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**Postgraduate Diploma Thesis**

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***The Impact of Environmental, Social, and Governance (ESG) Criteria on the  
Real Estate Market***

Student Name: ***Maria Anna Daniil***

Supervisor: ***Prodromos Vlamis, Professor, UNIPI***

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**Abstract**

This dissertation critically examines the multifaceted impact of Environmental, Social and Governance (ESG) criteria on the real estate sector, offering a comprehensive analysis of how sustainability frameworks are reshaping investment practices, development paradigms and stakeholder relationships. Through a literature-based methodology, the study is organized into three thematic chapters—environmental, social and governance factors—each addressing the operational, regulatory and ethical dimensions of ESG implementation in real estate. The environmental chapter explores the sector’s carbon footprint, resource efficiency, climate adaptation strategies and green building innovations, illustrating how environmental performance correlates with asset value and regulatory compliance. The social chapter investigates equity, affordability, labor practices, tenant engagement and community inclusion, highlighting both best practices and critical deficiencies in delivering social sustainability outcomes. The governance chapter delves into corporate oversight, transparency, anti-corruption measures, risk management and technological enablers such as blockchain and AI, offering a nuanced view of evolving governance standards in property markets. Drawing upon global standards, EU regulatory directives and sector-specific literature, the dissertation demonstrates that ESG integration not only enhances operational efficiency and investor confidence but also mitigates systemic risks and strengthens long-term value creation. It concludes that the successful alignment of ESG with real estate strategies is no longer optional, but essential for ensuring sectoral resilience, ethical legitimacy and alignment with broader societal goals in an era of climate and socio-political volatility.