ZOLIGATE

WHO WE ARE

Zoligate Sp. z o.o. is a Warsaw-based boutique engineering and ESG advisory practice specializing in BREEAM In-Use certification and asset optimization across Poland and the CEE region.

We bridge high-level institutional investment goals with site-level MEP and BMS engineering diagnostics

Founded by a Licensed Lead Assessor holding 25+ years of civil engineering authority Zoligate eliminates the traditional consultancy layer of junior analysts, offshore teams, and diluted delivery.

WHAT WE DO

- Core Certification Delivery: Executing end-to-end BREEAM In-Use v6 assessments that bridge site-level engineering reality with formal BRE compliance for commercial asset managers and institutional landlords.
- CapEx-Lean Performance Optimization: Auditing existing BMS control logic and MEP setpoints to identify high-impact score gain opportunities—directing operational adjustments to maximize ratings without unnecessary capital spend.
- Transaction & Recertification Safeguards: Serving as an active technical overlay during asset acquisitions, refinancing cycles, and mandatory recertification windows for real estate investment trusts (REITs).
- Fund-Level ESG Integration: Translating physical building operational data into audit-ready metrics for ESG Directors navigating SFDR Article 8/9, GRESB, and Green Loan covenants.

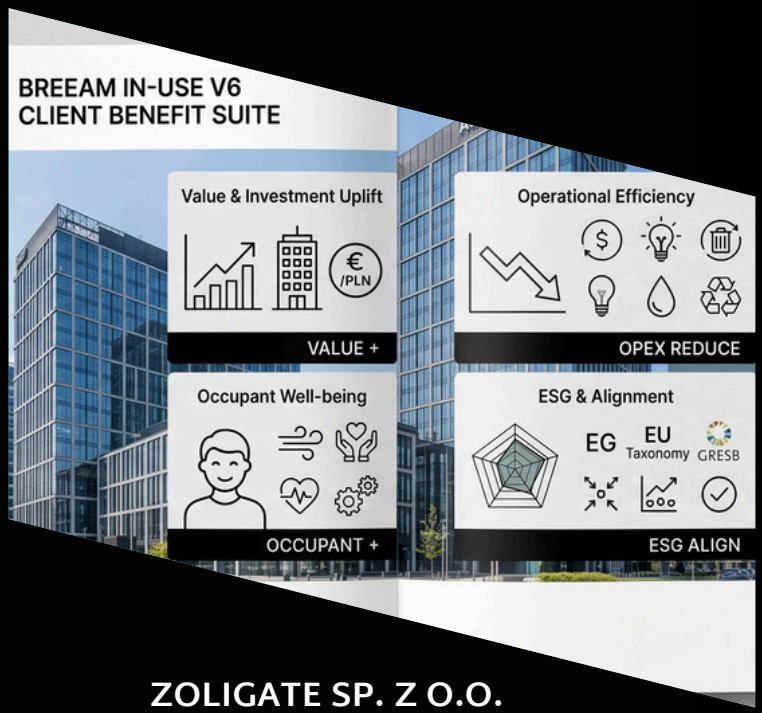
BREEAM In-Use Assessment
&
ESG Optimization

ZOLIGATE SP. Z O.O.

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WHY ZOLIGATE

- Direct Senior Execution: Evaluated directly by a 25+ year experienced Civil Engineer & MBA; zero junior hand-offs.
- 5.5M PLN (~€1.25M) PII Coverage: Full Tier 2 compliance including Pure Financial Loss (Czyste straty).
- CapEx-Lean BMS/MEP Focus: Unlocking score gains via control logic tuning without heavy CapEx.
- 100% Warsaw Agility: 24-hour CEE on-site availability with zero foreign travel overhead.
- Complementary Overlay: Works seamlessly alongside your primary global consultancies.
- BRE & UKAS Compliant: Full adherence ensuring reliable, first-time QA approval.



ZOLIGATE SP. Z O.O. EXECUTIVE CREDENTIALS & GOVERNANCE

Lead Assessor Profile

Tolga AKIN
Founder & Lead Assessor
MSc Civil Engineering | Executive MBA
Licensed BREEAM In-Use Assessor with over 25 years of international civil engineering and commercial real estate experience.
Specializing in building performance diagnostics, BMS optimization, and practical ESG compliance.
Every client instruction is managed with direct engineering oversight to ensure accurate, transparent, and reliable certification outcomes.

OUR SERVICES

1. BREEAM In-Use v6 Turnkey Certification Full-cycle Lead Assessor audit (Part 1 & 2) delivering UKAS-aligned certification with zero tenant disruption.
Designed for: Commercial landlords facing certificate renewals or refinancing.

2. CapEx-Lean Rating Uplift Module BMS & MEP control-logic audit identifying high impact score gains e.g., Good → Very Good under tight CapEx budgets.
Designed for: Asset managers seeking rapid rating upgrades.

3. Rating Defense & Recertification Protocol Forensic evidence audit and gap remediation safeguarding top-tier ratings against evolving BRE baselines.
Designed for: Protecting valuation benchmarks on A-Class office towers & retail.

4. Rapid Pre-Audit Health Check (Express) Accelerated score forecasting and gap analysis for urgent, time-sensitive scenarios prior to formal BRE registration.
Designed for: Acquisition teams operating under tight due-diligence windows.

5. EU Taxonomy & GRESB Alignment Module Converting technical BREEAM outputs directly into fund-level ESG disclosures, SFDR Art 8/9, and Green Loan covenants.
Designed for: ESG Directors and Fund Managers requiring cross-border reporting

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