



IFC

**International
Finance Corporation**
WORLD BANK GROUP

Certify Green and Change Your World

www.edgebuildings.com

Outshine the competition with EDGE

“Achieving EDGE certification for our international portfolio is a proud milestone that validates our commitment to high building standards and long-term asset resilience. This data-driven framework enables us to measurably reduce energy, water, and material consumption across our locations. It marks a vital step in our strategy to future-proof our real estate on the path toward Net Zero by 2050.”

Dominik Uhe,
Head of Investor Relationship
Management at Kaufland
International

Today, it's more important than ever for property owners and developers to differentiate their projects. EDGE certification offers an opportunity for market leaders to meet the demand for green buildings through a metrics-driven approach.

An innovation of IFC, a member of the World Bank Group, EDGE empowers property owners and builders to optimize their designs to use less energy, water, and embodied carbon in materials and reduce carbon emission of buildings.

EDGE includes a web-based application to help identify the most cost-effective ways to reduce the resource intensity of a building over a local baseline. The streamlined certification process makes it fast and easy to certify a project green.

Kaufland | Berlin, Germany



Advantages of certification

Homebuilders, commercial owners, and those who are building to sell can capitalize on the advantages of certification at the design stage before projects have been built. EDGE-certified buildings typically cost less than 3 percent extra, with the tangible benefits outweighing any initial costs.

Home Builders

- ▶ Attract better financing rates for you and your customers
- ▶ Label homes as green
- ▶ Promote resource-efficient savings
- ▶ Earn customer referrals
- ▶ Access green finance
- ▶ Realize a greater share of the market



Commercial Owners

- ▶ Gain multinational tenants
- ▶ Drive profitability
- ▶ Increase occupancy rates
- ▶ Ensure cost control across properties
- ▶ Access green loans or sustainability linked financing
- ▶ Take a portfolio approach
- ▶ Build brand equity



Build To Sell

- ▶ Attract investors
- ▶ Distinguish the quality of properties
- ▶ Complement efficiencies in construction and labor
- ▶ Accelerate turnover
- ▶ Quantify a sustainable brand



EDGE is the solution

EDGE certification provides a solution: to capitalize on the value of green buildings by promoting the benefits while protecting the environment. With EDGE, it's possible to stay at the forefront of innovation.

“When developing a new project, we plan every stage in a sustainable manner in order to reduce its impact on the environment through the building’s entire life. The design phase is key, as this is the point at which we set our goals for the new development. This strategy has been recognised with certifications such as these received by Renault Bucharest Connected, a first for an office building in Romania.”

Dimitris Pergamalis

Renault Head of Construction & Development

The Renault Bucharest Connected became the first EDGE Certified office building in Romania.



*Sustainability and resilience go hand in hand.
Learn more about IFC's Building Resilience Index for your next project.*

CASE STUDY:

Lidl

Lidl Denmark is the largest owner of certified green buildings in Denmark, having achieved EDGE green building certification for its portfolio of stores throughout the country. Through the development of an innovative portfolio certification process, Sintali and SGS helped Lidl Denmark undergo the certification process of 119 buildings in a streamlined and efficient manner.

Lidl | Denmark



By taking a portfolio approach and greening its entire stock of buildings, Lidl Denmark is proving that scale is possible with EDGE and taking a position of leadership in the global real estate market.

“As one of the largest retailers in the world, we feel a responsibility to help reduce environmental impact when we modernise and build new stores... We have therefore been able to get all our stores and warehouses EDGE-certified, a certification that proves that we build according to internationally recognised sustainability standards.”

Mads T. Nielsen,

Chief Property Management Officer for Lidl Denmark

Discover the power of the free EDGE App

The EDGE App is the only global cloud-based platform that calculates the cost of going green, utility savings, and environmental impacts. The state-of-the-art engine has a sophisticated set of city-based climate, construction codes and cost data, consumption patterns, and algorithms for predicting performance results.

Choose efficiency strategies and the EDGE App will calculate their financial and environmental impacts across energy, water, and embodied carbon in materials. The EDGE App can be used for free to design a project, with certification available at a modest cost.

Upload compliance documentation directly into the EDGE App, with the entire certification workflow at your fingertips.





Features include the following:

- ▶ **Bio-climatic modeling** – EDGE is location-specific, with climate and lifestyle data for thousands of cities.
- ▶ **Cost calculator** – EDGE helps you to decide the best design and construction options and estimate the incremental cost.
- ▶ **Streamlined process** – A shorter certification workflow saves you time, with most required documentation already on hand.
- ▶ **Reporting** – EDGE can be used for local and international environmental reporting on carbon emissions.

“ ProCredit integrated EDGE into the environmental impact assessments carried out for the head offices of its banks, where the benefits of EDGE were apparent: user-friendly application, availability of data, the possibility of preliminary assessment, and recognized certification.”

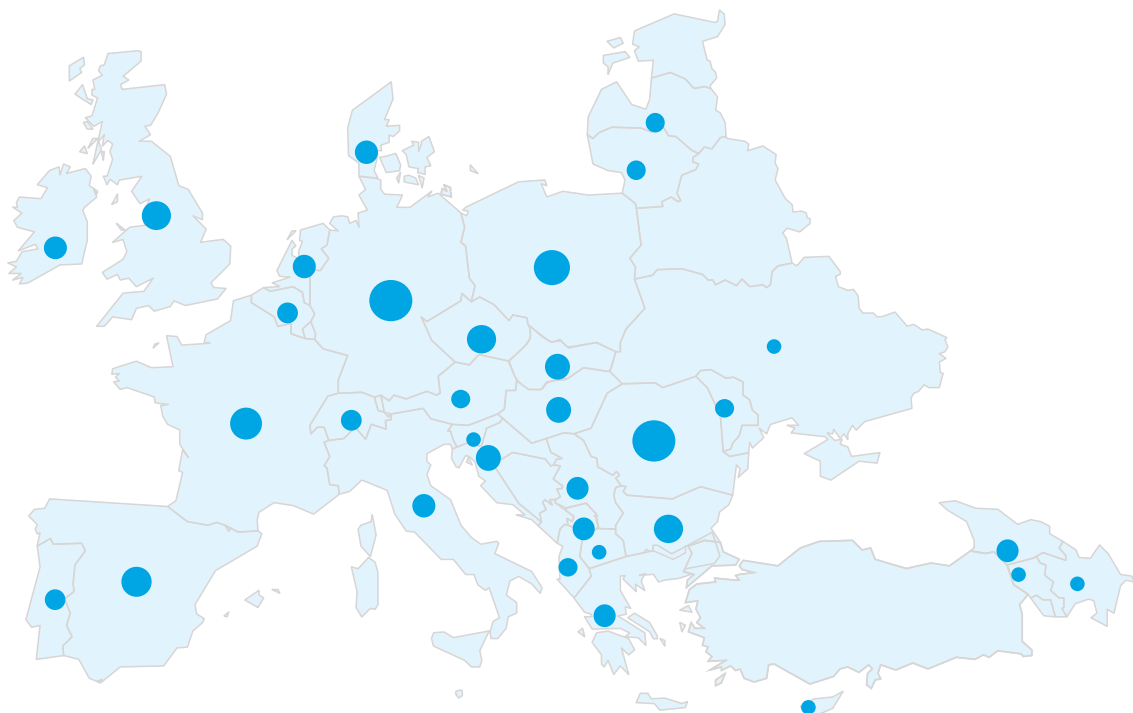
Eleni Polychroniadou
CEO, Sintali

Watch “Your 5-minute Guide to EDGE Certification”



EDGE is gaining popularity across Europe

The following entities are among those who are certifying their projects with EDGE, bringing value to the lives of their customers while enhancing their sustainable brands. EDGE V3 is now available in all countries and there are 41 countries in Europe including Germany with EDGE certified buildings.



222

Total EDGE Experts in Europe

22.1 Million

square meters of certified space in Europe

All stats as of 03/02/2026

EDGE Experts by Country

- 45 – United Kingdom
- 25 – Spain
- 19 – Bulgaria
- 15 – Germany
- 11 – France
- 10 – Romania
- 10 – Portugal
- 09 – Poland
- 08 – Serbia
- 08 – Uzbekistan
- 07 – Armenia
- 07 – Belgium
- 07 – Greece
- 06 – Ukraine
- 05 – Austria
- 05 – Ireland
- 04 – Italy
- 04 – Netherlands
- 03 – Georgia
- 02 – Albania
- 02 – Cyprus
- 02 – Hungary
- 02 – Montenegro
- 02 – Switzerland
- 01 – Azerbaijan



Find an
Edge
Expert

A selection of companies throughout Europe that have integrated EDGE certification into their business models:



Renault Bucharest Connected, Romania



ProCredit Bank, Bulgaria



Citadines République
Paris, France



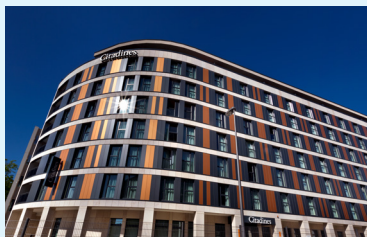
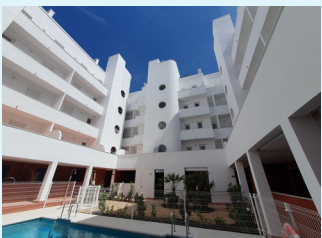
The Wings, Belgium



Lidl, Danmark



Garmur Residential Building, Spain



Citadines City Centre
Frankfurt, Germany



City Tower Saburtalo, Georgia



ProCredit Bank, Ukraine



Talar Foods, Bulgaria



Citadines Barbican London,
United Kingdom



WINGS by Studium Green,
Romania

Determine which level of EDGE is right for your project

EDGE focuses purely on resource efficiency, with three choices for certification. Use the EDGE App to reach at least 20% savings in water and materials, then choose your target for energy savings to match your level of aspiration.



Level 1 - EDGE Certified

Enter your project in the EDGE App and earn a minimum of 20% savings across the three resource categories, and your project can be certified.

Requirements	20% or more savings in energy, water, and embodied carbon in materials.
Timing	At preliminary and final certification stages.
Renewal	Not required.
Cost	Registration, auditing, and certification fees.



Level 2 - EDGE Advanced

Set your project apart even further by earning EDGE Advanced, with recognition reflected on project studies, certificates, award submissions, and more.

Requirements	EDGE certified with 40% or more on-site energy savings.
Timing	At preliminary and final certification stages.
Renewal	Not required.
Cost	Registration, auditing, and certification fees.



Level 3 - Zero Carbon

Join the global initiative for new buildings to be zero carbon by 2030 and all buildings to be zero carbon by 2050.

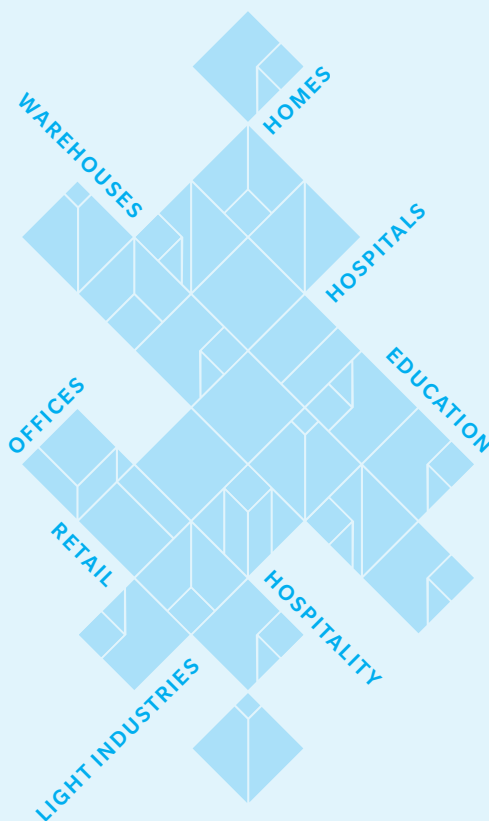
Requirements	EDGE Advanced with 100% renewable energy on-site or off-site, or purchased carbon offsets to reach 100%. All energy must be accounted for, including diesel and LPG.
Timing	At least one year after final EDGE certification with 75% occupancy, when operational data must be submitted.
Renewal	Every four years with 100% renewables and every two years with purchased offsets.
Cost	Contact Certification Partner for information



Watch “How to Meet the EDGE Standard.”

Building typologies of EDGE

EDGE is available for new and existing buildings in nearly every international market. There's a variety of typologies, which include commercial, residential, and mixed-use projects:



EDGE Experts provide valuable support

Hire an EDGE Expert to provide additional expertise for a project. EDGE Experts are proficient in compliance requirements and working within the EDGE App environment. While not required to achieve certification for a project, EDGE Experts provide significant value to clients through their skills, insights, and technical know-how. Accredited by IFC, EDGE Experts provide their services internationally.

To develop in-house expertise, it's possible to provide employees with training, which is available online and through livestream.

For more information, visit www.edgebuildings.com/edge-experts.

Start certifying your project with EDGE



STEP 1: Register

Design your project in the EDGE App and click apply for certification. EDGE certification provider will follow up to send the registration invoice.



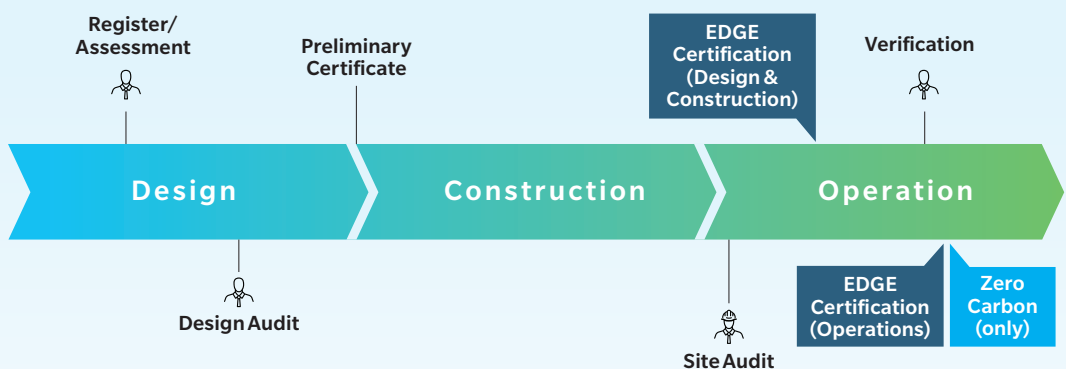
STEP 2: Certify

Once your project is registered, upload your documentation into the EDGE App. When you're ready, go to your dashboard and initiate the certification workflow.



STEP 3: Validate

After you've received a preliminary certificate, repeat Step 2 at the post-construction stage, uploading any fresh design changes and documentation to the EDGE App. Each certified project receives a project study on the EDGE website with social media promotion. For tips on how to maximize the value of EDGE, visit <https://edgebuildings.com/edge-resource-portal/>.



Watch “Building the EDGE Ecosystem: Certification and Quality Assurance”

Projects can be promoted with an EDGE plaque

Demonstrate your commitment to resource efficiency and promote your certified green building with an EDGE Plaque.

EDGE Plaques are available for projects that have achieved final EDGE certification. Plaques can be ordered through a plaque manufacturer of your choosing but must comply with the quality standards as defined in the guidelines.

Plaques reflect the project's level of certification



Certified Green



EDGE Advanced



Operations



Zero Carbon

For more information, visit www.edgebuildings.com/plaques



EDGE certification partners

IFC works with premier partners to scale up green building growth in emerging economies.

IFC's global and local partners deliver EDGE certification around the world. Certification is offered at a nominal price. A list of partners is available at www.edgebuildings.com/certify/certifiers.

For the opportunity to certify a future portfolio, email edge@ifc.org.

EDGE certifiers operating in most countries



Sintali

Sintali operates in all countries where EDGE projects can be designed except Colombia and countries where UK sanctions are in place.



Green Business Certification Inc.

GBCI operates in all countries where EDGE projects can be designed except Belarus, Colombia, Cuba, Iran, Russia, Sudan, and Syria.



Bureau Veritas

Bureau Veritas operates in all countries where EDGE projects can be designed except Colombia, and where EU and other applicable sanctions are in place.

EDGE certification process

Certification is initiated at the early design stage, when details of the project are entered into the EDGE software and green options are selected. The project must reach the EDGE standard of a 20% improvement in energy, water, and materials as measured against local construction baseline. When achieved, the project is registered for certification.



EDGE Operations Certification

- Buildings demonstrating excellent operational performance across energy, water, and operational resilience become eligible for EDGE Operations Certification
- This certification recognizes outstanding operational efficiency and sustainability beyond single-dimension performance metrics
- Certified projects with 5 stars or more may apply for EDGE Zero Carbon Certification (in lieu of EDGE Advanced)



EDGE

An innovation of IFC, EDGE creates intersections among developers, building owners, banks, financial institutions, governments, and homeowners to deepen the understanding that everyone wins financially by building green. EDGE was created to respond to the need for a measurable and credible solution to prove the business case for building green and unlock financial investment. EDGE is supported by a global network of certification providers and EDGE Experts with the collective ambition to mainstream green and resilient buildings worldwide.

IFC

IFC — a member of the World Bank Group — is the largest global development institution focused on the private sector in emerging markets. We work in more than 100 countries, using our capital, expertise, and influence to create markets and opportunities in developing countries. In fiscal year 2025, IFC committed a record \$71.7 billion to private companies and financial institutions in developing countries, leveraging private sector solutions and mobilizing private capital to create a world free of poverty on a livable planet. For more information, visit www.ifc.org.

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PARTNER SUPPORT

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UK Government



Schweizerische Eidgenossenschaft
Confédération suisse
Confederazione Svizzera
Confederaziun svizra

Swiss Confederation

Federal Department of Economic Affairs,
Education and Research EAER
State Secretariat for Economic Affairs SECO

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