

ESG CHARACTERISTICS




PRISM



GOVERNANCE

For Eaglestone Luxembourg, the challenge is a considerable one as we wish to make PRISM a benchmark for office buildings meeting the new expectations of occupants whilst limiting its environmental footprint. We demonstrate our vision by summarising one of our construction projects.



- ✓ **Appointment of an Environmental Assistant to the Contracting Authority**
An environmental design company was appointed to the project with responsibility for BREEAM-related aspects. 
- ✓ **Appointment of an ecologist to the project**
An ecologist worked on the operation in connection with BREEAM certification. 
- ✓ **Construction site charter**
A construction site charter was defined for the project. 

Target certifications

The project targeted Excellent level BREEAM certification.

BREEAM
Excellent



ENVIRONMENT

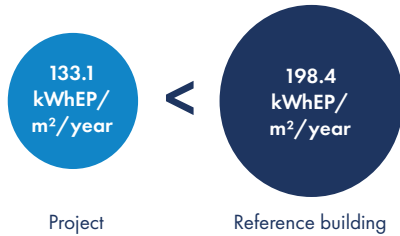
The architectural design took an innovative approach, focussing on sustainability of the building at all stages of its development and use, and including a component dedicated to the exteriors so that the biodiversity theme would be fully integrated.

Demand for primary energy and comparison with the national EPD (energy performance diagnosis) scale

An energy performance certificate was produced.



Energy performance and comparison with the national environmental standard



Information on adaptability of the building

Criteria were implemented promoting the building's adaptability, the ultimate aim being to optimise its life cycle through possible changes of use or further works.

No hazardous products were used (air quality - VOCs)

An air quality management plan was drawn up. The primary intention was to limit sources of pollution at different levels: aspects considered were materials, construction site practices and air quality inside the building.

Life Cycle Analysis Calculation

A Life Cycle Analysis was performed of the building in order to assess the impact of the construction on the environment.

Over a forecast life cycle of 60 years and a reference surface area of 5,730 m².



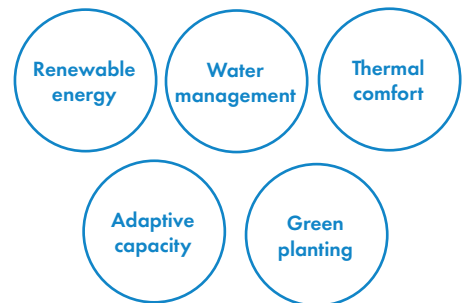
Biodiversity Ecological study and conservation of the planted area

The intention behind this approach was to recognise and encourage initiatives for maintaining or improving the site's ecological value. This is why we appointed an ecologist.



Adaptability solutions implemented

Solutions were implemented in connection with adapting the building to climate change.



SOCIAL



6 bike parking spaces



1 charging point for each interior parking space



3 bus routes less than 500 m away



Another 9 routes less than 1 km away

Number of bike parking spaces provided under the project

The project reserved a certain number of spaces for soft mobilities. Bike parking spaces were provided for users to promote bike use. The project also provided for parking spaces for vehicles with electric charging points.

Number of other nearby public transport routes

The building is located in the Cloche d'Or district, a dynamic mixed-purpose area providing a number of services nearby (shops, restaurants, infant crèches, etc.) with numerous public transport offers (bus, bike lanes and tram from 2024).