Construction and Real Estate

Transition planning for companies operating in construction and real estate sectors

2026



About this Guideline

This non-binding Guideline was developed by the Baltic Banking Associations to support companies and financial institutions in preparing climate transition plans. It does not create any legal, regulatory, supervisory, or contractual obligations.

The recommendations and examples are for guidance only. They should be applied proportionately, considering each organisation's circumstances, sector, business model, and ambitions. They do not prescribe specific targets, timelines, technologies, business decisions, or financing outcomes. Each organisation remains responsible for complying with applicable requirements and deciding which measures are appropriate.

Banks aim to support companies as partners in the transition to a more sustainable economy. The Guideline is intended to encourage constructive dialogue and informed decision-making, not to establish supervisory or controlling functions.

The Baltic Banking Associations accept no responsibility for decisions made based on the Guideline. It reflects publicly available information and market practices at the time of publication.

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1. Background

This annex covers specific transition planning aspects for businesses which are engaged in developing, designing, building, managing and using residential or commercial real estate.

1.1 Climate impact of the sector

There are two main aspects of how buildings impact the climate:

- Upfront **embodied emissions** occur in the construction (or if the building is renewed – reconstruction) stage and mainly stem from construction materials and processes;
- In-use **operational emissions** are the energy-related GHG emissions caused by heating, cooling, lighting, and use of base building systems like HVAC, elevators, plumbing, and fire safety systems.

Table 1. Construction and real estate sector's GHG emissions in the Baltic states

Estonia[1]	Latvia[2]	Lithuania[3]
~347 kt CO_2e **~3.4% of Estonia's total GHG emissions** Direct emissions from fuel combustion in the operation of residential and commercial/institutional buildings reached approximately 347.4 kt CO_2e in 2024. Of this, around 169.9 kt CO_2e came from residential buildings and 177.5 kt CO_2e from commercial and institutional buildings.	**~965 kt CO_2e** **~10% of Latvia's total GHG emissions** Direct emissions from fuel combustion in the operation of residential and commercial/institutional buildings reached approximately 964.5 kt CO_2e in 2024. Of this, around 539.1 kt CO_2e came from residential buildings and 425.4 kt CO_2e from commercial and institutional buildings.	**~1,089 kt CO_2e** **~6% of Lithuania's total GHG emissions** Direct emissions from fuel combustion in the operation of residential and commercial/institutional buildings reached approximately 1,089.1 kt CO_2e in 2024. Of this, around 828.5 kt CO_2e came from residential buildings and 260.6 kt CO_2e from commercial and institutional buildings.

[1] Greenhouse gas emissions and removals inventories datasets, EEA
[2] Greenhouse gas emissions and removals inventories datasets, EEA
[3] Greenhouse gas emissions and removals inventories datasets, EEA

1.2 Sector-specific considerations

Before outlining your transition path, you must first state the role of your company within the sector, because it determines what emissions you control and what you can only influence (if at all). Typical roles are:

1) Design and engineering firm and Construction contractor – both are subordinate to the Developer's requirements but the solutions they design and/or build will affect both types of emissions noted in the previous sub-section;

2) Developer;

3) Owner-occupier;

4) Owner-lessor (landlord);

5) Property manager;

6) Tenant (occupier).

In general, design, construction, and development have the largest influence on **upfront embodied emissions** and the long-term energy performance of the building. Owners, managers, and tenants mainly create **operational emissions** and may be restricted in that due to the embedded systems and energy supply sources. For existing buildings, introduction of more sustainable upgrades is complicated and depends on the existing constraints as well as may require close collaboration between owners, property managers, and tenants.

2. Baseline considerations

2.1 Emission scopes

To provide a clear carbon inventory for real estate, you must define who controls the energy and space[4]. The same building emissions are placed in different GHG emission scopes and categories[5] based on who holds the energy contract or meters its usage. Real estate roles like owners, developers, managers, and occupants must use specific accounting methods to track their carbon footprint correctly.

- **Developers as well as Designers and Construction companies**. Businesses developing or constructing buildings primarily deal with embodied carbon. This refers to the emissions created when making materials like concrete or steel which the company purchases from external suppliers. These are reported under **Scope 3** emissions, **Category 1** (Purchased goods and services) **and Category 2** (Capital goods). Developers, Designers and/or Construction companies may partly control these emissions by defining certain technical specifications (e.g. using “green” concrete[6] instead of the conventional one or choosing less emission-intensive alternative materials – for example, wood instead of concrete) and allocating sufficient funds for these alternatives.

  Scope 1 or 2 emissions will mostly occur during the construction process (caused by energy resources used by construction machinery). However, the main goal for developers should be to design energy efficient buildings to keep further Scope 1 and/or 2 emissions as low as possible during the use phase of the building. This supports the national targets of the Baltic states to reduce primary energy consumption.

- **Owners and Landlords.** Landlords typically handle the direct emissions from use of shared systems. These include gas boilers for heating, which are **Scope 1** emissions, and purchased electricity for lobbies or hallways, which are **Scope 2** emissions. Any energy used and paid for directly by tenants is reported as **Scope 3, Category 13** (Downstream leased assets) emissions.

[4] SBTi BUILDINGS SECTOR WORKED EXAMPLES
[5] According to the GHG Protocol methodology described in more detail in the general guidelines – Step 1 and the annex on Scope 3 categories
[6] Green concrete: Prospects and challenges

- **Tenants and Occupants.** For businesses that rent space, the energy they use and control may be recorded under **Scope 1 and Scope 2 or Scope 3, Category 8** (Upstream leased assets) emissions. That depends on the decision-making and impact level – if the tenant does not have any impact on the energy contract and/or resource used, it may be accounted for Scope 3 but if it chooses its own energy sources and/or suppliers – Scope 1 or 2. Energy used in common areas that the landlord controls is listed as **Scope 3, Category 8** emissions.

- **Property Managers.** Property management firms act as middlemen for building operations. They often report the energy used in the spaces they manage under **Scope 3, Category 11** (Use of sold products). Their primary responsibility is to run energy management systems and follow audit results, and (a) encourage building users to use energy more efficiently – also, through smart metering, sensor and other solutions, and/or (b) recommend more significant upgrades that would save energy to the owner of the building.

2.2 Climate risks

Transition risk in the real estate sector is primarily driven by tightening regulation, changes in energy pricing, financing conditions, and market expectations regarding building performance. The most material transition risks can be structured as follows:

- The **revised Energy Performance of Buildings Directive (EPBD) (EU) 2024/1275**, effective May 2024, mandates a zero-emission, fully decarbonised EU building stock by 2050. It requires stricter renovations for the worst-performing buildings by 2030, sets zero-emission standards for new buildings by 2030, and introduces whole-life carbon assessments. Member states must transpose this into national law by May 2026. This regulation increases compliance risk, execution risk for retrofit programmes, exposure to construction capacity constraints and cost inflation;
- The **EU ETS 2** will apply a cap-and-trade carbon price to fuel suppliers for buildings and road transport, targeting a 42% emission reduction by 2030. Fuel distributors must buy allowances for CO_2 emissions. For real estate owners, this creates exposure to higher operating costs for fossil fuel heated buildings, increased tenant affordability risk, and pressure to accelerate electrification and energy efficiency upgrades. Assets with slow retrofit capability face higher transition cost risk and potential loss of competitiveness;
- **Financing and insurance market expectations**[7]. Lenders and insurers increasingly link terms to building energy performance and transition alignment. Assets with weak performance may face higher financing costs, limited refinancing options, or reduced insurance availability. This affects portfolio level risk, particularly for leveraged assets. An important source for financial decision-making is the EU Taxonomy Regulation which defines high expectations for construction and real estate – including new construction, renovation, and less significant improvements of the buildings[8]. Following these criteria (and the related Do No Significant Harm criteria) may be important for the financial institutions making decisions on certain loans;
- **Market and tenant expectations.** Tenants increasingly expect low energy costs, climate resilience, and regulatory compliance at whole building level. Where tenant-controlled energy use is material, strategies limited to landlord-controlled areas may be insufficient, increasing the risk of misalignment with market demand and climate targets[9].

[7] Climate Risks in the Real Estate Sector
[8] Climate Delegated Act
[9] Climate Risks in the Real Estate Sector

Transition risk for real estate is closely tied to building performance requirements, energy system changes, and market expectations. In practice, a plan that relies on landlord-controlled areas only can be misaligned with whole-building expectations where tenant-controlled energy is material, as shown in the SBTi owner-lessor example[10]. The general guidelines frame transition risk assessment as part of identifying risks and opportunities and integrating them into the plan, which for real estate typically translates into risks linked to compliance, asset value, financing terms, and delivery capacity for retrofits.

Physical risks in real estate are location specific and asset specific. Exposure depends on geography, building characteristics, age, and technical condition. A proportionate approach is recommended, starting with portfolio level screening to identify assets exposed to key hazards, followed by detailed asset level assessment for those at highest risk.

Relevant physical hazards include heatwaves, flooding, storms, water scarcity, and indirect impacts such as disruption of utilities or access. These hazards translate into building level risks such as overheating, structural damage, higher cooling demand, increased insurance costs, and potential loss of usability or value[11]. Specific risks depend on regional or national climate projections which are covered in the general guidelines.

Practical portfolio metrics include the share or floor area of properties located in high flood risk zones, areas of extreme heat exposure, or regions with increasing water stress. These indicators help identify concentration of risk and prioritise adaptation actions. The Sector Summary by TPT also suggests tracking exposure using metrics such as the area of properties located in 100-year flood zones, which is a practical way to show where physical risk may concentrate.

Although physical risks in construction and real estate are mostly considered from the perspective of the finished buildings and considerations that designers, construction companies and developers should already take into account when planning and constructing the building[12], they may also affect the construction process itself. For example, floods and other extreme weather events may delay construction processes[13], heatwaves may affect workers' productivity and safety on construction sites, and diverse climate hazards may delay supplies[14].

[10] SBTi BUILDINGS SECTOR WORKED EXAMPLES
[11] Climate Risks in the Real Estate Sector
[12] Climate risk and construction
[13] Weather-related Construction Delays in a Changing Climate: A Systematic State-of-the-art Review
[14] Resilience in construction – physical climate risk

2.3 Summary

The following matrix covers key considerations on significance of Scope 1, 2, and 3 emissions for the sector. Respectively:

- “High” significance scopes and emission categories are those that contribute most to total emissions. These should be calculated as accurately as possible and are usually the priority emission categories to focus on in your transition plan;
- “Moderate” significance means that emissions in the respective scope or category are relatively important but are not the most important part and, potentially, not the first priority for emission reduction;
- “Low” significance means that the emissions in the respective scope or category are rather insignificant in general or compared to other scopes and can be either left out of the transition plan priorities or dealt with at a later stage.

Table 2. Summary on key considerations for each role

Scope	Developer	Construction contractor	Owner-occupier	Owner-lessor (landlord)	Property manager	Tenant (occupier)
Scope 1	**Low.** Mainly fuel use on development sites if directly operated (rare).	**High.** Fuel combustion from owned/controlled construction machinery and fleet on sites.	**Moderate/High.** On-site fuel combustion the company controls (boilers, generators) and refrigerant leakage from owned HVAC.	**Moderate.** Landlord-controlled combustion (central boilers for base building/common areas) and refrigerant leakage from base building HVAC if controlled by the landlord.	**Low/Variable** (depends on boundary). Only if the manager operates assets/fuels directly under its control.	**Low/Variable** (depends on space and operations). On-site fuels in leased space (if any) and tenant-controlled HVAC refrigerants.
Scope 2	**Low/Moderate.** Purchased electricity/heat for site offices and temporary power during construction phases.	**Low/Moderate.** Purchased electricity for site operations and offices; can be material on large sites.	**High.** Purchased electricity/heat/cooling for occupied space where direct control with the energy supplier is concluded (often the main impact).	**Moderate/High.** Purchased energy for landlord-controlled areas and base building systems; can be High if landlord holds energy contract for the whole building.	**Variable** (depends on boundary). If energy contracts are in the manager’s name on behalf of owners, can be Moderate/High; otherwise typically Low.	**High.** Purchased electricity/heat/cooling for tenant-controlled metered areas (often the main impact).

Scope 3	**High. Category 1** (Purchased goods & services) – e.g., cement, steel, insulation; **Category 2** (Capital goods), **Category 4/9** (Upstream and Downstream transport and logistics), **Category 5** (Construction waste), Category 11 (Use of sold products – i.e., lifetime performance impacted through design choices).	**High. Category 1** (Purchased goods & services) – subcontractors and materials; **Category 2** (Capital goods, incl. leasing), **Category 3** (Fuel- and energy-related (WTT) emissions), **Category 4** (Upstream transport and logistics), **Category 5** (Construction waste).	**Moderate/High. Category 1** (Purchased goods & services) – maintenance, retrofits; **Category 2** (Capital goods) – renovations, **Category 3** (Fuel- and energy-related (WTT) emissions), **Category 5** (Waste), **Category 7** (Employee commuting).	**High. Category 13** (Downstream leased assets) – tenant-controlled energy where relevant; **Category 1 and/or 2** (Purchased goods & services and Capital goods) for refurbishments and maintenance, **Category 3** (Fuel- and energy-related (WTT) emissions).	**None to Moderate.** Scope 3 emissions are relevant only where the property manager has an operational mandate beyond administrative services. This may include **Category 1 (Purchased goods and services)** for outsourced facilities management, maintenance, cleaning, or security services procured by the manager. **Note: Category 11** should only be used as a proxy where a managed-building operational footprint is explicitly defined in the reporting boundary of the company.	**Low to Moderate.** Scope 3 emissions are limited to tenant corporate activities, not whole-building performance. Relevant categories may include **Category 8 (Upstream leased assets)** where emissions arise from the use of leased space and landlord-controlled base building systems, as well as **Category 5 (Waste)** and **Category 7 (Employee commuting)** where material. Tenants are not assumed to be responsible for landlord-controlled assets or common areas unless explicitly defined by lease structure or reporting boundary.

Climate risks	**Physical risks:** extreme weather events disrupting project delivery; supply chain delays; site flooding; heat stress constraints. **Transition risks:** tighter building performance rules, expectations for reduction of embodied carbon, low-carbon material availability and cost, financing/valuation sensitivity to energy performance levels and carbon intensity.	**Physical risks:** weather downtime, storms/floods affecting sites, heat stress, logistics disruptions. **Transition risks:** rising fuel/carbon costs, mandatory low-carbon procurement and reporting from clients, skills/capacity constraints for low-carbon construction, liability for non-compliance.	**Physical risks:** heatwaves increasing cooling demand, floods/storms damaging assets, water stress, business interruption, insurance price increases. **Transition risks:** stricter energy performance requirements, energy price volatility, capex pressure for retrofits and electrification, financing/valuation impacts for poor-performing buildings.	**Physical risks:** location-driven hazards (flood, storm, heat), increased maintenance and insurance, tenant disruption and downtime, asset value impairment. **Transition risks:** stranded asset risk for inefficient buildings, compliance with certain energy performance targets and retrofit obligations, split incentives with tenants, rent/occupancy pressure, higher cost of capital and refinancing risk.	**Physical risks:** operational continuity during extreme weather, HVAC performance under heat, emergency response, supplier disruptions. **Transition risks:** inability to deliver performance without sufficient data and tenant engagement, metering/BMS requirements, reporting/compliance risk, cost recovery disputes, technology obsolescence.	**Physical risks:** comfort and productivity loss from heat, disruption from floods/storms, localised outages, business interruption. **Transition risks:** energy management and audit obligations (for large consumers), energy cost volatility, lease clauses shifting capex/cost recovery, constraints from base building systems, reputational pressure related to carbon footprint.

Depending on the type of entity and emission sources as highlighted above, there are several decarbonisation measures that companies can implement. Those are considered in Section 4.2.

3. National Real Estate and Construction targets and strategic directions – Baltic States

This table contains only headline national targets that are explicitly framed as policy targets or commitments in source documents. Economy-wide targets (climate neutrality) are included where they directly frame the real estate sector.

Disclaimer: The targets, policy measures and legal references in this overview are up to date to the best of our knowledge as of March 2026. Climate, energy and sectoral policy frameworks are evolving, and national targets, implementation pathways, and supporting measures may be revised, supplemented or replaced over time. In particular, Estonia is still advancing parts of its climate-policy architecture, including newer framework legislation and sector planning documents. In addition, the transposition status of EU legislation, including RED III, may continue to change as further national measures are adopted and notified to the European Commission.

Table 3. Relevant National Targets/Commitments

Theme	Estonia[15]	Latvia[16]	Lithuania[17]
New buildings and/or renovation ambition (2030)	Building-stock energy class targets by 2030: at least 40% small residential to class C/D, 50% multi-dwelling to C, 20% non-residential to C. (Note: these are renovation targets for existing stock.)	Zero-emission standard for all new residential and non-residential buildings from 2026.	At least 3% of heated/cooled public building floor area renovated annually to nearly zero-energy level. (Note: this is a renovation target.)
	Three NECP renovation tracks: public/commercial buildings, private houses, and non-residential buildings.	Large-scale renovation of worst-performing stock; multi-apartment buildings prioritised.	Building-stock decarbonisation by 2030: primary energy -15%, fossil primary energy -25%, CO2 -24% vs 2020.
Heat decarbonisation	At least 63% renewable heat by 2030; carbon-neutral heating and cooling system by 2050.	Fossil fuels replaced with renewables as far as technologically possible by 2050.	90% renewable energy in district heating by 2030; 49% renewable energy in all building energy by 2030.

Renovation depth (2050)	Complete renovation of all pre-2000 building stock by 2050.	All buildings to zero-energy or nearly zero-energy requirements by 2050.	Target by 2050: -100% fossil primary energy and -100% CO2 in buildings vs 2020. Full fossil fuel phase-out.
Circular construction	Climate-proofing, circular economy, waste minimisation integrated into renovation strategy.	Sustainable materials, resource-efficient design, circular-economy principles in renovation.	Similar direction; less formalised in dedicated policy documents.
Energy efficiency governance	3% annual renovation of central government buildings; energy-efficient public procurement mandatory.	Building manager duties under review; co-owner decision-making rules simplified for renovation.	Energy audit required for entities above 2.8 GWh annual consumption; energy management systems for those above 23.6 GWh.

[15] Updated National Energy and Climate Plan to 2030 (Estonia)
[16] Updated National Energy and Climate Plan 2021–2030 (Latvia)
[17] Final Updated National Energy and Climate Action Plan 2021–2030 (Lithuania)

4. Target setting

4.1 Science-based approach

To set specific climate targets in the real estate sector, companies are advised to follow the Science Based Targets initiative (SBTi) approach and may use the tools developed by Carbon Risk Real Estate Monitor. Thus, you will be able to align your business with the Paris Agreement goal of limiting global warming. You may also consider integrating targets based on the national requirements of the Baltic states on reducing primary energy use in buildings.

You may apply the following steps:

1) Pick your role and set the boundary

First, define your role (in line with the roles defined in Section 1.2) and what you can control. Your role determines which of the two target lines you must follow.

- **Operational Emissions (In-use):** As noted above, this is relevant for owner-occupiers, landlords, property managers, and tenants. The focus is on energy used for daily heating, cooling, and lighting.
- **Embodied Emissions (Upfront):** This is relevant for developers and construction contractors. Focus is on the carbon locked into building materials and construction work for new builds or major renovations.

Note: You must follow both target lines, if you are both a developer and an owner/landlord.

2) The minimum inputs you need for target setting

- **Base year data:** Your total emissions in tonnes of CO_2e and the total floor area in square metres (m^2) in the chosen base year (the starting year from which progress to the target year is measured, e.g., 2025 for a 2025–2030 target).
- **Building type:** Whether the building is an office, a residential building, a store, a warehouse, etc.

Note that the EU Taxonomy Regulation defines that major renovation should achieve at least 30% reduction in primary energy demand of the building if the developer/owner wishes it to be EU Taxonomy aligned.

- **Target year area:** Your expected total floor area for 2030 or 2050, depending on your business development plans, considering the potential to increase/obtain or sell assets.
- **Pathway intensity:** the SBTi-CRREM pathway carbon intensity ($kgCO_2e/m^2$) for your building type and geography for the selected target year.

3) Calculate Your Target

In real estate, targets are usually set for emission intensity, which is the amount of carbon emitted per square metre and then converted to absolute targets.

1. Compute base-year emission intensity:

$$Intensity = Emissions_b \div Area_b$$

Where **$Emissions_b$** are base year emissions and **$Area_b$** is base year area.

This will provide you with information how emission-intensive is use of one m^2 you own / build / use as of the base year.

2. Take pathway intensity for the target year: **I_t** (by building type and country). See the annex to this file to see intensity targets for the Baltic countries for different building types. Thus, you will be able to compare your emission intensity to the expected level and the difference between them which indicates how significant your further actions shall be.

3. Convert to absolute target emissions:

$$Emissions_t = I_t \times Area_t$$

Where **$Emissions_t$** are target year emissions and **$Area_t$** is target year area.

It represents the maximum annual emissions level consistent with the pathway in the target year (e.g., emissions in 2030), given the expected floor area in that year. If the floor area increases, an intensity target can still be met even if absolute emissions stay flat or increase, because the requirement is expressed per m^2. If you want absolute emissions to fall while expanding floor area, you typically need to outperform the pathway intensity.

4) Understand by how much intensity should decrease each year

The speed at which you must reduce emissions depends on your building type and how much your floor area changes. You can assess average annual intensity reduction based on targets for the Baltic states and use it as a guide.

For example, based on the path of one of the Baltic states to stay within a 1.5°C temperature increase, the required annual intensity reductions from a 2020 baseline are roughly as follows:

- By 2030: Almost all building types, including offices, retail, and hotels, require an average annual emission intensity reduction of about 9.5%;
- By 2050: Residential buildings need a faster reduction of about 13.5% per year;
- Other types like offices and warehouses require about 10-11% per year.

These rates help you check if your current plans are fast enough to meet national and global goals.

For more guidance consider using SBTi-Buildings-Criteria and SBTi-Buildings-Target-Setting-Tool by SBTi, and Sector Summary by TPT (starting from page 60).

4.2 Key emission reduction measures

Use a simple sequence of actions starting from easier and more straightforward action points to more complex ones[18]:

1) Improve energy performance first: insulate the building, improve HVAC efficiency, install sensors, smart meters, and efficient lighting such as LED[19]. If possible, introduce (potentially an AI-powered) Building Management System (BMS) or Smart Energy Management (SEM) system which ensures efficient monitoring and control of all energy-related processes[20]. Such investments are also recognised by the EU Taxonomy as contributing to climate change mitigation (if all relevant criteria are followed)[21].

2) Shift energy supply[22]: transition to zero-carbon electricity, onsite renewable generation (e.g., solar panels on the roof of the building) and storage (battery systems if reasonably possible), electrification where relevant (e.g., transitioning from gas-powered heating to electricity-powered heat pumps and/or connecting to centralised heating/cooling instead of an autonomous system).

3) Engage tenants: introduce sub-metering and lease clauses for cost recovery of resource-efficiency capex[23], engage tenants in your energy efficiency programmes and idea generation to reduce energy consumption in the building[24].

4) Cut embodied emissions[25],[26]: use low or near-zero GHG materials (e.g., low-carbon / recycled steel or cement, use of wood and/or other biogenic materials instead of emission-intensive materials), apply circular design (i.e., include deconstruction, reuse, and longer-life materials in the design of the building where possible), consider the natural terrain and circumstances which would decrease the necessity for excess heating or cooling (e.g., location and size of windows, considerations how to efficiently use southern side of the building, etc.). Use this approach both for new buildings and major refurbishment projects.

[18] The action points are primarily listed from the owner's point of view and need to be adjusted for the other roles.
[19] Climate solutions: The fast way to save energy
[20] How AI improves energy efficiency and management in real estate
[21] Climate Delegated Act
[22] Energy Efficiency, CO2 Emission Reduction, and Real Estate Investment in Northern Europe: Trends and Impact on Sustainability
[23] A cost recovery approach is a way for a building owner or landlord to get back the money they spend on upgrades that lower energy or resource use, especially when tenants benefit from lower utility bills.
[24] Tenant Engagement–The road to corporate sustainability
[25] 10 design commandments for cutting your building's embodied carbon
[26] Reducing Embodied Carbon in Buildings

5. Important questions

Key questions you should be able to answer your financial partner (a bank, investor, etc.) or other cooperation partners:

- **What is the current scope of your business and its impact on climate today?** Floor area, sub-metering coverage, Energy Performance Certificate coverage and energy class distribution, energy resources used, emission intensity per m^2, share of emissions in tenant-controlled areas and tenant engagement activities for emission reduction, etc.
- **Where is the biggest potential for improvement and what are your key risks?** Which assets drive operational emissions, which assets face flood, heat or other climate risks, which assets need major upgrades? What are the key priorities for you? How and in which timeframe do you plan to implement them?
- **How will you deliver?** Are you able to demonstrate a retrofit pipeline, zero-carbon electricity plan, onsite renewables plan, tenant engagement reflected in leases and metering and other actions you have started to or are planning to implement?
- **What investment is required?** Capex size, cost recovery approach in leased assets.
- **What are the key dependencies for your plan?** How much of your plan depends on grid and heating infrastructure? Are there other stakeholders which need to be engaged and how do you plan to do that?

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Annex

Emission intensity targets ($kgCO_2e/m^2$) by building type. Source: CRREM, aligned with SBTi.

Building type	Estonia		Latvia		Lithuania	
	2030	2050	2030	2050	2030	2050
Residential Single Family	32.798	0.324	10.389	0.330	11.606	0.330
Residential Multi Family	31.798	0.294	10.072	0.300	11.252	0.301
Office	68.485	0.548	16.944	0.558	20.302	0.559
Retail High Street	84.665	0.708	20.870	0.721	25.027	0.722
Retail Shopping Mall	78.176	0.628	18.690	0.639	22.566	0.641
Retail Warehouse	64.202	0.479	15.647	0.488	18.810	0.489
Hotel	65.225	0.612	18.714	0.623	22.517	0.624
Distribution Warehouse - Cold	58.066	0.092	13.120	0.094	16.182	0.094
Distribution Warehouse - Warm	20.173	0.154	5.104	0.157	6.086	0.158
Healthcare	87.332	0.731	22.383	0.745	26.615	0.746
Leisure / Lodging	80.339	0.649	21.029	0.661	24.893	0.663