CATALYST

[redacted]

ESG Due Diligence Report

Executive Summary

This report highlights the predicted ESG performance of [redacted] **Student Living Galway.** The content of this report has been gleaned from evaluating project designs, specifications and particulars. The key focus areas included EU Taxonomy Alignment, Energy Performance, Carbon Risk Real Estate Monitor (CRREM) Analysis, Sustainable Design and the Building Research Establishment Environmental Assessment Methodology (BREEAM) Certification. For each focus area, commentary is made where designs or works have been completed, or descriptions are pr[redacted].

- [redacted]
  - [redacted]r [redacted]d as a dark green asset.

- **Energy Performance**
  - Preliminary assessment shows that the Primary Energy Demand (PED), defining the energy performance of the building, will be at least 10 % lower than the threshold set for the nearly zero-energy building (NZEB). Thereby demonstrating a strong potential for EU Taxonomy alignment.

- **CRREM Analysis**
  - A Carbon Risk Real Estate Monitor (CRREM) analysis was used to understand some of the risks associated with the transition to a climate-neutral society. Using partial, preliminary data, asset stranding is predicted to occur in 2035. Note that this calculation is based on preliminary BER (EPC) data and excludes key inputs required that would both improve and negatively affect outcomes, impacting the accuracy. Also, unregulated loads that exist in an operational building are excluded.

- **BREEAM Certification**
  - The building targets a BREEAM New Construction Certification rating of Excellent. A pre-assessment has been completed. The full certification can only be confirmed following project completion with evidence.

- **Social Value Impact and Governance**
  - [redacted]could enhance its social value impact by utilising the Social Value Portal (SVP), a crucial tool for evaluating and quantifying assets' social impact.
  - [redacted] Student Living has the potential to bring a positive social impact to the community through diverse opportunities for student residents and collaboration with educational institutions and local and global businesses.

Overview

- Executive Summary
- General Asset Information
- Asset Description
- Financial Commentary
- EU Taxonomy Alignment
- Energy Performance
- CRREM Analysis
- Sustainable Design
- BREEAM Certification
- Fitwel Certification
- Sustainable Location & Transport
- Social Value Impact & Governance
- Future of Student Living

CATALYST

General Asset Information

Purpose:

This section details the current general asset information

Address

- Galway City, Ireland

Property Types

- Student Accomodation

Gross Floor Area

- 10,862 m2 NIA

Year of construction

- 2023 -2026

Energy Profile

- Targeting BER (EPC) A3
- 195 kW/m2
- EPC: 0.71

Connectivity

- Development is within 1km of Galway city center and next to a major transport node linking it to train and intercity routes

EU Taxonomy

- Project has a potential of EU Taxonomy alignment

CRREM Analysis

- Stranding 2035

BREEAM

- BREEAM Excellent certification (targeted)

E Mobility

- Project is walking distance from several mobility options and offers on-site secure bicycle parking.

Walkscore

- The project location walkscore is: 98

Fitwel

- Project aims to get Fitwel certification as a “healthy building”

Asset Description

The site sits in the heart of the Galway [redacted], directly behind [redacted] and is 0.22 hectares (0.55 acres) in size. The location of the site enables students to walk to the National University of Galway in less than 15 minutes.

The scheme comprises a predominantly student accommodation scheme (circa 10,747 square metres gross floor area) provided in two blocks sitting over a common ground floor level (consisting of a total of 345 bedrooms) with purpose-built student accommodation units plus co-working facilities.

Ground floor level (circa 1,177 square metres) contains ancillary student accommodation space, including flexible amenity areas such as the reception area, common space/screening area, study area, fitness studio, internal secure bicycle parking (175 number spaces), refuse storage and recycling area, laundry room, plant (including Electricity Supply Board substation), this is also a commercial space/business start-up space addressing [redacted] (circa 161 square metres).

Block 1 (North) is a seven-storey building (above ground floor) located in the northeast part of the site. It contains 158 bedrooms.

Block 2 (South) is an eight-storey building (above ground floor) located in the south-west part of the site. It contains 187 bedrooms.

All bedrooms are accessed from one number central core; all bedroom clusters have access to a shared kitchen/living room, profiled roof and roof lights over voids.

There are two landscaped gardens: the first is located at Level 01 between Blocks 1 and 2, with access from the common area at ground floor level, and the second is on the roof of Block 2. Pedestrian, bicycle, and vehicle access is from Queen Street exiting under Block 2.

Financial Commentary

EU Taxonomy and the SFDR

EU Taxonomy alignment is becoming increasingly crucial to real estate asset valuations, as alignment with the EU Taxonomy enables the asset to fall within the definition of sustainable investment, making it eligible to sit in an Article 9 fund under the Sustainable Finance Disclosure Regulation (SFDR).

If Article 8 is expressed as light green, Article 9 of the SFDR (Regulation (EU) 2019/2088) explains that the financial product must promote environmental or social characteristics in pre-contractual disclosures, and that's why it is called dark green.

The European Commission (EC) clarifies that a financial product to which Article 9 SFDR applies may invest in a wide range of underlying assets, provided these underlying assets qualify as "*sustainable investments*". However, often, there is confusion regarding what is classified as sustainable. As referenced in Article 5 of the EU Taxonomy Regulation (TR), there are two options to qualify assets as sustainable investments:

- *Financial market participants shall present the information to be disclosed pursuant to Article 9 in an annexe (pre-contractual disclosure)*
- *Disclose that asset allocation and the minimum share of sustainable investment is 100%*

In addition, as specified in the EU Taxonomy Regulation, a financial product, as referred to in Article 9 SFDR, invests in an economic activity for which the information to be disclosed shall include:

- *The information on the environmental objective to which the investment contributes; and*
- *A description of how and to what extent the investments are in economic activities that qualify as environmentally sustainable*

In addition, to be aligned with the EU Taxonomy and qualified as environmentally sustainable, an economic activity must meet all 'do not significantly harm' (DNSH) criteria and fulfil the minimum safeguards set out in Article 18 TR.

In the case of [redacted]Galway, if all evidence is confirmed after project completion, there could be an alignment pathway for Climate Change Mitigation for Acquisition and Ownership (7.7).

If this asset will achieve alignment with climate change mitigation, the following can be expected:

- The asset can be declared "climate neutral".
- The asset can potentially sit in an Article 9 "dark green" fund.
- The asset will be more resilient to future transition risks, such as new national legislation.
- The turnover from these activities and any capital expenditure (and specific operational expenditure) related to these activities and maintaining them are taxonomy-aligned and can be booked as taxonomy-aligned.

Source:

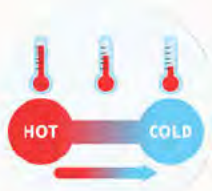
- *Answer 1. Of section 'V. Financial product disclosures' of the 'Consolidated questions and answers (Q&A) on the SFDR (Regulation (EU) 2019/2088) and the SFDR Delegated Regulation (Commission Delegated Regulation (EU) 2022/1288)';*
- *Article 5 of the EU Taxonomy Regulation (TR) EU 2020/852;*
- *Answer 18. Of section 'VII. Taxonomy-aligned investment disclosures' of the 'Consolidated questions and answers (Q&A) on the SFDR (Regulation (EU) 2019/2088) and the SFDR Delegated Regulation (Commission Delegated Regulation (EU) 2022/1288);*

Taxonomy Alignment

Climate Change Mitigation

[redacted] Student Living Galway can target EU Taxonomy alignment, with substantial contribution to the objective of Climate Change Mitigation, Annex 1. A review of the preliminary information shows a likelihood of alignment with climate change mitigation.
This will place it in the "sustainable investment" classification, which means that this asset could be held in an Article 9 fund. Several asset-specific design and construction criteria need to be met to achieve alignment with climate change mitigation.

Significant among these are the following:

EU Taxonomy Criteria	Description	Results
 **Energy Performance**	The Primary Energy Demand (PED), defining the energy performance of the building resulting from the construction, is at least 10 % lower than the threshold set for the nearly zero-energy building (NZEB).	Information received up to date indicate that the building will be designed to be compliant with the NZEB - 10% standard. Elkstone to confirm in writing that NZEB-10% will be achieved, and final BERs and Part L reports should be provided as evidence.
 **Air-tightness testing**	For buildings larger than 5000 m2, upon completion, the building resulting from the construction undergoes testing for airtightness and any deviation in the levels of performance set at the design stage or defects in the building envelope are disclosed to investors and clients.	On review of the schedule of areas and the basement plan, it can be seen that the 2 blocks are considerable as 1 building and that they are over 5000m2. Airtightness testing will need to be completed post construction.
 **Thermal Integrity testing**	For buildings larger than 5000 m2, upon completion, the building resulting from the construction undergoes testing for thermal integrity and any deviation in the levels of performance set at the design stage or defects in the building envelope are disclosed to investors and clients. As an alternative, where robust and traceable quality control processes are in place during the construction process this is acceptable as an alternative to thermal integrity testing.	On review of the schedule of areas and the basement plan, it can be seen that the 2 blocks are considerable as 1 building and that they are over 5000m2. Thermal integrity testing will need to be carried out post construction.

Taxonomy Alignment

 **Global warming potential**	For buildings larger than 5000m2, the life-cycle Global Warming Potential (GWP) of the building resulting from the construction has been calculated for each stage in the life cycle and is disclosed to investors and clients on demand.	A life cycle assessment of the asset to be completed.

Climate Change Mitigation

 **Efficient operation**	Where the building is a large non-residential building (with an effective rated output for heating systems, systems for combined space heating and ventilation, air-conditioning systems or systems for combined air-conditioning and ventilation of over 290 kW) it is efficiently operated through energy performance monitoring and assessment.	Design teams are to confirm if the rated systems are larger than 290kW and/or if any energy performance monitoring is planned for efficient operation.

“DNSH” Climate Change Adaptation

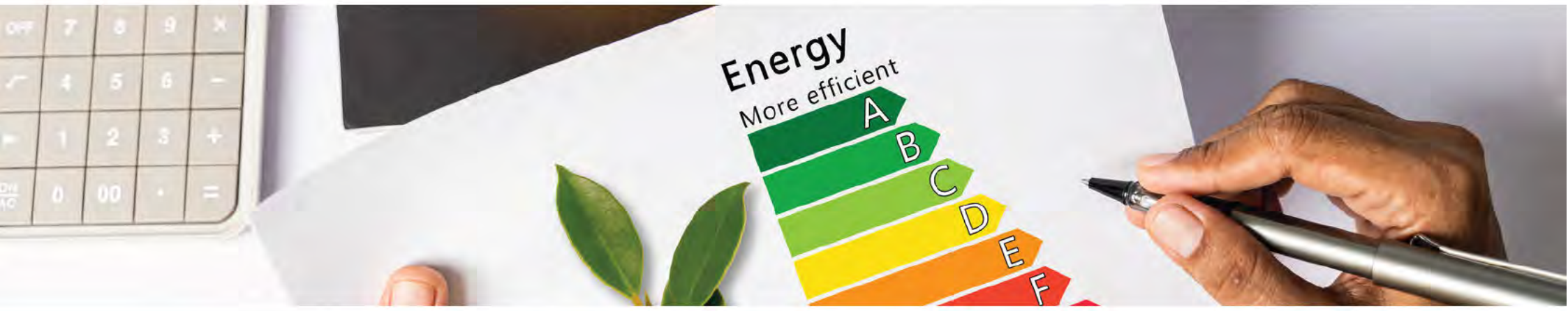
EU Taxonomy Criteria	Description	Results
 **Climate risk and vulnerability assessment (CRVA)**	The physical climate risks that are material to the activity have been identified by performing a robust climate risk and vulnerability assessment based on: • Flood risk assessment • Overheating assessment	A CRVA should be completed for its Taxonomy Alignment. • Flood risk assessment has been completed by Punch Consulting Engineers. • Sustainable Surface Water Drainage design system specification should be further analysed. • An overheating assessment should be completed to ensure thermal comfort from changes in temperature due to climate change.

Taxonomy Alignment

“Minimum Safeguards” Article 18 Regulation (EU) 2020/852

EU Taxonomy Criteria	Description	Results
 **Governance policies**	OECD Guidelines for Multinational Enterprises The minimum safeguards referred to in point (c) of Article 3 shall be procedures implemented by an undertaking that is carrying out an economic activity to ensure the alignment with the OECD Guidelines for Multinational Enterprises UN Guiding Principles on Business and Human Rights The minimum safeguards referred to in point (c) of Article 3 shall be procedures implemented by an undertaking that is carrying out an economic activity to ensure the alignment the UN Guiding Principles on Business and Human Rights. Declaration of the International Labour Organisation The minimum safeguards referred to in point (c) of Article 3 shall be procedures implemented by an undertaking that is carrying out an economic activity to ensure the alignment with the principles and rights set out in the eight fundamental conventions identified in the Declaration of the International Labour Organisation on Fundamental Principles and Rights at Work and the International Bill of Human Rights.	Alignment with minimum safeguards with governance policies for the owner of the building is to be confirmed with evidence.

Energy Performance



Energy Performance Certificate & EU Taxonomy

To prepare the asset for a potential Article 9 fund, it is advisable to ensure that the asset under construction will hold an **Energy Performance Certificate (EPC) better than nZEB**. This corresponds to the top 10% of the regional building stock expressed as operational Primary Energy Demand (PED), required for buildings built after 31 December 2020.

According to Article 2 of Directive 2010/31/EU of the European Parliament and of the Council:

> *“Energy Performance Certificate’ (EPC) means a certificate recognised by a Member State or by a legal person designated by it, which indicates the energy performance of a building or building unit, calculated according to a methodology adopted in accordance with Article 3 of Directive 2010/31/EU of the European Parliament and of the Council;*
>
> *‘Nearly zero-energy building’ (NZEB) means a building that has a very high energy performance […]. The nearly zero or very low amount of energy required should be covered to a very significant extent by energy from renewable sources, including energy from renewable sources produced on-site or nearby.”*

Better than nZEB

The initial assessment of the preliminary BRIRL Report (dated Jan 31st 2024) indicates that the preliminary design for [redacted] student accommodation will be 10% better than NZEB. i.e. EPC of 0.71 vs 1.0 [NZEB]. The final reports are required to confirm this value.

BRIRL Output Document

Compliance Assessment with the Building Regulations (Ireland) TGD-Part L 2017

This report demonstrates compliance with specific aspects of Part L of the Building Regulations. Compliance with all aspects of Part L is a legal requirement. Demonstration of how compliance with every aspect is achieved may be sought from the Building Control Authority.

Student Accommodation Dev

Date: Wed Jan 31 21:05:29 2024

Administrative information

Building Details	Client Details
Address: Student Accommodation Development , [redacted] Galway City, .	Name: Name
	Telephone number: Phone
	Address: Street Address, Co. Carlow, Eircode

NEAP

Calculation engine: SBEMIE
Calculation engine version: v6.6.a.0
Interface to calculation engine: Virtual Environment
Interface to calculation engine version: 7.0.23
BRIRL compliance check version: v5.6.a.0

Energy Assessor Details

Name: [redacted]
Telephone number: Phone
Email: [redacted]
Address: [redacted]

Primary Energy Consumption, CO2 Emissions, and Renewable Energy Ratio

The compliance criteria in the TGD-L have been met.

Calculated CO2 emission rate from Reference building	51.7 kgCO2/m2.annum
Calculated CO2 emission rate from Actual building	24.9 kgCO2/m2.annum
Carbon Performance Coefficient (CPC)	0.48
Maximum Permitted Carbon Performance Coefficient (MPCPC)	1.15
Calculated primary energy consumption rate from Reference building	274.3 kWh/m2.annum
Calculated primary energy consumption rate from Actual building	194.5 kWh/m2.annum
Energy Performance Coefficient (EPC)	0.71
Maximum Permitted Energy Performance Coefficient (MPEPC)	1
Renewable Energy Ratio (RER)	0.35
Minimum Renewable Energy Ratio	0.1

Heat Transmission through Building Fabric

Element	$U_{w,Limit}$	$U_{w,Calc}$	$U_{i,Limit}$	$U_{i,Calc}$	Surface with maximum U-value*
Walls**	0.21	0.21	0.6	0.21	01000000_W1
Floors (ground and exposed)	0.21	0.21	0.6	0.21	01000002_F
Pitched roofs	0.16	-	0.3	-	"No heat loss pitched roofs"
Flat roofs	0.2	0.2	0.3	0.2	01000007_C
Windows, roof windows, and rooflights	1.6	1.33	3	1.33	01000000_W2_O0
Personnel doors	1.6	0.25	3	2.2	00000014_W1_O0
Vehicle access & similar large doors	1.5	-	3	-	"No ext. vehicle access doors"
High usage entrance doors	3	-	3	-	"No ext. high usage entrance doors"

$U_{w,Limit}$ = Limiting area-weighted average U-values [W/(m2K)]
$U_{w,Calc}$ = Calculated area-weighted average U-values [W/(m2K)]
$U_{i,Limit}$ = Limiting individual element U-values [W/(m2K)]
$U_{i,Calc}$ = Calculated individual element U-values [W/(m2K)]

* There might be more than one surface with the maximum U-value, ** Automatic U-value check by the tool does not apply to curtain walls whose area-weighted average and individual limiting standards are 1.8 and 3 W/m2K, respectively.

Air Permeability	Upper Limit	This Building's Value
m3/(h.m2) at 50 Pa	5	4

Energy Performance

EPC/BER Key Performance Indicators

The tables below [taken from the preliminary BERs] show that the project is being specified to exceed the minimum performance of "compliance." The green cells below indicate the uplift from the baseline design. These metrics should be tracked through construction so outcomes are delivered, this is key to ensure the project is delivered to be 10% better than NZEB.

Ways in which the EPC could be improved include, ans an example, improvements in heating systems efficiency, fabric insulation, window G value, lighting efficiencies, advanced controls, natural ventilation strategy. Catalyst can provide a "sustainability project monitoring" service, where we'd coordinate with the design team to assess opportunity for improvement.

Asset Name	Billing Data Acquired
Calculated CO2 emission rate from Actual building	*24.9 kgCO2/m2.annum*
Carbon Performance Coefficient (CPC)	***0.48***
Maximum Permitted Carbon Performance Coefficient (MPCPC)	*1.15*
Calculated primary energy consumption rate from Reference building	274.3 kWh/m2.annum
Calculated primary energy consumption rate from Actual building	***194.5 kWh/m2.annum***
Energy Performance Coefficient (EPC)	***0.71***
Maximum Permitted Energy Performance Coefficient (MPEPC)	1
Renewable Energy Ratio (RER)	**0.35**
Minimum Renewable Energy Ratio	0.1

Element	U-Value (Max)	U-Value (Proposed)
Walls**	*0.21*	*0.21*
Floors (ground and exposed)	*0.21*	*0.21*
Flat roofs	0.2	0.2
Windows, roof windows, and rooflights	*1.6*	*1.33*
Personnel doors	*1.6*	*0.25*
Air Permeability (m3/(h.m2) @ 50Pa	*5*	*4*

- *Note that the values stated above are from one of two BRIRLs received.*
- *The only project information received was two BRIRL (EPC output values). One was >10% better than NZEB, the other was not. The data above is for the "better" block. It is recommended that the overall strategy be assessed by the design team to rais the development as a while to >10% better than NZEB.*
- *Another discrepency noted was that the values displayed on the BER cert [sample] were different to both BRIRLs. This is common during design stage, but should be stated here for transparency.*

All information provided is subject to modification as currently the project is in Design & Construction Stage.

Energy Performance

EPC/BER Key Performance Indicators

Overheating Risks

A large number of areas have been identified as having an overheating risk, but this is expected to be mitigated through the design and specification of appropriate products like glazing with a low G-value or including solar shading. It is common, at this stage, for overheating to be identified, and this forms part of the design process. It's now incumbent on the design team to mitigate these risks.

It's advisable to specify passive mitigation measures such as solar shading or blinds so that operational costs are not driven up by active cooling systems such as air conditioning. A detailed overheating assessment with a dynamic model in compliance with CIBSE TM59 should be completed to ensure thermal comfort from changes in temperature due to climate change and to ensure alignment with EU Taxonomy for the asset.

Renewables

From the BRIRL documents, a number of renewables have been identified for the delivery of heating and cooling, though the extent of coverage of these systems is not evident from the documentation received. For example, electric radiators are noted with a Coefficiency of Performance "COP" (efficiency) of 1, whereas other HVAC systems are noted with a much greater COP of 3.5 for a Variable Refrigerant Flow "VRF". The extent of coverage of electric radiators, if significant, could increase operating costs significantly compared to the VRF [as an example].

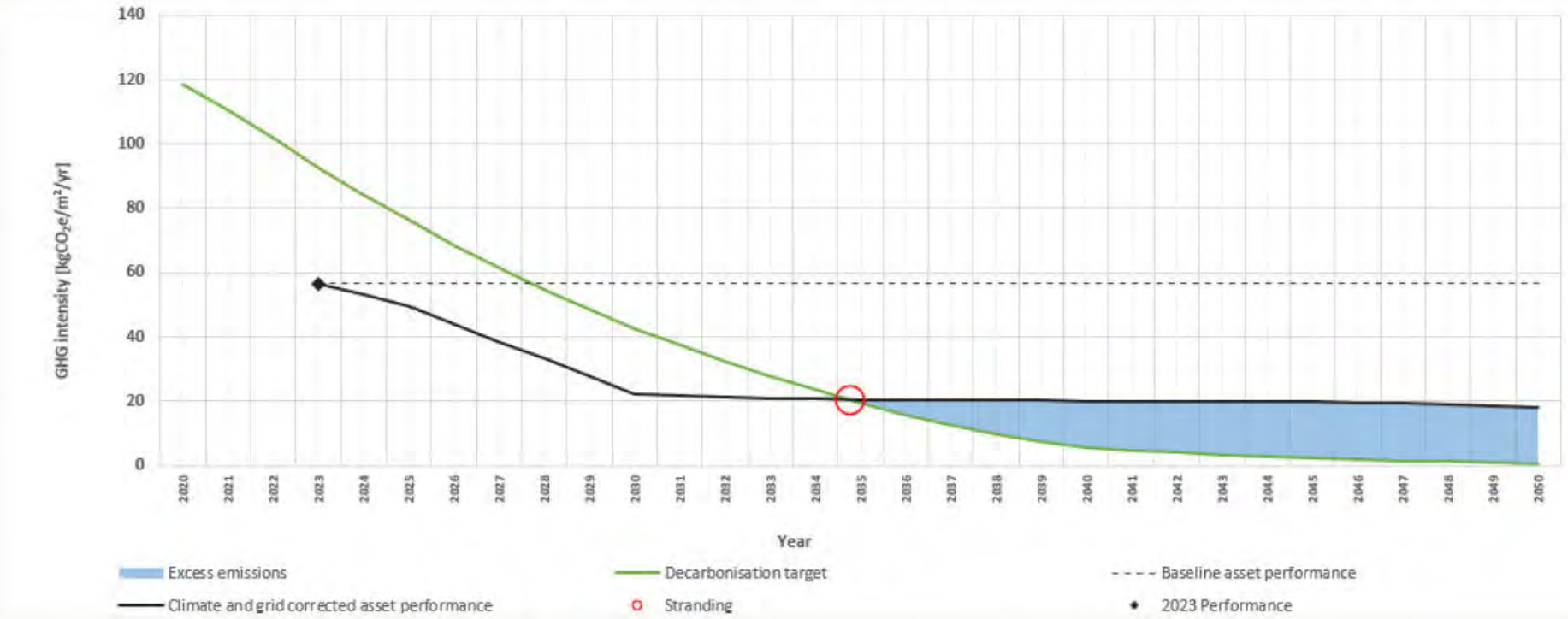
Solar PV Generation

From the documents received, it was not possible to assess the number of solar panels being proposed for the development [if any]. It is recommended to maximise the amount of PV being installed to offset scope 2 emissions and satisfy a portion of the development's electrical demand by on-site renewables.

All information provided is subject to modification as currently the project is in Design & Construction Stage.

CRREM Analysis

The following is an estimate of the stranding date for the development. It should be stated that CRREM only partially assesses the risk of transitioning to net zero. The assessment here also excludes modelling of key metrics such as the presence of solar PV, which would improve the stranding date, and refrigerants, which could dissimprove the stranding date, if not correctly specified. For example, the use or refrigerants with a GHG <10 will improve BREEAM scoring and improve the stranding date. Based on the building type, age and profile, our experience would indicate that the stranding date would normally land somewhere between 2036 and 2039.



CRREM stands for Carbon Risk Real Estate Monitor, and it is often used as a tool for understanding the risks associated with the transition to a climate neutral society. CRREM is focused on transitional risks, whereby it identifies the potential for stranding taking account of any green retrofitting and any bottom-up quantitative risk indicators.

Of the four transitional risks identified by the TCFD (Policy and legal, technology, market, and reputation risks), a **CRREM assessment can inform of the risks associated with market and reputation only**.

An assessment of [redacted] Galway was undertaken based on combined preliminary BER data, and it is understood that the stranding of the asset would occur in 2035 without any interventions.

Stranding in 2035 means that the asset will consume more carbon than allowed in the country's national budget based on absolute budgets and pathways derived from downscaling the global budget.

Ways of improving the date of stranding to 2050 could include:

- Implementing project sustainable procurement plan to limit GHG emissions.
- Additional renewables (PV or Heat Pumps)
- Procuring only renewable energy
- Improving building fabric performance
- Implementing rigorous energy management protocols
- Automating building controls
- Prioritising passive measures to mitigate excessive use of power to heat or cool the building

Sustainable Student Living Design

- Sustainable Location
- Circular & Sustainable Materials
- Decarbonisation
- Energy Optimisation
- Renewable Energy Use
- EU Taxonomy Alignment
- BREEAM Certification
- Fitwel
- Health & Wellbeing
- Air Quality
- Mobility & Accessibility
- Sustainable Living
- Understanding Climate Risks
- Social Communities
- Understanding Cost of Carbon
- Technology Adaptation
- Diversity & Inclusion
- Society Engagement

The student accommodation development consists of 2 no. blocks, comprising of GIA with 345 no. bedrooms: Block one of 158 no. bedroom and Block two of 187 no. bedrooms.

345 units on a site area of 0.6 Ha gives a residential density of 495.1 Units/Ha, which complies with the Galway City Development Plan density requirements and is also aligned with the sustainable encouragement of efficient land use.

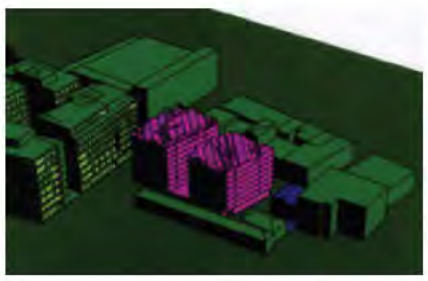
The total Net Internal Area is greater than 5000 m2, and the project can be identified as a large project in scale for several sustainability assessments in criteria, including EU Taxonomy and other voluntary building certifications.

A review of preliminary designs and specifications indicates that [redacted] Student Living targets a high indoor air quality to contribute to resident's health and well-being.

BREEAM certification and Fitwel certification schemes are being targeted to follow through on tracking the implementation of objectives.

Sustainable Design

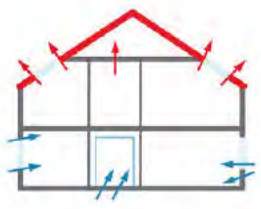
Daylight and Sunlight



Daylight:
The building has the potential to meet the Daylight criteria, with 80% of relevant building areas meeting an Average Daylight Factor (ADF) of 1.5% (2% for kitchens and communal spaces) and a uniformity ratio of at least 0.3 or >80% of the rooms having a view of the sky from a desk height. The room depth criterion is also satisfied.

Daylight Impact:
In this case, no existing residential units will be affected by this building development. A study was carried out on the adjacent church building, and the average daylight factor in this space will not be adversely impacted by [redacted]

Sunlight Impact:
The impact of the development on sunlight access to the adjacent building is slight moderate, this change is consistent with a pattern of change that would be reasonable in an urban environment.



Air-tightness

The development targets an air tightness test result in compliance with the current Building Regulations requirement, as well as with a BREEAM compliant thermographic survey.

On-site Renewables

Extent and coverage of renewables is unknown at this time.

U values/G Values

U-values targeted are broadly aligned with the building regulations back-stop performance, which are quite high thresholds. The window specification marginally exceeds this back-stop. The window G Value is not specified, currently.

BREEAM Certification

Building Research Establishment Environmental Assessment Methodology

BREEAM (Building Research Establishment Environmental Assessment Methodology) is a globally renowned green building certification program that ensures high-quality building design, construction, and operation for the well-being of users, residents, communities, and ecosystems.

The project is currently aiming for a BREEAM New Construction Excellent rating, and [redacted], a multidisciplinary consulting engineering firm, has carried out a pre-assessment.

Given that the building is categorised as Type 5—Residential Institution—for long-term stay, the targeted rating at the time of assessment is 75%, with the current potential rating at 87% to achieve a BREEAM Excellent rating. The benchmark to achieve the BREEAM Excellent rating is 70%, so having a 17% buffer is considered sufficient to meet the objective. At this point, only 35% of the credits have been verified with evidence, indicating a high level of uncertainty, which is typically at this stage of a project.

The key areas for this project are Management, Transport, Waste, and Land Use & Ecology, where it is possible to achieve all or almost all of the credits. Other categories, such as Pollution and Materials, are in a very good position, whereas Health and Wellbeing and Energy are the weakest aspects covered by this residential accommodation.

BREEAM Rating	% score
OUTSTANDING	≥ 85
EXCELLENT	≥ 70
VERY GOOD	≥ 55
GOOD	≥ 45
PASS	≥ 30
UNCLASSIFIED	< 30

Fitwel Certification

Fitwel Prioritising Health & Wellbeing

Fitwel® is a people-centric real estate certification platform committed to building health for all.

[redacted] Student Living has been designed to achieve a Fitwel certification rating. Fitwel is the leading certification for built environment with a focus on enhancing health and wellbeing of occupant and communities. The full certification can only be confirmed following the post construction evidence submissions and assessments.

- Assesses how well a building supports the health and wellbeing of its occupants.
- Promoting healthier environments with a positive impact on student academic performance and overall wellbeing.
- Fitwel considers factors such as access to natural light, healthy food options, opportunities for physical activity, and mental health support.
- Competitive advantage for student accommodations in the market: seeking buildings to live that prioritise health and wellbeing.
- Clear and recognisable symbol of a building or space's commitment to health and wellbeing, which can attract health-conscious students.

- Impacts Community Health
- Reduces Morbidity + Absenteeism
- Supports Social Equity for Vulnerable Populations
- Instills Feelings Of Wellbeing
- Provides Healthy Food Options
- Promotes Occupant Safety
- Increases Physical Activity

Sustainable Location and Accessibility

Location and Mobility at [redacted]

Situated steps away from Galway City Centre, [redacted], Galway Train Station, and Galway Docks, the [redacted] development offers good connectivity for those walking, driving, or commuting to work and college. This prime location is less than 500 meters from the city's main station and is directly accessible by commuter and national train services. These attributes align the asset with the BREEAM and Fitwel requirements on walking distance, enhancing its appeal and accessibility. The Outline Mobility Management Plan also states that the project's accessibility is linked to the Galway Metropolitan Area Transport Strategy.

[redacted] Student Living is only a few meters from Galway City [redacted] and Galway Train Station. It is also within walking distance of several other mobility options, such as bus stops, a TFI Bike share station, a GoCar car sharing point, an electric car charging station, and other low-carbon mobility options.

Low Carbon Transportation & Parking Design at [redacted]

[redacted] Student Living project, aims to align with best practice guidelines regarding parking amenities.

The project design is aligned with the following BREEAM New Construction - Transport issue criteria:

- Public transport accessibility
- Proximity to amenities
- Electric recharging stations
- Cycle storage
- Maximum car parking capacity
- Travel plan
-

Bicycle parking is available onsite to internally secure 175 bike spaces on the common ground floor level.

Sustainable Student Housing

Opportunities to improve sustainable student housing for [redacted] Student Living Project:

- Clean Construction

with cleaner materials, modern methods of construction, and smart and optimised design.

- Use of data and technology

With data-driven technologies, data collection and analysis are to track and achieve environmental objectives.

- Operations for Decarbonisation

The synergy between operators and student residents incentivises sustainable behaviour among students and encourages participation in their corporate sustainability projects.

- Sustainable communities

with local governments and higher education institutions implementing carbon reduction strategies, partnering with local environmental charities and encouraging residents to participate in community activities and use community gardens or allotments.

Specific pillars for social value measurement:

- Promoting Skills and Local Employment
- Supporting Growth of Responsible Regional Business
- Healthier, Safer and more Resilient people
- Decarbonising and Safeguarding our World

Social Value Impact and Governance

Social Value

- [redacted] Student Living could enhance its social value impact by adopting the Social Value Portal (SVP).
- SVP is a comprehensive online platform designed to facilitate the measurement and monitoring of social value. Building upon the principles of the National TOMs framework, which provides a standardised approach to measuring social value, the SVP offers an ESG measurement solution tailored specifically for the real estate industry.

ESG Governance

- By meeting minimum safeguards requirements and collecting policy documents that ensure human rights protection for EU Taxonomy, [redacted] Place Student Living can partially address governance obligations
- Additional emphasis could be placed on assigning responsibilities to manage all ESG-related matters more effectively.
- The asset works are linked to [redacted] ESG Policy Framework and the evidence for that would be [redacted] ESG Corporate Policy, Design and Construction Policy, and Property Management Policy written by ESG Europe.

Future of Student Living

Student Management Plan

The student residence is unique, attracting many different nationalities, educational sectors, universities and age groups. Students typically book either 51 or 43-week contracts. This flexibility allows an opportunity to also enable summer internship or language school programme students. The consideration for social and study time ensures appealing to post-graduate students as well.


SOCIAL EVENTS


CAREER EVENTS


LEARNING EVENTS

PARTNERS


BRAND PARTNERS


EXCLUSIVE EVENTS


LOCAL DISCOUNTS

CSR


SUSTAINABILITY


CHARITY


SCHOLARSHIPS

The operations and management team are to be experienced property managers working with detailed policies and processes, including:

- Fire Prevention
- Management of Health&Safety
- Incident Reporting
- Community Responsibility
- Code of Behaviour and Conduct
- Harassment and Discrimination Policy
- Pastoral Care
- Complaints
- Quiet and Courtesy Hours Policy
- Guest Policy
- Judicial Process
- Administrative Review, Sanctions & Appeals Process
- Move-in Process and Resident Induction

These policies form part of Standard Operating Procedures to ensure an excellent management plan for the student accommodation assets.

CATALYST