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Galvanize Real Estate and EHDD Announce New Tool to Identify Real Estate Investment Opportunities with High Decarbonization Potential

The proprietary software tool enables data-driven investment decisions aligned with quantifiable sustainability goals

SAN FRANCISCO - [Galvanize Climate Solutions](#) (“Galvanize”), the climate-focused global investment firm, today announced the launch of Galvanize Opportunity Locator for Decarbonization (GOLD), developed in partnership with leading architecture firm EHDD. GOLD will support [Galvanize Real Estate \(GRE\)](#), a new Galvanize strategy that aims to invest in and decarbonize real estate, by helping acquisitions teams identify high potential geographies in the U.S. GOLD is a proprietary software tool that leverages the expertise of EHDD in sustainable design and data science to reimagine the traditional real estate sourcing process and enable data-driven investment decisions.

As a newly created tool, GOLD supports GRE’s acquisitions team to help efficiently target investments that have both strong real estate fundamentals and compatibility with pre-defined, quantifiable sustainability goals. GOLD aims to leverage a data set of 8.4 million building simulations that quantify carbon emissions based on building type, local climate, the mix of local energy resources, and forecasts for local utility grid, then evaluate how certain decarbonization strategies could potentially lower their emissions over time. GOLD’s output aims to direct acquisition teams towards markets where specific building types have larger opportunities for decarbonization. The tool is particularly important to this first-of-its-kind strategy as GRE will tie its long-term profit potential to the successful accomplishment of sustainability goals designed to decarbonize the built environment.

“We believe one of the biggest barriers to adoption of sustainable operations in real estate has been trying to retroactively apply sustainability concepts, rather than considering them early in the investment process,” said Nicolette Jaze, Head of Environmental, Social and Governance

(ESG) and Sustainability, Real Estate, Galvanize Climate Solutions. “Bespoke tools like GOLD can help make it possible to lead business transformation in a way that is impactful, profitable, and prioritized throughout the asset’s hold period.”

The GOLD tool is an evolution of EHDD’s Early-Phase Integrated Carbon ([EPIC](#)) Assessment, — an open access tool for planning low-carbon buildings that was originally designed to support decarbonization of one building at a time. GRE partnered with EHDD to reimagine and refine EPIC to allow GRE to utilize a massive and harmonized dataset describing a range of buildings and decarbonization strategies across the entire United States.

“GOLD is an exciting outgrowth of our work on EPIC and an inspiring example of forward-thinking investors leading the way with data-driven and climate-positive investment decisions,” says Jack Rusk, Climate Strategist at EHDD and lead technical developer of EPIC and GOLD. “For many, the wide array of climate considerations can be overwhelming, leaving people to follow misleading anecdotal evidence. While no one can predict the future, GOLD provides a comprehensive approach to help inform and de-risk business plans predicated on achieving decarbonization.”

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