient plans and incentives. These are all crucial, yes, to the right direction, yes, but they are only a fraction of the story. The real revolution lies in rethinking, reframing everything through true sustainability: the systems that govern our societies, the economies we rely on, and the values that underpin our everyday lives. For too long, we have had a vision of progress built almost solely on consumption, extraction, and limitless growth. But that model is crumbling before our eyes, and with it, so is our future. As we need to replace that outdated paradigm with something far more resilient, far more human, we need to create a model where sustainability is not an add-on, a line item in a corporate report, but the core principle that shapes everything—how we design our cities, how we educate our children, how we interact with each other. This is about redefining success, not in terms of short-term profits or GDP growth, but in terms of true human prosperity, well-being and planetary health.

To achieve this seismic shift, I insist for years that we must start at the root: education. The architects of tomorrow’s world are in classrooms today. But what are we teaching them? Are we equipping them with the tools to design a future that they can actually inherit? Or are we channeling them towards the same short-sighted thinking that got us here in the first place? I dare to imagine a world where sustainability is not an elective course at University, not a specialization for a select few engineers or policy makers, but a foundational pillar in every classroom, from kindergarten to university. Imagine children learning not just the basics of reading, writing, and arithmetic, or the ecosystems they are a part of, but explaining to them that all these are tools. Tools they need to use to wisely, ethically, actively, and collectively to co-create solutions for the delicate balance that sustains life in their homes, villages, larger communities or cities, and this planet.

Many might say this is some utopian dream. It is rather a vision of what should already be happening, I would reply. We are failing by not preparing children for the realities they will face, for the challenges and opportunities they will inherit. We need to foster generations empowered to innovate, to lead, and to demand better from the world. We as adults, too, need to be re-educated. We need to unlearn old habits, outdated modes of thinking that perpetuate waste, destruction, and short-termism. In businesses, in governments, and in communities, we must challenge the status quo, and continuously ask: Is this truly sustainable? And if the answer is no, we must be brave enough to change course. We are all dreamers, to some extent. But the most dangerous thing we can do is dream without acting to make dreams a reality. The hard truth is that progress is not inevitable. It is the product of relentless effort, fierce determination, and often, uncomfortable choices. It requires sacrifice, and it requires courage.

The pace of change today is staggering, exponential in nature. But while the challenges we face are growing rapidly, so too are the opportunities for solutions. And those solutions lie not in individual actions but in collaboration—on a scale we have never seen before.

No one business, no one government, no one nation can achieve sustainability alone, as the challenge is systemic, and no analytical solutions will suffice. The magnitude of this challenge requires all of us—every sector, every discipline, every country—to work together. And this is where we stumble. Too many of us are still trapped in the old way of thinking: competition, division, isolation. We cannot afford these luxuries anymore. Collaboration, and co-creation must become our default settings, not an afterthought. We must share knowledge, resources, and innovative ideas, to design effective solutions for all. We must pool our strengths and transform across boundaries. The power of collective action cannot be overstated – only if we work together, we will be capable of truly exponential change.

Finally, allow me to get personal. Sustainability is not just a global issue or a corporate responsibility. It is an individual choice. Every day, in every decision, we have the power to move the needle. The cumulative effect of personal action is immense. When millions of people choose sustainability, it will send ripples across industries, impact governments, and redesign economies. The future is shaped not just by policy or technology but also by the small, daily choices we all make. Of course individual action alone will not solve our problems. But it is a critical piece of the puzzle. We must each ask ourselves: What can I do today, in my own life, to contribute to this change? How can I align my choices with the sustainable future I want to see?

If we continue to gather at conferences, write reports, and issue yearbooks without real follow-through, we are simply rearranging deck chairs on a sinking ship. The time for words has passed. What is needed now is action. Bold, decisive, unapologetic action. So, as you read this yearbook, let it inspire you - not just to think, but to act. Let it remind you that sustainability is not a future goal; it is a present responsibility. We are the builders of the future. But we must first dream better, act faster, and collaborate fearlessly.

The planet waits for no one. Will we answer its call?

WorldGBC supports 2024 edition of SBC Greece's sustainable building yearbook



CRISTINA GAMBOA
CEO, WORLDGBC

Home to some of the most iconic buildings in history, Greece provides a remarkable building landscape that is recognised around the world.

The journey of this incredible heritage began thousands of years ago, when the Ancient Greeks laid the foundations of many settlements, temples and beautiful buildings that continue to be celebrated today. These have proved to be a timeless source of inspiration for modern architecture. So I am excited to see this heritage carried forward in the green building movement across Greece. The pioneers leading the way have been showcased here, in the 2024 Yearbook produced by Sustainable Building Council (SBC) Greece.

Today's sustainable building industry is thriving, and presents a fusion of past, present and future. This is reflected in the projects, organisations and individuals highlighted in the yearbook, which demonstrate innovative and certified sustainability practices across the building and construction sector.

SBC Greece is a valued member of the World Green Building Council's (WorldGBC) global network – a unique community, which is built upon over 75 member Green Building Councils, their 46,000 members and partners around the world.

Our unified mission is to inspire and lead the built environment community to drive local action and build the global momentum necessary for people and

the planet to thrive. SBC Greece upholds this mission through WorldGBC's European Regional Network (ERN), influencing the European sustainable buildings industry on a local, national and international scale.

In 2023, during the ongoing revision of the European Energy Performance of Buildings Directive (EPBD), SBC Greece were among the signatories calling on the European Parliament to support an ambitious plan on this law, which regulates the sustainability of the European Union's (EU) buildings. Further to this, SBC Greece collaborated on our 2024 European Manifesto for a sustainable built environment, supporting EU policymakers in implementing robust initiatives and incentives to secure sustainable buildings across the continent.

This collaboration has led to a significant legislative milestone for our sector. With the subsequent revision of the EPBD, building decarbonisation has been brought to the forefront in Europe as a key component of achieving climate targets of a decarbonised, zero-emission building stock by 2050.

We thank the organisations which have shared their case studies in this yearbook. I have no doubt that they will inspire built environment professionals around the world to make the energy efficient, regenerative and just transition we are all striving for.



KAY KILLMANN
MANAGING DIRECTOR
GREEN BUSINESS CERTIFICATION INC.

Sustainable debt financing is increasingly tied to third-party verification, and LEED certification offers a robust and internationally recognized validation of a project's sustainability performance

The Green Business Certification Inc. / GBCI and the U.S. Green Building Council / USGBC would like to congratulate the Greek Green Building Council (SBC Greece) on the publication of their 2024 sustainability yearbook. This valuable resource showcases the significant strides made in sustainable development within the Greek real estate sector and underscores the importance of the International Rating Systems, particularly LEED, in driving positive change.

Over the last ten years, the real estate industry has been a cornerstone of Greece's economic recovery following the financial crises of 2012-2015. By embracing sustainable practices and integrating LEED standards, developers and investors have not only contributed to economic growth but also demonstrated a commitment to environmental stewardship.

LEED provides a comprehensive framework for assessing and certifying green buildings, encompassing energy efficiency, water conservation, materials selection, indoor air quality, and sustainable site development. In Greece, where climate stress factors like wildfires, flooding and other have intensified in recent years, LEED plays a crucial role in mitigating these risks and creating more resilient assets and communities.

The rating system aligns with the European taxonomy, a classification system that defines environ-

mentally sustainable economic activities. By adopting LEED, Greek real estate projects can contribute to the EU's broader sustainability goals and access green financing opportunities.

The upcoming release of LEED v5 will further support project teams and organizations in their disclosure and transparency efforts. LEED's alignment with the European Corporate Sustainability Reporting Directive (CSRD) ensures that Greek companies can meet their reporting obligations while demonstrating their commitment to sustainability.

Sustainable debt financing is increasingly tied to third-party verification, and LEED certification offers a robust and internationally recognized validation of a project's sustainability performance. This alignment with market demands strengthens the investment case for green real estate development in Greece.

In conclusion, and by applying the international LEED benchmark, the Greek real estate sector contributes to a sustainable future by creating valuable assets, that are not only environmentally responsible, but also economically resilient and socially equitable.

We applaud SBC Greece's dedication to promoting environmentally responsible practices and fostering a more sustainable future.

THE COUNCIL VISION & SECTORS OF ACTIVITY

Sustainable Building Council Greece (SBC GREECE) is an independent, non-profit, organisation and the official member of WorldGBC in Greece.



OUR VISION

To establish a sound sustainable culture and behaviour throughout the diverse nature of the built environment stakeholders in Greece.

OUR MISSION

To lead and facilitate the transformation of the built environment and its communities in Greece, to plan, develop, construct, maintain and operate sustainably.

OUR ACTIVITIES

SBC Greece strategy is deployed in three main pillars:

- Research & Education
- Certification & Rating Systems
- Consultation & Advocacy



SECTORS OF ACTIVITY

Research & Education

Research, technology and practices in the field of sustainable building are daily evolving. Consequently, lifelong learning, training and education is necessary for modern professionals. SBC GREECE provides high level education and opportunities to participate in research projects, at an international level, through collaboration with established organisations.

Certification & Rating Systems

Historically the leading international systems, such as BREEAM, DGNB and LEED, have been credited for defining sustainability in the built environment. Getting acquainted with these systems, promoting them and supporting their implementation is a key activity for SBC GREECE.

Consultation & Advocacy

It is customary for markets to evolve more rapidly when compared to legislation and government policies. Communication channels between the market and government agencies are needed to maintain contemporary legislative framework and policies. SBC GREECE creates these channels and positively influences the Greek / European legislative framework and policies for sustainability in the built environment.

BOARD OF DIRECTORS



Alex Athanassoulas
President



Dimitrios Managoudis
Vice President



Spyros Konstantakis
Secretary



Alexandros Archontidis
Treasurer



Pantelis Levantis
Member

SUSTAINABLE BUILDING COUNCIL GREECE ACHIEVED EMERGING GREEN BUILDING COUNCIL STATUS,

in the World Green Building Council
(WorldGBC) membership in 2020.

Previously a Prospective GBC, the first tier of WorldGBC membership, Greece GBC has progressed in its sustainable building journey to become Emerging. This came as the acknowledgement and reward of SBC GREECE's leading position and contribution towards a more sustainable built environment in Greece.

The certificate showing the current membership status is shown below:



AWARDS THE STATUS OF
Emerging Member

TO THE
**Sustainable Building Council
Greece**

IN THE MONTH OF
September 2020



Tanya Cox
Chair



Cristina Gamboa
Chief Executive Officer



WORLD GBC EUROPEAN REGIONAL NETWORK QUARTERLY MEETING 2023

Athens, October 16-17

SBC Greece hosted the quarterly meeting of the European Regional Network (ERN) of the World Green Building Council in Athens on October 16 and 17. Thirty-five (35) representatives from 20 European Green Building Councils (GBCs) convened in Athens to discuss the topics of sustainability in the built environment.



The purpose of the meeting was to exchange ideas and discuss the current issues of the sustainability in the European built environment as well as the way forward for the network and its interaction with European Union forums and interest groups.



ERN meeting plenary session

TOPICS DISCUSSED WERE - AMONG OTHERS:

1. The ERN Manifesto which presents the proposals of the ERN for a better sustainable built environment and with the aim to launch it in April 2024
2. Special interest groups to be formed among member GBCs and led by a national GBC staff member. Interests group include the following topics: Certification, Education, Membership and Urban planning
3. Net zero alignment: an issue that needs to be addressed by the GBCs at a national level and collectively in the European level.

THE FOLLOWING EUROPEAN NETWORK PROJECTS WERE ALSO DISCUSSED:

- a. DRASTIC, a project where the ERN is in the process of collecting final expressions of interest to participate and will then produce a scope of work for review.
- b. NEBULA, a project for the establishment of Innovation Clusters in Europe to work on solutions for a better sustainable built environment. The SBC Greece conference was the first 'national event' of the project awareness and communication process.
- c. Building Life Capacity building, a project where the participating GBCs will help create a roadmap on Whole Life Carbon at the national level.



Round table discussions



View of the meeting proceedings

ANNUAL SUSTAINABILITY CONFERENCE 2023

On October 19, 2023, the President Mr. Alexandros Athanassoulas and the Board of Directors of SBC Greece welcomed at the Athens Marriott Hotel, the Leaders of International and European Sustainability as well as important personalities of the Political, Academic and Business community of Greece at the Annual Sustainability Conference organized by SBC Greece.



The significance of the Greek market in the sustainability in the built environment was confirmed with the participation and presentations of international leaders of the industry

In this important event, the hot topics of Sustainability were discussed and areas of cooperation were explored, demonstrating the essential institutional, educational and informative role of Sustainable Building Councils worldwide. The theme of the conference on October 19 was “3,000 Years Defining

Sustainability”. The conference followed the two-day meeting of the European Network of National Green Building Councils, organized for the first time in Greece (by SBC Greece) with the participation of 36 representatives of European GBCs.



SBC Greece President, Alex Athanassoulas



View of the conference proceedings

The latest trends in sustainability in the built environment were presented, while the main areas of discussion were:

- SUSTAINABILITY and the Government
- SUSTAINABILITY and ENERGY EFFICIENCY
- EXCELLENCE in SUSTAINABILITY
- AI in SUSTAINABILITY
- INNOVATION & COLLABORATION for SUSTAINABILITY

The participation of the world’s largest institutional bodies for sustainability (World Green Building Council, BREEAM/BRE Group, GBCI Europe/LEED, International Finance Corporation/EDGE, International WELL Building Institute / WELL, DGNB German Sustainable Building Council) was a great opportunity for Greece

since issues of building sustainability certifications, taxonomy, whole life carbon, health and well-being in the building sector were explored.

The conference was attended among others by the Minister of Environment and Energy, Mr. Theodoros Skylakakis and the Special Secretary for Long-Term Planning at the Presidency of the Greek Government, Mr. Yiannis Mastrogeorgiou. The development dynamics of the Government’s positions, the institutional framework and the actions it plans in order to strengthen the sustainability of buildings in Greece were at the centre of the discussion.

The event was also attended by Presidents of Chambers, Academics, Entrepreneurs, Senior Market Executives and professionals in a day where all attendees focused their attention on the importance of sustainable development.

SUSTAINABLE BUILDINGS: THE PROSPECTS AND THE ROLE OF SUSTAINABILITY CERTIFICATION SYSTEMS

It is an undisputed fact that sustainable (green) buildings are experiencing a rising trend in the construction and real estate development sector in Greece. This trend has been significantly influenced by the corresponding European (as well as global) trajectory and development, leading to a continuous increase in this type of buildings.



AKIS KEKRIDIS
M.ENG., MBA

BREEAM ASSESSOR
& AUDITOR
EXECUTIVE DIRECTOR,
SBC GREECE

Today, there are approximately 100 officially certified green buildings in Greece under some of the most renowned international sustainability certification systems (LEED, BREEAM, and DGNB). This number is growing (though not as rapidly as in the rest of Europe) and is expected to increase further in the coming years. Currently, office buildings, commercial centers, and hotels are mainly candidates for certification. As for residential buildings, the conditions are favorable for new constructions where the certification process can start from concept design, but it is more challenging for existing buildings where the multi-ownership status causes delays and obtaining certification is not always a smooth process.

An increasing number of real estate development companies and property owners are recognizing the significance of sustainable buildings and the corresponding certifications. This is largely because owners realize that they can increase their rental income, achieve high resale values of the property, and gain access to 'green' financing solutions that have been on an upward trend in recent years.

A series of legislation regulations, mainly European but also domestic, are key factors for both new buildings and the existing stock to become sustainable (green). Particularly, the EPBD (Energy Performance of Buildings Directive) adopted by the European Union drives developments in this field including financing for new projects and renovations of the existing stock (renovation wave). Banks and financial institutions aim to increase their lending for sustainable activities and buildings and comply with the new guidelines from the European Union, such as the EU Taxonomy, which emphasizes activities and buildings with sustainable features. Another factor contributing to the rising trend of

An increasing number of real estate development companies and property owners are recognizing the significance of sustainable buildings and the corresponding certifications.

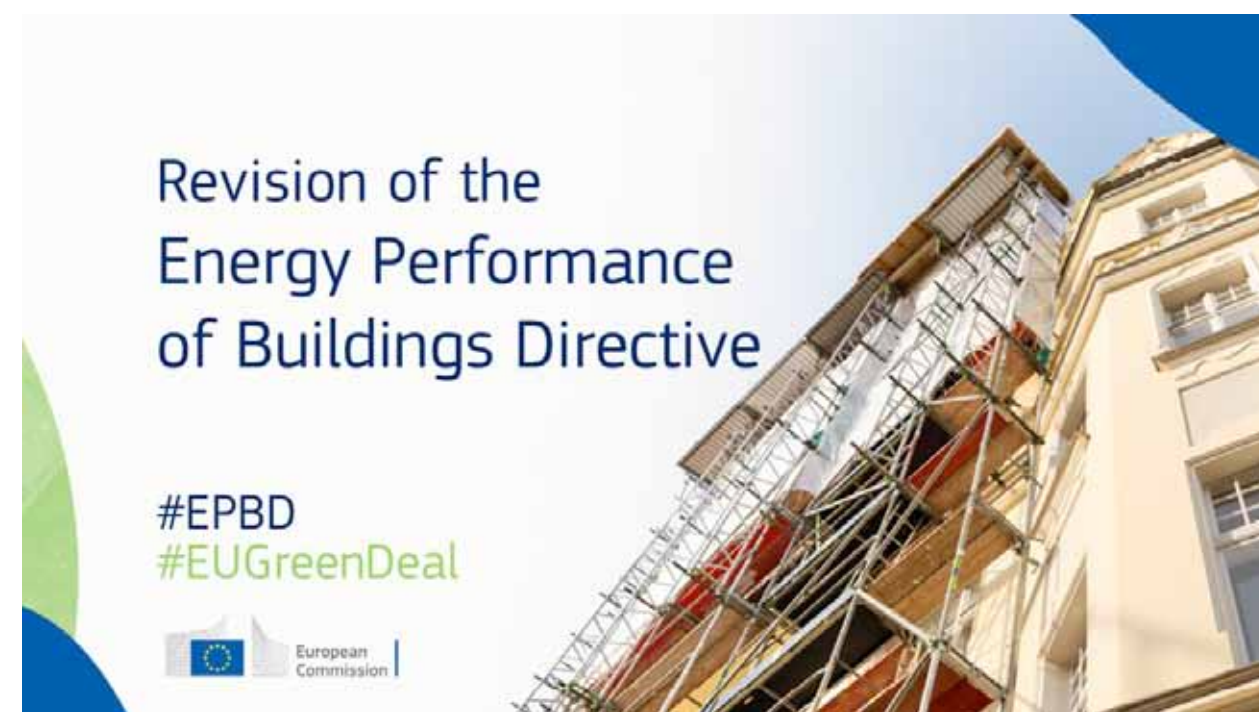


Building with typical sustainable features

sustainable buildings is the integration of new technologies (energy efficient heating and cooling systems, smart control systems etc.) and sustainable materials, features that enhance the attractiveness of these assets by improving operational conditions, related costs (energy consumption, etc.), as well as the health and well-being of users.

The critical role of sustainability assessment and certification systems (BREEAM, LEED, DGNB) is

complimentary to the above: a building may have some sustainable characteristics even without being officially certified. However, the value of certification lies in the holistic assessment of the building across various feature categories (energy, water consumption, waste, accessibility, biodiversity, etc.). This gives the building a truly sustainable dimension and makes it attractive to potential investors and tenants (mainly companies) who strategically choose to use officially certified buildings.



THE FUTURE

The future of sustainable buildings will be characterized by an even greater use of new innovative technologies and construction materials aimed at reducing carbon footprint. Circular economy principles are increasingly being applied to buildings, improving resource efficiency, material recycling, and waste reduction. Resilient design (considering changes due to the climate crisis, natural phenomena, floods, etc.) will be a central pillar in the development of these buildings. Certification systems have already incorporated assessment criteria regarding risk studies related to floods and natural disasters.

Of course, there are -in some cases- concerns about the costs of interventions related to sustainability. Although much has been written about the cost issue, it is now established that while these buildings may have slightly higher costs in the initial construction stages, they also offer significant benefits throughout their lifecycle, as well as the well-being of their

users. They can, for example, use heating/cooling systems that may be more expensive as an initial investment but are energy-efficient, leading to reduced energy costs and better regulation of the internal building conditions. Proper information and education of stakeholders (designers, investors, owners) play a significant role in making the advantages of sustainable buildings clear and widely known.

Stricter legislative regulations will be needed to adopt sustainable practices in buildings at a faster pace and achieve compliance across the construction spectrum. The adoption and dissemination of certification systems are of utmost importance for the future. They will serve as a guide for integrating sustainable practices throughout the lifecycle of buildings. They will also demonstrate the long-term positive results of these practices and make these buildings more attractive to investors and users, as well as more resilient to the climate crisis and its consequences in the coming years.

Creating sustainable living spaces
by supporting leaders
with the power and will to act



9 Solomou str, 15451 N. Psychiko, Athens, Greece
www.ecoveritas.gr

WORLD GREEN BUILDING COUNCIL INITIATIVES

The certification of green buildings across Europe is a critical way to highlight and drive the uptake of sustainable building best practice.



LAURA PALLARES
HEAD OF EUROPE
AT WORLD GREEN
BUILDING COUNCIL

I would like to first congratulate the Sustainable Building Council Greece (SBC Greece) on the release of this excellent yearbook, which highlights certified green buildings across the country and reflects the outstanding work of SBC Greece, its network of diverse stakeholders, and the prominence of Greece's emerging sustainable built environment.

Together, SBC Greece's network is helping to drive forward the establishment of a national and European sustainable building culture, practices, and behaviours, via consultation and advocacy, research and education, and certification and rating systems.

The certification of green buildings across Europe is a critical way to highlight and drive the uptake of sustainable building best practice. It also helps to deliver on the goals of the revised Energy Performance of Buildings Directive (EPBD) of 2024, which aims to increase the rate of sustainable renovation in the EU and achieve a highly energy-efficient and decarbonised building stock by 2050. Running in parallel to the EPBD, the EU Taxonomy helps direct investments to key economic activities that support the transition to a sustainable European built environment.

As the new European Commission takes on the task of implementing these policies, and with over one third of the EU's energy-related Greenhouse Gas (GHG) emissions coming from buildings, sustainable buildings and their integral position in the EU's sustainable finance framework are at the forefront of the EU climate strategy.

Across the World Green Building Council's (WorldGBC's) European Regional Network (ERN), members and stakeholders are galvanising collective efforts to address the decarbonisation of buildings and construction, in line with the EU's climate targets.

This yearbook highlights SBC Greece's dedication to driving a sustainable transformation of the Greek architectural landscape.

The #BuildingLife initiative, led by World GBC, convenes 12 European Green Building Councils (GBCs) working with over 1,550 stakeholders to spearhead climate action and deliver on the European Green Deal. The GBCs support climate action through the creation of national and regional decarbonisation roadmaps, which tackle the whole-life environmental impacts of the building and construction sector. Together with the EU Whole Life Carbon (WLC) Policy Roadmap (created by WorldGBC in 2022), #BuildingLife's National Decarbonisation Roadmaps have brought WLC into the mainstream and aim to redefine sustainability in the European built environment.

In addition to #BuildingLife, WorldGBC and its European Regional Network aim to further advance decarbonisation in the built environment via the Built4People partnership, which co-programmes EU research and innovation funding to drive sustainable, people-centric transformation across Europe.

Built4People (B4P) is a co-programmed public/private partnership within the Horizon Europe Programme. It brings together the European Commission (EC), ECTP, and WorldGBC, with a membership base of actors in the built environment. B4P fosters the establishment of an Innovation Cluster Network (B4PIC) which aims to accelerate sustainable European innovation via projects Nebula and STAR*track.

Nebula looks to convene a powerful network of innovators to accelerate transformation in the European Built Environment sector. Building upon the foundational work of Nebula, STAR*track is a Coordination and Support Action (CSA) that hopes to accelerate the transfer of sustainable and people-centric innovation to the European market.

This yearbook highlights SBC Greece's dedication to driving a sustainable transformation of the Greek architectural landscape, while also demonstrating its broader contribution to the ERN's vision for creating a sustainable European future. It also fosters the importance of celebrating the certified green architecture housed within.

I encourage all stakeholders to enjoy and engage with the yearbook, and to regard these certified green buildings as the physical embodiments of SBC Greece's efforts to act as a beacon of sustainability and progress within the Greek and European built environments, supporting industry and policy-makers in navigating the transition towards a sustainable future for all.

As the Head of Europe at World Green Building Council, I commend SBC Greece for its continued dedication to sustainability. I'm certain that this year's SBC Greece annual conference will be as dynamic, thought-provoking, and engaging as the 2023 conference, which I had the pleasure of attending!

SUSTAINABLE FINANCE DEVELOPMENTS IN EUROPE

Climate change has clearly arrived on the financial world's agenda. The number of asset owners and asset managers joining international climate initiatives is extensive, and there is a proliferation of climate commitments from corporate and financial actors.



JULIE EMMRICH
SUSTAINABLE FINANCE
LEAD, WORLD GREEN
BUILDING COUNCIL

Sustainable Building Council Greece (SBC Greece)'s release of the 2024 edition of the Yearbook of Certified Buildings in Greece stands as a powerful testament to the advancements in sustainability within the Greek built environment. By promoting and supporting the adoption of sustainability certifications, this publication highlights the significant progress being made in constructing and operating buildings that meet the highest standards of environmental responsibility.

As a member of WorldGBC, SBC Greece plays a crucial role in the global effort to drive sustainability in our built environments and to unlock impactful finance flows into the transition, including as part of WorldGBC's Sustainable Finance Taskforce.

Climate change has clearly arrived on the financial world's agenda. The number of asset owners and asset managers joining international climate initiatives is extensive, and there is a proliferation of climate commitments from corporate and financial actors.

The built environment has a mature ESG ecosystem, relative to other sectors, with a large number of voluntary programs, standards, and certification schemes, as displayed in the Yearbook. Investors, funders and asset managers also increasingly use top-down schemes, anchored in science-based decarbonisation pathways, to align transition plans and portfolio KPIs with global climate goals.

At the same time, there is momentum at the global scale amongst financial regulators to sharpen the sustainable finance regulatory framework, notably through disclosure regulations and green finance taxonomies. The European Union, for example, has introduced two cornerstone disclosure regulations, the famous acronyms 'CSRD' and 'SFDR'. The Corporate Sustainability Reporting Directive (CSRD) man-

The Sustainable Finance Disclosure Regulation (SFDR) mandates the disclosure of how sustainability risks are integrated in investment decision processes, as well as the disclosure of the impact of financial services and products on the environment.

dates the disclosure of the impacts of environmental risks on economic activities and of EU Taxonomy alignment of approximately 50 000 companies as of January 2025. The Sustainable Finance Disclosure Regulation (SFDR) mandates the disclosure of how sustainability risks are integrated in investment decision processes, as well as the disclosure of the impact of financial services and products on the environment. Underpinning these disclosure requirements, the EU Taxonomy sets a first legal standard of what constitutes green investments in a multitude of sectors, including construction and real estate.

With the increasing alignment of financial markets with sustainability goals, either through voluntary commitments or regulatory drivers, the role of certification systems such as BREEAM, LEED, and DGNB has gained new relevance. Green building certifications provide investors, financial institutions, and tenants with a reliable measure of a building's sustainability performance and thus support their Environmental, Social and Governance (ESG) investing strategies, as well as their compliance with sustainable finance regulations.

WorldGBC's EU Taxonomy factsheets released in October 2023 in partnership with the European Public Real Estate Association (EPRA), showcased the need to guide the implementation of the EU Taxonomy criteria at the national level. National green

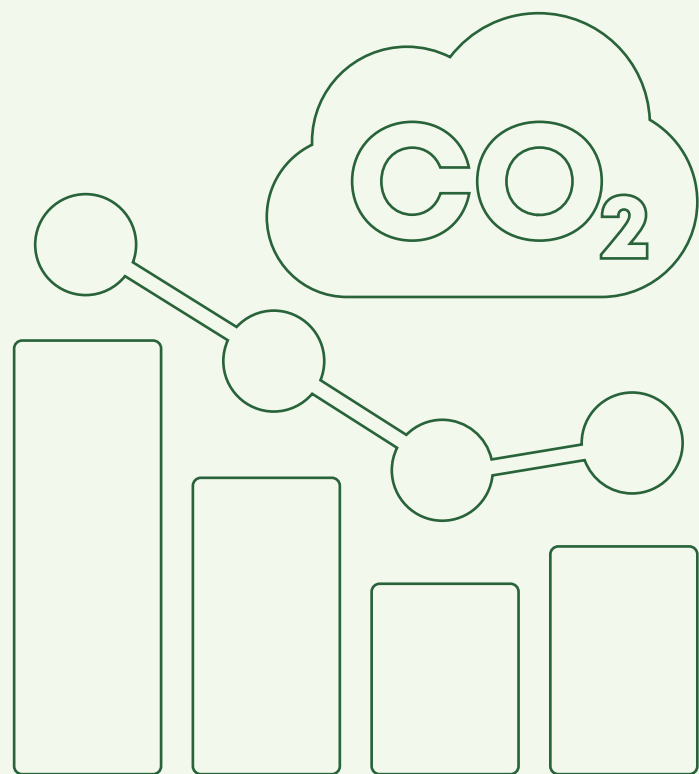
building councils, like SBC Greece, are indispensable in bridging these high-level frameworks with local realities, ensuring that the transition to sustainability is both comprehensive and effective in the local context.

In WorldGBC's latest factsheet titled "Navigating ESG Schemes," we showcase how certification schemes are complementary to entity-level ESG schemes and together can strengthen the ESG ecosystem and guide impactful investment decisions in the global real estate sector. Specifically, if well-aligned they can enhance 1. transparency of corporate action and risks, 2. accountability of real impact, 3. contextualisation of appropriate decarbonisation solutions, and 4. comparability of performance. Find more information under worldgbc.org/sustainable-finance/.

I recall how SBC Greece's conference in October 2023 served as a platform for exchanging ideas, showcasing innovation, and building momentum for a greener future. The energy and enthusiasm from the conference reaffirmed the essential role of SBC Greece in driving sustainability in Greece's buildings. I eagerly anticipate the continued contributions of SBC Greece and its members in moving the needle on sustainability in our buildings.

40%

OF GLOBAL CO₂ EMISSIONS
COME FROM BUILDINGS



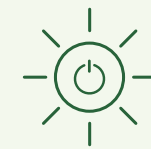
During their construction, operation, renovation, and demolition, buildings use energy, water, and materials, generate waste, and emit potentially harmful atmospheric emissions. It is estimated that buildings produce approx. 40% of CO₂ emissions worldwide.

SDGs related to the operation of buildings



3 GOOD HEALTH
& WELLBEING

Green building can improve
people's health & wellbeing



7 AFFORDABLE &
CLEAN ENERGY

Green building can use
renewable energy,
becoming cheaper to run



8 DECENT WORK
& ECONOMIC
GROWTH

Building green
infrastructure creates jobs
& boosts the economy



9 INDUSTRY,
INNOVATION &
INFRASTRUCTURE

Green building can spur
innovation & contribute to
climate resilient infrastructure



11 SUSTAINABLE
CITIES &
COMMUNITIES

Green building are
the fabric of sustainable
communities & cities



12 RESPONSIBLE
CONSUMPTION
& PRODUCTION

Green buildings use
"circular" principles, when
resources aren't wasted



13 CLIMATE
ACTION

Green buildings produce
fewer emissions, helping
to combat climate change



15 LIFE
ON LAND

Green buildings can improve
biodiversity, save water resources
& help to protect forests



17 PARTNERSHIPS
FOR THE GOALS

Through building green
we create strong,
global partnerships



MAY 2023

ARCHIRODON ATHENS OFFICES FILIA & EIRINI

Project type: OFFICES
Total area: 7,211 m²
Construction date: 4/5/2023
Location: 80 IOANNI METAXA STR., KOROPi, ATHENS
Certification date: 17/5/2023
BREEAM Assessor: ECOVERITAS
Certification: BREEAM VERY GOOD
Owner/Developer: EURARCO SA / EURARCO SA
Architectural Design: KION ARCHITECTS SA

MEP Design: KION ARCHITECTS SA
General Contractor: EURARCO SA
Sustainability Consultant: ECOVERITAS
Landscape Architect: AGROPOLIS
Lighting Design: KION ARCHITECTS SA
Other Specialist Consultant: TERRA NOVA LTD (FOR NATURAL HAZARDS AND FLOOD RISK ASSESSMENT)
Photos Copywriters: ARCHIRODON

PROJECT INFO

Archirodon's buildings are the first in Greece to achieve BREEAM certification for sustainable refurbishment and fit-out. Excelling in land use, sustainable materials selection and indoor air quality improvement, they set new eco-friendly standards.

The refurbished two buildings promote a healthier, more inspiring work environment.



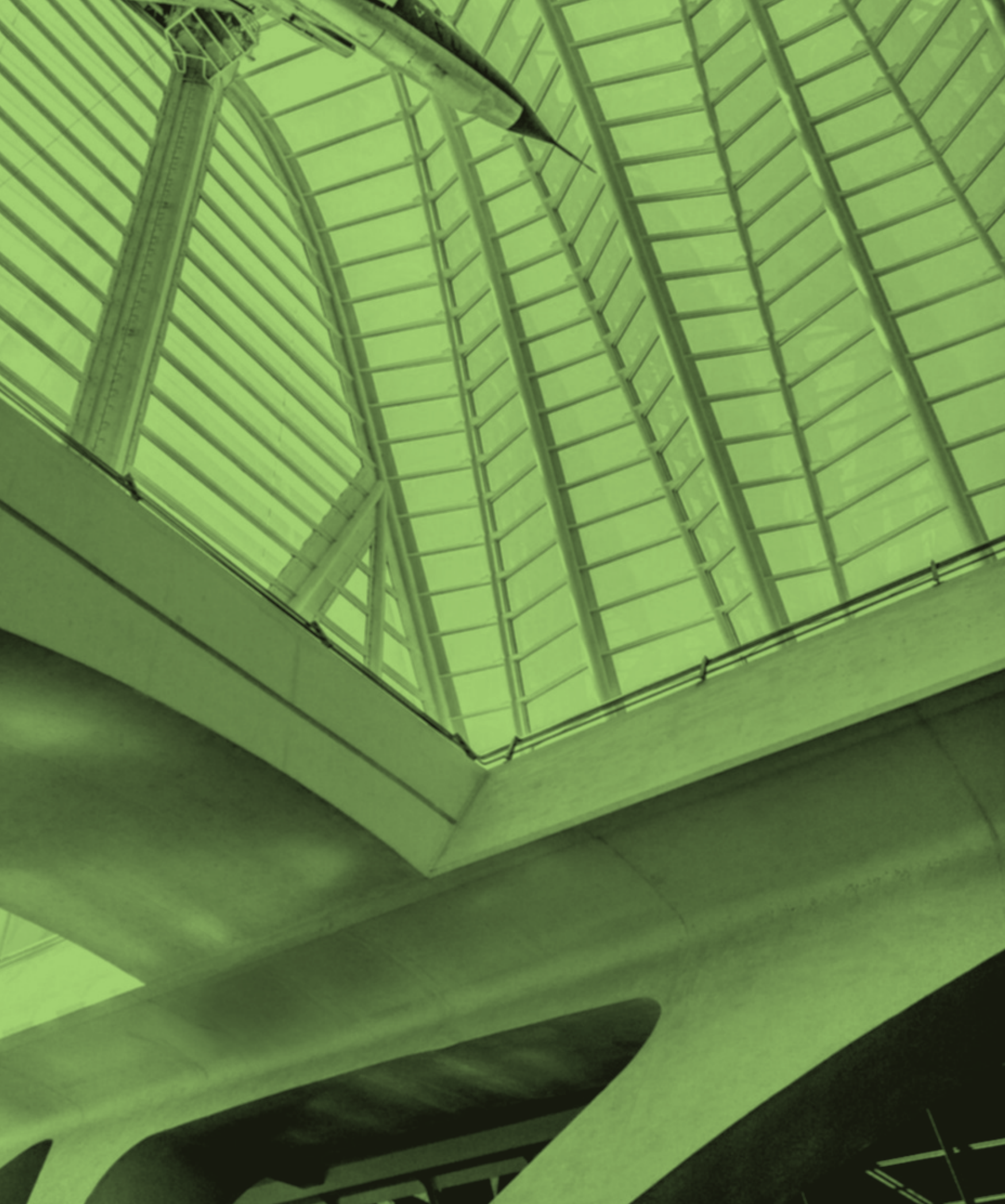
265 MESOGEION AV.

PROJECT INFO

The 6134 m² office building, is located in Neo Psychico, Mesogeion Avenue and consists of office spaces in five (5) levels and two (2) underground parking levels with 147 parking spaces. Currently, it is one of the three (3) buildings in Greece that have been awarded BREEAM in USE certification at Excellent rating.

Project type: OFFICE BUILDING
Total area: 6134 m²
Construction date: 2000
Location: 265 MESOGEION AVENUE, PC: 154 51 NEO PSYCHIKO ATHENS GREECE
Certification date: 11/10/2023
BREEAM Assessor: ECOVERITAS
Certification: BREEAM IN USE EXCELLENT
Owner/Developer: DOMOTELEIA SA
Architectural Design: IOANNIS VIKELAS
MEP Design: TEMEK SA
Structural Engineer: PETROS SALPAS
General Contractor: DOMOTELEIA SA
Sustainability Consultant: ECOVERITAS
Acoustic design: DOMOTELEIA SA
Landscape Architect: NIKOLAOS DROUKAS
Lighting Design: DOMOTELEIA SA
Photos Copywriters: DOMOTELEIA SA





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