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# UNLOCKING TRANSITION FINANCING OPPORTUNITIES IN THE BUILDING SECTOR

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# ADFIAP

**1976** **Founded**  
**91** **Members**  
**40** **Countries**

## Mission

To advance sustainable development by incorporating EESG principles in financing projects and programs



World Federation of Development  
Financing Institutions

NGO



# ADFIAP Finance and Investment Center



**CEFIA**  
Cleaner Energy  
Future Initiative  
for ASEAN  
ASEAN+3



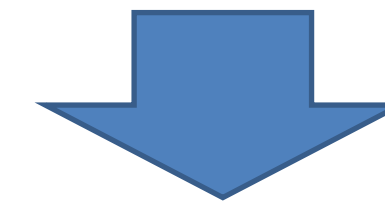
**Goals**



**Networks**



**Knowledge**



## FLAGSHIP PROJECT GREEN BUILDING & FINANCE

- 2022 DFI Survey on Green Finance
- 2023 Transition Finance
- 2024 TFAL
- 2025 DBP Pilot
- 2026 BPMB

## Status and Trends

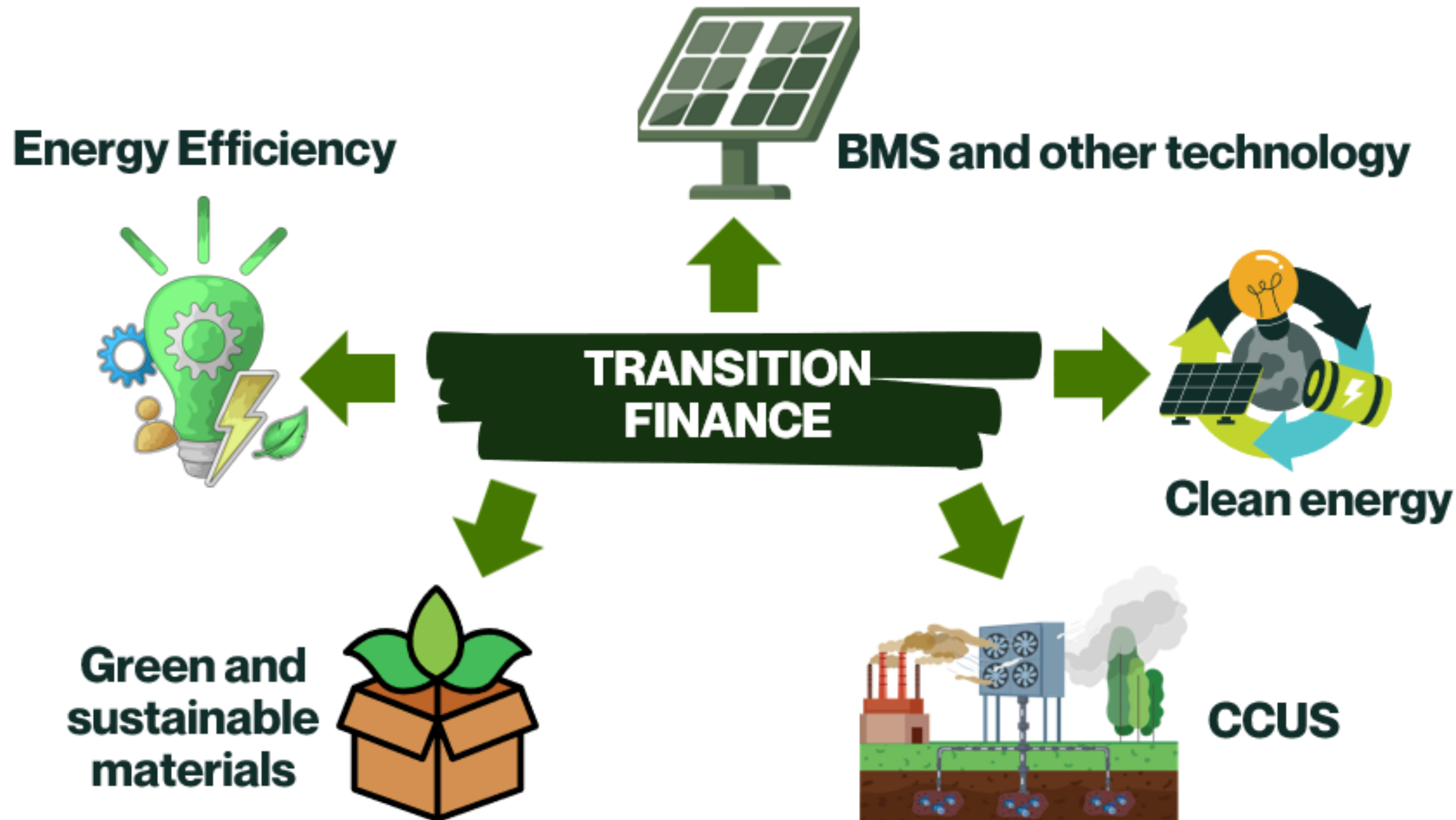
Level	Share of Global GHG Emissions	Operational Emissions	Embodied Emissions
Global	34% (2023)	21–28% (2022)	10–11% (2022)
ASEAN	~21% (2022)	Following global trend	20–25% of building lifecycle [
National	Major contributors: ID, VN, TH, MY	Country-targeted policy	Varies, with national roadmaps



## Green Building Drivers

<b>NDC Targets</b>	<b>Cost Savings</b>	<b>Green Materials Development</b>
<b>Net Zero Commitments</b>	<b>Incentives</b>	<b>Energy Security</b>
<b>Regulations</b>	<b>GB Codes</b>	<b>Climate Change</b>





**USD 3.6  
to 4.6 T**  
(2024-2030)

# KEY FINANCIAL BARRIERS

1

Bank staff capacity and expertise

2

Lack of standards and tools

3

Uncertainty in delivery of commitment

4

Lack of incentives/  
split incentives

5

Market Transparency and Data Gaps

Addressing Barriers;  
Closing the Gap

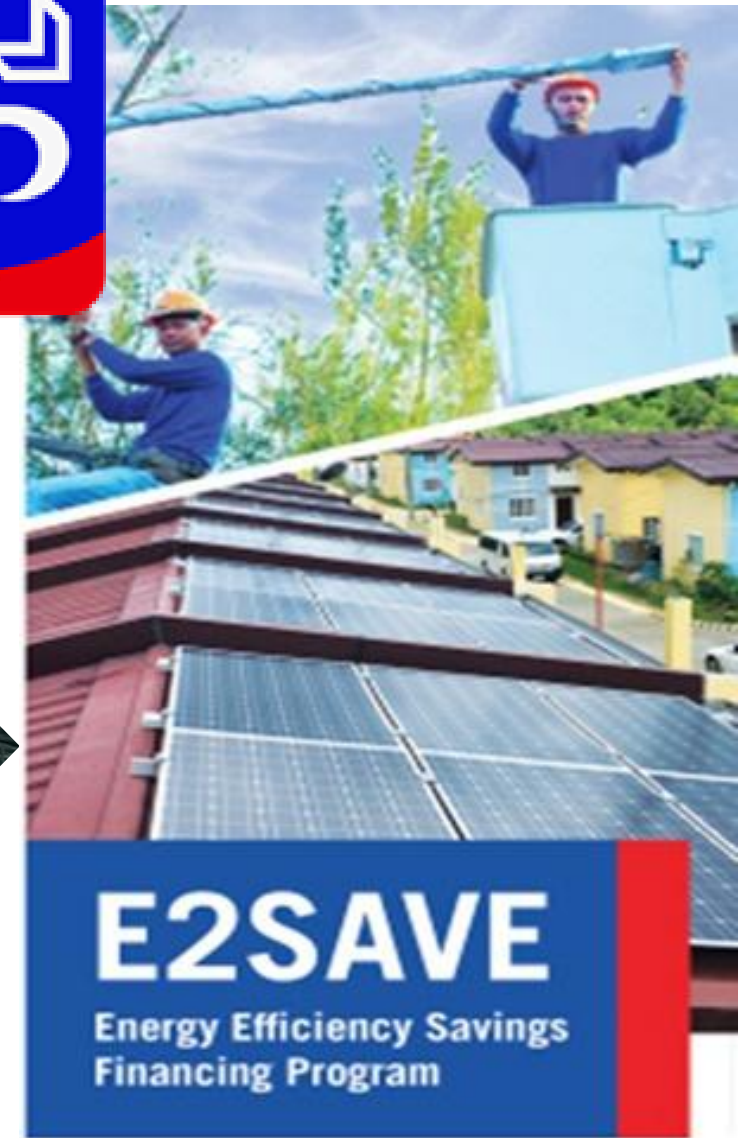
## TFAL

- ❑ Goal: Unlock Financing for GB
- ❑ Output: Financing Mechanism for GB
- ❑ Approach: Build capacities through technical advisory, training and sharing knowledge, tools and expertise
- ❑ Pilot DFI: DBP and BPMB

# TFAL PROJECT IMPLEMENTATION



# PILOT DFI



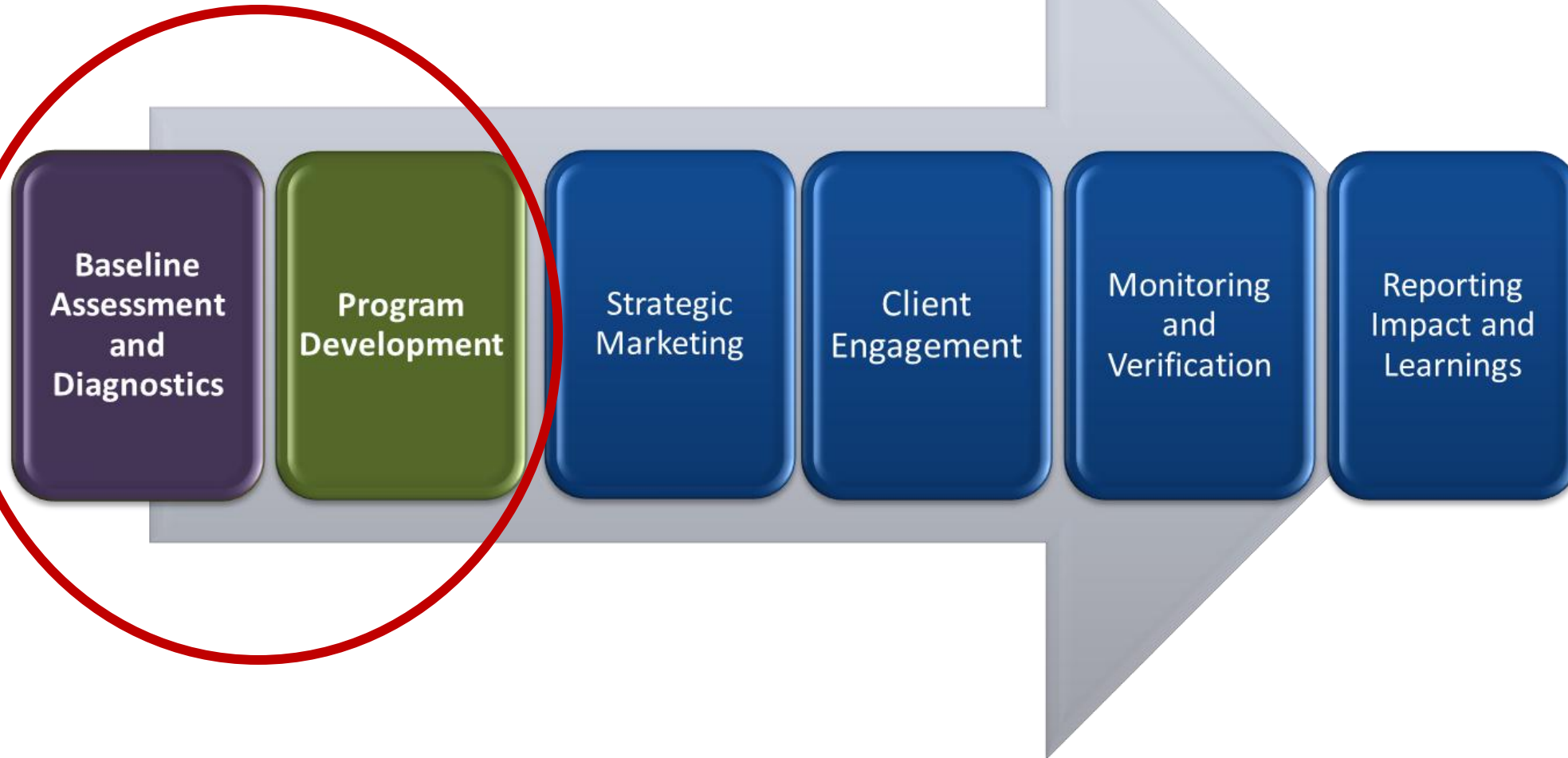
**1**  
Baseline  
Assessment  
and  
Diagnostics

**2**  
Program  
Development

**3**  
Strategic  
Marketing

**4**  
Client  
Engagement





<b>PART 1 GB and TRANSITION FINANCE</b>	
1	Green Building and Financing: Concepts and Perspectives
2	Global Standards and Certifications
3	GB KPIs and Options for Monitoring and Measurements
<b>PART 2: DEVELOPING GB FINANCING FACILITY</b>	
1	Financing Green Building
2	Key Performance Indicators
3	Performance Monitoring, Reporting and Verification (MRV)



# IMPROVING ACCESS TO FINANCE TO PROMOTE GREEN BUILDING MARKET TRANSITION

February 24, 2026, 9:30 – 12:00 pm (Manila TIME)



**110**

- enhance the understanding of participants on GB concepts and practice
- Presents a business case for financing green building
- share developments in innovative financing solutions as well as digital innovations.



**WORKSHOP**  
 Session 1 Green Building Landscape  
 Session 2 Access to Green Building Finance  
 Session 3 Digital Innovations

## KEY TAKE AWAYS

- ❑ DFIs have a very important role in promoting the green building market transformation – finance, advocate, educate.
- ❑ DFIs and banks hold the power of the purse – they can impose green requirements.
- ❑ Getting the endorsement of the corporate leaders is critical in creating financing and investment programs.
- ❑ The first step in engaging a client is to get them into the green advocacy.
- ❑ Digital innovations, tools and applications make it easy for the bank staff to evaluate project proposals and monitor energy commitments and deliverables.



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# THANK YOU!

► Presented By:

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