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THE BRIDGE: FIRST CARBON NEUTRAL CERTIFIED REAL ESTATE PROJECT IN LUXEMBOURG

“The Bridge” office building, located in the heart of the Brooklyn real estate programme, promoted by Eaglestone on the Dernier Sol block in Bonnevoie, is the first certified carbon neutral project in Luxembourg.

Eager to play an active role in the fight against climate change, the developer has embarked on a “Carbon Footprint Neutral” certification process with the Energie et Environnement consultancy firm.

Luxembourg, 29th April 2022 - Alongside its commitment to excellence and quality, Eaglestone also devotes significant focus on the sustainability of its projects. The developer’s commitment is reflected in their innovative positioning with respect to the environmental challenge. With “The Bridge” project, they are demonstrating this commitment and their position as a pioneer in the sector by making a direct contribution to the fight against climate change, as it is the first real estate project to be awarded the “Carbon Footprint Neutral” certification in Luxembourg.



The first real estate project to obtain carbon neutrality certification

“The Bridge” is the iconic building of the new “Brooklyn” complex, on the Dernier Sol block (Bonnevoie) and alongside the extension of the tram line beyond the Central Station. It will feature almost 4,250 m² of office space.

“We viewed this project as an excellent opportunity to implement a carbon certification process for the building, the first of its kind in Luxembourg, as a clear demonstration of our group’s commitment to social responsibility,” explains Jean-Christophe Bocci, Technical Director at Eaglestone Luxembourg.

“By adopting this certification process, we are seeking to take a pragmatic approach to examining architectural potential in order to reduce the carbon impact of our projects as much as possible,” explains Stéphane Bagat, Project Director, Eaglestone. *“Furthermore, occupants are becoming increasingly attuned to environmental aspects. Although this is not the primary objective of the approach, this commitment also serves to address new market expectations.”*

Measuring, reducing and offsetting emissions

In this context, Eaglestone approached Energie et Environnement, which launched the Carbon Footprint label earlier this year. The engineering consultancy firm that specialises in energy and environmental issues provides guidance and assistance in developing projects by assessing their carbon footprint, helping to significantly reduce their emissions and, *ultimately*, by offsetting residual emissions associated with implementing them.

“The Carbon Footprint label, which is part of a “measure-reduce-neutralise” approach, aims to support and promote the efforts of entities that are committed to reducing their carbon impact,” explains Julien L’Hoest, partner at Energie et Environnement. *“Based on ISO standards and internationally recognised benchmarks, it applies to real estate developments as well as to any other activity or commodity.”*

The Bridge is **the first real estate development project in Luxembourg to embrace an approach that involves assessing and reducing the carbon impact inherent to its construction.** For this purpose, an accurate assessment of the carbon impact of the initial project is compiled based on the quantities of materials recorded in the schedules.

“The assessment process qualifies for the Carbon Footprint Checked label. It is essential in that it can be used to identify the components of the building that are high emitters of CO₂ and examine the solutions to minimise their impact,” adds Daphné Piona, from the Energie et Environnement office. *“To obtain the “Carbon Footprint Optimised” label, the emissions associated with the project must be significantly reduced.”*



A reforestation project in the East of France to offset 2,900 metric tons of CO₂

With The Bridge, Eaglestone has set its sights on the most advanced certification: Carbon Footprint Neutral.

This is envisaged after the assessment and CO₂ reduction phases and is granted after measures to offset residual emissions have been implemented. For Eaglestone, this carbon contribution consists of funding regional projects that contribute to reducing global emissions.

In reality, the **carbon emission reduction phase of the project enabled more than 10% of the emissions of the initial project to be saved**, which corresponds, for example, to the equivalent of the emissions of 100 round-trip flights between Luxembourg and New York.

On the whole, to achieve carbon neutrality of the future office building, **Eaglestone will offset nearly 2,900 metric tons of CO₂ equivalent by undertaking to regenerate a degraded forest plantation covering an area of approximately 18 hectares located in Moselle**, the equivalent of 18 football pitches. This action is carried out in collaboration with the French national forestry office (ONF).

“Thanks to the Eaglestone project, the ONF will replant the forest with a variety of tree species that are better adapted to future climates and will help restore a forest ecosystem that has been affected by climate change. With the storage of the equivalent of 2,900 metric tons of CO₂ over a period of 30 years, the project will contribute to mitigating climate change and will also promote biodiversity”, explains Christophe Fotr , territorial director of the ONF du Grand Est. “At a time when many forest stands are suffering from drought and health crises, it is essential to continue to replenish the forest in response to climate change. At the ONF, this ambition is supported by the development of “low-carbon” certified projects, through which companies can contribute to highlighting the essential role of our forests in regulating the climate and protecting biodiversity.”



From left to the right : Yoann Crunel, Responsable Secteur Thionville – ONF ; Damien Galland, Directeur de l'Agence ONF Metz ; Daphné Piona, Ingénieur Projets Energie & Environnement ; Jean-Christophe Bocci, Technical Director Eaglestone ; Stéphane Bagat, Project Director Eaglestone.

Leading the way to more effective change management

“Today, we are very proud to be the first project in Luxembourg to take up the climate change challenge,” remarks Jean-Christophe Bocci. *“As we are fully aware of the importance of the real estate sector in the fight against GHG emissions, we want to act responsibly, through a systemic approach, to lead the way towards effective change. With our determination to voluntarily offset CO₂ by supporting a low-carbon labelled project, the aim is to encourage environmentally-friendly projects on a local scale that make sense for our business.”*

The label obtained at the “project” phase will be confirmed once the building has been handed over, in particular after ascertaining that the features designed to minimise the project’s carbon impact have been implemented.



ABOUT EAGLESTONE GROUP

Eaglestone is a European group specialising in real estate development and investment and is active in Belgium, Luxembourg and France.

Eaglestone is renowned for the exceptional architectural and technical quality of its projects. Its philosophy is to embellish the existing environment by creating responsible urban developments with a unique identity. In keeping with these values, all of Eaglestone's developments have a very high environmental focus, notably aiming to be carbon neutral, as well as to promote the well-being and comfort of occupants by obtaining international certifications.

With a team of 108 employees, the group currently manages a portfolio of some 83 projects covering the residential, office and commercial segments, representing more than 550,000 m² under ownership and construction.

For more information on the group: www.eaglestone.group



About Energie et Environnement

As a specialist in energy optimisation, sustainable development and fire safety, Energie et Environnement S.A. has adhered to a quality approach that has made it a benchmark in its business areas in the Grand Duchy of Luxembourg since it was founded in 1991.

For more information on the company: <http://www.enerenvi.lu>

To find out more about the Carbon Footprint label, Luxembourg's first label that acknowledges the efforts of organisations to minimise their carbon footprint: <https://carbonfootprint.lu/fr>



About the French national forestry office and the Low-Carbon (Bas-Carbone) Label

The **Office National des Forêts (ONF)** is a leading force in the forestry and timber industry, managing nearly 11 million hectares of French public forests that belong to the State and local authorities. The foresters' day-to-day activities focus on three objectives: timber production, environmental protection and receiving the public. The ONF also conducts public service missions with regard to managing natural hazards and offers services to local authorities and companies. The ONF collaborates with partners who wish to join the fight against climate change by proposing solutions for the benefit of public forests: restoration of forests impacted by climatic hazards, sponsorship, CSR (corporate social responsibility) policies, and investments in carbon projects in France with the low-carbon label and worldwide.

The **low-carbon label** was introduced in 2019 by the French Ministry of Ecological Transition and Solidarity. It guarantees and promotes the environmental integrity of projects in all sectors (forestry, transport, waste, etc.). It certifies that a project effectively contributes to achieving France's climate objectives, with priority given to reducing greenhouse gases and sequestering CO₂ emissions. The low-carbon label sustainably instils public interest in business models. It is currently the only tool available for companies to offset their carbon emissions through plantation projects in French forests, which are often geographically located very close to each other. By offering funding for certified local projects, the label supports voluntary companies in their quest for carbon neutrality. This partnership goes hand in hand with an already firmly established environmental policy. This enables economic actors (local, national or from neighbouring countries) to pursue their commitment to offsetting their environmental impact through tangible projects with visible and measurable results.