BREEAM®



MAKING EUROPE MORE SUSTAINABLE

Introduction to BREEAM for Real Estate

WWW.BREEAM.COM

What is BREEAM?

BREEAM is the world's leading science-driven suite of standards for assessing and certifying sustainability performance in the built environment. Delivered by BRE, a 100+ year old building science organization, BREEAM provides a transparent, data-driven framework for evaluating performance across the full asset lifecycle — from design and construction to operations and refurbishment — in key areas such as carbon, resilience, biodiversity, and health.

Trusted in over 100 countries for more than three decades, BREEAM helps developers, owners, architects, and investors ensure assets meet sustainability performance goals, align with global reporting standards, comply with regulations, and deliver long-term value. Grounded in building science and research, and offering certification for verified performance, BREEAM plays a critical role in helping the real estate and construction sectors deliver high-performing, future-ready buildings worldwide.





How BREEAM delivers asset value for real estate

BREEAM transforms sustainability from a box-ticking exercise into a value creation strategy. Its science-driven, data-led framework enables real estate owners and developers to demonstrate verified performance that aligns with investor, tenant, and regulatory expectations.

Applicable to both individual assets and entire portfolios, BREEAM adapts to your objectives at any stage of the real estate lifecycle — from planning and design to operations and refurbishment — without a one-size-fits-all approach. Trusted by the industry's leading players and boasting over 750,000 certificates issued worldwide, BREEAM certification delivers a globally recognized mark of quality. It enhances asset value, provides transparency of sustainability performance, and signals to the market that the asset is prepared for the future.

Value creation



Operational cost savings
Reduced energy, water, and waste expenses lower operating costs and improve NOI.



Asset value
Certification supports premium valuations and stronger sale prices at exit.



Rental premiums
Strengthens competitive rental positioning, attracting tenants willing to pay more.



Access to green finance
Unlocks capital by meeting sustainability criteria for investors and lenders.



Enhanced brand & tenant attraction
Certification strengthens market reputation and attracts and retains tenants seeking sustainable, high-quality space.

Risk Mitigation



Obsolescence and devaluation risk reduction
Protects long-term value by avoiding obsolescence.



Operational risk reduction
Lower insurance exposure and greater energy security reduce financial volatility.



Investor confidence
Credible transparency boosts investor confidence.



Regulatory compliance
Many jurisdictions increasingly recognize BREEAM or similar standards for codes and incentives, certification helps anticipate requirements.



Resilience & reputation protection
Enhances climate preparedness, supply chain reliability, and reputational strength.

How it works

For New Construction and Refurbishment & Fit Out projects, the process is led by a licensed Assessor.

1. Find a licensed Assessor
2. Register your project
3. Undertake the assessment
4. Submit the assessment for quality assurance
5. Receive certification

For In-Use assets, the process is client driven.

1. Register the asset
2. Measure the performance
3. Find a licensed Assessor to verify the performance
4. Receive certification



Program fees

Registration and certification fees are dependent on several factors, including:

- the BREEAM standard being used
- the location of the project
- the size of the assessed area for Commercial projects
- the number of residential units in the assessed area, for Residential projects

BREEAM certification is carried out by a licensed Assessor. The assessment fees charged for this service are set by the Assessor Organization and Clients choose which Assessor Organization they wish to work with. BRE does not appoint the Assessor or determine their fees.

Portfolio Approaches

Volume programs are available for clients with a portfolio of existing assets, a development pipeline or refurbishment projects seeking certification. These offer cost-effective, streamlined pathways to certification while maintaining the rigor and credibility that BREEAM is known for globally.

Working with our partners globally

In some countries, BREEAM standards have been adapted to local conditions, translated into the local language, and aligned with the country's building regulations. Most of these are run by our local partners called National Scheme Operators, or NSOs. The International version of each of the standards applies in all countries except where a local adaptation has been created.

Countries with BREEAM adaptations: Austria, Germany, Netherlands, Norway, Spain, Switzerland, Sweden, Norway, UK and the USA. Find out more at www.breeam.com.

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Find out what you can achieve with BREEAM

Talk to one of our experts to discover how BREEAM can help you leverage sustainability to unlock real estate value for your project, asset, development pipeline or portfolio:

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