

ALEXANDRE DULAC

Director — Real Estate Sustainability Advisory & Energy Compliance

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U.S. Permanent Resident • Bilingual French / English

PROFESSIONAL SUMMARY

Real estate sustainability and energy advisory leader with **18+ years** serving institutional landlords, prime office portfolios, and Fortune 500 tenants across France and overseas territories. Founder and Managing Director of **EDIMM**, a **transnational building diagnostic and energy optimization firm** delivering technical due diligence, energy audits, and regulatory diagnostics across tertiary, industrial/logistics and residential portfolios. Selected clients include **SEGRO France**, **Cushman & Wakefield (Adobe HQ)**, and the operators of **Capital 8** (~484,000 sq ft Paris prime). **Court-Appointed Expert** (Cour d'appel) since 2020. BREEAM In-Use Practitioner (in completion). Concurrently founder of **BFY-Diagnostics**, a cloud-native SaaS productizing the methodology. **Two master's degrees** (real estate + management) WES-evaluated as U.S. equivalents.

CORE EXPERTISE

- **Sustainability & ESG advisory** — BREEAM In-Use, GRESB, ENERGY STAR equivalents, decarbonization strategy
- **Energy compliance** — LL84 / LL87 / LL97 equivalents (DPE, mandatory energy audit, dynamic thermal simulation)
- **Technical due diligence** — transaction support for institutional investors, brokers, and corporate tenants
- **Public-sector procurement** — AMO and MOE mandates won and delivered with social-housing operators (30,000+ units)
- **Expert witness / litigation support** — Court-Appointed since 2020 (Cour d'appel de Saint-Denis)
- **Multi-site portfolio diagnostics** — 5,000+ missions across tertiary, logistics, industrial, residential at scale

SELECTED CLIENT ENGAGEMENTS

- **SEGRO France** — Tertiary energy compliance audit across the entire French logistics portfolio, 2023. Portfolio-scale program coordination.
- **Adobe HQ France via Cushman & Wakefield** — Energy audit and technical due diligence on two transactional assignments, 2024.
- **Capital 8, Paris (~484,000 sq ft)** — Tertiary energy compliance audit and regulatory diagnostics for transaction (75008), 2025.
- **SIM Mayotte (post-cyclone CHIDO)** — Sole MOE mandataire on two reconstruction operations, 98 units, ~\$385K USD in fees, full DIAG → AOR mission with thermal-dynamic simulation. Ongoing 2026.
- **SIDR (La Réunion social housing)** — AMO accord-cadre on a ~\$2.2M USD works program for PMR accessibility, 2026.

PROFESSIONAL EXPERIENCE

Founder & Managing Director — EDIMM

2007 — Present

Transnational building diagnostic and energy optimization firm — Paris, La Réunion, Mayotte (formerly Marseille).

- Built from inception to a **4-office operation**; led 20+ employees at peak and personally directed **5,000+ inspection and audit missions**.
- Won and executed public-sector **AMO and MOE contracts** with social-housing operators managing 30,000+ units; current MOE mandataire on a ~\$385K USD post-cyclone reconstruction program in Mayotte.
- Personally certified: **Energy Performance (with distinction)**, **Asbestos (with distinction)**, **Termite, Lead, Electrical, Gas**; SS3 Asbestos Technical Supervisor; Energy Retrofit Program Advisor (MaPrimeRénov' / France's ENERGY STAR equivalent).
- Owned IT vendor selection, server management, cybersecurity policy, and enterprise system deployments across multi-jurisdiction structure (mainland France + overseas DOM territories).
- Pivoted strategically to overseas territories in 2025–2026 (now >52% of revenue) and SaaS productization.

Court-Appointed Expert Witness — **Cour d'appel de Saint-Denis de La Réunion** 2020 — Present

Judicial expert witness on building and energy-performance disputes (French equivalent of U.S. expert witness designation).

- Appointed by the Court of Appeals to rule on technical disputes in real estate construction, energy performance, and regulated diagnostics.

Founder & Managing Director — **Papilio Strategies LLC / BFY-Diagnostics** 2023 — Present
Cloud-native SaaS productizing 18+ years of advisory methodology.

- Designed and led a multi-module SaaS platform from concept through **CSTB certification submission** — productizing the EDIMM methodology to scale advisory output.
- Owned the **full IT and security stack as de facto CTO**: cloud architecture, Microsoft Entra ID SSO, Stripe Usage-Based Billing, IP protection via APP deposit, end-to-end security posture.

IT Project Manager — **CMA-CGM** 2002 — 2007
World's 3rd-largest container-shipping group.

- Worldwide IT monitoring system rollout across 5,000+ users; ITIL-based production processes.

EDUCATION

- **M.S. in Real Estate Project Management & Development** (Mastère Spécialisé MOGI), **ESTP Paris** (École Spéciale des Travaux Publics), 2018–2020.
- **M.S. in Management** (Full English Track, EQUIS-accredited), **IAE Aix-Marseille**, 2010–2011.
- **Associate Degree in Computer Engineering Technology, Conservatoire National des Arts et Métiers (CNAM)**, 2000–2006.
- All credentials evaluated by **World Education Services (WES)** — two master's degrees and an associate degree from regionally accredited institutions (Reference #7120282).

CERTIFICATIONS & INDUSTRY ENGAGEMENTS

- **BREEAM In-Use Practitioner** — BRE Group (Europe & U.S. modules, completing late 2026). International ESG framework for the existing built environment.
- **Court-Appointed Expert Witness** — French Court of Appeals (Cour d'appel de Saint-Denis de La Réunion), 2020 — Present.
- **Certified Building Inspector** — Energy Performance (with distinction), Asbestos (with distinction), Termite, Lead, Electrical, Gas. Multi-credential French national accreditation.
- **SS3 Asbestos Technical Supervisor** — high-risk asbestos removal supervision (French equivalent of OSHA Class I/II Competent Person).
- **Energy Retrofit Program Advisor** — Authorized advisor under France's national deep-retrofit subsidy program (MaPrimeRénov'). Equivalent scope to U.S. Home Performance with ENERGY STAR or NYSERDA EmPower+ programs.
- **Bureau Member**, ATEE Île-de-France (French Energy & Environment Association) • **Active Member**, CINOVA (French Federation of Consulting Engineers) • **Speaker**, ATEE/CINOVA national webinar on building energy audits, April 2026.