

To: [redacted] (SG); [redacted] (SG); [redacted] (SG); [redacted] (SG); [redacted] (SG); [redacted] (SG);
Cc: [redacted] (SG); WERNER Elisabeth (SG); [redacted] (SG); [redacted] (SG); [redacted] (SG); [redacted] (SG); [redacted] (FISMA); [redacted] (SG); SG D-3
Subject: Meeting with ZIA 8 November

Dear colleagues,

Please see below the readout from the meeting Elisabeth had with the German property federation earlier this week.

[redacted] can you please kindly circulate with your counterparts in GROW?

Kind regards, [redacted]

Meeting with ZIA (Zentraler Immobilien Ausschuss e.V) of 8 November 2022

Subject: Exchange on Green deal, energy and investments in real estate sector

Participants: [redacted] (ZIA) and Elisabeth Werner, [redacted] (SG).

The representatives of ZIA presented the activities of their association, spanning across the whole real estate sector value chain. The main topics discussed were (i) the implementation of the European Green Deal and building renovations; (ii) regulatory framework to incentivize private investments in the sector; and (iii) data sharing.

1. They mentioned their general support of the European Green Deal. However, they enquired about the proposed requirement (the energy performance of buildings directive) to renovate the worst energy-rated buildings by 2030 which would potentially concern 10 to 15% of the building stock. While supporting the ambition, ZIA was cautious about a possible risk of increasing sales of old buildings and the consequences for the geographical regions where such buildings may be concentrated.
2. ZIA had concerns that private financing in the real estate sector was becoming more challenging against the backdrop of higher interest rates and due to the combined effects of the legislation. In this respect, ZIA pointed to taxonomy (as investors were increasingly less willing to invest in buildings with an energy efficiency below the taxonomy compliant level) and the proposed Basel III package. On the latter point, ZIA considered the Commission's proposal as balanced, although it noted its preference for a more staggered approach on output floor. In this context, they expressed concerns about the amendments proposed by the European Parliament on real estate exposures which may be too stringent.
3. Further, they strongly supported the data sharing to foster innovative green solutions for the buildings sector and called for standardising the data sets and sharing notably on efficiency monitoring in the building sector. Data sharing was a strong enabler for achieving the energy efficiency ambition by scaling up available smart building solutions.

ZIA expressed interest in guidance on taxonomy implementation and acknowledged the relevance of building logbook under the asbestos proposal for the digitisation of the sector.