

BUILDING BLOCKS FOR A PROSPEROUS FUTURE

To unlock capital, face global challenges such as climate change, and build the cities of tomorrow, the European Union needs to encourage more stable and cross-border investments aligned with its long-term objectives. EPRA, the European Public Real Estate Association, believes that the listed real estate sector is part of the solution to empower the EU to deliver on its ambitions internally and elevate its leadership externally and proposes a set of recommendations for policymakers in order to address these challenges.

To deliver a strong, prosperous and sustainable Europe, we base our activities on three pillars:

PILLAR TWO



ADDRESSING GLOBAL CHALLENGES

Listed real estate companies have been frontrunners on tackling climate change and sustainability for many years. In fact, they are a crucial pillar of local societies in terms of achieving social and sustainable goals.

Our proposals for EU legislators:

- **EU Taxonomy:** We support the pursuit of an inclusive approach for an evolutive and agile taxonomy, based on a positive list. Renovations of existing buildings should be equally incentivised to attract sustainable capital as it is the case for the development of new buildings.
- **Corporate sustainability reporting:** Numerous existing market-based standards such as the EPRA Sustainability Best Practices Recommendations Guidelines should be considered in the CSRD (previously NFRD) review.

PILLAR ONE



DELIVERING LONG-TERM INVESTMENTS TO THE EUROPEAN ECONOMY

The listed real estate sector has an obvious and central place in any diversified portfolio and including listed property investments in the right range of assets has the capacity to generate greater returns. Listed real estate companies present continuously strong long-term performance to investors, especially pension funds and insurers through reliable dividends, effectively contributing to the retirement of millions of people.

Our proposals for EU legislators:

- **Solvency II review:** Cease undue restrictions of opportunities for insurance companies to invest directly in public equities, including in listed real estate, and proceed with the relaxation of the new 'long-term equity investments' category.
- **Retail investment strategy:** Consider listed real estate as one of the most appealing sectors for retail investors.
- **C(C)CTB:** Ensure that any rules are clear, proportionate and, most importantly, voluntary.

PILLAR THREE



BOOSTING GROWTH OPPORTUNITIES FOR EUROPE AND ITS MEMBER STATES

Property companies serve businesses and the society by actively developing, managing, maintaining and improving the built environment where we all live, work, shop and relax.

Our proposals for EU legislators:

- **Facilitate the development of REIT regimes:** Encourage Member States to further develop, introduce or preserve their tax transparent regimes to facilitate real estate investments while building a strong, prosperous and sustainable Europe.
- **Mutual recognition of REITs:** Develop an EU framework for a mutual recognition of REIT regimes, as 14 countries in Europe have already recognised a public benefit to establish a national REIT framework to incentivise property investment through public markets.