
2025 SUSTAINABLE BUILDING COUNCIL GREECE YEARBOOK

INCLUDING CERTIFIED BUILDINGS

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CERTIFIED BUILDINGS IN GREECE

EDITORIAL



ALEXANDER ATHANASSOULAS

PRESIDENT, SBC GREECE,
PRESIDENT & CEO, STIRIX GROUP

Building Resilience: The Foundation of Greece's Sustainable Future

In the shadow of the Acropolis, where ancient Greek philosophers first contemplated the balance between human needs and natural harmony, today's Greece stands at a pivotal moment. As we navigate through unprecedented global challenges – from climate crises to economic uncertainties – the concept of resilience has emerged not just as a buzzword, but as the cornerstone of our sustainable future. 2025 also marks a transformative period in European sustainability policy. The European Commission has positioned sustainability as one of the key drivers of Europe's future competitiveness and prosperity, fundamentally shifting from the previous Green Deal approach to one that integrates sustainability with economic resilience. For us in Greece, this presents an extraordinary opportunity to lead by example. Our ancestors understood something profound about resilience. They built structures that have withstood millennia – not through brute force, but through intelligent design that worked with natural forces rather than against them. Today's building certification

systems are essentially modern interpretations of this ancient wisdom, codified for our contemporary needs. These systems aren't just about compliance – they're about creating buildings that breathe, adapt, and thrive alongside their communities.

Greece has always been a nation that transforms challenges into opportunities. From the economic crisis of the past decade to the recent global pandemic, we've demonstrated remarkable resilience in extremely challenging conditions. Now, as around 50,000 companies are expected to publish data under CSRD – more than four times the number that reported sustainability information under the previous directive, we have the chance to channel this resilience into our built environment. Consider the traditional Greek island architecture – the whitewashed buildings of Santorini or the stone houses of Mani. These weren't designed by committee or regulation, but evolved through generations of understanding local climate, materials, and social needs. They exemplify what we

now call "bioclimatic design" and "circular economy principles." Our challenge today is to apply this inherited wisdom at scale, supported by modern technology and international standards. This transformation cannot happen without understanding, and – I keep on saying – understanding comes through education. As we witness more than 70% of projects valued at £50 million and above referencing Sustainability Certificates in their specifications, it becomes clear that the market is demanding sustainability literacy from all stakeholders – from architects and engineers to investors and, above all, end-users.

In Greece, we have a unique opportunity to become the Mediterranean hub for sustainability education. Our universities, enriched with private well-known one now, combined with our rich architectural heritage, position us perfectly to train the next generation of professionals who think in terms of resilience first. Imagine Greek architects who are as comfortable with passive cooling strategies inspired by traditional architecture as they are with cutting-edge smart building technologies. Education isn't just about professional training – it's about creating a culture where every citizen understands their role in building resilience. When a homeowner in Mani chooses locally-sourced materials for a renovation, or when a developer in Crete integrates renewable energy systems that can withstand extreme weather events, they're contributing to a resilient future.

Unfortunately, our geography makes Greece a perfect testing ground for resilience strategies. From the earthquake-prone zones of the Ionian Islands to the water-scarce landscapes of the Aegean, from the urban heat islands of Athens to the flood-prone areas of northern Greece, and from the forest fires we face across our land – every challenge we face here exists somewhere else in the Mediterranean and beyond. The EU is likely to emphasise self-sufficiency in critical materials for its production capacity, reducing dependence on external sources. Greece, with its marbles, its agricultural products, and its renewable energy potential, can become a showcase for local resilience. When we renovate a neoclassical building

in Patras using local stone and solar technologies, or when we design a new development in Rhodes that captures and reuses every drop of rainwater, we're not just solving local problems – we're creating solutions that can be replicated across the Mediterranean basin.

As the new Commission balances its EU competitiveness agenda with an ambition to uphold the goals set out in the European Green Deal, Greece must position itself at the intersection of tradition and innovation. This means embracing the rigorous standards of international certification systems while never losing sight of the lessons embedded in our architectural DNA. The future belongs to buildings that are not just energy-efficient, but emotionally as well as literally resilient, helping communities thrive during difficult times. It belongs to districts that don't just reduce emissions, but enhance biodiversity and social cohesion. It belongs to cities that don't just adapt to climate change, but become more beautiful and liveable in the process.

Today, as you read this in whatever corner of Greece you call home, know that you are part of a movement larger than any individual project or policy. Every sustainable choice, whether it's specifying recycled materials, designing for natural ventilation, or simply educating others about the importance of resilient design, contributes to a legacy that our children will inherit. The ancient Greeks gave the world the concept of democracy. Modern Greeks can give the world a new model of resilient living – one that honors the past while boldly embracing the future. In our hands lies the power to transform not just buildings, but the very relationship between human society and the natural world.

The time for action is now. The place is here. The builders of tomorrow's resilient Greece are reading these words today. Let us build not just for today's needs, but for the storms we cannot yet imagine and the opportunities we dare to dream. Join us at SBC Greece and WGBC as we fight daily for a better, more resilient, tomorrow.



CRISTINA GAMBOA

CEO, WORLD GREEN BUILDING
COUNCIL (WORLDGBC)

At the World Green Building Council (WorldGBC), we recognise that environmental leadership must be both bold and collaborative.

Greece is a country where the built environment has always held profound cultural, architectural, and historical value. Today, this same environment is evolving — becoming a space where sustainability, innovation, and responsibility converge to shape a resilient and regenerative future.

The Sustainable Building Council (SBC) Greece 2025 Yearbook is more than a record of certified buildings; it is a testament to the growing commitment of Greece's building and construction industry to embed sustainability at every stage of the built environment lifecycle. By showcasing projects certified under globally recognised systems like BREEAM, LEED, and DGNB, this edition offers inspiration, insight, and a powerful narrative of progress for stakeholders across the sector.

At the World Green Building Council (WorldGBC), we recognise that environmental leadership must be both bold and collaborative. The professionals and organisations featured in this yearbook are not only implementing advanced technical solutions — they are also building a new culture of sustainability in Greece. Their work contributes meaningfully to national and European climate goals, especially as we

transition toward a low-carbon, climate-resilient built environment in line with the revised European Energy Performance of Buildings Directive (EPBD).

We are proud to support SBC Greece, a vital member of the global green building community and an active force within WorldGBC's Europe Regional Network. Through their advocacy, technical leadership, and coalition-building, SBC Greece continues to drive national impact while amplifying Greece's voice in European and international platforms.

This yearbook celebrates what has been achieved — and signals the urgent potential of what comes next. Each certified project represents a step forward: toward healthier buildings, lower emissions, and thriving communities. As these buildings become the new normal, not the exception, we move closer to the vision of a sustainable built environment that benefits both people and planet.

We commend SBC Greece for producing this valuable resource, and all those who contributed their expertise and projects to its pages. Let this yearbook serve as a roadmap — and a call to action — for a greener, more sustainable Greece.



KAY KILLMANN

MANAGING DIRECTOR
GREEN BUSINESS CERTIFICATION INC.

The newly released LEED v5, unveiled in May at the GBCI Europe Circle event, marks a major evolution of the globally recognized certification system.

The U.S. Green Building Council (USGBC) and Green Business Certification Inc. (GBCI) congratulate the Greek Green Building Council (SBC Greece) on the publication of its 2025 Sustainability Yearbook. This annual resource highlights the growing role of sustainability in Greek real estate and the positive impact of international frameworks like LEED in driving market transformation.

In recent years, the Greek real estate market has emerged as a driver of sustainable transformation, actively addressing decarbonization, performance transparency, and alignment with the European Union's taxonomy for sustainable activities. As the industry adapts to new regulatory and environmental expectations, green buildings are increasingly seen not only as climate solutions but also as resilient and future-ready investment assets.

The newly released LEED v5, unveiled in May at the GBCI Europe Circle event, marks a major evolution of the globally recognized certification system. With a strong focus on Decarbonization, Ecological conservation & restoration, and Quality of life, LEED v5 provides a comprehensive framework designed to guide the market toward a near-zero carbon future that is equitable, resilient, and encourages the responsible, safe use of all resources.

Notably, v5 includes region-specific credits designed to support European projects in demonstrating alignment with EU taxonomy requirements—an essential consideration for accessing green finance and meeting investor expectations.

LEED continues to offer a comprehensive, third-party verified framework that supports real estate in enhancing energy efficiency, reducing carbon emissions, improving indoor environmental quality, and ensuring responsible resource use. This aligns with the sector's broader decarbonization strategies and helps developers and investors meet the requirements of the Corporate Sustainability Reporting Directive (CSRD) while building more resilient, high-performance assets.

USGBC has also launched a new tool—PERFORM—to support organizations managing sustainability across real estate portfolios. PERFORM enables organizations to set strategic goals, track performance against clear targets, and obtain GBCI third-party verification. This new platform empowers owners and operators to scale sustainability initiatives across multiple assets and transparently communicate progress to stakeholders and regulators.

As climate pressures intensify, and expectations around ESG disclosure and impact performance increase, tools like LEED v5 and PERFORM equip the Greek real estate sector to lead by example—delivering long-term value, environmental responsibility, and enhanced quality of life for all.

We commend SBC Greece for their continued leadership and commitment to driving sustainable development in the built environment. The 2025 Sustainability Yearbook reflects the strength of this commitment and stands as a testament to Greece's role in advancing a more sustainable, resilient, and equitable 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:



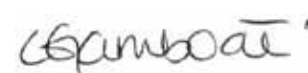
AWARDS THE STATUS OF
Emerging Member

TO THE
**Sustainable Building Council
Greece**

IN THE MONTH OF
September 2020



Tanya Cox
Chair



Cristina Gamboa
Chief Executive Officer



ANNUAL SUSTAINABILITY CONFERENCE 2024

Athens, November 19

Following the great success of 2023, where the SBC Greece Annual Sustainability Conference was held for the first time in conjunction with the European Regional Network Meeting of the WorldGBC, the Annual Sustainability Conference 2024 took place on November 19 at the Vasilis and Eliza Gounaridis Foundation, under the theme "Sustainability reframed: Technology, Education, Business & Community Engagement". It was attended by representatives and leaders in sustainability across Europe, as well as business leaders in Greece.

SBC Greece, the largest sustainability organization in the built environment in Greece, organized its Annual Conference for 2024 under the auspices of the Ministry of Environment and Energy.

The conference is the largest and most significant event in Greece on sustainability in the built environment, bringing together participants and speakers who meet each year in a unique opportunity for knowledge sharing, networking, publicity, exposure, and primarily, for shaping sustainability strategies in the built environment.

The conference showcased contemporary trends and the status of sustainability in the built environment, presented by representatives from

leading sustainability organizations in Europe and worldwide. Topics included circular economy, health and wellness in the building sector, design tools, construction materials, and smart systems for managing sustainable buildings.

The Minister of Social Cohesion and Family, Mrs. Sofia Zacharaki, attended and presented the government's strategy with a focus on supporting families and vulnerable citizens. A key area of action for the government is housing with sustainable criteria.



Alexander Athanassoulas, President SBC Greece



Mr. Manolis Graphakos, Secretary General of the Waste Management Coordination at the Ministry of Environment and Energy, spoke regarding waste management issues, emphasizing the government's plan in this important sector and its contribution to environmental sustainability.

A unique moment that highlighted the value of honoring personalities and SBC Greece members distinguished for their contribution was the award presented to Dr. Yannis Kontoulis, General Manager

Greece, Cyprus and Malta at Knauf Insulation – and a member of SBC Greece – for his valuable work and contribution to sustainability in the built environment. The award was presented by the President of SBC Greece, Mr. Alexandros Athanasoulas, along with Dr. Dionysia Theodora Avgerinopoulou, Member of Parliament for Ilia district and Chair of the Special Permanent Committee on Environmental Protection, who then delivered a short speech addressing initiatives that enhance the work of organizations in sustainability matters.



The conference featured a live connection from Oslo with Mrs. Maria Logothetis, Co-founder, President, and CEO of the Climate Change Hub, who presented the work of the hub and the findings from its actions regarding climate change. A live connection was also made with Mr. Stephen Richardson, Senior Impact Director of the WorldGBC, who participated in the 2024 United Nations Climate Change Conference (COP 29) and spoke about the progress of negotiations and the difficulties in reaching decisions accepted by all stakeholders.

Upon concluding the conference, the President of SBC Greece and President & CEO of Stirixis Group, Mr. Alexandros Athanasoulas, stated: "SBC Greece will continue to fulfill its mission with growing momentum at the institutional level as a dialogue partner with the European Union, the state, and local government. Each year, more organizations, businesses, and individuals join us, recognizing the contribution and significance of the footprint we have as an International Organization. We look forward to an even greater participation and invite you all now for another important conference next year".

The SBC Greece Annual Sustainability Conference 2024 was sponsored by major international organizations:

ANNUAL GOLD SPONSORS

- KNAUF INSULATION
- SCHNEIDER ELECTRIC
- SIGNIFY

ANNUAL SILVER SPONSORS

- Siemens
- Hellenic Recovery Recycling Corporation
- Interbeton, part of Titan Group

EVENT SPONSORS

- Eurobank
- Olympia Odos
- Helesco
- Vitex

The strategic partner of SBC Greece was Energizing Greece.

SPEAKERS

1st PART: Business & Community Engagement

Dr. Yannis Kontoulis, General Manager Greece, Cyprus and Malta, Knauf Insulation

Constantinos Papaconstantinou, Key Account Manager, Signify

Christos Famelos, Sales Director Building EUs & Channels Schneider Electric

Chari Toloumis, Head of BU, Buildings, Greece & Cyprus, Head of BU, Buildings Digital & Software, Italy, Greece, Cyprus & Malta, Siemens

PANEL & Q&A:
Dimitris Managoudis, Vice President SBC Greece, CEO ICON Group

2nd PART: Education & Community engagement

Fay Makantasi, Research Director, diaNEOsis

Maria Logotheti, Co-founder, Chair & CEO, Climate Change Hub

3rd PART: Building Incentives for Sustainability

James Fisher, Head of Strategic Partnerships, BRE Group

Richard Teichmann, Vice Chair European Regional Network, World GBC

George Taboureas, General Manager, OTE Estate

Evangelia Gklezakou, Senior Sustainability Manager, Dimand

PANEL & Q&A:
Pantelis Levantis, BoD Member SBC Greece, Managing Director Ecoveritas

4th PART: The Efficiency Paradox

Aristotelis Nikolakopoulos, R&D Director Vitex

Evripidis Dimou, Manager Fillers & Importers Dept. - HERRCO

Christopher Voulgaris, Concrete Business Unit Director Greece, INTERBETON

Igniter & Panel Moderator:
George Karakatsanis, Chair, Circular Econ. Committee SBC Greece, Founder, Evotropia



From the left: Alexander Athanassoulas, Sofia Zacharaki, Kelly Mavromati



From the left: Alexander Athanassoulas, Dionisia Augerinopoulou, Yiannis Kontoulis

ME, MYSELF, AND I: A DIALOGUE ON ETHICS, RESPONSIBILITY, AND AI IN SUSTAINABLE BUILDINGS



DIMITRIS MANAGOUDIS
MECHANICAL ENGINEER
MSC IN ENERGY & ENVIRONMENTAL
INVESTMENTS
SUSTAINABILITY DGNB AUDITOR
CERTIFIED PROJECT MANAGER
WITH IPMA LEVEL-C
CERTIFIED INFRARED
THERMOGRAPHER LEVEL-I
CEO ICON GROUP P.C.
CO-FOUNDER AND CFO EVOTROPIA P.C.
VICE PRESIDENT AND CO-FOUNDER
OF SBC GREECE

Me:

Here we are, preparing for the SBC Yearbook 2025. Greece, eventually, has more certified buildings than ever, and the Yearbooks of 2023 and 2024 have showcased real progress. Yet, I can't shake the sense that certifications, as valuable as they are, leave something unspoken. They measure, they validate, they celebrate—but do they capture everything?

Myself:

They don't. Certifications are excellent at what they were designed for—energy performance, materials, water use, indoor comfort, life-cycle carbon. They provide structure and recognition, and they've shaped the market already!

But, what they cannot always capture, are ethics, responsibilities, and long-term risks. Behind every certified building is a reality that no checklist can fully measure: how it is used, who it serves, how resilient it is, and whether its promises hold after the ribbon is cut.

I:

And now add artificial intelligence to the mix. AI design tools, predictive maintenance, digital twins—these are transforming our sector. They can enhance sustainability, but they also introduce new vulnerabilities: biases, opacity, over-reliance, even their own environmental footprint. If we do not address these risks, we may end up with sustainable buildings that fail ethically.



ICON Group HQ renovation project

A groundbreaking Remodelling Project shaped the new energy efficient facade of an obsolete building structure with social sensibility, reflected in the revitalization of a neglected urban area of Athens. A sustainability minded rationalism led to the decisions: a) of the rearrangement and treatment of buildings openings with regard to daylight sufficiency and visual & thermal comfort as well and b) of the elimination of balconies and respective thermal bridges accordingly, which have been mutated into a critical contribution to the thermal comfort inside the building.

Me:

So, why don't we name the blind spots. What slips through the cracks?

Myself:

Ah, Plenty:

- **Resilience versus efficiency.** A building can be efficient on paper but fragile in practice—unprepared for heatwaves or floods. Take a look what is happening already in many cities!
- **Equity and inclusion.** Who benefits? Is the building accessible and affordable? Are supply chains ethical? Who's to judge?
- **Hidden carbon.** Operational energy may be low, but embodied emissions in materials and demolition often go uncounted.
- **Stakeholder voices.** Occupants and neighbors rarely have a real say, yet they experience the consequences daily.

- **Long-term performance.** At handover, buildings shine. Years later, poor maintenance or misuse may undo the sustainability story. There is a discussion already ahead about re-certification necessity.

I:

And the AI dimension adds further risks:

- **Automation bias.** Professionals trusting algorithms without questioning them.
- **Data bias.** Comfort or usage models that ignore cultural or physiological diversity.
- **Opacity.** AI decisions with no explainable logic. Who takes responsibility then?
- **AI's own footprint.** Energy-hungry servers behind "green" recommendations.
- **Legal uncertainty.** If AI drives a design error, where does accountability fall?

Me:

So, what's our responsibility as professionals and as SBC Greece?

Myself:

We need to expand the field of vision:

1. **Broaden certifications** to include ethical and social metrics alongside environmental ones. Buildings are constructed for humanity after all!
2. **Embed stakeholder engagement** in every stage—design, operation, adaptation, deconstruction. Keep track on these!
3. **Develop responsible AI guidelines** with standards for transparency, bias audits, and human oversight.
4. **Adopt whole-life thinking**, from embodied carbon to social impacts and reuse. Document it!
5. **Shift to measured outcomes.** Publish post-occupancy evaluations and real performance data, not just predictions.
6. **Track AI's own footprint.** Use efficient models and measure their energy cost.
7. **Educate professionals** on ethics and digital responsibility as part of sustainable practice.

I:

But ambition must meet reality. Cost, regulation gaps, inertia—all limit how much can be done at once.

Me:

Agreed. That's why we need:

- **Pilot projects** that go beyond certifications and serve as examples for others. No need to get certified alone but need to go through the process.
- **Policy alignment** so that codes and planning approvals integrate ethics, not just energy.
- **Incentives** for projects that demonstrate transparency, fairness, or responsible AI.
- **Partnerships** across SBC, universities, AI specialists, and communities.
- **Practical tools** to make measuring social and ethical factors simple and usable.

Myself:

So, what is the core message we should deliver in this Yearbook?

I:

Sustainability is not only technical. It is also **ethical, social, and accountable**. Certifications are milestones, but not destinations. AI may give us smarter tools, but it cannot replace human judgment, responsibility, or transparency.

Me:

Yes. The buildings of the future will be judged not only by their energy meters or carbon charts, but by whether they are fair, resilient, inclusive, and trustworthy.

Myself:

And if we listen carefully—Me, Myself, and I—we realize we're not just speaking to ourselves. We are speaking to future generations who will live in these buildings long after the certificates fade.

Sustainability Communication with impact.*

* We make sustainability simple and easy to communicate. That's how we create impact.

Communication tools to speak about your sustainability efforts

- / Sustainability Communication Strategy
- / Building Frameworks and Designing Roadmaps
- / Brand & Sustainability Positioning
- / Storytelling & Narratives
- / Brand Identity
- / Sustainability Reports Design
- / Sustainability Playbooks & Microsite
- / In-house Sustainability & Communication Support
- / Social media Campaigns



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SUSTAINABILITY IN THE BUILT ENVIRONMENT BEYOND TRENDS

Sustainability in the built environment is inherently complex. Diverse stakeholders, perspectives, sciences, and issues must align in the right proportion to strike balance and coexist harmoniously. In other words, sustainability requires a holistic approach.



PANTELIS LEVANTIS
MANAGING DIRECTOR
AT ECOVERITAS,
MEMBER OF THE BOARD
OF DIRECTORS SBC GREECE

Historically, the movement of sustainability emerged with energy efficiency — a classic focusing trend where “energy buildings” were synonymous with sustainable or green buildings. The movement lasted for more than a decade, and energy-focused certifications emerged, including the globally respected Passive House standard.

Following the energy-efficiency era, the Health & Wellbeing era emerged. This was an anthropocentric approach to the built environment, with a very appealing angle: the “What’s in it for me” factor. The result was another focusing trend, where “healthy buildings” became synonymous with sustainable or green buildings. This era has largely been marked by the development of the WELL standard.

Nowadays, in the Climate Change era, carbon emissions (including whole life carbon) and resilience dominate the current focusing trend. Numerous standards addressing carbon emissions have already been developed, and resilience-focused standards are likely to emerge.



All the above demonstrates that history repeats itself, as public opinion continues to be shaped by prevailing trends. Trends are inherently marketable, and given their intensity, buzzwords such as “disruption” often emerge. But here is a point to ponder: disruption is often treated as the art of grabbing attention by any means.

Since when did the effect become the main driver of leadership, at the expense of the cause?

The risk of such historic patterns repeating themselves is that they consume the majority of available resources. This narrows our efforts to small fragments of solutions while ignoring their interactions with other solutions, which together reflect real life.

It seems that within the sustainability movement we have not yet managed to communicate effectively and boldly the priority—or, better yet, the prerequisite—of a holistic approach. Truly, this is a challenge, as many stakeholders tend to deconstruct sustainability, selectively focusing on the most marketable or profitable aspects.

We must remember that real life does not focus, and the best strategy to tackle it is sustainability. Since the 1990s and into the 2000s, sustainability standards and certifications such as BREEAM, LEED, and DGNB have been developed to provide holistic solutions for the built environment. These standards also address the interactions between various sub-solutions in order to derive optimal outcomes.

Ultimately, sustainability can be visualized as a funnel that gathers and directs diversity and knowledge through culture, education, and behavior. Its true art lies in striking balance within a holistic framework of limited resources.

RESILIENT BUILDINGS: AN UNDISPUTED NECESSITY

The built environment is facing an unprecedented challenge: climate change. As extreme weather events become more frequent, buildings must adapt to protect users and ecosystems. Resilience in the built environment is no longer just a choice for people to make but a necessity that requires action from all stakeholders.



AKIS KEKRIDIS
M.ENG., MBA

BREEAM ASSESSOR
& AUDITOR
EXECUTIVE DIRECTOR,
SBC GREECE

The resilience of buildings must be increased, considering all factors necessary to address the impacts of the climate crisis in the coming decades. It is therefore self-evident that for a building to be sustainable, it must be resilient!

WHAT IS A RESILIENT BUILDING?

In addition to reducing their environmental footprint, buildings must also be able to withstand external factors that may appear during their life cycle. Therefore, a resilient building should be able to adapt and remain functional even when facing more frequent and severe climate events.

ACTIONS TO ACHIEVE RESILIENCE IN BUILDINGS

When designing and operating a building, several issues must be evaluated to achieve a significant level of resilience: the risk of flooding in buildings is one of the most fundamental issues that must be evaluated since - apart from the initial impacts of flooding - significant resources are required for the restoration of the buildings once water is drained. It is crucial to conduct a Flood Risk Assessment so that each building is prepared for such events, especially those buildings located in areas with a high flood risk based on official data.



Another critical issue is the runoff of rainwater from the building. Appropriate measures must be taken to delay, as much as possible, water discharge into the public water system in cases of extreme weather events. Such measures include the construction of permeable surfaces, green roofs, or even rainwater harvesting tanks.

In addition to flooding, other types of natural disasters can have a serious impact on the uninterrupted operation of a building. Such disasters include wildfires, earthquakes, droughts, etc., which can cause significant problems for a building and its surroundings. To manage such risks, it is essential to carry out a natural disaster risk assessment and prepare emergency plans that outline ways to respond in case such an event occurs.

A particularly crucial aspect of a building's resilience is the materials used in its construction. Exposed building elements are vulnerable to damage from collisions or general wear and tear. This can be

minimized by taking appropriate protective measures such as -for example- the use of durable construction materials in high-traffic areas (hallways, lobbies etc.). Additionally, measures must be taken to protect the building's external elements from potential vehicle collision by keeping vehicle routes and maneuvering areas away from the façade.

Finally, the installation of protective materials for the main internal structural elements of the building is important (e.g., in areas where vehicle or trolley movement may damage the structural components).

Safety of the premises is essential for building users so that they feel secure and productive. At a minimum, the presence of fire and intrusion alarm systems that are monitored 24/7 provides comfort and resilience to users in the event of such incidents. It is important to seek advice from the appropriate professionals to determine the necessary measures for each building.

It should be emphasized that all recognized building sustainability certification systems (BREEAM, LEED, DGNB) assess buildings -among other criteria- for their resilience characteristics. This clearly shows the close connection between sustainability and resilience.

The reality of the climate crisis requires immediate action from all parties involved in the evolution of the built environment. Recognizing the importance of resilience is the first step towards mitigating risks. By adopting a holistic approach to design, construction, and operation, buildings can be resilient against the climate challenges of the present and the future.

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



JULY 2024

EUROBANK HEADQUARTERS

Project type: OFFICES
Total area: 4.400 m²
Construction date: 1/1/2024
Location: OMIROU 2 & STADIOY, ATHENS
Certification date: 16/07/2024
Certification: LEED GOLD
Owner/Developer: EUROBANK S.A.
Architectural Design: ALEXANDROS N. TOMBAZIS AND ASSOCIATES ARCHITECTS S.A.
MEP Design: TEAM M-H CONSULTING ENGINEERS S.A.
Structural Engineer: A. & N. ATHANASIADIS AND ASSOCIATES
General Contractor: CONTRACTOR LTD
Sustainability Consultant: DCARBON
Acoustic design: THEODOROS TIMAGENIS ARCHITECTS-ACOUSTICS CONSULTANTS
Landscape Architect: ALEXANDROS N. TOMBAZIS / ATHANASOPOULOS IOANNIS
Lighting Design: ANASTASIA FILIPPOPOULOU
Other Specialist Consultant: VPC
Photos Copywriters: NIKOS DANIILIDIS

PROJECT INFO

EUROBANK HEADQUARTERS - Originally designed by Ioannis Vikelas, the building now serves as Eurobank's executive headquarters. Its radical renovation, led by Alexandros N. Tombazis and Associates Architects, transformed it into a contemporary architectural landmark that contributes to the revitalization of central Athens. The project included a complete upgrade of the building envelope and interior spaces as well as the addition of a green roof, resulting in a modern, energy-efficient office building certified at the LEED Gold level.

JULY 2024

284 KIFISIAS AVENUE BUILDING

Project type: OFFICE: ADMINISTRATIVE/PROFESSIONAL
Total area: 14541 m²
Construction date: 17/03/1995
Location: HALANDRI, ATHENS
Certification date: 31/07/2024
Certification: LEED GOLD
Owner/Developer: RETAS S.A.
Architectural Design: IOANNIS N. VIKELAS
MEP Design: FILIPPOS P. ROMESIS
Structural Engineer: IOANNIS PACHOULIS
General Contractor: IOANNIS N. VIKELAS
Sustainability Consultant: DCARBON I.K.E.
Landscape Architect: ECOSCAPES I.K.E.
Photos Copywriters: RETAS S.A.

PROJECT INFO

Office multi-storey building, located at Halandri of Athens, constructed in 1995, comprising seven upper floors, ground floor, three basements (parking and storage areas) and roof garden area, certified as LEED GOLD in 2024.

JULY 2024

MANDRA LOGISTICS PROJECT

Project type: WAREHOUSE GENERAL
Total area: 9808 m² | **Location:** 26TH KM OF OLD NATIONAL ROAD ATHENS-THIV, MUNICIPALITY OF MANDRA
Certification: LEED GOLD | **Owner/Developer:** NOVAL PROPERTY R.E.I.C.

JULY 2024

LC SOLON

Project type: WAREHOUSE GENERAL
Total area: 24106 m² | **Location:** PARADROMOS ATTIKIS ODOU & AGIAS SOFIAS, ATHENS | **Certification:** LEED GOLD | **Owner/Developer:** SOLON KTIMATIKI S.A./ TRASTOR

PAIANIA CAMPUS - B5

Project type: OFFICES
Total area: 9.697,66 m²
Construction date: 1/1/1991
Location: PAIANIA ATTICA
Certification date: 27/07/2024
BREEAM Assessor: ECOVERITAS
Certification: BREEAM IN USE VERY GOOD
Owner/Developer: EUROPE HOLDINGS
Architectural Design: VAGGELIS KARKANIS
MEP Design: AP. AGGELIDIS
Structural Engineer: EYPALINOS TECHNICA
General Contractor: INTRACOM
Sustainability Consultant: ECOVERITAS

PROJECT INFO

Building B5 of EUROPE HOLDINGS in Paiania is a prime example of the successful implementation of BREEAM In-Use. Through interventions such as the installation of photovoltaic systems, new lighting systems, and monitoring of water and energy consumption, the building's energy efficiency and functionality were improved, promoting the principles of sustainability and sustainable development.





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