DEEPKI PUBLISHES DEEPKI INDEX REVEALING IMPROVEMENT IN ENERGY PERFORMANCE ACROSS EUROPEAN REAL ESTATE

- The 2025 Deepki Index provides key insights into the energy consumption of Europe's real estate stock
- France, the UK, and Germany all show slight progress in real estate energy consumption
- Despite progress, real estate is far from reaching Paris Agreement target

Paris, 9 October 2025 - Deepki, the most trusted sustainability solution for real estate, today published its annual Deepki Index - the only publicly available European benchmark of the real estate industry's environmental performance, using real consumption data. Now in its fourth year, the Index enables real estate players to track the evolution of the European building stock's energy consumption across six major markets in near-real time, based on a sample of over 400,000 assets.

Since it was first published in late 2022, the Index has been well received by a market lacking a common framework to address increasingly stringent regulations. It has quickly become a vital reference point for asset managers, investors, and regulators seeking to align global business strategies with regulatory initiatives such as the EU Taxonomy. In 2025, Deepki goes further still, publishing its first results for the U.S. building stock, measuring the performance of two typologies across six regions.

Key findings from the 2025 European Deepki Index

Europe's building stock continues to show a year-on-year reduction in terms of final energy intensity. The analysis reveals that most typologies studied have reduced their energy consumption since 2022 – logistics (20%), offices (16%), health (13%) and housing (12%). This reduction can be attributed in part to recent energy efficiency regulations, which have prompted retrofitting investment and changing patterns of building use. However, variations across countries and asset types shows that energy performance remains closely linked to regional and sectorial performance and progress remains fragile.

The hotel sector across Europe continues to see a year-on-year increase in final energy consumption, with an 18% increase since 2022 as the industry sees occupancy return to pre-pandemic levels.

The European retail sector has traditionally been more volatile, with energy use fluctuating in line with regional inflationary pressures, consumer sentiment and political uncertainty. After a 14% spike between 2023 and 2024, the mean energy consumption has dropped this year by 9% and consumption is now closer to 2022 levels.

European average final energy intensity by typology

Sector	Average kWhFE/m² 2022	Average kWhFE/m² 2023	Average kWhFE/m² 2024	Average kWhFE/m² 2025	% change in 3 years
Logistics	126	123	107	101	-20%
Offices	168	160	150	141	-16%
Housing	162	150	146	142	-12%
Hotels	182	211	226	214	+18%
Health	222	214	198	194	-13%
Retail	195	181	207	189	-3%

Country-specific trends in energy consumption

United Kingdom

The UK data indicates there has been a general decline in average energy consumption across all typologies since 2022's Index – with the logistics and health sectors seeing a 24% and 22% decrease in consumption over three years. The only exception is the hotels sector, whose consumption levels have plateaued, at just 1% higher than 2022 levels. However, despite some improvement, the UK's real estate sector remains one of the largest CO_2 emitters, underlining the need for continued investment in energy efficiency.

France

France continues to post some of the strongest efficiency gains across all real estate typologies, driven by the binding requirements of the Tertiary Decree. Final energy consumption by France's logistics sector has fallen by 20% compared with 2022, as they see e-commerce levels return to normal after a post-pandemic boom. However, French hotels continue to see a rise (10% increase) in average final energy use in 2024 compared with 2022, which could be linked to a surge in demand when the country hosted the Olympic and Paralympic Games.

Germany

Germany's real estate sector continues to observe decreases in final energy intensity, with offices down 7% year-on-year and its logistics sector's energy usage decreasing by 11% in a weaker macroeconomic environment. This trend is even more pronounced when comparing to 2022 levels, with consumption across the office and logistics sector decreasing by 26% and 21% respectively.

Sandrine Fauconnet, Senior Associate, ESG & Sustainability at Stoneweg, *comments*:
"The Deepki Index is much more than just a tool: it is the benchmark that the market needs to transform its ambitions into concrete actions."

Flora Adamian, Senior Analyst, Sustainability at Bellwether, *comments:*
"Clear, data-driven benchmarks are important for advancing sustainability in real estate. Tools like the Deepki Index can help bring greater transparency and alignment across the industry."

Vincent Bryant, CEO and co-founder of Deepki *comments:*
"The Deepki Index reveals that while European real estate has made energy improvements in recent years, progress remains fragile and uneven, often driven by macroeconomic factors and weather, rather than structural change. These factors represent an opportunity for real estate players to align sustainability with financial performance, by leveraging sustainability to reduce vacancy. That being said, the sector remains far from meeting the targets of the Paris Agreement, which will require continued commitment and decisive action."

About the Deepki Index

First published for regulatory purposes, the Deepki Index has since evolved into a vital tool that helps decision-makers combat climate change by benchmarking their assets against the environmental performance of their peers, according to asset type and location. The Index gives values for the average, top performing 30% and top performing 15% in terms of final energy, primary energy and CO_2eq emissions for different typologies across the real estate sector in the UK, France, Germany, Benelux, Italy and Spain, equipping companies to align with regulations such as the European Taxonomy.

The publication of Deepki's latest Index findings marks three years since its launch as the first publicly available European benchmark measuring real estate's environmental performance using real data. Following its initial publication, it was positively received by the market, which was lacking a common framework in order to tackle the challenges brought about by tightening regulations, such as the SFDR.

To redirect investment flows in line with the 2050 net zero target, the European Commission has detailed performance criteria in the EU Taxonomy. According to these criteria, buildings in the top 15% of the national or regional building stock in terms of primary energy intensity are considered sustainable investments and serve as a benchmark for the entire sector, while buildings in the top 30% are deemed to do "no significant harm".

In 2025, Deepki extended its Index to cover 2 typologies across 6 regions of the United States.

Visit Deepki's website to consult all values from the 2025 update for Europe and the U.S.

About Deepki

Deepki is the most trusted sustainability SaaS solution in real estate. Its comprehensive platform enables real estate owners, investors and occupants to manage risk through data-driven insights, improve the sustainability and financial performance of their assets, meet growing investor expectations and regulatory requirements. It also supports clients in developing clear action plans for both transition and adaptation, while delivering positive financial outcomes.

Deepki is ISAE 3000 Type 2 certified, guaranteeing the credibility and accuracy of its data collection process, making it fully auditable and providing the same high-quality standards as financial reporting.

The company currently supports over 500 customers and 50,000 users, monitoring the sustainability performance of over €4 trillion in real estate assets under management (AUM) through its platform across 80+ countries. Employing over 400 people, Deepki helps its customers reduce their CO_2 emissions and improve performance across more than 60 asset types. The company serves clients including Generali Real Estate, PGIM, SwissLife Asset Managers, and the French government. Deepki integrates with adjacent technologies and partners with industry leaders through one platform, increasing efficiency and creating value.

In March 2022, Deepki raised €150 million in a Series C funding round. Since then, Deepki has made strategic acquisitions, including Nooco, an embodied carbon SaaS solution, and Fabriq, while also forming global partnerships with CBRE and PGIM Real Estate. The market-leading solution also publishes the Deepki Index, a unique, annual benchmark of real estate's environmental performance in Europe and the United States.

For further information about Deepki's SaaS Platform, visit www.deepki.com.

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