

REVIEW

by a member of the scientific jury,
for the acquisition of the educational and scientific degree "Doctor"
at "D. A. Tsenov" Academy of Economics - Svishtov

Reviewer: Assoc. Prof. Teodora Georgieva Filipova, PhD; Department of "Commercial Business" at "D. A. Tsenov" Academy of Economics, scientific specialty "Economics and Management (Trade)"

Author of the dissertation: PhD student Eric Schöne, d060325113 - independent form of study, doctoral program "Planning"

Topic of the dissertation: "The Economy for the Common Good as a Strategic Approach to Sustainable Management in the Real Estate Sector"

I. General presentation of the dissertation

✚ **Object and subject of the research:** The object of investigation is real estate companies in their governance and steering logic – that is, the internal decision structures, strategic routines, operational interfaces, and data architectures through which sustainability- and common-good-related objectives are processed. The subject of the dissertation is the question of the extent to which, and under which conditions, the principles of the Economy for the Common Good can be implemented in business practice in this sector. Particular attention is paid to the translation of normative goals into planning-relevant decisions in the fields of planning, projects, and forecasts.

✚ **Volume:** The dissertation is spread over 403 pages, of which 154 standard pages are the main text, and the rest are appendices. This allows us to conclude that it corresponds to a similar type of scientific research.

✚ **Structure:** The dissertation consists of logically connected and volume-balanced chapters dedicated to the theoretical, methodological and applied aspects of the research problem. The introductory and concluding parts are designed in unison with their main purpose - to familiarize the reader with the topic and to formulate basic conclusions as a result of the conducted scientific and empirical research.

✚ **Literature:** The dissertation research is based on a significant number of literary sources, namely: 217 titles. Studies of other authors and institutions, normative acts, etc., sufficient in volume and thematic focus (in English and German) were used.

✚ **Appendices:** the presentation in the dissertation is adequately illustrated through 3 well-designed appendices, which sufficiently comprehensively and spatially present the testing of the dissertation idea.

II. Assessment of the form and content of the dissertation

The presented dissertation in form meets the requirements for a similar type of research, namely: it has a title page, content, introduction, exposition, conclusion and literature used. The topic of the dissertation can be defined as topical in nature, dissertable in terms of issues, permanently necessary as research. Subject and object, doctoral thesis, research goals, tasks and research methods are clearly and reasonably defined.

Research in the areas covered in the dissertation is not lacking in the world literature, but they are dedicated to specific aspects - Economics for the Common Good; ESG standards; real estate market, etc. It is valuable in this work that all these issues are compiled and analyzed as a whole. Going beyond the framework of only regulatory regulations, a unification of social sustainability, public value, stakeholder management and socio-spatial effects of real estate development is achieved. The author presents the views of other researchers, but on each discussed issue expresses his own opinion, which he defends in an appropriate manner.

In terms of structure and content, the dissertation work is subordinate to the title. The introduction outlines the framework of the research and introduces the reader to the goal, the defended thesis, the tasks for implementation, the object and subject of study. The main research methods are highlighted. All components are formulated accurately and precisely.

Three volume-balanced chapters are formed. The presentation of the dissertation work logically begins with a presentation of the theoretical and methodological framework. The in-depth study of the scientific literature, the discussion with the opinions of other researchers, the author's position on the main aspects of the dissertation

issues is impressive. The main key concepts from the title are clarified, which is reasonable. The economy for the common good is an interesting economic and social model that deserves the attention of researchers. The doctoral student has successfully synthesized basic principles, stakeholders, connection with social, environmental and management aspects. The conclusions about the studied market are correct - real estate performs multiple functions and each type must take into account the specifics. The sustainability of the real estate market is intertwined through the prism of planning and the strategic approach, which can be sought in the economy for the common good. This fact testifies to the adequate synchronization between the topic and the doctoral program. From a methodological point of view, a sequence of stages is proposed, related to the study of possible methods, literature sources, conducting an interview and coding of established profiles, with a view to making effective strategic decisions. The author conducts ten expert interviews, based on guidelines from participants in various areas of the real estate and services sector. In this way, a more complete and comprehensive view of the entire market is obtained. On this basis, very well-formed profiles are derived. Contributing moments are Figure 2: ECG Planning-Cycle Model for the Real Estate Industry and Table 8: Translation Grid: ECG ↔ ESG/Reporting Logic ↔ Real-Estate KPIs (Examples), which demonstrate the author's overall vision in a theoretical and applied aspect.

The conclusion of the dissertation presents the main conclusions drawn as a result of the conducted scientific and empirical research. The recommendations are synchronized with the proposals in the theoretical part – from different perspectives and by interested parties.

The text is illustrated by 2 appropriate figures and 8 tables. They are developed precisely and illustrate the main databases and the obtained results, necessary to prove the research thesis. For the reader, they become a synthesized presentation of the main ideas of the work.

The manuscript is distinguished by a scientific style, concise expression, without unnecessary descriptiveness. There are no deviations from the general "thread" of the logical structure, unnecessary repetitions in texts. I define the applied methods for

processing the accumulated empirical resource as appropriate, the results are well summarized and analyzed.

I am not aware of any attempts by the candidate to incorrectly use other people's works, i.e. scientific ethics are respected. All sources used are correctly cited. From the report presented through a plagiarism product, it is clear that the percentages for similarity are very low, and for originality - almost maximum.

The abstract is 41 pages long (2 of which are a title page and detailed facts). In terms of volume, it meets the requirements, and in terms of content, I also accept the submitted mandatory document. It accurately and precisely reflects in a synthesized form the theoretical, methodological and practical-applied parts of the dissertation. The emphasis is on the most important points and they are clearly highlighted.

III. Scientific and applied scientific contributions of the dissertation work

I accept the report on the scientific and applied scientific contributions presented by the doctoral student. I believe that they accurately and reliably reflect what was achieved through the research. My significantly shorter interpretation of the contributions is as follows:

1. *In a theoretical aspect* – synthesis and critical analysis of existing knowledge and enrichment of the literature dedicated to the Economy for the Common Good.

2. *In a methodological aspect* – development of an own model for compiling the ideas of the Economy for the Common Good and the strategic planning and management of the real estate sector.

3. *In a practical and applied aspect* – conducting one's own research based on structured interviews, thanks to which profiles were formed that can be successfully applied to achieve sustainability in the real estate sector in our country and abroad.

Results of the dissertation research are disseminated through their publication in specialized scientific publications. In this way, the author's ideas are accessible to a wider range of communities. The doctoral student reports 3 articles and 1 report. In terms of points (40 points), they help fulfill the minimum national requirements for acquiring the educational and scientific degree "doctor".

IV. Critical notes, questions and recommendations on the dissertation

I have no notes that would belittle the work of the author of the dissertation. My recommendation is that he continue to research current economic and social problems of our time and publish the results in specialized publications.

My question is: Is it possible to apply the proposed model for testing the Economy for the Common Good in other sectors? Are modifications in the stages necessary?

V. Summary conclusion and opinion

My assessment of the dissertation “The Economy for the Common Good as a Strategic Approach to Sustainable Management in the Real Estate Sector” is positive. I believe that it meets the requirements of the Law on the Development of Academic Staff in the Republic of Bulgaria, the Regulations for its Application and the Regulations for the Development of the Academic Staff at D. A. Tsenov Academy of Economics. I will confidently vote **“YES”** for the acquisition of the educational and scientific degree **“Doctor”** by **Eric Schöne** in the **doctoral program “Planning”** – field of higher education 3. Social, economic and legal sciences; professional field 3.8. Economics.

Svishtov,

24.07.2026

Reviewer:

(Assoc. Prof. Teodora Filipova, PhD)