



Afilog and LCBI partner to assess the carbon footprint in logistics real estate

This partnership is dedicated to the construction of a global benchmark for assessing the carbon footprint of logistics real estate, as well as the associated label.

In its broadest sense, logistics real estate includes buildings such as warehouses, business premises, industrial buildings, storage facilities, distribution platforms and data centers. These assets emit carbon during their construction and throughout their operation.

The association of industrial and logistics real estate professionals (Afilog) which groups over 130 member companies, is committed to responsible logistics and industrial real estate. The association has developed a Europe-wide carbon footprint indicator, covering logistics assets over their entire lifecycle: new construction (and deconstruction), renovation and operation. This indicator should enable us to assess the footprint of our logistics real estate assets, and build a medium-term progress plan, which will then provide each player/asset with precise indications of improvement. 22 Afilog members are taking part in the indicator test, with data on buildings in four European countries.

LCBI (Low Carbon Building Initiative) has created the first European low-carbon label, initiated by the BBCA association and major players in the European real estate sector, and offers a unique measurement methodology enabling comparison of the carbon footprint of buildings at each stage of their life cycle, with emission ceilings that must not be exceeded to obtain the label (8 countries covered). It covers offices, housing and hotels. LCBI's aim is to define a lifecycle carbon accounting methodology for logistics assets,

with performance thresholds on a European scale. Through this partnership, Afilog and LCBI agree to implement coherent and aligned methods and tools for assessing the carbon footprint of logistics real estate; they define the organizational arrangements that will enable them to achieve this objective together. They undertake to work together to harmonize their methodologies, to guarantee consistency in the tools offered to their members and partners.

Afilog and LCBI have already defined the concrete terms of collaboration between the two organizations, and have set up a joint steering committee. The first concrete results are expected in 2025, with completion scheduled for early 2026.

A number of logistics players who are members of Afilog have decided to join this initiative to create the first LCBI label dedicated to logistics, in particular LIDL, GSE Group, AEW Group and Virtuo Industrial Property.

«I am delighted with this partnership, which both confirms the solidity of the work already undertaken by Afilog and its members in the field of carbon footprint assessment for logistics real estate, and enables AFILOG to continue this work with a leading partner, LCBI, who will bring a wealth of experience and recognized expertise to our profession. Together, we will strive to provide our profession, both in France and in Europe, with the tools it needs to assess its carbon footprint and reduce it over the long term. . »

—**Claude SAMSON**, Président Afilog

About LCBI

The Low Carbon Building Initiative was launched in 2022 by major real estate players (Generali Real Estate, Covivio, BPI Real Estate, BNP Paribas Real Estate, Bouygues Immobilier, WO2, Icamap, NSI, Ivanhoé Cambridge) and BBCA (Association pour le Développement du Bâtiment Bas Carbone). Its aim is to develop low-carbon certification for real estate projects in Europe, in order to accelerate the sector's decarbonization. Based on key European standards and benchmarks, the LCBI methodology aims to harmonize the practice of life cycle assessment (LCA) across Europe. Taking into account the entire life cycle, the LCBI label, audited by Bureau Veritas, measures the carbon footprint, as well as the completeness of the LCA on 3 levels: grey carbon (emissions linked to construction elements) measured in kgCO₂e/m² over 50 years, operating carbon (linked to energy consumption and sources) measured in kgCO₂e/m²/year, measurement of biogenic carbon storage contained in the building measured in kgCO₂e/m². The label provides for three levels of performance: Standard, Performance and Excellence.

About Afilog

For the past 24 years, Afilog, the association of logistics and industrial real estate players, has brought together 130 public and private members working towards common goals: responsible real estate that is good for the economy. The sector represents over 100 million square meters of industrial and logistics space, and accounts for 10% of French GDP. Afilog consolidates and multiplies the industry's initiatives and contributions to ecological transformation. It responds to local needs by reconciling environmental and economic challenges through a more coherent and efficient siting of logistics buildings, redesigned as massive producers of low-carbon energy.



«We are delighted to enter into this partnership with Afilog and to open up a new field of activity in logistics real estate. LCBI has been a pioneer in assessing the carbon footprint of buildings throughout their lifecycle, and in developing a European label for the most exemplary projects. Thanks to AFIOLOG, we will be able to enrich our expertise, while providing a robust and proven measurement methodology. This collective dynamic remains open to other partners wishing to specifically support the development and influence of the LCBI Logistique label, in order to contribute to this structuring advance for the sector.»

—**Cécile DAP**, LCBI Director

They have joined the initiative

Virtuo Industrial Property

An active member and director of Afilog, Virtuo Industrial Property is an independent, responsible company with a mission, specializing in industrial and logistics real estate. A committed company, Virtuo supports its customers in the design, implementation and management of sustainable logistics platforms through an innovative and virtuous approach that encourages chosen logistics in order to limit environmental impact and support the local economy. Winner of the SIMI 2022 Grand Prix in logistics real estate for the construction of a low-carbon courier service in Compans (77) for Colis Privé, Virtuo has also acquired solid experience in the revitalization of industrial wasteland into logistics sites. As a company with a mission, Virtuo has established itself as a sincere and responsible player through its achievements.

Lidl France

Lidl France, a major player in the mass retail sector, has 1,600 supermarkets and 46,000 employees. Owner of 80% of its real estate, Lidl has been modernizing its sales areas since 2012, while integrating the challenges of the ecological transition. Since 2020, the company has been actively committed to reducing the carbon footprint of its real estate, notably through the creation, in collaboration with ELAN, of a low-carbon label for industrial buildings. This label is in line with the objectives of the Paris

Agreements, guiding real estate projects right from the design stage. Lidl has also developed an innovative tool for defining precise carbon targets in line with climate neutrality objectives, and a multi-criteria decision-making methodology coupled with LCA, enabling the most responsible construction solutions to be chosen. At the same time, Lidl supports the local economy, with 73% of its assortment sourced from French suppliers. This approach embodies its model combining proximity, responsibility and sustainability, reinforcing its role as a leader committed to the ecological transition.

GSE

Since its creation in 1976, GSE has specialized in commercial real estate. As a general contractor, GSE takes complete charge of construction projects, from land search and qualification to after-sales service, including technical studies, design and construction. GSE creates intelligent, sustainable buildings in the industrial, logistics and service sectors. GSE is also involved in the construction of data centers and above-ground parking lots, and has launched a business dedicated to building renovation. GSE generated sales of 875.5 million euros in 2023/24 (year-end March 31). A "Mission Company" since 2023, the group has over 600 employees in six countries in Europe and China, including 14 locations in France. Since 2019, GSE has joined the GOLDBECK Group, the European market leader in turnkey construction with sales of over €6 billion, employing around 12,000 people at over 100 sites.

AEW Group

The group AEW Group is one of the world's leading real estate investment advisors and asset managers, with €77.4 billion in assets under management at September 30, 2024. The AEW Group employs more than 870 people, with offices in Boston, London, Paris and Singapore. The AEW Group offers its customers a wide range of real estate investment products, including sector funds, mandates and listed real estate securities, across a broad spectrum of investment strategies. The AEW Group represents the real estate investment management platform of Natixis Investment Managers, one of the world's leading asset managers.