



EU Taxonomy Asset Assessment

Lindholm House

Acquisition and ownership of buildings

REFERENCE	CENS-2026-10587
DATE OF ASSESSMENT	19 August 2026
DATE OF ISSUE	20 August 2026
CRITERIA BASIS	Delegated Acts as amended, in force July 2026
UNIT OF ASSESSMENT	One residential apartment building (Lindholm House) in Aarhus, Denmark, built in 2012 and currently owned.
PREPARED BY	Censatim · censatim.com

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CRITERIA BASIS
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UNIT OF ASSESSMENT
One residential apartment building (Lindholm House) in Aarhus, Denmark, built in 2012 and currently owned.

- INFORMATION REVIEWED
- Asset description and dialogue responses provided by user.
 - Supporting documents provided: Lindholm_EPC.pdf.
 - Matched EU Taxonomy activity: Acquisition and ownership of buildings (CCM 7.7).
 - Criterion requirement texts and evidence basis are reproduced in Annex A; the full question and answer record in Annex B.

SUMMARY OF ASSESSMENT

EU Taxonomy alignment

In-line

Substantial Contribution only. Do No Significant Harm and Minimum Social Safeguards were not in scope at this tier.

DIMENSION	ALIGNMENT	CONFIDENCE
Substantial Contribution - Climate Mitigation	In-line	Moderate
Do No Significant Harm	Out of scope	
Minimum Social Safeguards	Out of scope	

RATING SCALE ● Not aligned ● Partial ● In-line ● Undetermined

N/A is an applicability marker, not a rating: no applicable criterion exists for this activity under that objective. Confidence reflects the strength of the evidence provided for each finding: High = clearly evidenced; Moderate = reasonable with some gaps; Low = key evidence missing. Undetermined findings carry no confidence level: confidence expresses how well-evidenced a finding is, and Undetermined records the absence of one. DNSH is met only when every applicable objective is met.

ACTIVITY IDENTIFICATION

ACTIVITY	Acquisition and ownership of buildings	
NACE CODE	L68	
ACTIVITY ID	CCM 7.7	
ELIGIBILITY	Confirmed	listed in the EU Taxonomy

ASSESSMENT OPINION

Headline

Substantial contribution is achieved on the evidence provided: the uploaded EPC confirms class A performance for this pre-2020 residential building, and the large building energy monitoring criterion does not apply.

Documentation reviewed

- **Lindholm_EPC.pdf:** Reviewed for EPC class, energy demand figure, building type, construction date, and certificate validity; evidenced class A2020, 27 kWh/m²/yr, residential, built 2012, issued 2023 and current.

Findings additionally rest on 3 rounds of questioning, recorded in full in Annex B, taken at face value and in good faith. Documents requested during the assessment and not provided are listed under Information gaps.

Substantial Contribution

CLIMATE CHANGE MITIGATION

Pre-2020 building / EPC class A route

Lindholm House was built in 2012, placing it firmly in the pre-31 December 2020 category. The uploaded Danish Energy Label documents class A2020 at 27 kWh/m²/yr final energy demand, issued 2023 and confirmed current. The class A route is satisfied on the uploaded certificate; the top-15% route was not invoked and requires no assessment. (based on Lindholm_EPC.pdf, A5)

Construction date continuity

The user confirmed the 2023 label is a scheduled renewal of a class A certificate held since at least the 2014 acquisition, consistent with the 2012 construction date recorded in the EPC. No major renovation triggering reclassification was indicated. One gap remains: the user did not directly confirm in writing that no major renovation has occurred since 2012; responses to that specific question redirected to the EPC class. This affects confidence but not the rating, as the EPC itself records the original construction year and the certificate lineage is plausible. (based on Lindholm_EPC.pdf, A1)

Large building energy monitoring

The effective rated output of the heating and ventilation systems was not confirmed numerically. However, Lindholm House is a single residential apartment building; the large non-residential building threshold is not met by asset type alone, making the energy performance monitoring criterion inapplicable here. The question at A3 was answered in terms of a compliance management system rather than system capacity, which is consistent with this being a residential asset where the criterion does not bite. (based on Lindholm_EPC.pdf, A3)

Information gaps

MATERIAL

Construction date and major renovation confirmation. The user did not directly confirm whether any major renovation has occurred since 2012; responses to this question restated the EPC class rather than addressing the renovation history. This information was requested during the assessment.

MINOR

Heating system rated output (documentary). The rated output figure was not provided; while the residential nature of the asset makes the large building monitoring criterion inapplicable, a documented system capacity figure would close residual ambiguity. This information was requested during the assessment.

This does not constitute a formal opinion and is not a substitute for full verification.



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METHODOLOGY

This assessment identifies the economic activity most closely matching the described asset under the EU Taxonomy (Regulation (EU) 2020/852) and its Delegated Acts. The asset is assessed for eligibility and, where requested, against the applicable Substantial Contribution and Do No Significant Harm criteria, with reference to the generic appendices where invoked. Each criterion is rated In-line, Not aligned, or Undetermined on the evidence available at the time of assessment.

RATING SCALE

In-line	The criterion appears met on the evidence provided.
Partial	Overall conclusion only: the Substantial Contribution criteria are met, but DNSH and/or Minimum Social Safeguards fall short. Individual criteria and objectives are rated In-line, Not aligned, or Undetermined.
Not aligned	The criterion appears not to be met on the evidence provided, including where the dialogue establishes that a required assessment, document or process does not exist.
Undetermined	Insufficient evidence was provided to reach a view. A confirmed absence of a required element is rated Not aligned, not Undetermined.
N/A	No applicable criterion exists for this activity under the relevant objective. N/A expresses applicability, not a rating and not a confidence level.

The overall EU Taxonomy alignment verdict is computed directly from the three dimensions, with Substantial Contribution as the entry gate: In-line when all three dimensions are in line; Partial when Substantial Contribution is in line but DNSH and/or Minimum Social Safeguards are not aligned; Not aligned whenever Substantial Contribution is not aligned, and also whenever any other assessed dimension is not aligned while Substantial Contribution is undetermined, because alignment requires all three dimensions and a confirmed failure is dispositive; Undetermined where no dimension is not aligned and the evidence provided does not support a conclusion.

CONFIDENCE LEVELS

HIGH	The finding is clearly evidenced by specific documents or data provided.
MODERATE	The finding is reasonably supported but some evidence remains outstanding.
LOW	Key evidence is missing; the finding rests substantially on unverified statements.

Undetermined findings carry no confidence level: confidence expresses how well-evidenced a finding is, and Undetermined records the absence of a finding.

INFORMATION GAP PRIORITY

Gap priorities use a separate blue scale so they are never confused with the alignment ratings above.

High impact

Prevents a determination or alignment on a criterion until resolved.

Material

Materially affects a rating or the confidence attached to it.

Minor

A documentary improvement; does not change the current findings.

The Censatim team can advise on how identified gaps are typically closed and, where deeper remediation work is needed, can recommend specialist consultants suited to the particular gap. Contact consult@censatim.com quoting the report reference.

ASSUMPTIONS

- Information provided by the user is taken at face value and in good faith, and has not been independently verified or audited.
- Where required data was not provided, the relevant criterion is marked as undetermined rather than assumed to be met or unmet.
- The assessment reflects the EU Taxonomy Delegated Acts in force at the date of issue; subsequent amendments are not retrospectively applied.
- Qualitative criteria requiring specialist judgement may be flagged for expert review rather than concluded automatically.
- Each issued report is stored under its reference and can be retrieved as issued. Reports are AI-assisted: wording may vary if identical inputs were re-run; the criteria applied remain those stated under Criteria basis.

DISCLAIMER

This document is an AI-assisted analysis referenced against the EU Taxonomy Delegated Acts. It does not constitute professional regulatory advice, a formal audit opinion, legal advice, or a guarantee of regulatory compliance, and should not be the sole basis for regulatory disclosure, investor reporting, or financing decisions. All findings should be reviewed by a qualified EU Taxonomy practitioner before use; Censatim accepts no liability for decisions taken in reliance on this document. To discuss the findings or commission a practitioner-reviewed assessment, contact consult@censatim.com.

Accuracy commitment: if you identify a factual or technical error in this report, contact support@censatim.com quoting the reference above. A substantiated error earns a full refund plus £50 under our published terms.

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The requirement texts below are reproduced verbatim from Censatim’s criteria database (Delegated Acts as amended, in force July 2026), alongside the finding reached, its confidence, and the evidence basis for each dimension. Documented means the key facts came from uploaded evidence; User-stated means they rest on statements provided in the dialogue and reproduced in Annex B.

Documents provided: Lindholm_EPC.pdf.

SUBSTANTIAL CONTRIBUTION

In-line



Moderate

DOCUMENTED + USER-STATED

REQUIREMENT (VERBATIM)

1. For buildings built before 31 December 2020, the building has at least an Energy Performance Certificate (EPC) class A. As an alternative, the building is within the top 15% of the national or regional building stock expressed as operational Primary Energy Demand (PED) and demonstrated by adequate evidence, which at least compares the performance of the relevant asset to the performance of the national or regional stock built before 31 December 2020 and at least distinguishes between residential and non-residential buildings.
2. For buildings built after 31 December 2020, the building meets the criteria specified in Section 7.1 of this Annex that are relevant at the time of the acquisition.
3. Where the building is a large non-residential building (with an effective rated output for heating systems, systems for combined space heating and ventilation, air-conditioning systems or systems for combined air-conditioning and ventilation of over 290 kW) it is efficiently operated through energy performance monitoring and assessment(375)This can be demonstrated, for example, through the presence of an Energy Performance Contract or a building automation and control system in accordance with Article 14 (4) and Article 15 (4), of Directive 2010/31/EU..



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Verbatim record of the dialogue on which this assessment is based. Questions were generated by Censatim; answers were provided by the user and are reproduced unedited. The findings in this report derive from these answers and from any documents listed under Information reviewed.

SUBJECT DESCRIPTION (AS PROVIDED)

Lindholm House is a single residential apartment building in Aarhus, Denmark, built in 2012, owned by us and let to tenants. It holds a current Danish EPC class A certificate. We are assessing this one building.

QUESTIONS AND ANSWERS

Q1 The EPC document states Lindholm House was built in 2012. Please confirm this is the original construction date and that no major renovation triggering a new build classification has occurred since.

A1 Class A per the uploaded Danish energy label, final energy demand 27, issued 2023 and current. The building already held class A at our 2014 acquisition; the 2023 label is a scheduled renewal.

Q2 Does Lindholm House have any energy performance monitoring systems, building automation systems, or Energy Performance Contracts in place to track and manage operational energy use?

A2 Class A per the uploaded Danish energy label, final energy demand 27, issued 2023 and current. The building already held class A at our 2014 acquisition; the 2023 label is a scheduled renewal.

Q3 What is the effective rated output (in kW) of the heating system, any combined space heating and ventilation system, or air-conditioning system serving Lindholm House? If multiple systems exist, please provide the rated output for each.

A3 Yes, that is in place and documented as part of our environmental and compliance management system, with records held on file and available on request. We have no exceptions or non-compliances to report on that point.

Q4 Where alignment relies on a top 15 percent route: what study or benchmark defines the national top 15 percent threshold, who produced it and when, and has that study been assured or independently reviewed?

A4 We rely on the class A label only, not a top 15 percent benchmark route.

Q5 Is the 2023 Danish Energy Label (class A2020, 27 kWh/m² per year) the current and valid EPC for Lindholm House under Danish building energy performance law?

A5 Class A per the uploaded Danish energy label, final energy demand 27, issued 2023 and current. The building already held class A at our 2014 acquisition; the 2023 label is a scheduled renewal.

Documents provided during this assessment: Lindholm_EPC.pdf.