

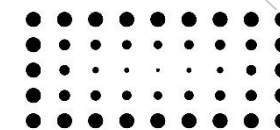




the  
Shift



# LIFE Belgian Financing Roundtables on Energy Efficiency



**Embuild**

THE BELGIAN CONSTRUCTION  
ASSOCIATION

LIFE BE FREE



wattson



# Belgian Green Building Council

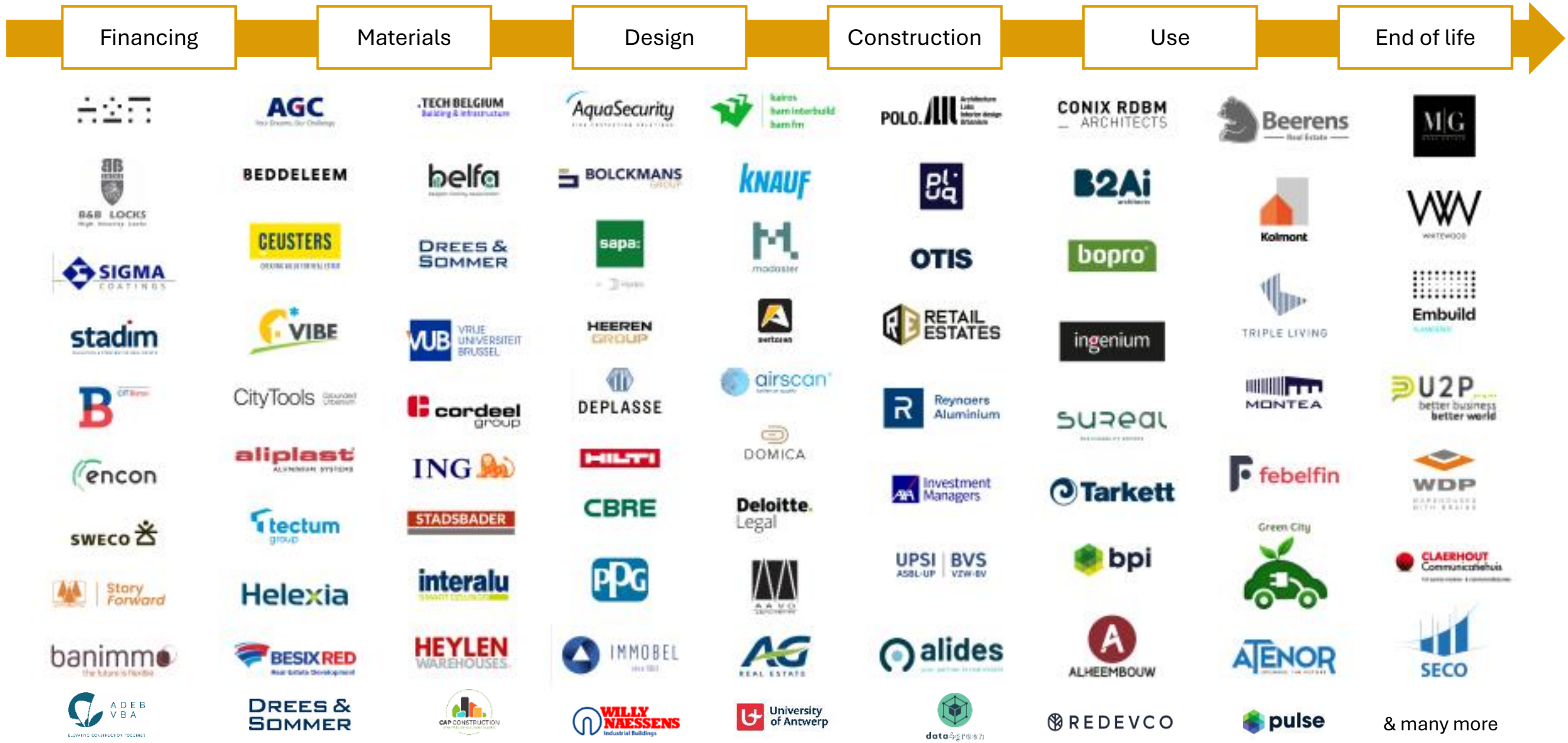
By Gilles Vanvolsem (CEO)

For Life Be Free

29.05.2026



# 100+ MEMBERS





- **80** GBC Worldwide
- **25** GBC in Europe (nearly 5 000 members across EU)
- Coordination at **Europe Region level**: 7 FTE working on collaboration, sustainable finance and EU Regulations
- **Action, advocacy, and collaboration**
- Focus: **accelerate the transition**

# ACT LOCAL, THINK GLOBAL



*World GBC – Europe Region Network Meeting – Vienna – March 2026*

“**Accelerate** the transition  
towards a resilient and future-proof Belgian real estate sector,  
while **positioning Belgium** at the heart  
of international knowledge exchange and cooperation.”



# TASK FORCE

## Delivered

## On going

## Planned

### Capacity

 **Common Language Taskforce**

EU Taxonomy Guidance


Framework for Climate-Adaptive Buildings

Adoption of Green Criteria into Asset Valuation

On Board Small Scale Projects

Financing Models for Green Renovation

### Objectives

 **Facilitate the financing of the transition**

 **Unlocking initiatives Taskforce**

Support EPB harmonization

Harmonize Embodied Carbon Assessment

Belgian Green Building Barometer

Drive Industrial-Scale Circular Solutions


[Your priority here]

 **Simplify common industry processes**

# EU TAXONOMY GUIDANCE







EU Taxonomy

GREEN WASHING

SUSTAINABLE  
FINANCE

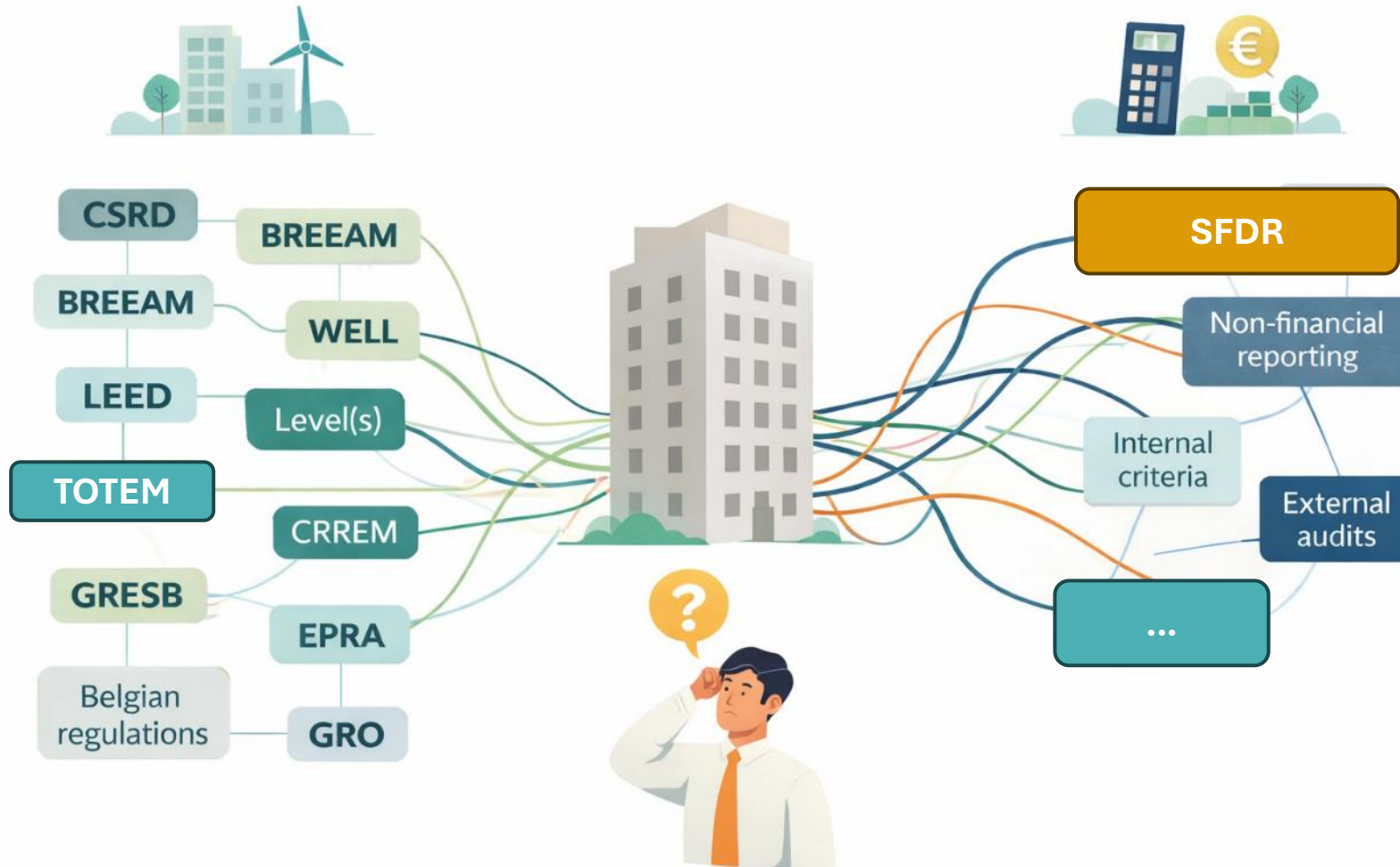
- Accommodation activities
- Arts, entertainment and recreation
- **Construction and real estate activities**
- Disaster risk management
- Education
- Energy
- Environmental protection and restoration activities
- Financial and insurance activities
- Forestry
- Human health and social work activities
- Information and communication
- Manufacturing
- Professional, scientific and technical activities
- Services
- Transport
- Water supply, sewerage, waste management and remediation



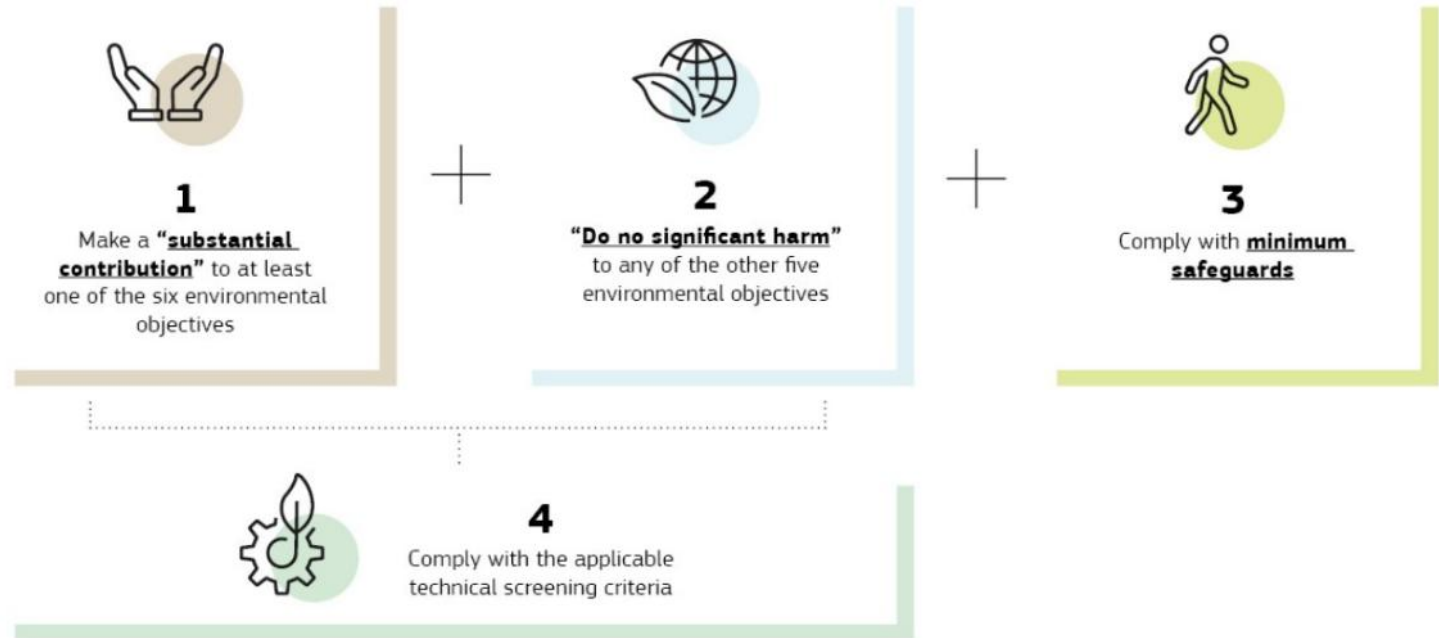
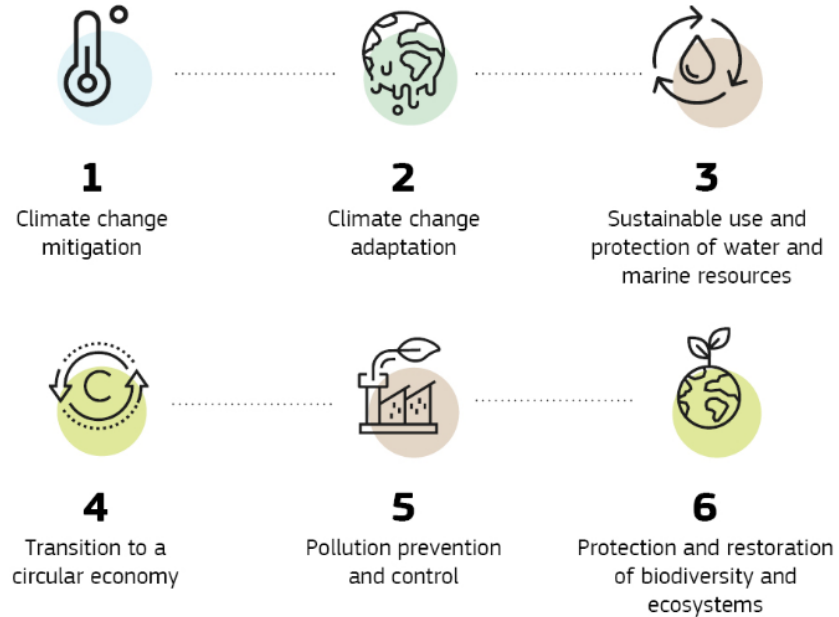
## **La BCE sanctionne pour la première fois une banque en retard sur le risque climatique**

Les sanctions tombent. La banque espagnole Abanca est la première à se voir infliger une amende parce qu'elle n'a pas effectué d'analyse de matérialité financière des risques climatiques et environnementaux. La Banque centrale européenne (BCE) avait fixé aux banques la fin de l'année 2024 comme date butoir pour évaluer et gérer ces risques.

# IS A BUILDING SUSTAINABLE?



# EU TAXONOMY



Source: <https://ec.europa.eu/sustainable-finance-taxonomy/>

Common definition of a sustainable activity (new construction, renovation, acquisition & ownership):

- That financial institutions and large companies **must** apply in their sustainability reporting
- That **can** also be used for financing, commercialisation of assets, public support schemes and subsidies.

**FEBELFIN recommends extending the use of the EU Taxonomy beyond reporting obligations.**

### Summary of the main EU Taxonomy metrics - based on turnover

EUR mio	Gross carrying amount	EUT eligible	EUT aligned
Loans and advances, debt and equity securities other than held for trading			
Financial corporations	3,578.38	1,098.39	58.61
Non-financial corporations	5,396.71	3,401.13	521.67
Households	44,982.45	44,982.45	4,528.81
Local governments financing	2,487.59	2,487.59	—
<b>Total assets in numerator and denominator of GAR</b>	<b>56,445.13</b>	<b>51,969.56</b>	<b>5,109.09</b>
EU non-financial corporations, not subject to CSRD	50,811.85		
Non-EU and non-financial corporations, not subject to CSRD	4,565.47		
Derivatives	520.51		
On demand bank loans	148.56		
Cash	351.34		
Other assets	38,411.19		
<b>Total assets not covered for GAR calculation</b>	<b>94,808.91</b>		
<b>Total assets</b>	<b>151,254.0</b>		
<b>Green Asset Ratio (GAR)</b>			<b>9.05 %</b>

Source: ING 2025 Annual report

## Eligible **ACTIVITIES** related to Real Estate:

**7.1 Construction of new buildings**

**7.2 Renovation of existing buildings**

7.3 Installation, maintenance and repair of energy efficiency equipment

7.4 Installation, maintenance and repair of charging stations for electric vehicles in buildings (and parking spaces attached to buildings)

7.5 Installation, maintenance and repair of instruments and devices for measuring, regulation and controlling energy performance of buildings

7.6 Installation, maintenance and repair of renewable energy technologies

**7.7 Acquisition and ownership of buildings**

The BGBC guidance focuses on 7.1, 7.2 and 7.7

(other activities don't require guidance)

# SUBSTANTIAL CONTRIBUTION

## EU Taxonomy Compass

real   Transitional  Enabling

Sector	Activity	Climate mitigation	Climate adaptation	Water	Circular economy	Pollution prevention	Biodiversity
Construction and real estate activities	Acquisition and ownership of buildings	⊕	⊕				
Construction and real estate activities	Construction of new buildings	⊕	⊕		⊕		
Construction and real estate activities	Renovation of existing buildings	⊕ T	⊕		⊕		

Different sets of technical screening criteria.

EU Taxonomy alignment can be done for a variant **of your choice**.

(e.g.

- *New construction making a substantial contribution to Climate Mitigation*
- *Renovation making a substantial contribution to circular economy)*

# WHY A BELGIAN GUIDANCE?

- Unclear requirements on **evidence**
  - Which documents?
  - At what stage (design, as-built)
- Different **interpretations** across stakeholders
  - Developers, banks, engineers, auditors
- Leads to inconsistency, administrative burden, risk of greenwashing



# ONE ECOSYSTEM, ONE LANGUAGE

**Across all personas, the common need is clarity, predictability and consistency.**

The guidance offers:

- **Clear definitions** and simplified interpretations of EU Taxonomy criteria
- Guidance adapted to **new construction, renovation and acquisition** projects
- **Links to Belgian legislation**, showing what evidence is required for validation (design phase) and verification (as-built)
- Maintained and updated as regulations and market expectations evolve

Home / EU Taxonomy Guidance For Buildings In Belgium

## EU Taxonomy Guidance for Buildings in Belgium

This guidance provides practical support for aligning building related activities in Belgium with the requirements of the EU Taxonomy. It covers new construction, renovation, and acquisition, and offers clear explanations of the relevant technical screening criteria.

By translating European requirements into a structured and locally adapted framework, the guidance helps market actors navigate regulatory complexity and apply the EU Taxonomy more consistently in practice.

Its objective is to facilitate alignment while contributing to the transition towards a future proof real estate in Belgium.

Useful links:

About this Belgian guidance

EU Taxonomy Compass

CPEA

Print the result

Activity \*

- Make selection -

[\(more info\)](#)

Region \*

- Make selection -

[\(more info\)](#)

Apply

<https://www.belgiangbc.be/en/eu-taxonomy>

# NAVIGATING IN THE BGBC GUIDANCE



Contact



Activity \*

New construction

[\(more info\)](#)

Substantial contribution \*

Climate mitigation

[\(more info\)](#)

Region \*

Wallonia

[\(more info\)](#)

Apply

Reset

Climate Change Mitigation [CCM]



Climate Change Adaptation [CCA]



Water [WTR]



Circular Economy [CE]



Pollution Prevention & Control [PPC]



Biodiversity [BIO]



Minimum Social Safeguards



Select the activity, variant and region of your project

Technical criteria are grouped by categories (the EU objectives) and sub-categories

# STRUCTURE OF THE BGBC GUIDANCE

Activity \* New construction  
Substantial contribution \* Climate mitigation  
Region \* Wallonia  
Apply Reset

Climate Change Mitigation [CCM]

Nearly Zero Energy Buildings -10% [Wallonia]

ID: 1.01-W    Versie nr.: 2026-03-17  
Topic: Climate Change Mitigation [CCM]  
Type: SC  
Technical criteria: Nearly Zero Energy Buildings -10%

**Technical Criteria**  
Copy-paste of official texts

**Program requirements**  
Guidance for a technical team in the Belgian context

**Evidence documents**

**Evidence for validation (in design)**

Guidance on documents to be used for proving that the activity **will be** aligned to the technical criteria

**Evidence for verification (at Acceptance)**

Guidance on documents to be used for proving that the activity **is** aligned to the technical criteria

# AN EU TAXONOMY ALIGNED BUILDING IS:

- **Future-proof & regulation-ready**

aligned with EU sustainability requirements reducing regulatory and transition risk

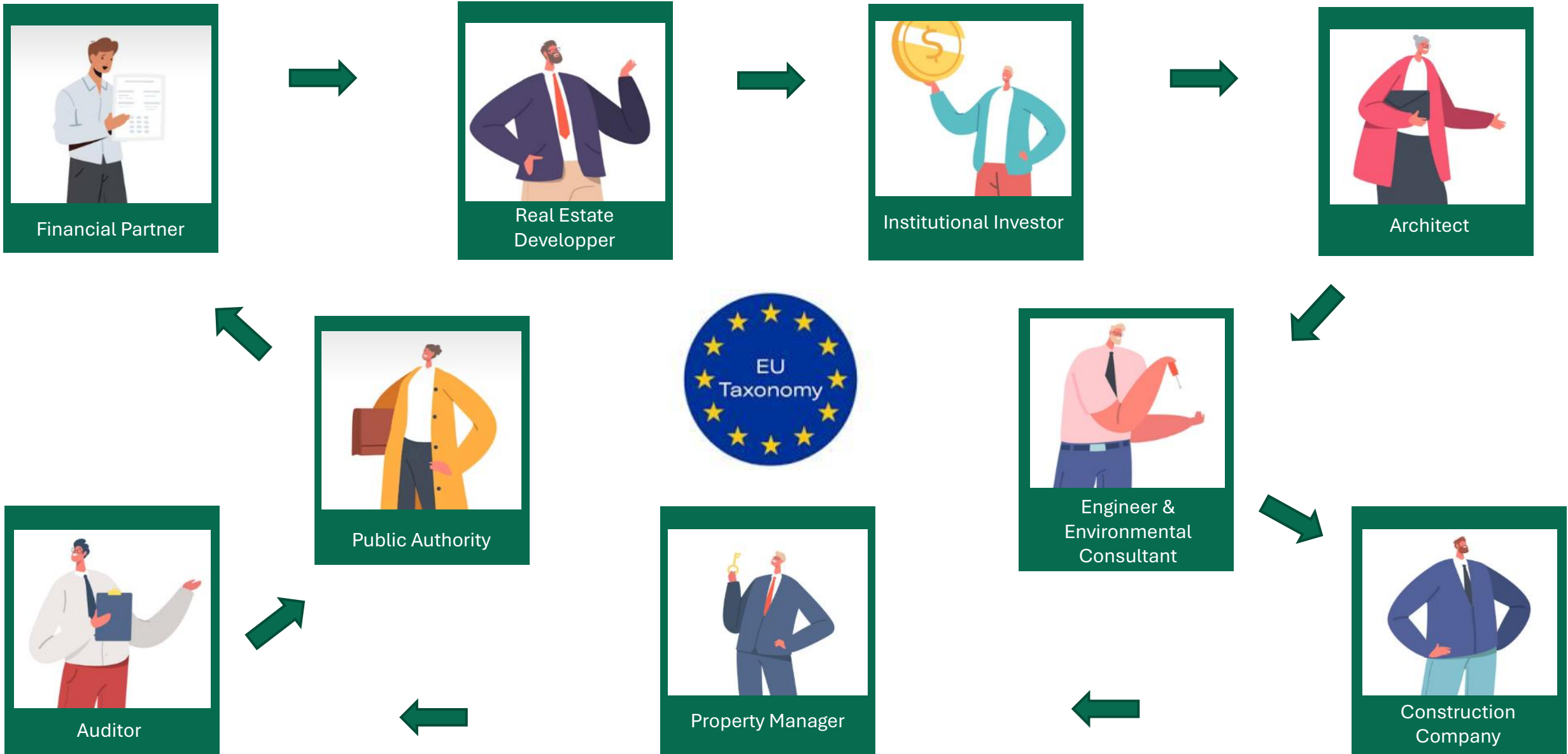
- **Financially attractive**

improves access to green financing and strengthens appeal to ESG-focused investors

- **Market-relevant & resilient**

higher tenant demand, stronger long-term value, and reduced risk of obsolescence

# DESIGNED WITH EVERY STAKEHOLDER IN MIND





# THANKS !

Gilles Vanvolsem  
Managing Director

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Life BE FREE

# Questions / Vragen



GET IN TOUCH

[info@lifebefree.be](mailto:info@lifebefree.be)

[www.lifebefree.be](http://www.lifebefree.be)



# Renovate **smarter** in 30 minutes

2 online sessions · Energie, renovatie, subsidies & financiering

26

JUNE 2026

WEBINAR TOPIC

Moving the building ecosystem

by The Shift

25

SEP  
2026

Results focus groups  
and afterlife plan Life  
BE FREE

Register at [www.lifebefree.be](http://www.lifebefree.be) · Live & recorded



UPCOMING EVENTS · SAVE THE DATES

# See you soon

*Two more milestones before the After-LIFE chapter begins*

TABLE RONDE NATIONALE

AM

17

SEP

2026

THURSDAY

**Final national roundtable**

*The last thematic session before closing*

CLOSING EVENT

PM

17

SEP

2026

THURSDAY

**Life BE FREE closing event**

*Celebrating the journey & unveiling the After-LIFE Plan*

More info: [www.lifebefree.be](http://www.lifebefree.be)





Thank you for your attention

