



Access Sustainable Finance with Green & Resilient Buildings

Lenore Cairncross,
Green Building Lead, Africa, IFC
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With generous support from:



UK Government



Schweizerische Eidgenossenschaft
Confédération suisse
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Swiss Confederation

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

EDGE is an innovation of IFC, a member of the World Bank Group.

IFC'S HOLISTIC APPROACH TOWARDS ADDRESSING CLIMATE CHANGE MITIGATION & ADAPTATION IN THE BUILT ENVIRONMENT



Green Building Certification System
(MITIGATION)
Launched 2013 globally
2015 in Africa



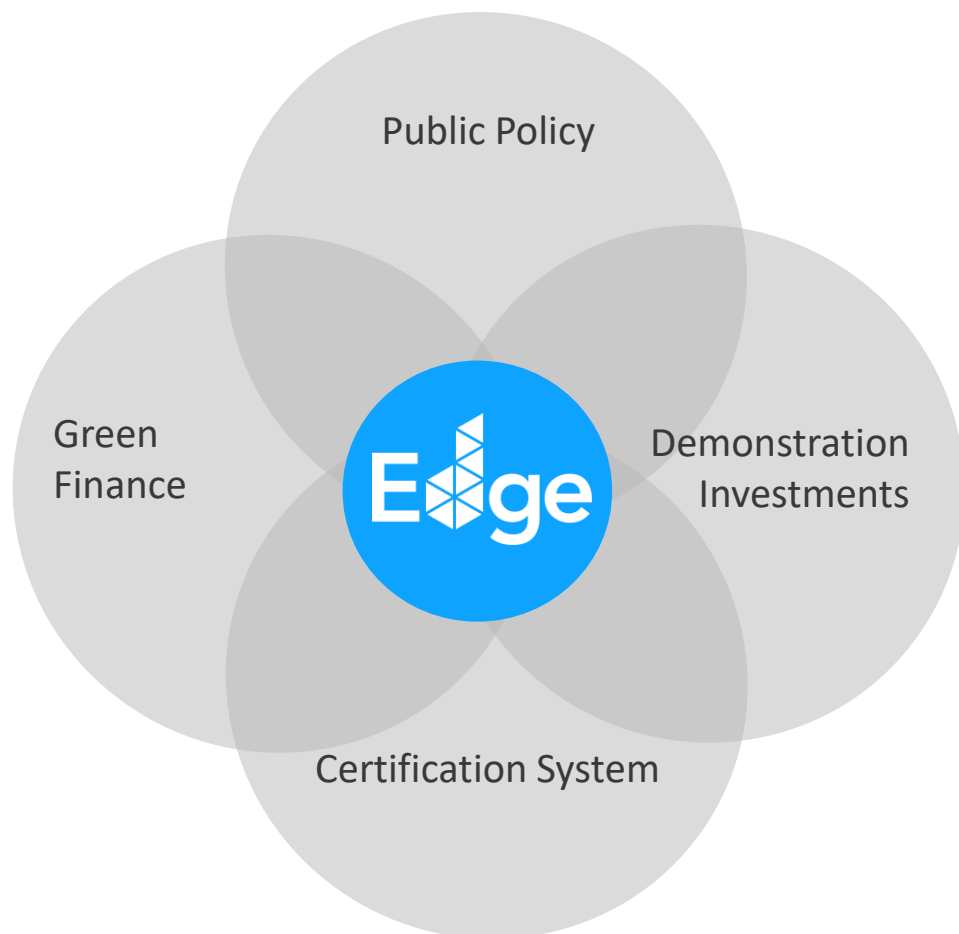
Verification System for
Resilience in Buildings
(ADAPTATION)
Launched 2021



GHG Reduction and
Green Investment Planning for Cities
(MITIGATION)
Launched 2022



IFC's Approach to Creating a Green Building Market



EDGE Certification

109M
M2 floor area
certified

Simplified standard using online certification processing and state-of-the-art marketing platform for certified projects. EDGE is approved by green finance standards.

Cumulative IFC Green Building Investment

\$15.8B
\$5.0B

Overall IFC green building investment as of FY24

Green building investment mobilization

EDGE Partnership

>2,415 EDGE Experts
>76 Champions

EDGE Experts encourage and advise on green building design.

EDGE Champions certifying large percentages of asset portfolios.

EDGE tool market reach

>200 Countries
>86,000 Users

The EDGE App is a reliable tool for designers, developers, policymakers, bankers and investors.

An architectural rendering of the Citra Landmark building complex at dusk. The image shows several tall, modern high-rise buildings with a mix of light and dark facades. The windows are illuminated from within, creating a warm glow. In the foreground, there is a landscaped area with palm trees, other tropical plants, and a curved road with cars. A sign for 'CITRA LANDMARK' is visible on a landscaped island. A green callout box in the upper right corner contains the text 'EDGE: An International Green Building Certification System'.

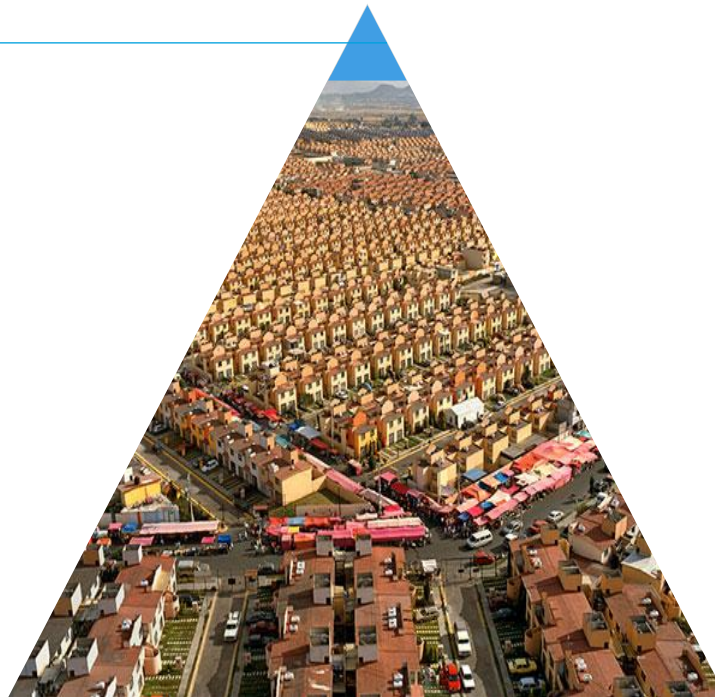
EDGE: An International Green Building Certification System

Citra Landmark developed by Ciputra Citra Trisula with Asia Green Real Estate as an investor.

Certification Systems for Emerging Markets are Needed to Transform the Market at Scale

Only a small number of projects in Emerging Markets go green

There is a need for simple, quick, and affordable system

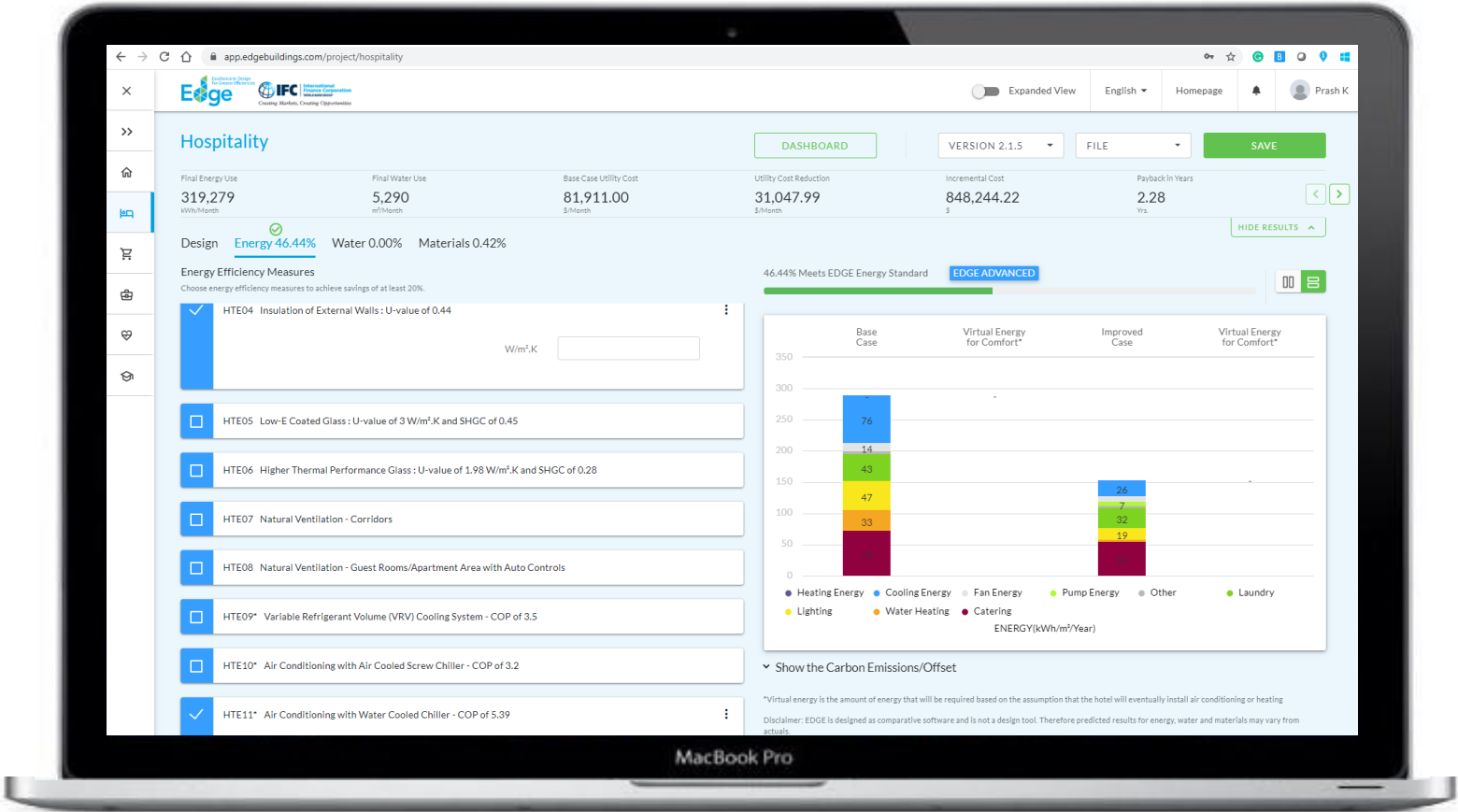


A metrics-driven, scalable voluntary standard is needed to:

- bring together market players,
- prove the case for building green, and
- reward innovative design.

EDGE makes it easy to design and certify resource-efficient and Zero Carbon buildings.

IFC created EDGE to respond to the need for an affordable, measurable and credible solution to prove the business case for building green and to help channel investment.



Affordable. The EDGE design software is free to use and instantaneously calculates the most cost-effective investments to make. The certification process costs a fraction of the time and fees of traditional options.



Measurable. A simple green building standard based on quantified energy, water and materials savings; EDGE provides streamlined impact reporting.



Internationally recognized for green finance
EDGE makes it fast and easy to verify the resource efficiency of a project.



EDGE GREEN BUILDING CERTIFICATION: EXPONENTIAL GROWTH AND GLOBAL IMPACT



110+
COUNTRIES HAVE
CERTIFIED* PROJECTS

13,355
PROJECTS
CERTIFIED*

\$80b
GREEN INVESTMENT
VALUE*

2.4m+
tCO2/YEAR
SAVED*

109 M
CERTIFIED FLOOR
SPACE (M2)

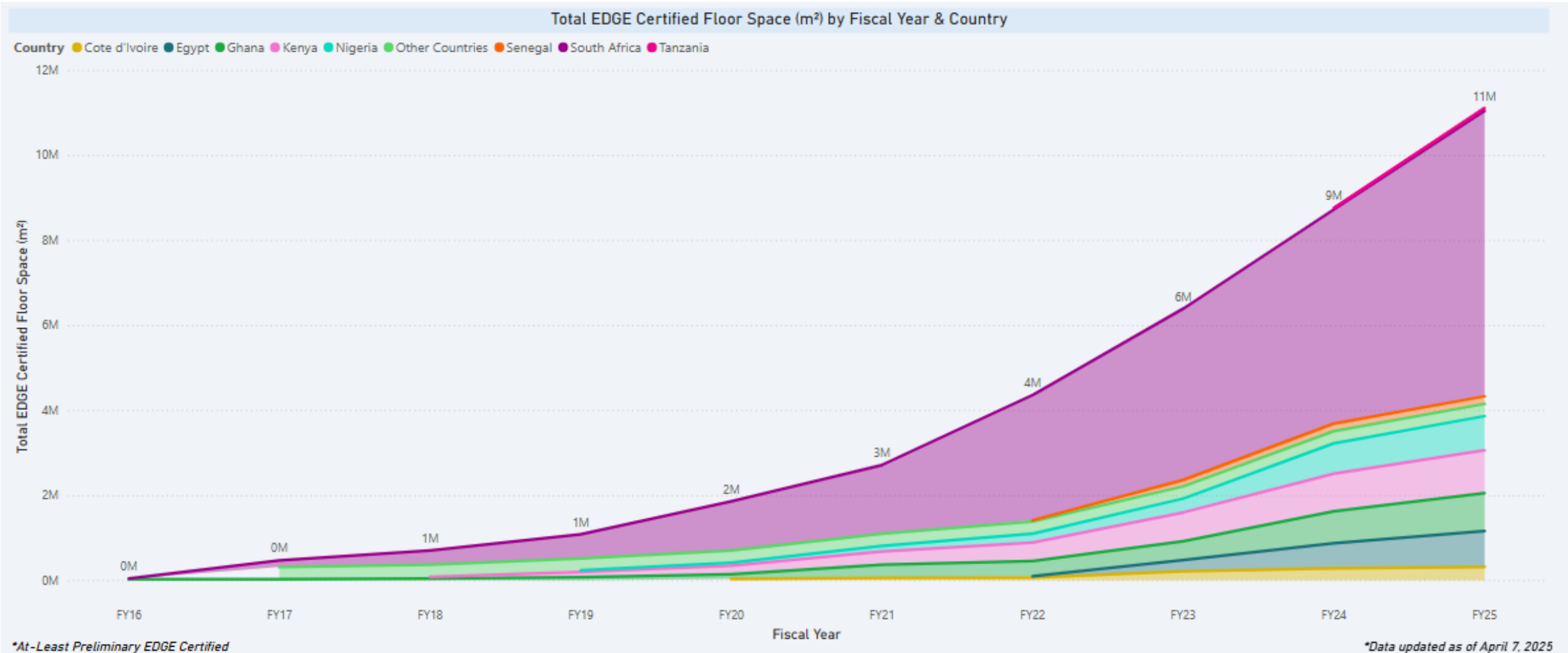


* Data as at April 2025



EDGE GREEN BUILDING CERTIFICATION: EXPONENTIAL GROWTH ACROSS AFRICA

2016 TO APR 2025 – OVER 11 MILLION M2



EDGE is different from other certification systems



International Acclaim

Integration of the EDGE brand into your marketing efforts distinguishes your projects and brings global prestige.



Cost Calculator

EDGE helps you to decide the best green options and estimate the incremental cost (typically less than 2%).



Focus on Resource Efficiency

EDGE focuses on energy, water, and embodied energy in materials, for a quantitative approach.



Bio-Climatic Modeling

EDGE is location-specific, with climate and lifestyle data for thousands of cities.



Streamlined Process

A shorter certification workflow saves you time, with most required documentation already on hand.

EDGE - EXCELLENCE IN DESIGN FOR GREATER EFFICIENCIES

Green Building Certification New and Existing Buildings

Access Green Finance

Issue Green Bond,
establish a green
portfolio for a REIT,
access green finance

Future proof your assets

Identify
underperforming
buildings and address
ahead of legislation

Streamline ESG Reporting

Easily prove
compliance with ESG
Reporting
requirements

EDGE is growing fast because it's a tool to tap into green finance

EDGE aligns with all the Major International Green Finance Standards



ICMA

International Capital Market Association

- ICMA releases the [Green Bond Principles](#) as well as [guidelines for green buildings](#).
- EDGE is listed as an accepted certification standard. (See Section E: Certification Standards).



GRESB

Real Estate + Infrastructure ESG Reporting Benchmark

- Used by property developers and investors to obtain data on the performance of their investments.
- EDGE can be used completing the [Real Estate Assessment](#)



CLIMATE BONDS INITIATIVES

- CBI releases standards for green bonds funding [residential](#) or [commercial](#) buildings.
- EDGE is included as a qualifying certification system.



CDP

Carbon Disclosure Project

- Global disclosure system for [investors](#), [companies](#), [cities](#), [states and regions](#) to manage environmental impacts.
- Protocol for reporting to CDP using EDGE is forthcoming, following joint webinar.



EU TAXONOMY

- [EU Taxonomy](#) was launched by the European Commission to guide sustainable finance.
- EDGE definition of 20% quantified resource efficiency is aligned with EU Taxonomy Principles.



GRI

Global Reporting Initiative

- Aligns with GRI Reporting

EDGE IS AVAILABLE IN A VARIETY OF BUILDING TYPOLOGIES

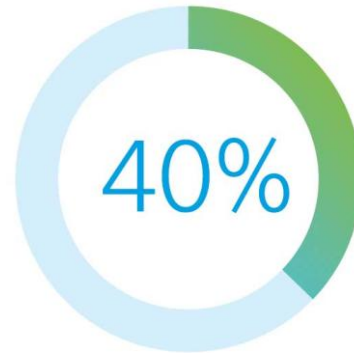


EDGE: Excellence in Design for Greater Efficiencies



Level 1 - EDGE Certified

- 20% or more savings in
- ✓ energy,
 - ✓ water,
 - ✓ embodied carbon in materials.



Level 2 - EDGE Advanced

- ✓ EDGE certified with
- ✓ 40% or more on-site energy savings.



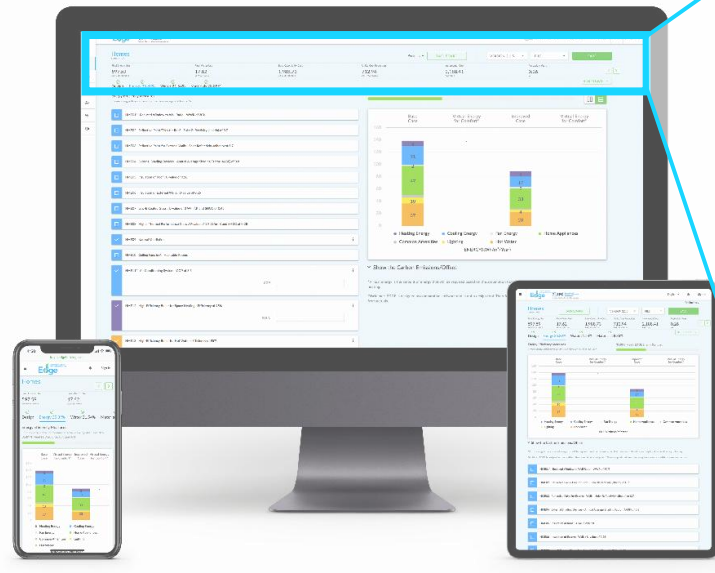
Level 3 - Zero Carbon

- ✓ EDGE Advanced with
- ✓ 100% renewables or purchased carbon offsets.

EDGE compares your green building to a '*locally relevant*' conventional building

The Free EDGE Software Shows the Payback for Each Efficiency Measure - Reducing Costs and Speeding up Design and Decision-making

Real-Time Feedback on Green Options



✓ Energy 36.52% ✓ Water 32.77% ✓ Materials 47.67%

Progress Toward Certification

Utility Cost Reduction
9,788.45
PAB/Month

Incremental Cost
49,753.26
PAB

Payback in Years
0.42
Yrs.

Incremental Cost and Payback

Embodied Energy Savings
1,056.04
MJ/m²

Energy Savings
506.90
MWh/Year

Water Savings
4,520.42
m³/Year

Energy, Water, & Materials Savings

Operational CO₂ Savings
155.89
tCO₂/Year

Carbon Emissions
265.92
tCO₂/Year

Carbon Tracking

The Free Software Shows Return on Investment for Resource Efficiency Measures, Tailored to Local Climate



EDGE ADVANCED

Centre Commercial COSMOS Angré
Retail in Cote D'Ivoire



EDGE ADVANCED

Nine Palms
Apartments in South Africa



EDGE ADVANCED

Sterling Towers
Office in Nigeria



EDGE ADVANCED

The Grand Egyptian Museum
Mixed Use in Egypt



EDGE ADVANCED

Meadowview Spec
Retail in South Africa



Children's Investment Fund Foundation
Office in Kenya



Athi River EPZ
Industrial in Kenya



JC - The Onyx
Apartments in South Africa

Case studies:
EDGE Projects certified in Africa since 2015

KENYA:

Acorn Used EDGE Green Building Definition to Launch Kenya's First Green Bond



Acorn – Kenya's First Green Bond ~\$50m (Issued in 2019 and repaid Oct 2024)

- Kenya's 1st green bond with structuring by Stanbic Bank.
- Use of proceeds for new student accommodations (about 7,000 beds) that are EDGE certified.
- EDGE preliminary and final (post-construction) certificate ensure green standard.
- EDGE provides reporting in line with ICMA standards.
- Benefited from government tax incentive that made interest from green bonds tax exempt
- In Oct 2024, Acorn repaid this 5-year bond a month early and opened the doors to 2,500 beds.

Further Resource: [Acorn Green Bond Framework](#)

Côte d'Ivoire: HC Capital's Green Bond Refinances the Cosmos Shopping Centre



Green Bond Issuance for \$18 m

- EDGE certification accepted for refinancing through a green bond.
- Cote d'Ivoire's first corporate green bond
- Green Bond was oversubscribed and priced at 150 basis points lower than the 9% interest rate that the issuer was paying on an existing bank loan.

Cosmos Shopping Centre Interventions

- **Energy:** Reflective exterior paint and insulation for roof and external walls.
- **Water:** aerators/auto shut-off faucets and water efficient water closets, urinals and kitchen faucets



Predicted Savings of EDGE Certification

29%

Energy Savings

41%

Water Savings

44%

Less Embodied Energy in Materials

SOUTH AFRICA: International Housing Solutions (IHS) Green Homes Provide Large Savings to Rental Tenants



Erand Creek by IHS, 2021.

Examples of IHS Projects:

- Erand Creek
- Devland Social Housing
- Rivergate Social Housing
- Spruitview Social Housing
- Selcourt Estate
- Ballito Groves

- IFC invested \$25m in IHS – 1st in Africa to certify with EDGE in 2015.
- IHS has over 13,100 units certified to date with simple technical features, including passive design.
- Incremental costs minimized from 2-6% (2017) to 0.25-0.8% (2020) per unit.
- Sales pitch to tenants: Save up to 1 month of rent, with rentals between R5,500 – R7,500/month (in the affordable housing market).

Further Resource: [IFC's Green Building Report](#) (p. 44)

SOUTH AFRICA: Balwin Properties' Commitment to Green Housing Catalyzes First Green Mortgage in South Africa

Statistics as of March 2025:

- 186 221 units committed (including units already certified)
- 880 000 sqm or 13 500 units certified
- 16.4 million sqm registered for certification.
- Sold a record 803 green homes in one month.



- In 2019, Balwin Properties registered 13,000 units (~ 1 million m2) for largest registration for EDGE globally.
- In March 2020, Balwin partnered with Absa Bank to launch Eco Home loans, **South Africa's First Green Mortgage** providing lower mortgage rates for home buyers of EDGE certified homes.
- In 2021, Balwin registered an additional 12,000 units (~ 1 million m2)
- By 2022, all 4 major retail banks (Nedbank, Standard Bank and FNB, as well as Absa) in South Africa created green mortgage products with preferential rates for home buyers purchasing EDGE certified homes.

SOUTH AFRICA: Attacq's Mall of Africa

Global 1st EDGE Advanced in Sustainable Retail

Predicted Savings of EDGE Certification

53%

Energy Savings

28%

Water Savings

100%

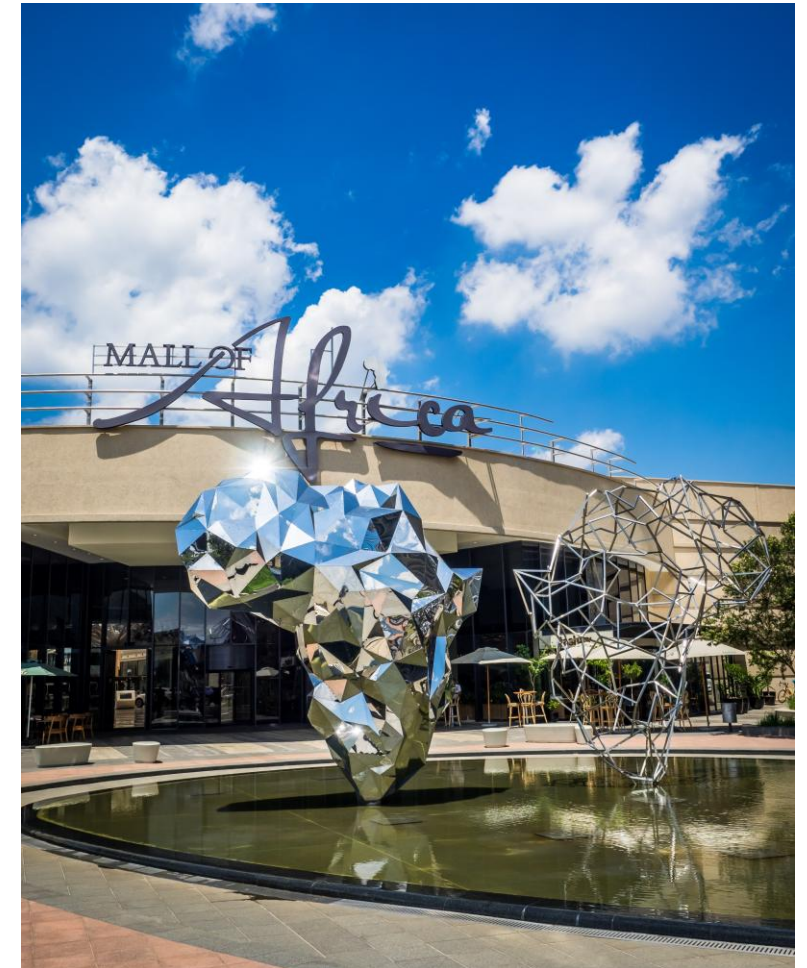
Less Embodied Energy in Materials

MALL OF AFRICA, owned by ATTACQ

- 1st Shopping Center in South Africa to achieve EDGE certification in Jan 2025.
- Total floor area of 485,000 m2.
- Attacq is a Johannesburg Stock Exchange (JSE) listed REIT
- Financed through Nedbank CIB (supported by MAGC concessional financing)

Savings from Interventions:

- **Energy:** Enough to power 27,800 homes
- **CO2 savings:** Equivalent to emissions of 2,100 passenger cars annually.





WWW.EDGEBUILDINGS.COM

YOUTUBE CHANNEL @EDGEBUILDINGS

Lenore Cairncross
Green Building Lead for Africa
LCairncross@ifc.org

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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

EDGE Retrofit and Building Resilience Index program is currently funded by the Government of Netherland:



Government of the Netherlands

Additional support has been provided by Australia, Rockefeller foundation, Austria, Canada, Denmark, ESMAP, EU, Finland, GEF, Hungry, and Japan.



ANNEXES

Amplify
your voice
with EDGE



Leverage the Promotional Support that IFC Provides Through the Marketing Toolkit



Issue a press release



Submit a project study



Launch a social media campaign



Publish your story



Create a brochure



Send an email



Include EDGE in your mission



Shoot a video



Use EDGE in your sales strategy



Construct an on-site billboard



Add EDGE to your showroom



Win an award



Speak at a conference or host a webinar



Hold a certification ceremony

Each Project Receives a Certificate, with Plaques and Decals Available



Certified Green



EDGE Advanced



Zero Carbon

