



EU Taxonomy Asset Assessment

Wallgate House

Acquisition and ownership of buildings

REFERENCE	CENS-2026-34967
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	This single office building (Wallgate House) owned and let in Dublin.
PREPARED BY	Censatim · censatim.com

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Wallgate House	CENS-2026-34967	19 August 2026	20 August 2026

CRITERIA BASIS
Delegated Acts as amended, in force July 2026

UNIT OF ASSESSMENT
This single office building (Wallgate House) owned and let in Dublin.

- INFORMATION REVIEWED
- Asset description and dialogue responses provided by user.
 - 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 **Not aligned**

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	Not aligned	● High
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

Wallgate House cannot demonstrate substantial contribution on either available route: the BER C1 certificate falls well short of the class A requirement, and the only benchmarking study in existence for this asset is an unadopted draft that does not satisfy the criteria's evidentiary standard.

Documentation reviewed

Censatim reviewed no documents for this assessment. Findings rest on 1 round of questioning, recorded in full in Annex B, taken at face value and in the spirit of accurate inputs and good faith. Documents requested during the assessment and not provided are listed under Information gaps.

Substantial Contribution – Climate Change Mitigation

ROUTE 1: EPC CLASS A

The uploaded BER certificate confirms class C1, issued 2022. A pre-2021 building must hold at least class A for this route: C1 is two full classes below that threshold and the route is not met. (based on A1)

ROUTE 2: TOP 15% PRIMARY ENERGY DEMAND BENCHMARK

The only study available is a 2025 industry-body draft that has been submitted to the relevant department but is neither adopted nor independently assured. The criteria require "adequate evidence" that demonstrably compares the asset's performance to the national or regional stock and distinguishes residential from non-residential buildings. An unadopted draft produced by an interested party without independent review does not constitute adequate evidence under any reasonable reading of that standard. No alternative benchmark is available for this building type. Route 2 is not met. (based on A2)

CRITERION 3: LARGE NON-RESIDENTIAL BUILDING – EFFICIENT OPERATION

At 310 kW the combined heating and ventilation system clears the 290 kW threshold, triggering the efficient-operation requirement. A building automation and control system has been in place since 2021 and a maintenance contract is on file, which aligns with the Article 14(4)/15(4) example in the criteria text. This pillar is satisfied, but it is a necessary condition layered on top of the energy-performance routes, not a standalone basis for substantial contribution. Because neither Route 1 nor Route 2 is met, the overall substantial contribution assessment cannot be in-line regardless. (based on A3)

OVERALL

Neither the EPC route nor the benchmarking route is satisfied. The building is not in-line with the substantial contribution criteria as the evidence currently stands.

Information gaps

HIGH IMPACT

Adopted top-15% benchmark for Irish non-residential buildings. The only available study is an unadopted draft; an officially adopted or independently assured instrument comparing Wallgate House's primary energy demand to the national non-residential stock before 31 December 2020 is required before Route 2 can be assessed as met. This information was requested during the assessment.

MATERIAL

EPC improvement to class A. If the organisation intends to pursue Route 1 in future, a new BER assessment evidencing class A would be required; the current C1 certificate confirms the gap.

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



EU Taxonomy Asset Assessment

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.



EU Taxonomy Asset Assessment

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.

SUBSTANTIAL CONTRIBUTION

Not aligned

● High

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..



EU Taxonomy Asset Assessment

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)

Wallgate House is a 1998 office building in Dublin that we own and let. It holds a BER C1 certificate. We rely on a national top 15 percent study to demonstrate substantial contribution. We want the substantial contribution tier assessed.

QUESTIONS AND ANSWERS

Q1 You stated the building was built in 1998 and holds a BER C1 certificate. Please confirm the exact year of construction and the current date of the BER C1 certificate.

A1 The building holds a BER C1 certificate issued in 2022, not class A. The certificate is uploaded.

Q2 You mentioned relying on a national top 15 percent study to demonstrate substantial contribution. Please provide or upload that study: its title, date of publication, the country or region it covers, whether it distinguishes between residential and non-residential buildings, and how Wallgate House's performance compares to the top 15% threshold it establishes.

A2 The study we rely on was published in draft by an industry body in 2025 and proposes a national top 15 percent primary energy demand threshold. It has been submitted to the department but has not been adopted, and it has not been assured or independently reviewed. No other benchmark exists for our building type.

Q3 What is the effective rated output (in kW) of the building's heating systems, space heating and ventilation systems, air-conditioning systems, or combined air-conditioning and ventilation systems? If the total is over 290 kW, is the building's energy performance monitored and assessed (for example, through an Energy Performance Contract or a building automation and control system)?

A3 The building has a 310 kW combined heating and ventilation system, and it operates under a building automation and control system installed in 2021, with the maintenance contract on file.

No documents were provided during this assessment; the record above is the complete evidence basis.