



Welcome

The impact of real estate on nature

Nature Briefing 2025

16 April 2025

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INREV

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Agenda for today

- **Sofia Cordeiro, ESG Analyst at INREV**

Briefing about the paper: [The impact of real estate on nature](#)

- **Lucas Wouters, Portfolio Manager Responsible Investment at APG AM**

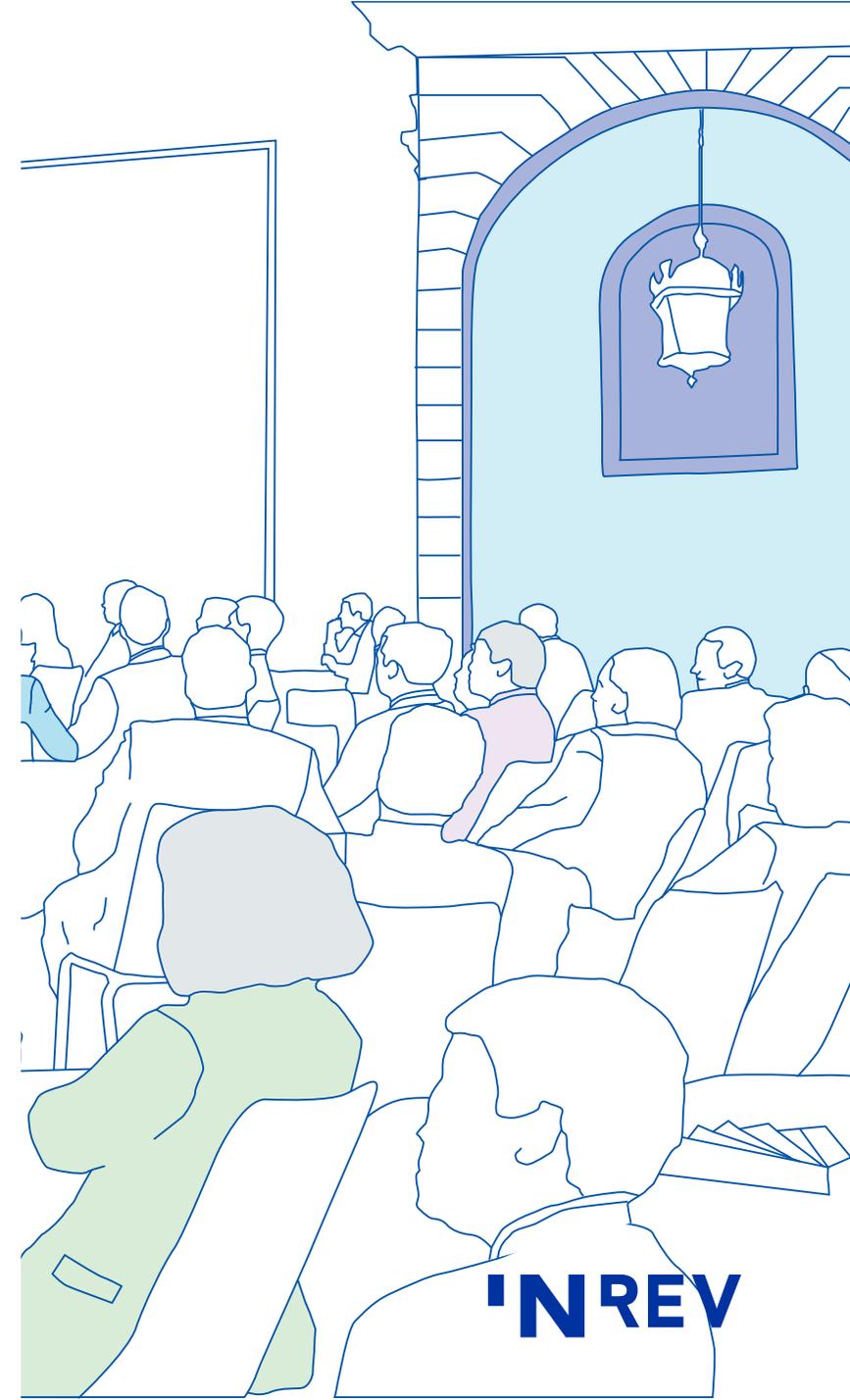
Investor perspective on biodiversity risks

Case study: [Biodiversity assessment across the portfolio](#); Q&A

- **Emily Hamilton, Chief Sustainability Officer Savills Investment Management**

Enhancing biodiversity and Real Estate resilience through nature-based approaches

Case study: [Biodiversity Initiatives at Bourn Quarter](#); Q&A



Join the conversation

Please ask your question(s) via the chat function

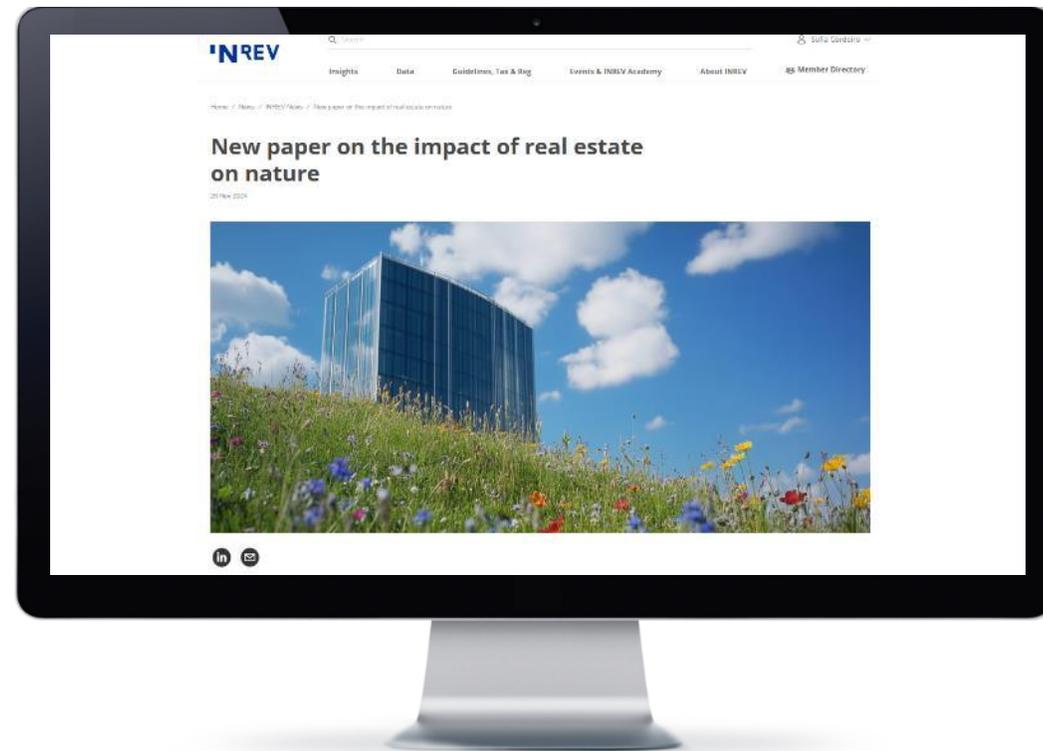
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The impact of real estate on nature

This paper explores the relationship between real estate and nature, focusing on **how the industry can shift toward nature-positive strategies.**

Find the paper on our website
INREV.org



Why this matters today

Growing number of **regulatory and voluntary frameworks** (like TNFD, SBTN, EU Taxonomy, Biodiversity Net Gain (UK) – adoption is still gradual.

Nature-positive action creates opportunities to support the **transition to net zero**.

Increasing pressure from **investors** to consider **nature-related risks**.

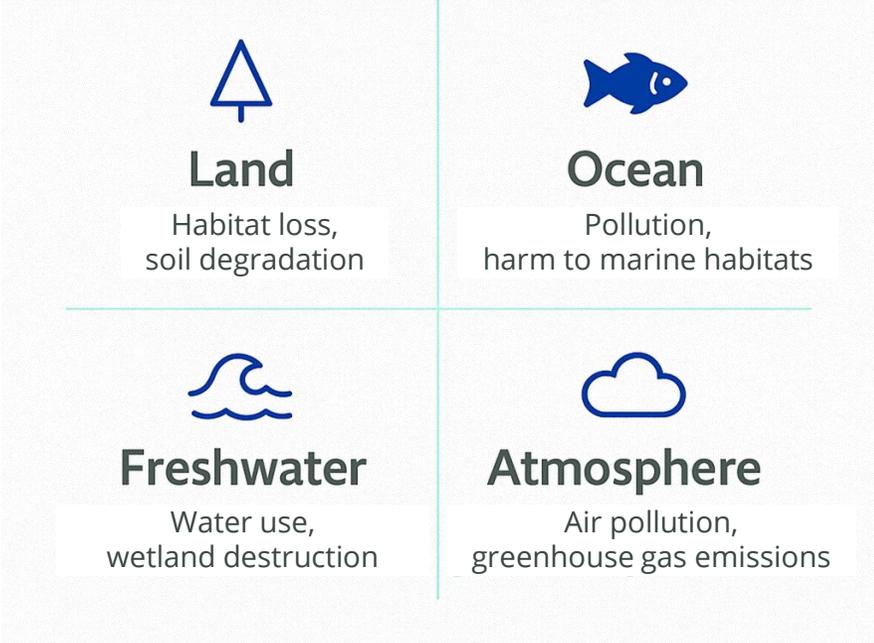
Nature is now seen as more **strategic: risk management and value creation**.

Financial and reputational opportunities through **nature-positive strategies**.

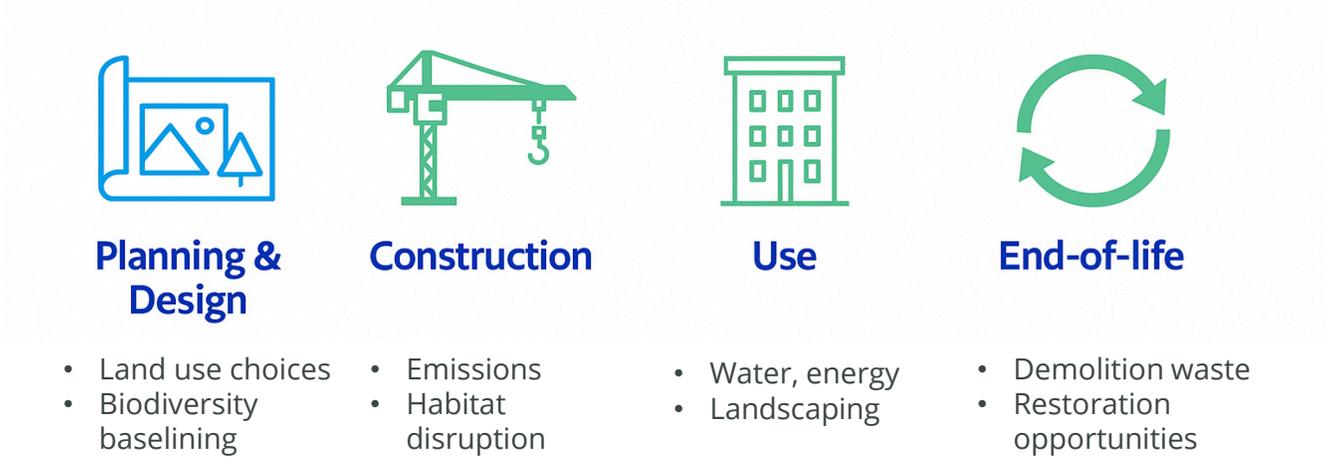
Land-use change is the biggest driver of **biodiversity loss**.

The impact of real estate on nature

Real estate can affect all four realms of nature:



At all stages of a property's life cycle:



Real estate can also contribute positively by restoring nature.

Benefits of nature-based solutions

Preserve and enhance biodiversity

- Integrate green spaces, natural habitats and sustainable landscaping.
- Support the recovery and resilience of ecosystems.

Climate change adaptation

- Mitigate climate change impacts (eg flooding, extreme temperatures).
- Provide ecological benefits (eg cleaner air, water filtration)

Nature-based solutions in real estate

Economic benefits

- Enhance property demand and overall value.
- Retain occupiers and improve wellbeing.
- Align with sustainability goals to attract investors.
- Lower maintenance costs (eg sustainable materials and landscaping require less upkeep).
- Long-term cost savings.

Collaborative planning

- City planners, companies, and municipalities working together.
- Ensures developments meet broader sustainability goals.

Nature-positive strategies in practice

Portfolio-level strategies



- Nature baselining
- Risk and dependency mapping
- Aggregated NbS opportunities
- Reporting (TNFD, SBTN)

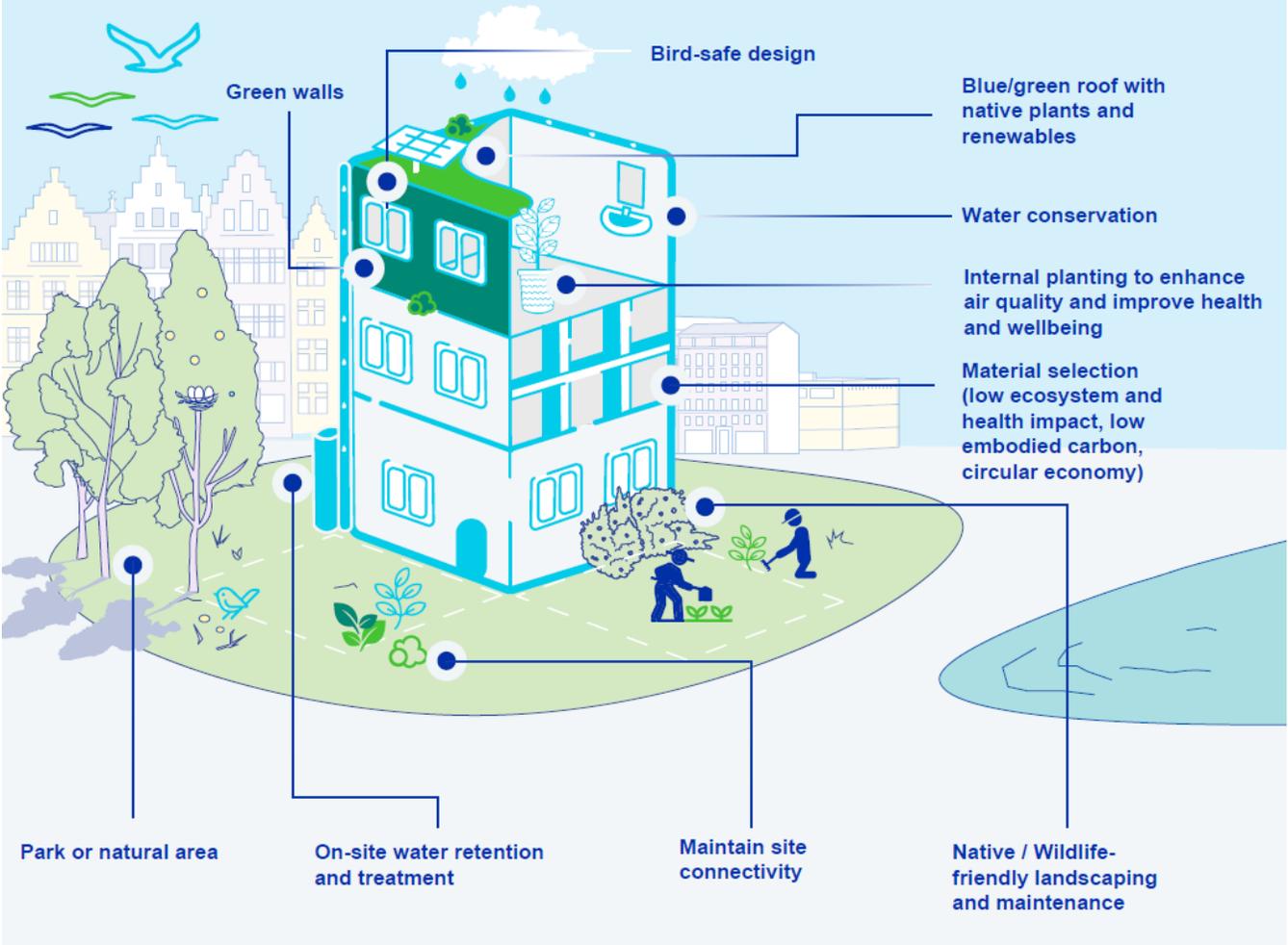
Asset-level measures



- Sustainable design and materials
- Biodiversity-friendly landscaping
- Green roofs, drainage, shading
- End-of-life redevelopment



Asset level measures



Biodiversity assessment across the portfolio

Lucas Wouters, APG Asset Management

INREV Nature Briefing – Case Study



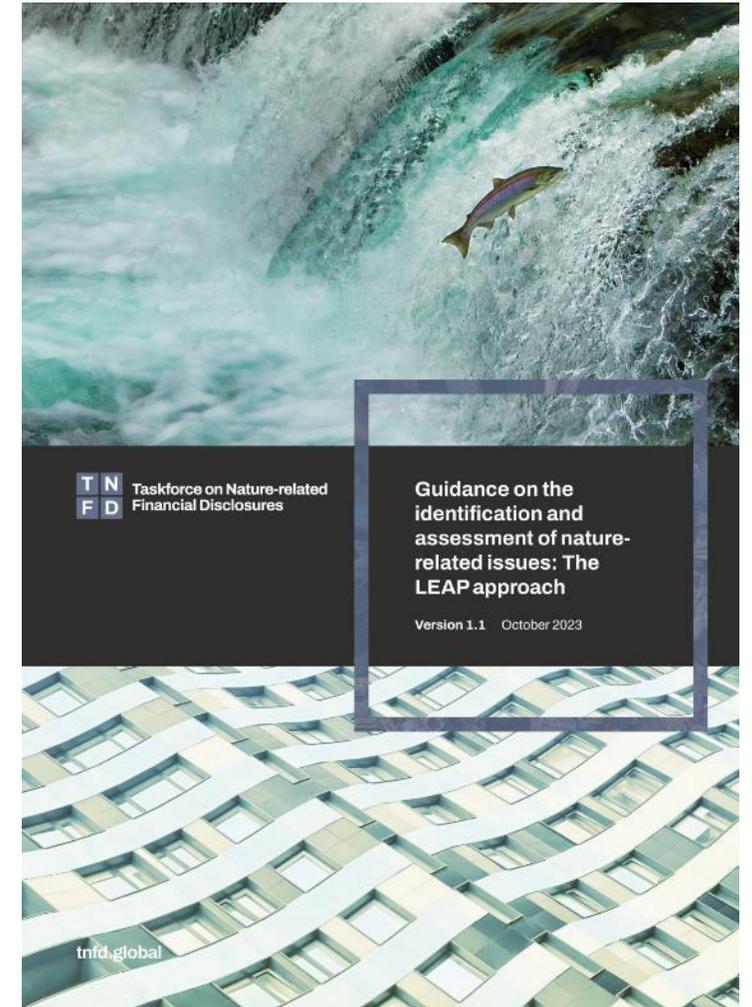
Responding to the growing need to factor nature into financial and business decisions

Real estate impacts biodiversity but also presents opportunities to restore nature. Emerging frameworks help assess and manage nature-related risks, guiding actions like habitat restoration and sustainable landscaping.

TNFD LEAP

The APG Real Estate team used the TNFD **LEAP** framework as initial guidance for its approach to evaluating nature-related risks and dependencies.

- **Locate** - Identify and prioritize nature-related risks and opportunities.
- **Evaluate** - Assess the organization's dependence and impact on nature.
- **Assess** - Determine the business risks and opportunities.
- **Prepare and Respond** - Develop and implement action plans to manage risks, capitalize on opportunities, and report on progress.



Screening using geospatial data

IBAT

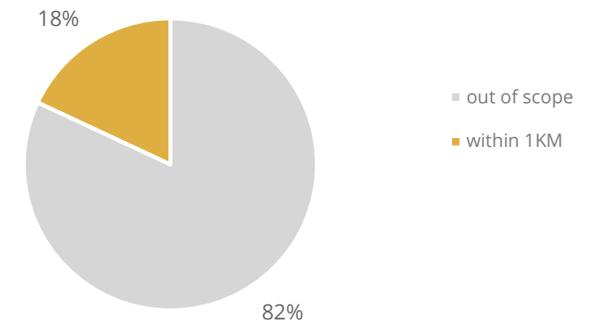
IBAT is a collaborative platform that provides data for environmental risk assessments, particularly in the context of biodiversity and protected areas, threatened species and data on species rarity and restoration & abatement metrics.



Environmental risk analysis

An assessment was conducted to evaluate biodiversity and protected area impacts. It focused on identifying critical habitats, protected zones, and potential actions to mitigate species extinction risks. Proximity to these areas was evaluated to determine overlaps and potential environmental impacts.

Assets within a 1KM radius of a Key Biodiversity Area or World Database on Protected Area¹



¹SFDR PAI 7 requires companies to disclose their activities that negatively affect biodiversity-sensitive areas.

Biodiversity insights

Proximity analysis

Buffers applied: 5 km | 10 km | 50 km
 IUCN Red List Biomes: Marine, Freshwater, Terrestrial
 Generated by: Lucas Wouters
 Organisation: APG

Overlaps with:

Protected Areas	87
Key Biodiversity Areas	28
IUCN Red List	70



Displaying project location and buffers: 5 km, 10 km, 50 km

Key biodiversity areas & threatened species list

Area name	Distance	IUCN Category	Status	Designation	Recommendation	
IJmeer	10 km	Not Reported	Designated	Ramsar Site, Wetland of International Importance	Assess for biodiversity risk	
IJperveld, Varkensland, Oostzanerveld & Twi	40 km	Not Reported	Designated	Nature Conservation Area	Assess for biodiversity risk	
Species Name	Common Name	Taxonomic Group	IUCN Category	Population Trend	Biome	
IJperveld, Varkensland, Oostzanerveld & Twi	<i>Aythya ferina</i>	Common Pochard	AVES	VU	Decreasing	Terrestrial, Marine, Freshwater
IJperveld, Varkensland, Oostzanerveld & Twi	<i>Streptopelia turtur</i>	European Turtle dove	AVES	VU	Decreasing	Terrestrial
IJperveld, Varkensland, Oostzanerveld & Twi	<i>Rissa tridactyla</i>	Black-legged Kittiwake	AVES	VU	Decreasing	Terrestrial, Marine
IJperveld, Varkensland, Oostzanerveld & Twi	<i>Fratercula arctica</i>	Atlantic Puffin	AVES	VU	Decreasing	Terrestrial, Marine
Markermeer & IJmeer	<i>Podiceps auritus</i>	Horned Grebe	AVES	VU	Decreasing	Terrestrial, Marine, Freshwater
Markermeer & IJmeer	<i>Acrocephalus paludicola</i>	Aquatic Warbler	AVES	VU	Decreasing	Terrestrial, Freshwater
Markermeer & IJmeer	<i>Melanitta fusca</i>	Velvet Scoter	AVES	VU	Decreasing	Terrestrial, Marine, Freshwater
Markermeer & IJmeer	<i>Haplophragma croceus</i>	Orange Polypore	AGARICOMYCETES	VU	Decreasing	Terrestrial
Markermeer & IJmeer	<i>Clavaria zollingeri</i>	Violet Coral	AGARICOMYCETES	VU	Decreasing	Terrestrial
Markermeer & IJmeer	<i>Hygrocybe otmovirens</i>	Citrine Waxcap	AGARICOMYCETES	VU	Decreasing	Terrestrial

Potential contribution to biodiversity (STAR)¹

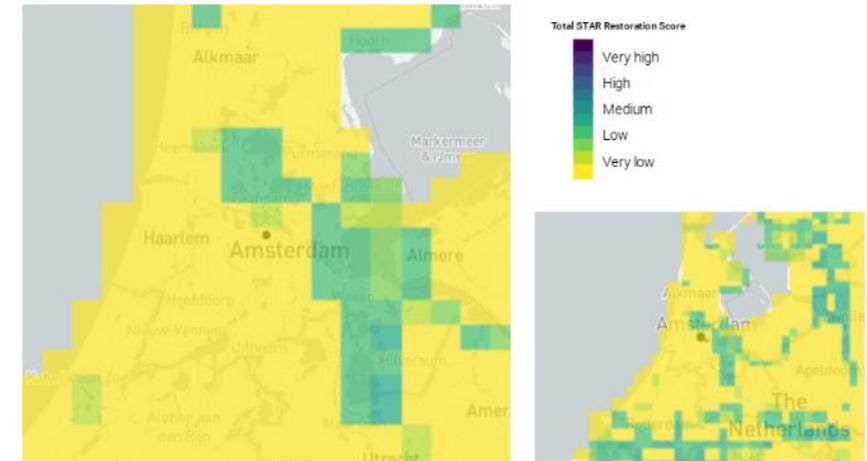


Figure 2: STAR Restoration map for Area of Interest. Grid cell score categories range from Very Low to Very High. Grid cells are at a 5 km resolution.

¹The Species Threat Abatement and Restoration (STAR) metric quantifies the potential contribution of a geographic area to reducing species extinction risk.

Via Outlets – Zweibrücken Fashion Outlet



Integrating biodiversity

To support the new zoning plan, VIA conducted local ecological assessments. Key actions included relocating endangered wall and sand lizards to nearby municipal land and compensating for forest removal by planting new trees. Updated ecological reports were completed post-relocation. To meet BREEAM Excellent standards, VIA's ecologist is preparing biodiversity evaluations, design recommendations, and a long-term landscape management plan.

savills

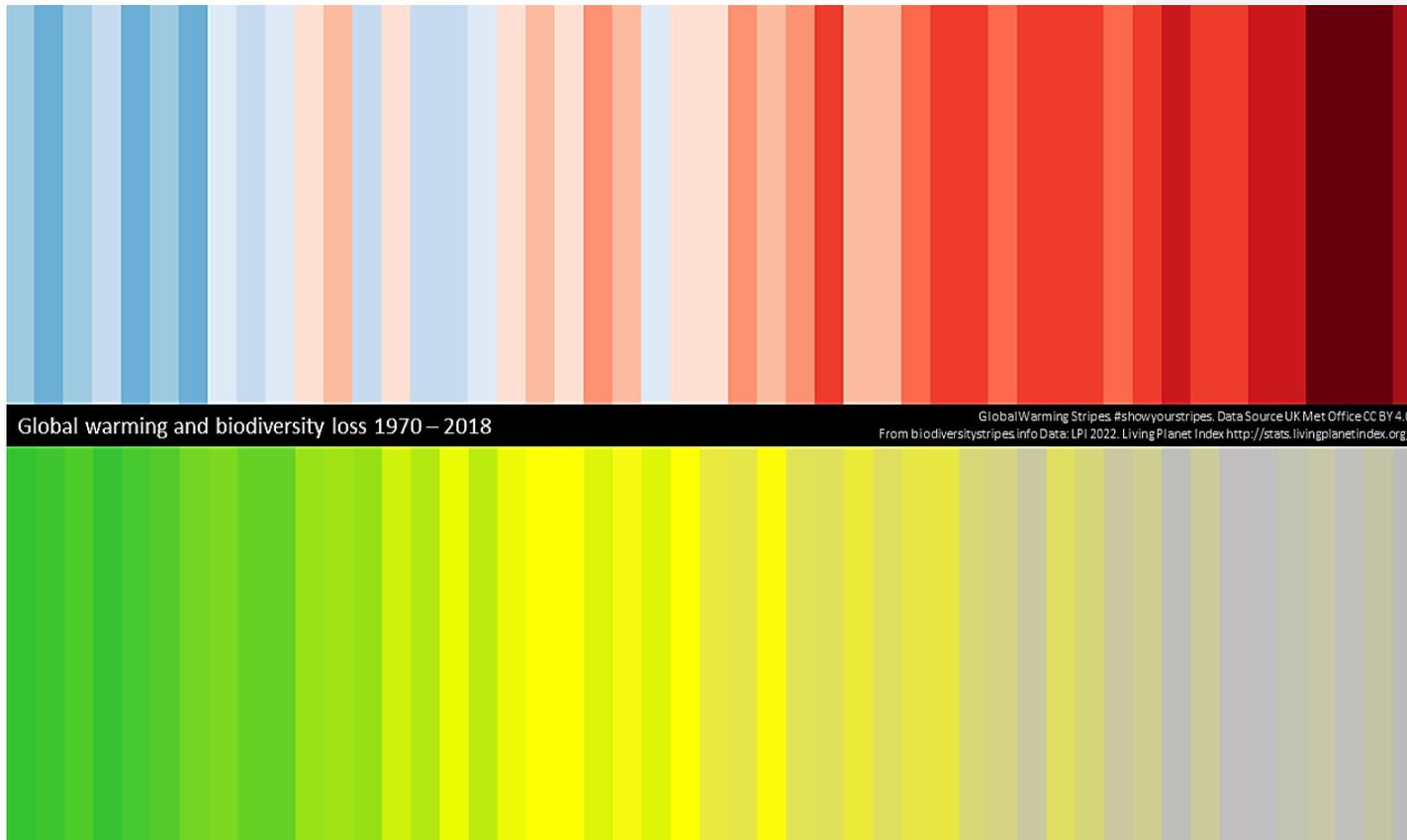
investment
management

RESILIENCE. RESPONSIBILITY. RESULTS

Resilient real estate through nature-based approaches

16th April, Emily Hamilton, Savills IM

Interlinked climate and biodiversity crises



Since 1970 as climate change has worsened so too has the biodiversity crises.

Experts have estimated that nature-based solutions can contribute 20-37% to keeping temperature increases below 2°C ([Source](#)).

Staying below 2 degrees is vital to ensure the resilience and long-term value of real estate investments in a rapidly changing climate.

Examples of how ecological features add value to buildings

Nature based solutions offer multiple co-benefits



Timber framed buildings reduce embodied carbon and offset costs



Green roofs increase solar panel efficiency



Green walls can reduce energy consumption and overheating

Bourn Quarter – Cambridge, UK

- Former airfield – brownfield.
- Transforming neglected land, into a thriving natural habitat required innovative and sustainable practices.
- Bourn Quarter is now a 25-acre multi-purpose R&D and technology focused business park
- The key challenges included soil contamination, soil erosion, establishing native flora, managing light pollution, and creating habitats for various species



Embedding ecological considerations

The site was enhanced with input from experts



Rare Barbestelle Bat*

External lighting minimised
 No illumination on unit numbers or yards, ensuring a dark environment conducive to nocturnal wildlife activity.



Ecologist advised on bird boxes

To attract and support a variety of bird species, including birds of prey, approximately 20-30 bird boxes made of fibre-reinforced ceramic were installed around the site



Over 2,400 native trees and shrubs

Improve carbon sequestration and enhance the natural environment.

Source: Robiller / Naturlichter.de, CC BY-SA 3.0 <<https://creativecommons.org/licenses/by-sa/3.0/>>, via Wikimedia Commons

Embedding ecological considerations

Providing native habitats was prioritised as part of the landscaping



Wildflowers

There is ongoing maintenance of the wildflowers, which is crucial to manage dominant species and maintain a diverse ecosystem.



Urban Drainage System

The sustainable urban drainage system (SUDS) at Bourn Quarter includes a balancing pond that manages rainwater runoff, mimicking the natural water cycle of a greenfield.



Insect Hotels

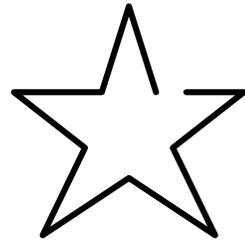
25 insect hotels were strategically placed around the perimeter of the walking trail.

Conclusion

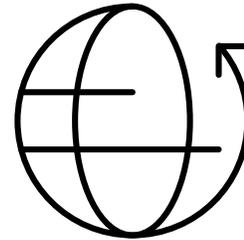
Ecological preservation is highly compatible with real estate development



Protects
asset values



Provides
co-benefits



Delivers
climate resilience
solutions

**Integrating ecological
features and enhancing
biodiversity protects real
estate values in the long-
term**

Thank you

For further information please contact:

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THANK YOU

Resilience. Responsibility. Results.

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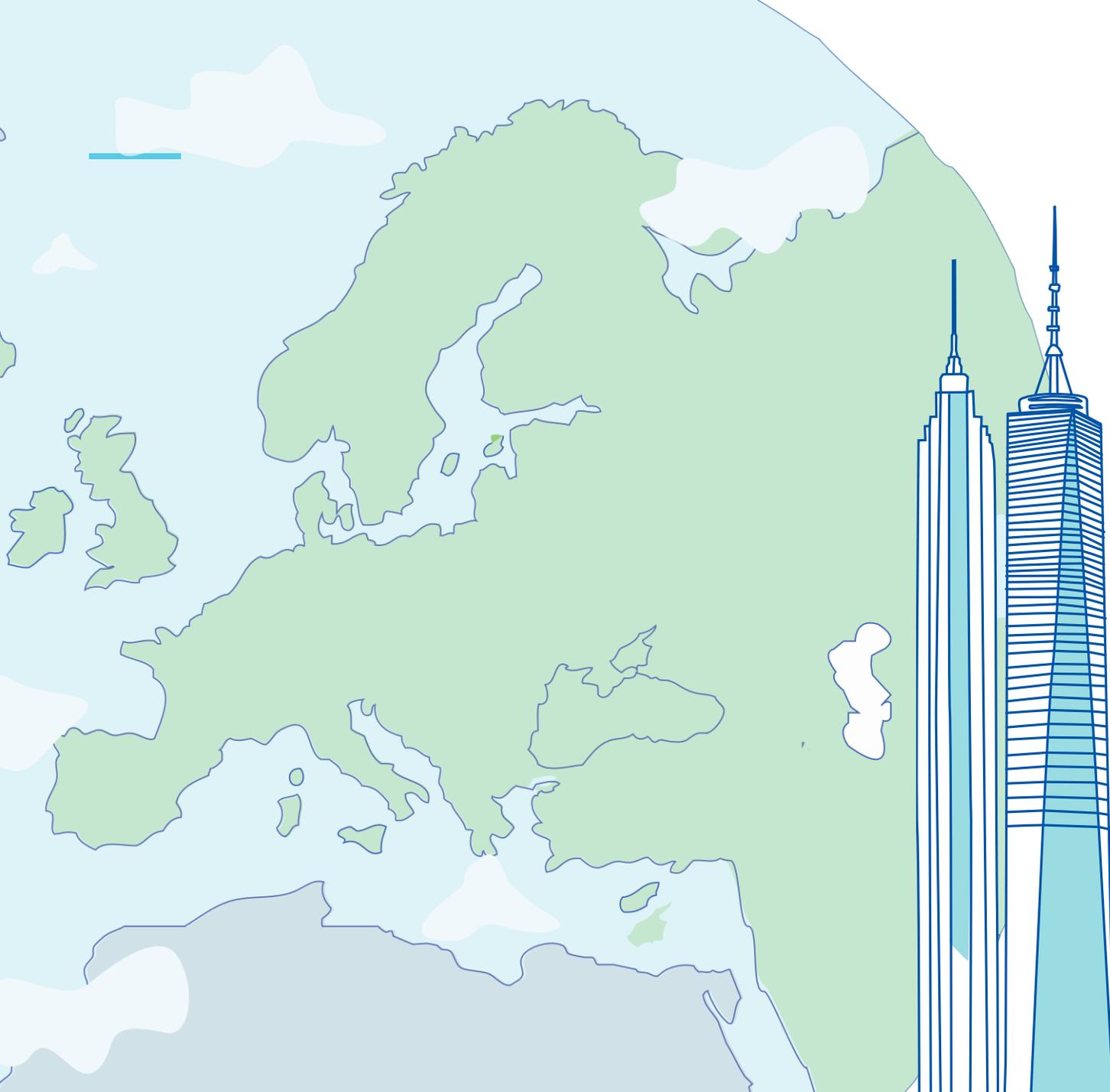
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THANK YOU
