Training course on ESG (Environmental, Social, Governance) in Real Estate Investing

Professional Development Training Course Outline

Category	Real Estate Institute	**Duration**	10 Days
Base Fee	$3,000 USD	**Delivery Mode**	Online / On-site Hybrid

Course Introduction

The global investment landscape has undergone a profound transformation, with Environmental, Social, and Governance (ESG) factors now recognized as fundamental drivers of long-term value, risk mitigation, and competitive advantage in real estate investing. Training Course on ESG (Environmental, Social, Governance) in Real Estate Investing is meticulously designed to with the expert-level knowledge and practical strategies. This specialized program focuses on in-depth analysis of ESG risks and opportunities specific to real estate, robust materiality assessment, the application of leading ESG frameworks (e.g., GRESB, TCFD), impact measurement, and green financing mechanisms, blending advanced understanding of environmental performance metrics, social impact assessment, corporate governance best practices, and innovative investment strategies, and the leveraging of real-world case studies and sophisticated valuation models to drive superior financial performance, enhance reputation, and secure a sustainable competitive edge in the real estate investment market in Kenya and globally. This comprehensive 10-day program delves into nuanced methodologies for conducting ESG due diligence on real estate assets and portfolios, mastering advanced techniques for setting ambitious ESG targets and measuring performance against industry benchmarks, and exploring cutting-edge approaches to developing climate-resilient investment strategies, fostering social equity through real estate projects, and implementing robust governance structures for real estate funds. A significant focus will be placed on understanding the interplay of ESG factors with financial returns, the specific challenges and opportunities in the Kenyan real estate investment market (e.g., green building incentives, affordable housing initiatives, and the development of local green finance taxonomies), and the practical application of ESG integration to diverse real estate asset classes from residential to commercial, industrial, and specialized properties. By integrating global industry best practices in sustainable investing, analyzing **real-world examples of ESG-leading real estate funds and impactful projects (including pioneering initiatives in Nairobi), and engaging in intensive hands-on ESG risk mapping exercises, portfolio optimization workshops, financial modeling of ESG impacts, and expert-led discussions on regulatory compliance and market trends, attendees will develop the strategic acumen to confidently lead ESG integration in real estate investing, fostering unparalleled responsible growth, enhanced risk management, and long-term value creation, thereby securing their position as indispensable leaders in shaping the future of sustainable real estate investment.

Programme Curriculum

Training Course on ESG (Environmental, Social, Governance) in Real Estate Investing

Introduction:

The global investment landscape has undergone a profound transformation, with **Environmental, Social, and Governance (ESG) factors now recognized as fundamental drivers of long-term value, risk mitigation, and competitive advantage in real estate investing.** Training Course on ESG (Environmental, Social, Governance) in Real Estate Investing is meticulously designed to with the expert-level knowledge and practical strategies**.** This specialized program focuses on **in-depth analysis of ESG risks and opportunities specific to real estate, robust materiality assessment, the application of leading ESG frameworks (e.g., GRESB, TCFD), impact measurement, and green financing mechanisms,** blending **advanced understanding of environmental performance metrics, social impact assessment, corporate governance best practices, and innovative investment strategies,** and the leveraging of **real-world case studies and sophisticated valuation models** to drive superior financial performance, enhance reputation, and secure a sustainable competitive edge in the real estate investment market in Kenya and globally.

This comprehensive 10-day program delves into **nuanced methodologies** for **conducting ESG due diligence on real estate assets and portfolios,** mastering **advanced techniques for setting ambitious ESG targets and measuring performance against industry benchmarks,** and exploring **cutting-edge approaches** to **developing climate-resilient investment strategies, fostering social equity through real estate projects, and implementing robust governance structures for real estate funds.** A significant focus will be placed on understanding the interplay of **ESG factors with financial returns, the specific challenges and opportunities in the Kenyan real estate investment market (e.g., green building incentives, affordable housing initiatives, and the development of local green finance taxonomies), and the practical application of ESG integration to diverse real estate asset classes from residential to commercial, industrial, and specialized properties.** By integrating **global industry best practices in sustainable investing,** analyzing **real-world examples of ESG-leading real estate funds and impactful projects (including pioneering initiatives in Nairobi), and engaging in intensive hands-on **ESG risk mapping exercises, portfolio optimization workshops, financial modeling of ESG impacts, and expert-led discussions on regulatory compliance and market trends**, attendees will develop the **strategic acumen** to confidently lead ESG integration in real estate investing, fostering unparalleled **responsible growth, enhanced risk management, and long-term value creation**, thereby securing their position as indispensable leaders in **shaping the future of sustainable real estate investment.**

Course Objectives:

Upon completion of this course, participants will be able to:

1. **Analyze core principles and strategic responsibilities** of **ESG integration in driving responsible and profitable real estate investment decisions.**
2. **Master sophisticated techniques** for **conducting comprehensive ESG due diligence** on real estate assets and portfolios.
3. **Develop robust strategies** for **identifying, assessing, and mitigating environmental risks** (e.g., climate change, resource scarcity) in real estate investments.
4. **Implement effective methodologies** for **evaluating and enhancing the social impact** of real estate projects and portfolios.

5. **Manage complex governance structures** to ensure transparency, ethical conduct, and accountability in real estate funds and investments.
6. **Apply robust strategies** for **integrating ESG factors into financial modeling, valuation, and investment decision-making processes.**
7. **Understand the deep integration of leading ESG reporting frameworks** (e.g., GRESB, TCFD, GRI) for real estate portfolio disclosure.
8. **Leverage knowledge of green building certifications** and sustainable design principles to enhance real estate ESG performance.
9. **Optimize strategies for sourcing and deploying green finance** for real estate projects and funds, including green bonds and sustainability-linked loans.
10. **Formulate specialized ESG investment strategies** for **different real estate asset classes** and global/local markets (e.g., Nairobi).
11. **Conduct comprehensive assessments** of existing portfolios to identify ESG improvement opportunities and enhance long-term value.
12. **Navigate challenging situations** such as **greenwashing risks, data quality issues, and evolving ESG regulations.**
13. **Develop a holistic, practical, and ethically conscious approach** to **ESG in real estate investing, with a focus on maximizing value and impact in Kenya and globally.**

Target Audience

This course is designed for professionals interested in ESG in Real Estate Investing:

1. **Real Estate Investors (Institutional & Private):** Integrating ESG into investment mandates and portfolio construction.
2. **Fund Managers (Real Estate Funds):** Developing and managing ESG-compliant real estate investment products.
3. **Asset Managers:** Implementing ESG strategies to enhance the performance and value of real estate assets.
4. **Portfolio Managers:** Incorporating ESG metrics into portfolio optimization and risk management.
5. **Financial Analysts & Investment Advisors:** Assessing ESG risks and opportunities in real estate for clients.
6. **Sustainability & ESG Professionals:** Specializing in the real estate sector for ESG strategy and reporting.
7. **Developers (seeking institutional capital):** Understanding investor ESG requirements and building sustainable projects.
8. **Financial Institutions & Lenders:** Developing green finance products and assessing ESG risks in real estate lending.

Course Duration: 10 Days

Course Modules:

- **Module 1: Foundations of ESG in Real Estate Investing**
    - Defining ESG: Understanding the Environmental, Social, and Governance pillars in the context of real estate.
    - The Business Case for ESG Integration: Enhanced returns, risk mitigation, cost savings, and regulatory compliance.
    - Evolution of Responsible Investing: From SRI to ESG and Impact Investing in real estate.
    - Key Stakeholders & Their ESG Expectations: Investors, tenants, regulators, employees, and communities in Kenya.

    - Global & Local ESG Trends: EU Taxonomy, TCFD, GRESB, and the growing ESG focus in African real estate markets, including Nairobi.
- **Module 2: Environmental (E) Factors in Real Estate Investing**
    - Climate Change & Physical Risks: Assessing exposure to floods, heatwaves, and water scarcity in real estate portfolios (local Nairobi context).
    - Transition Risks: Impact of decarbonization policies, carbon pricing, and energy efficiency regulations on asset values.
    - Energy & Emissions Management: Measuring and reducing Scope 1, 2, and 3 GHG emissions in real estate operations and development.
    - Water Management: Strategies for water efficiency, conservation, and resilience in buildings (crucial for water-stressed regions).
    - Waste Management & Circularity: Reducing construction and operational waste, embracing circular economy principles in design and materials.
- **Module 3: Social (S) Factors in Real Estate Investing**
    - Occupant Health & Well-being: Integrating WELL Building Standard and other health certifications, indoor environmental quality, and biophilic design.
    - Community Engagement & Development: Assessing social impact of projects on local communities, equitable development, and affordable housing initiatives in Kenya.
    - Tenant & Occupant Experience: Creating inclusive spaces, promoting well-being, and fostering strong tenant relationships.
    - Labor Practices & Human Rights: Ethical sourcing, fair labor conditions in construction, and DEI within real estate companies.
    - Accessibility & Inclusivity: Designing buildings for diverse user needs.
- **Module 4: Governance (G) Factors in Real Estate Investing**
    - Corporate Governance Structures: Board independence, executive compensation alignment with ESG, and ethical leadership.
    - ESG Policies & Procedures: Developing robust ESG policies, risk management frameworks, and internal controls for real estate funds.
    - Transparency & Disclosure: Ensuring clear and consistent reporting on ESG performance to investors and stakeholders.
    - Anti-Corruption & Bribery: Implementing strong anti-corruption policies and due diligence in real estate transactions.
    - Data Governance & Privacy: Managing sensitive building and occupant data responsibly.
- **Module 5: ESG Due Diligence & Risk Assessment in Real Estate**
    - Integrating ESG into Investment Processes: Pre-acquisition due diligence, underwriting, and post-acquisition management.
    - ESG Materiality Assessment: Identifying the most relevant ESG factors for specific real estate assets and portfolios.
    - Risk Mapping & Scoring: Quantifying and prioritizing ESG risks (physical, transition, social, reputational) for real estate investments.
    - Climate Risk Assessment Tools: Utilizing platforms and consultants for physical and transition risk analysis (e.g., TCFD-aligned assessments).
    - ESG Benchmarking & Peer Analysis: Comparing performance against industry peers and best-in-class assets.
- **Module 6: ESG Integration in Real Estate Valuation & Financial Performance**
    - The "Green Premium" & "Brown Discount": Understanding how ESG performance impacts property values, rents, and cap rates.

    - Quantifying ESG Value: Methods for valuing energy efficiency, water savings, health & well-being benefits, and resilience features.
    - Cost-Benefit Analysis of ESG Investments: Calculating ROI for green building upgrades, renewable energy installations, and social programs.
    - Climate Value-at-Risk (CVaR): Assessing the financial impact of various climate scenarios on real estate portfolios.
    - Accessing Green Finance: Understanding green bonds, sustainability-linked loans, and other financial products for ESG-aligned real estate projects in Kenya.
- **Module 7: ESG Reporting & Disclosure Frameworks for Real Estate**
    - GRESB (Global Real Estate Sustainability Benchmark): In-depth analysis of the GRESB Assessment for real estate funds and assets, including data collection and submission.
    - TCFD (Task Force on Climate-related Financial Disclosures): Understanding TCFD recommendations for climate-related financial disclosures in real estate.
    - GRI (Global Reporting Initiative) & SASB (Sustainability Accounting Standards Board): Their application to real estate sector reporting.
    - EU Taxonomy for Sustainable Activities: Its implications for defining sustainable real estate investments for European-linked capital.
    - Local Reporting Landscape in Kenya: Reviewing current and emerging ESG reporting expectations from regulators and investors, like the NSE ESG Disclosure Manual.
- **Module 8: ESG in Real Estate Asset Management & Operations**
    - Operationalizing ESG: Implementing ESG strategies post-acquisition (e.g., energy retrofits, waste programs, tenant engagement).
    - Building Certifications & Performance Monitoring: Leveraging LEED, BREEAM, EDGE, WELL, and local Kenyan standards (SGBI) to drive and track performance.
    - Tenant Engagement for Sustainability: Partnering with tenants to reduce energy/water consumption and manage waste.
    - Preventative Maintenance & Resilience Planning: Integrating climate adaptation measures into ongoing property management.
    - Supply Chain Management: Assessing ESG performance of suppliers (e.g., construction materials, facility services).
- **Module 9: ESG Investment Strategies & Portfolio Construction**
    - Screening (Negative & Positive): Excluding controversial assets vs. selecting best-in-class ESG performers.
    - Thematic Investing: Investing in specific ESG themes like affordable housing, renewable energy infrastructure, or climate-resilient properties.
    - Impact Investing in Real Estate: Targeting specific social or environmental outcomes alongside financial returns.
    - ESG Integration across Asset Classes: Tailoring ESG strategies for residential, office, retail, industrial, and specialized properties.
    - Developing an ESG Investment Policy: Formalizing ESG commitments and processes within an investment firm.
- **Module 10: Responsible Portfolio Management & Value Creation**
    - Optimizing Portfolio Performance: Balancing financial returns with ESG objectives and risk adjusted returns.
    - Active Ownership & Engagement: Strategies for engaging with asset managers and portfolio companies on ESG issues.
    - Exit Strategies with ESG Lens: Incorporating ESG into divestment decisions and showcasing value created.

    - ESG and Fund Raising: Attracting institutional investors who prioritize ESG factors.
    - Measuring and Reporting ESG Impact: Developing meaningful KPIs and communicating progress to stakeholders.
- **Module 11: ESG Technology & Innovation in Real Estate**
    - PropTech for ESG: Leveraging smart building technologies, IoT, and AI for ESG data collection and performance optimization.
    - Blockchain for ESG Transparency: Exploring its potential for supply chain traceability and sustainable material verification.
    - Data Analytics for ESG Insights: Using advanced analytics to identify trends, predict risks, and inform decision-making.
    - Digital Twins & Building Information Modeling (BIM): Enhancing sustainable design and operational efficiency.
    - Emerging Technologies & Future Trends: Robotics for sustainable construction, advanced materials, and climate-tech innovations.
- **Module 12: Future of ESG in Real Estate Investing & Kenyan Context**
    - Net-Zero Carbon Real Estate: Pathways to decarbonization, embodied carbon, and the role of offsets.
    - Circular Economy in Real Estate: Designing for deconstruction, material reuse, and waste-to-value solutions.
    - Biodiversity & Nature-Based Solutions: Integrating ecological considerations into real estate development and

Upcoming Scheduled Sessions

Start Date	End Date	Location	Price
23 Nov 2026	04 Dec 2026	Online	$2,000
23 Nov 2026	04 Dec 2026	Physical	$3,000
23 Nov 2026	04 Dec 2026	Physical	$6,000
23 Nov 2026	04 Dec 2026	Physical	$6,000
23 Nov 2026	04 Dec 2026	Physical	$12,000
23 Nov 2026	04 Dec 2026	Physical	$9,000
23 Nov 2026	04 Dec 2026	Physical	$12,000
23 Nov 2026	04 Dec 2026	Physical	$12,000

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