

Press Release

DEKRA to appear at ExpoReal 2023 real estate trade show in Munich

Solving Energy Issues by Applying Expertise

- ▶ Technical due diligence on complex projects
- ▶ Changes in property use demand expertise
- ▶ New German Buildings Energy Act raises raft of questions

At this year's ExpoReal show from October 4 to 6 in Munich, Germany, DEKRA will be focusing in particular on the subject of energy and buildings. New developments in German law, substantial dated building stock, and increasing changes in the use of commercial real estate pose challenges for the industry. Expert organization DEKRA offers bespoke solutions for each of these.

Anyone acquiring individual properties, portfolios, or industrial sites must assess the structural condition and safety of the building stock and examine the potential need for investment in installations or systems in the buildings. The necessary technical due diligence (TDD) often becomes a chokepoint given the growing complexity of such projects, DEKRA's real estate experts note. If there is any uncertainty regarding the future use of the building, obtaining a thorough survey is essential.

Protection against faulty assessments during due diligence

Numerous experts are needed to bring all the knowledge required to bear. Every factor comes into play: the building itself, installations and systems in the buildings, fire protection, electrics, structural physics, harmful substances, plus ESG criteria based on the EU Taxonomy Regulation which came into force in 2021. Coordinating the various experts in terms of time and place and bringing together and evaluating the individual survey reports requires experience and well-established processes within the relevant organization. DEKRA warns that time delays and cost increases caused by faulty assessments during the due diligence process can cause major losses to be incurred. Due diligence can be customized for each and every project.

Buildings energy law check from experts

In Germany, the top issue of interest at the moment is the country's Buildings Energy Act (*Gebäudeenergiegesetz*, GEG). The GEG poses challenges for the real estate industry and is having a significant impact on investments and renovations. DEKRA

Date Stuttgart, October 29, 2023 / No. 086
Contact Tilman Vögele-Ebering
Phone +49.711.7861-2122
Fax +49.711.7861-742122
E-Mail tilman.voegele-ebering@dekra.com

DEKRA e.V.
Corporate Communications
Handwerkstraße 15
70565 Stuttgart, Germany
www.dekra.com/en/press-overview

now offers a new service in the form of an expert audit that involves checking all the new legal requirements pertaining to the relevant property. This GEG check examines all the factors relating to the property's energy use, such as insulation, heating, water heating, and use of renewables. In addition, cooling and lighting systems are evaluated with reference to the legal situation.

DEKRA at ExpoReal 2023

October 4–6, 2023

Hall B1, Booth B1.523

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About DEKRA

DEKRA was originally founded in 1925 to ensure road safety through vehicle inspection. With a much wider scope today, DEKRA is the world's largest independent non-listed expert organization in the testing, inspection, and certification sector. As a global provider of comprehensive services and solutions, we help our customers improve their safety, security, and sustainability outcomes. In 2022, DEKRA generated sales totaling nearly EUR 3.8 billion. The company currently employs almost 49,000 people who offer qualified and independent expert services in approximately 60 countries on five continents. With a platinum rating from EcoVadis, DEKRA is now in the top one percent of sustainable businesses ranked.