2025

Real Estate Scoring Document

Contents

Disclaimer: GRESB Real Estate Assessment Scoring Document

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Purpose of this Document

The 2025 GRESB Real Estate Scoring Document provides a comprehensive explanation of how individual indicators are scored within the Real Estate Assessment. It is designed to complement the Reference Guide, which outlines the specific reporting requirements for each indicator. Together, these documents help participants understand the assessment criteria, meet reporting requirements, and interpret their scores effectively.

This document is not to be used for score estimation, as it is not possible to calculate GRESB Scores in advance. For further details, refer to the guidance below.

For additional guidance on understanding the Benchmark Report insights, refer to the "How to Read Your Benchmark Report" document. Frequently asked scoring-related questions are also addressed in the FAQ document.

GRESB Scoring Model

Scoring within the GRESB Real Estate Assessment is fully automated and completed without manual intervention. The maximum score for the Real Estate Assessment is 100 points, distributed across components as follows:

Standing Investments Benchmark

- Management Component: 30 points
- Performance Component: 70 points

Development Benchmark

- Management Component: 30 points
- Development Component: 70 points

Each indicator is categorized under one of three ESG dimensions: Environmental (E), Social (S), or Governance (G). The table below shows the score breakdown for each component across these dimensions:

Component	E (Environmental)	S (Social)	G (Governance)
Management	0%	34%	66%
Performance	89%	11%	0%
Development	73%	21%	6%

In addition to the GRESB Score, the Real Estate Benchmark Report provides additional insights via the GRESB Rating. The GRESB Rating is a relative measure of an entity's ESG performance, calculated based on the GRESB Score and its quintile position within the benchmark. Entities in the top 20% receive a 5-star rating, while those in the bottom 20% receive a 1-star rating.

Indicator Score Breakdown

Each indicator within the GRESB Real Estate Assessment is assigned a specific scoring weight. The maximum score an entity can achieve for each indicator depends on several factors, with the scoring process incorporating scoring weights and score multipliers. For details on asset-level scoring, please refer to section "Relative Scoring".

Scoring Weights

For some indicators, scoring is based solely on the cumulative sum of the scoring weights assigned to the indicator's elements. These weights, displayed in red on the left side of each indicator, represent the allocation of total available points per indicator according to the priorities established by the GRESB Foundation, aligning with market trends and sustainability best practices.

Often times, not all elements within an indicator need to be selected to achieve full points. If the sum of weights exceeds the indicator's maximum score, the score will be capped at that maximum. The score for these indicators is determined as follows:

Indicator score = [(Sum of scoring weights)] × (Maximum score for the indicator)

Example: Indicator LE4 - ESG Taskforce/Committee (1 point). Each task force member type contributes a specific scoring weight; governing bodies and leadership roles hold a scoring weight of 3/8, and investment and ESG professional roles hold a scoring weight of 2/8.

If an entity chooses two governing bodies and one ESG professionals, the calculation will read as follows:

$$\left[\left(\frac{3}{8} + \frac{3}{8} + \frac{2}{8} \right) \times 1 \right] \times 1 = 1$$

When indicators have options and sub-options, the scoring weight for each sub-option is first summed, and the resulting value is multiplied by the main fraction assigned to the main option. The final score is the cumulative sum of these weighted sub-options across all main options within the indicator, multiplied by the indicator's maximum points.

Indicator score = [(Sum of the sub-option scoring weights for each main option) × (Main option weight for each option)] × Maximum score for the indicator

Example: indicator SE6 - Supply chain engagement program (1.5 points). The indicator consists of three main options, each carrying an equal weight of 1/3. Within each main option, there are several sub-options, each with its own assigned weight. If an entity chooses four elements within the supply chain engagement program, four topics and two external parties to whom the requirements apply, the calculation would read as:

$$\left\{ \left[\left(\frac{1}{4} \times 4 \right) \times \frac{1}{3} \right] + \left[\left(\frac{1}{4} \times 4 \right) \times \frac{1}{3} \right] + \left[\left(\frac{1}{2} \times 2 \right) \times \frac{1}{3} \right] \right\} \times 1.5 = 1.5 \text{ points}$$

Multipliers

The score of other indicators is further adjusted by applying multipliers that either increase or decrease the indicator's score. Multipliers are classified into different categories:

Validation Status:

- Evidence: If supporting evidence for indicators is fully accepted, it results in the application of the full multiplier (100%) to the indicator's score. If supporting evidence is partially accepted, it results in a reduced multiplier (50%). If the evidence is not accepted, the multiplier is set to 0, regardless of the original selection. Indicators and answers subject to manual validation are listed in Appendix 4 of the Reference Guide.
- Building Certification Schemes: Each building certification is reviewed by GRESB and assigned a specific validation status: full points (100%), partial plus (60%) and partial minus (30%). Indicators subject to this multiplier are BC1.1, BC1.2, DBC1.1 and DBC1.2.

Coverage Percentages: The coverage percentage reported is used as a multiplier to determine the assigned score. This multiplier applies to the scoring of the following indicators:

- Percentage of employees: SE1, SE2.1, SE3.2 and SE4
- Percentage of tenants: TC2.1
- Percentage of portfolio coverage: RA1, RA2 (aggregated to portfolio level), TC1 and TC3
- Percentage of projects covered: DBC1.1, DEN2.1, DEN2.2 and DSE3.1

Single Multiplier Example

For indicators with a single multiplier, the final score is calculated using the following formula:

Indicator score = [(Sum of scoring weights) × Multiplier] × Maximum score for the indicator

Example: Indicator LE6 - Personnel ESG Performance Targets (2 points). Each selected personnel group contributes a specific scoring weight. It is mandatory to upload evidence that supports the entity's selections. The evidence's validation status (i.e., accepted, partially accepted or not accepted) is associated with a scoring weight that is used as a multiplier to determine the final score. Similarly to LE4, governing bodies and leadership roles hold a scoring weight of 3/8, and investment and ESG professional roles hold a scoring weight of 2/8.

If an entity chooses one governing body and two ESG professionals, but its evidence is given a partially accepted validation status (multiplier: 0.5), the calculation would be as follows:

$$\left[\left(\frac{3}{8} + \frac{3}{8} + \frac{2}{8} \right) \times 0.5 \right] \times 2 = 1$$

Multiple multipliers example:

The score of other indicators may be adjusted by several multipliers. The scoring formula can include an additional percentage multiplier before applying the validation status.

Example: Indicator and TC2.1 – Tenant satisfaction survey (1 point) is scored based on two main options: the type of survey, which contributes 2/3 of the total weight, and the metrics included in the survey, which contributes the remaining 1/3. Each of these main options contains several sub-options, such as the survey method and specific metrics, each with its own weight. The percentage of tenants covered in the survey type acts as a multiplier applied to the weight of the selected sub-option, while the weights of the sub-options within the metrics are cumulatively summed. The weighted contributions of both main options (survey type and metrics) are then added together, as explained above. The resulting score is then adjusted based on the validation status of the evidence. The final score is then multiplied by the maximum score for the indicator. In this case, the formula would read:

Indicator score: { [(% Multiplier * sub-option weight * Main option weight) + [(Sum of the sub-option scoring weights) × (Main option weight)] * Validation status } * Maximum score for the indicator

Note that indicators with several multipliers may differ in structure, and therefore the same exact formula would not apply. For this specific case, if an entity chooses an independent third-party survey with 100% of tenants covered, which includes the Net Promoter Score metric, and whose evidence has been partially accepted (0.5), the calculation would be:

$$\left\{ \left[\left(100\% \times \frac{2}{3} \times \frac{2}{3} \right) + \left(\frac{3}{3} \times \frac{1}{3} \right) \right] \times 0.5 \right\} \times 1 = 0.5 \text{ points}$$

Static scoring

Some indicators are scored using static weights, meaning predefined values are used to assess a portfolio's performance. In these cases, the points assigned to an indicator are fixed based on the number of selections chosen and the corresponding multipliers, where applicable. The scoring outcome remains unaffected by the participant's relative performance compared to its benchmark group. Instead, these indicators are assessed based on whether the participant meets certain predefined criteria.

Static scoring applies to indicators that assess entity and/or group–level strategies and processes:

- Management Component: all indicators
- Performance Component: all indicators except EN1, GH1, WT1, WS1, BC1.1, BC1.2 and BC2, which may be scored using either a relative or linear approach, depending on the benchmark performance. For further details, refer to each individual indicator description.
- Development Component: all indicators except DBC1.2

These indicators can be answered with 'Yes, 'No' and, in some cases, 'Not applicable.' From a scoring perspective, 'Not applicable' is treated the same way as 'No' and will yield 0 points.

The points per indicator subject to static scoring vary across the Real Estate Components:

- Management Component = 30 points
- Performance Component = 27.5 points (dependent upon materiality)
- Development Component = 61 points

Note that it is not possible to estimate the points obtained for indicators subject to manual validation.

Relative scoring

GRESB uses a relative scoring methodology that ensures that portfolios are evaluated fairly and encourages continual improvement. It applies to indicators reported at the asset-level either through the Asset Spreadsheet or Asset Portal: EN1 (Energy), GH1 (GHG Emissions), WT1 (Water), WS1 (Waste), BC1.1 (Building Certifications at the time of design/construction and for interior), BC1.2 (Operational Building Certifications), BC2 (Energy Ratings) and DBC1.2 (Development Building Certifications).

With this approach, scores are determined not just by the portfolio's standalone performance but by how it compares against benchmark groups of comparable properties. Benchmark groups are dynamic, and change based on the portfolio's characteristics, such as the type of property and geographical location. For example, if a portfolio has two property sub-types, e.g. Office, Corporate: Low-Rise in Germany and Residential Multi-Family: Low-Rise Multi-Family in the Netherlands, each property type will be benchmarked and scored separately against other properties with the same sectoral and geographical characteristics. Note that this is dependent upon benchmark availability: if there are not at least 20 assets from 5 distinct reporting entities, the Property Sub-Type classification and then the Country specificity will be gradually decreased.

GRESB aggregates self-reported asset-level data to a single score for each property sub-type and country in the participant's portfolio. The final indicator score is calculated by weighing the property sub-type and country scores based on their % GAV within the portfolio. This ensures that the contribution of each property sub-type and country to the final score is proportional to its significance in the portfolio. For example, if a portfolio has two property sub-types, e.g. Office, Corporate: Low-Rise in Germany (60%) and Residential Multi-Family: Low-Rise Multi-Family in the Netherlands (40%), the performance of properties in Germany will have a greater impact on the entity's score compared to those in the Netherlands as Germany holds a higher % GAV in the overall portfolio.

The points per indicator subject to relative scoring vary across the Real Estate Components:

- Management Component = 0 points
- Performance Component = 42.5 points
- Development Component = 9 points

For indicator-specific scoring guidance, please refer to each individual indicator description.

Additional details on aggregation methodology and calculations can be found in the Aggregation Handbook.

Note that it is not possible to estimate the points obtained for indicators subject to relative scoring, as benchmark values are proprietary GRESB data.

Additional clarifications

Open text boxes are not used for scoring purposes but are intended for additional reporting or explanatory purposes.

It is not possible to estimate the GRESB Score due to the influence of validation decisions and dynamically benchmarked indicators.

Management: Leadership

ESG Commitments and Objectives

LE1 ESG leadership commitments

Has the entity made a public commitment to ESG leadership standards and/or principles?

○ Yes

Select all commitments included (multiple answers possible)

▢ General ESG commitments

    ▢ Global Investor Coalition on Climate Change (including AIGCC, Ceres, IGCC, IIGCC)

    ▢ International Labour Organization (ILO) Standards

    ▢ Montreal Pledge

    ▢ OECD - Guidelines for multinational enterprises

    ▢ PRI signatory

    ▢ RE 100

    ▢ Science Based Targets initiative

    ▢ Task Force on Climate-related Financial Disclosures (TCFD)

    ▢ UN Environment Programme Finance Initiative

    ▢ UN Global Compact

    ▢ UN Sustainable Development Goals

    ▢ Other: _____

Provide applicable hyperlink

URL_____

Indicate where in the evidence the relevant information can be found_____

▢ Net Zero commitments

    ▢ BBP Climate Commitment

    ▢ Net Zero Asset Managers initiative: Net Zero Asset Managers Commitment

- PAII Net Zero Asset Owner Commitment

- Science Based Targets initiative: Net Zero Standard commitment

- The Climate Pledge

- Transform to Net Zero

- ULI Greenprint Net Zero Carbon Operations Goal

- UN-convened Net-Zero Asset Owner Alliance

- UNFCCC Climate Neutral Now Pledge

- WorldGBC Net Zero Carbon Buildings Commitment

- Other: _____

Provide applicable hyperlink

URL_____

Indicate where in the evidence the relevant information can be found_____

- No

LE1

Not scored , G

This indicator is not scored and is used for reporting purposes only.

LE2   ESG objectives

Does the entity have ESG objectives?

- Yes

The objectives relate to (multiple answers possible)

- General objectives

  - $\frac{1}{3}$ Environment

  - $\frac{1}{3}$ Social

  - $\frac{1}{3}$ Governance

- Issue-specific objectives

  - $\frac{1}{2}$ Human capital

  - $\frac{1}{2}$ Health and well-being

$\frac{4}{5}$

$\frac{2}{4}$

$\frac{1}{5}$

The objectives are

$\frac{2}{4}$ ○ Publicly available

Provide applicable hyperlink

URL_____

Indicate where in the evidence the relevant information can be found_____

$^0/_4$ ○ Not publicly available

Communicate the objectives and explain how they are integrated into the overall business strategy (maximum 250 words)

_____

○ No

LE2

1 point , G

The scoring of this indicator is equal to the sum of the fractions assigned to the selected options and respective sub-options, multiplied by the total score of the indicator.

Open text box: The open text box is not scored and is for reporting purposes only.

ESG Decision Making

LE3 **Individual responsible for ESG, climate-related, and/or human capital objectives**

Does the entity have one or more persons responsible for implementing ESG, climate-related, and/or human capital objectives?

○ Yes

◻ ESG

Select the persons responsible (multiple answers possible)

⁵⁄₅ ◻ Dedicated employee(s) for whom ESG is the core responsibility

Provide the details for the most senior of these employees

Name: _____

Job title: _____

³⁄₅ ◻ Employee(s) for whom ESG is among their responsibilities

Provide the details for the most senior of these employees

³⁄₅ Name: _____

Job title: _____

²⁄₅ ◻ External consultants/manager

Name of the main contact: _____

Job title: _____

³⁄₅ ◻ Investment partners (co-investors/JV partners)

Name of the main contact: _____

Job title: _____

◻ Climate-related risks and opportunities

Select the persons responsible (multiple answers possible)

⁵⁄₅ ◻ Dedicated employee(s) for whom climate-related issues are core responsibilities

Provide the details for the most senior of these employees

Name: _____

Job title: _____

3/5 ☐ Employee(s) for whom climate-related issues are among their responsibilities

Provide the details for the most senior of these employees

Name: _____

Job title: _____

2/5 ☐ External consultants/manager

Name of the main contact: _____

Job title: _____

3/5 ☐ Investment partners (co-investors/JV partners)

Name of the main contact: _____

Job title: _____

☐ Human capital

Select the persons responsible (multiple answers possible)

5/5 ☐ Dedicated employee for whom human capital is the core responsibility

Provide the details for the most senior of these employees:

Name: _____

Job title: _____

3/5 ☐ Employee for whom human capital is among their responsibilities

Provide the details for the most senior of these employees:

Name: _____

Job title: _____

2/5 ☐ External consultant/manager

Name of the main contact: _____

Job title: _____

3/5 ☐ Investment partners (co-investors/JV partners)

Name of the main contact: _____

Job title: _____

○ No

2 points , G

> The scoring of this indicator is equal to the fraction assigned to the selected option, multiplied by the total score of the indicator.

LE4   ESG taskforce/committee

Does the entity have an ESG taskforce or committee?

○ Yes

Select the members of this taskforce or committee (multiple answers possible)

$\frac{3}{8}$ ▢ Board of Directors

$\frac{3}{8}$ ▢ C-suite level staff/Senior management

$\frac{3}{8}$ ▢ Investment Committee

$\frac{3}{8}$ ▢ Fund/portfolio managers

$\frac{2}{8}$ ▢ Asset managers

$\frac{2}{8}$ ▢ ESG portfolio manager

$\frac{2}{8}$ ▢ Investment analysts

$\frac{2}{8}$ ▢ Dedicated staff on ESG issues

$\frac{2}{8}$ ▢ External managers or service providers

$\frac{2}{8}$ ▢ Investor relations

$\frac{2}{8}$ ▢ Other: _____

○ No

1 point , G

> The scoring of this indicator is equal to the fraction assigned to the selected option, multiplied by the total score of the indicator.
>
> **Other:** The 'Other' answer is manually validated and assigned a score which is used as a multiplying factor, as per the table below:

Validation status	Score
Accepted	1/1
Not Accepted	0
Duplicate	0

ESG, climate-related and/or human capital senior decision maker

Does the entity have a senior decision-maker accountable for ESG, climate-related, and/or human capital issues?

○ Yes

    ■ ESG

    Provide the details for the most senior decision-maker on ESG issues

    Name: _____

    Job title: _____

    The individual's most senior role is as part of

    1 ○ Board of Directors

$\frac{3}{5}$ 1 ○ C-suite level staff/Senior management

    1 ○ Investment Committee

    1 ○ Other: _____

    ■ Climate-related risks and opportunities

    Provide the details for the most senior decision-maker on climate-related issues

    Name: _____

    Job title: _____

    The individual's most senior role is as part of

    1 ○ Board of Directors

$\frac{1}{5}$ 1 ○ C-suite level staff/Senior management

    1 ○ Investment Committee

    1 ○ Other: _____

    ■ Human capital

    Provide the details for the most senior decision-maker on human capital:

    Name: _____

    Job title: _____

    The individual's most senior role is as part of:

    1 ○ Board of directors

1/5 | 1 ○ C-suite level staff/Senior management

1 ○ Investment committee

1 ○ Other: _____

Describe the process of informing the most senior decision-maker on the ESG, climate-related, and human capital performance of the entity (maximum 250 words)

_____

○ No

LE5

1 point , G

Scoring of this indicator is equal to the fraction assigned to the selected option, multiplied by the total score of the indicator.

Other: The 'Other' answer is manually validated and assigned a score which is used as a multiplying factor, as per the table below:

Validation status	Score
Accepted	1/1
Not Accepted	0
Duplicate	0

Open text box: The open text box is not scored and is for reporting purposes only.

LE6 Personnel ESG performance targets

Does the entity include ESG factors in the annual performance targets of personnel?

○ Yes

Does performance on these targets have predetermined financial consequences?

○ Yes

Select the personnel to whom these factors apply (multiple answers possible):

3/8 ☐ Board of Directors

3/8 ☐ C-suite level staff/Senior management

3/8 ☐ Investment Committee

3/8 ☐ Fund/portfolio managers

2/8 ☐ Asset managers

2/8 ☐ ESG portfolio manager

$^2/_8$ ☐ Investment analysts

$^2/_8$ ☐ Dedicated staff on ESG issues

$^2/_8$ ☐ External managers or service providers

$^2/_8$ ☐ Investor relations

$^2/_8$ ☐ Other: _____

Provide applicable evidence

UPLOAD or URL_____

✕

Indicate where in the evidence the relevant information can be found_____

◯ No

◯ No

LE6

2 points , G

The scoring of this indicator is equal to the sum of the fractions assigned to the selected options and respective sub-options, multiplied by the total score of the indicator.

Evidence: The evidence is manually validated and assigned a multiplier, according to the table below. The evidence must support the validation requirements.

If any requirements are not met, the evidence may be partially accepted or not accepted depending on the level of alignment with the requirements.

Validation status	Multiplier
Accepted	2/2
Partially Accepted	1/2
Not Accepted	0

Other: The 'Other' answer is manually validated and assigned a score which is used as a multiplying factor, as per the table below:

Validation status	Score
Accepted	1/1
Not Accepted	0
Duplicate	0

Management: Policies

ESG Policies

P01 **Policy on environmental issues**

Does the entity have a policy/policies on environmental issues?

○ Yes

Select all environmental issues included (multiple answers possible)

⅙ ☐ Biodiversity and habitat

⅙ ☐ Climate/climate change adaptation

⅙ ☐ Energy consumption

⅙ ☐ Greenhouse gas emissions

⅙ ☐ Indoor environmental quality

⅙ ☐ Material sourcing

⅔ ⅙ ☐ Pollution prevention

⅙ ☐ Renewable energy

⅙ ☐ Resilience to catastrophe/disaster

⅙ ☐ Sustainable procurement

⅙ ☐ Waste management

⅙ ☐ Water consumption

⅙ ☐ Other: _____

Provide applicable evidence

UPLOAD or URL_____

✕ Indicate where in the evidence the relevant information can be found_____

Does the entity have a policy to address Net Zero?

1 ○ Yes

Provide applicable evidence

⅓
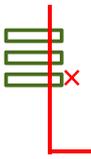
UPLOAD or URL_____

Indicate where in the evidence the relevant information can be found_____

○ No

○ No

P01

1.5 points , G

The scoring of this indicator is equal to the fraction assigned to the selected option, multiplied by the total score of the indicator.

Evidence: The evidence is manually validated and assigned a multiplier, according to the table below. The evidence must support the validation requirements.

If any requirements are not met, the evidence may be partially accepted or not accepted depending on the level of alignment with the requirements.

Validation status	Multiplier
Accepted	2/2
Partially Accepted	1/2
Not Accepted	0

Other: The 'Other' answer is manually validated and assigned a score which is used as a multiplying factor, as per the table below:

Validation status	Score
Accepted	1/1
Not Accepted	0
Duplicate	0

P02 **Policy on social issues**

Does the entity have a policy/policies on social issues?

○ Yes

Select all social issues included (multiple answers possible)

⅙ ☐ Child labor

⅙ ☐ Community development

⅙ ☐ Customer satisfaction

⅙ ☐ Employee engagement

⅙ ☐ Employee health & well-being

⅙ ☐ Employee remuneration

⅙ ☐ Forced or compulsory labor

⅙ ☐ Freedom of association

⅙ ☐ Health and safety: community

⅙ ☐ Health and safety: contractors

⅙ ☐ Health and safety: employees

⅙ ☐ Health and safety: tenants/customers

⅙ ☐ Human rights

⅙ ☐ Human capital

⅙ ☐ Labor standards and working conditions

⅙ ☐ Social enterprise partnering

⅙ ☐ Stakeholder relations

⅙ ☐ Other: _____

Provide applicable evidence

UPLOAD or URL_____

✗ Indicate where in the evidence the relevant information can be found_____

○ No

P02

1.5 points , G

The scoring of this indicator is equal to the fraction assigned to the selected option, multiplied by the total score of the indicator.

Evidence: The evidence is manually validated and assigned a multiplier, according to the table below. The evidence must support the validation requirements.

If any requirements are not met, the evidence may be partially accepted or not accepted depending on the level of alignment with the requirements.

Validation status	Multiplier
Accepted	2/2
Partially Accepted	1/2
Not Accepted	0

Other: The 'Other' answer is manually validated and assigned a score which is used as a multiplying factor, as per the table below:

Validation status	Score
Accepted	1/1
Not Accepted	0
Duplicate	0

PO3 Policy on governance issues

Does the entity have a policy/policies on governance issues?

○ Yes

Select all governance issues included (multiple answers possible)

$\frac{1}{6}$ ☐ Bribery and corruption

$\frac{1}{6}$ ☐ Cybersecurity

$\frac{1}{6}$ ☐ Data protection and privacy

$\frac{1}{6}$ ☐ Executive compensation

$\frac{1}{6}$ ☐ Fiduciary duty

$\frac{1}{6}$ ☐ Fraud

$\frac{1}{6}$ ☐ Political contributions

$\frac{1}{6}$ ☐ Shareholder rights

$\frac{1}{6}$ ☐ Other: _____

Provide applicable evidence

UPLOAD or URL_____

✗ Indicate where in the evidence the relevant information can be found_____

○ No

PO3

1.5 points , G

The scoring of this indicator is equal to the fraction assigned to the selected option, multiplied by the total score of the indicator.

Evidence: The evidence is manually validated and assigned a multiplier, according to the table below. The evidence must support the validation requirements.

If any requirements are not met, the evidence may be partially accepted or not accepted depending on the level of alignment with the requirements.

Validation status	Multiplier
Accepted	2/2
Partially Accepted	1/2
Not Accepted	0

Other: The 'Other' answer is manually validated and assigned a score which is used as a multiplying factor, as per the table below:

Validation status	Score
Accepted	1/1
Not Accepted	0

Duplicate	0

Management: Reporting

ESG Disclosure

RP1 ESG reporting

Does the entity disclose its ESG actions and/or performance?

○ Yes

Please select all applicable options (multiple answers possible)

²⁄₆ ☑ Section in Annual Report

Select the applicable reporting level

²⁄₂ ○ Entity

¹⁄₆ ¹⁄₂ ○ Investment manager

¹⁄₂ ○ Group

¹⁄₆ Aligned with [Guideline name ▼]

Disclosure is third-party reviewed:

○ Yes

³⁄₅ ¹⁄₃ ○ Externally checked

³⁄₃ ○ Externally verified

using [Scheme name ▼]

²⁄₆ ³⁄₃ ○ Externally assured

using [Scheme name ▼]

○ No

Provide applicable evidence

UPLOAD or URL_____

✗ Indicate where in the evidence the relevant information can be found_____

²⁄₆ ☑ Stand-alone sustainability report(s)

Select the applicable reporting level

²⁄₂ ○ Entity

⅙

½ ○ Investment manager

½ ○ Group

⅙ Aligned with [Guideline name ▼]

Disclosure is third-party reviewed:

○ Yes

⅘

⅓ ○ Externally checked

³⁄₃ ○ Externally verified

²⁄₆ using [Scheme name ▼]

³⁄₃ ○ Externally assured

using [Scheme name ▼]

○ No

Provide applicable evidence

UPLOAD or URL_____

✗ Indicate where in the evidence the relevant information can be found_____

³⁄₆ ■ Integrated Report

*Integrated Report must be aligned with IIRC framework

Select the applicable reporting level

²⁄₂ ○ Entity

⅙ ½ ○ Investment manager

½ ○ Group

Disclosure is third-party reviewed:

○ Yes

⁵⁄₅

⅓ ○ Externally checked

³⁄₃ ○ Externally verified

²⁄₆ using [Scheme name ▼]

³⁄₃ ○ Externally assured

using [Scheme name ▼]

○ No

Provide applicable evidence

UPLOAD or URL_____

Indicate where in the evidence the relevant information can be found_____

²⁄₃ ☐ Dedicated section on corporate website

Select the applicable reporting level

²⁄₂ ◯ Entity

¹⁄₅ ¹⁄₃ ¹⁄₂ ◯ Investment manager

¹⁄₂ ◯ Group

URL_____

✗ Indicate where in the evidence the relevant information can be found_____

²⁄₆ ☐ Other: _____

Select the applicable reporting level

²⁄₂ ◯ Entity

¹⁄₆ ¹⁄₂ ◯ Investment manager

¹⁄₂ ◯ Group

¹⁄₆ Aligned with | Guideline name ▼ |

Disclosure is third-party reviewed:

◯ Yes

²⁄₅ ¹⁄₃ ◯ Externally checked

³⁄₃ ◯ Externally verified

using | Scheme name ▼ |

²⁄₆ ³⁄₃ ◯ Externally assured

using | Scheme name ▼ |

◯ No

Provide applicable evidence

UPLOAD or URL_____

✗ Indicate where in the evidence the relevant information can be found_____

◯ No

RP1

3.5 points , G

The scoring of this indicator is equal to the sum of the fractions assigned to the selected options and respective sub-options, multiplied by the total score of the indicator.

Evidence: The evidence is manually validated and assigned a multiplier, according to the table below. The evidence must support the validation requirements.

If any requirements are not met, the evidence may be partially accepted or not accepted depending on the level of alignment with the requirements.

Validation status	Multiplier
Accepted	2/2
Partially Accepted	1/2
Not Accepted	0

Other: The 'Other' answer is manually validated and assigned a score which is used as a multiplying factor, as per the table below:

Validation status	Score
Accepted	1/1
Not Accepted	0
Duplicate	0

ESG Incident Monitoring

RP2.1 **Incident monitoring**

Does the entity have a process to monitor controversies, misconduct, penalties, incidents, accidents, or breaches against the codes of conduct/ethics?

○ Yes

The process includes external communication of controversies, misconduct, penalties, incidents or accidents to:

¼ ☐ Clients/Customers

⅛ ☐ Community/Public

⅛ ☐ Contractors

¼ ☐ Employees

¼ ☐ Investors/Shareholders

⅛ ☐ Regulators/Government

⅛ ☐ Special interest groups (NGOs, Trade Unions, etc)

⅛ ☐ Suppliers

⅛ ☐ Other stakeholders: _____

Describe the process (maximum 250 words): _____

○ No

* The information in RP2.1 and RP2.2 may be used as criteria for the recognition of Sector Leaders.

RP2.1

0.25 points , G

The scoring of this indicator is equal to the fraction assigned to the selected option, multiplied by the total score of the indicator. It is not necessary to select all options to achieve the maximum score.

Other: The 'Other' answer is automatically validated and assigned a score which is used as a multiplying factor, as per the table below:

Validation status	Score
Accepted	1/1
Not Accepted	0
Duplicate	0

Open text box: The open text box is not scored and is for reporting purposes only.

RP2.2 ESG incident occurrences

Has the entity been involved in any ESG-related breaches that resulted in fines or penalties during the reporting year?

○ Yes

Specify the total number of cases which occurred: _____

Specify the total value of fines and/or penalties incurred: _____

Specify the total number of currently pending investigations: _____

Provide additional context for the response (maximum 250 words)

_____

○ No

* The information in RP2.1 and RP2.2 may be used as criteria for the recognition of Sector Leaders.

RP2.2

Not scored , G

This indicator is not scored and is used for reporting purposes only.

Management: Risk Management

Risk Management

RM1 **Environmental Management System (EMS)**

Does the entity have an Environmental Management System (EMS)?

○ Yes

    ○ The EMS is aligned with a standard

        1 ○ ISO 14001

      ½ | 1 ○ EMAS (EU Eco-Management and Audit Scheme)

        1 ○ Other standard: _____

    ○ The EMS is externally certified by an independent third party using

        1 ○ ISO 14001

      ²⁄₂ | 1 ○ EMAS (EU Eco-Management and Audit Scheme)

        1 ○ Other standard: _____

    ○ The EMS is not aligned with a standard nor certified externally

    Provide applicable evidence

    UPLOAD or URL_____

    ✗ Indicate where in the evidence the relevant information can be found____

○ No

RM1

1.25 points , G

Scoring of this indicator is equal to the fraction assigned to the selected option, multiplied by the total score of the indicator.

Evidence: The evidence is manually validated and assigned a multiplier, according to the table below. The evidence must support the validation requirements.

If any requirements are not met, the evidence may be partially accepted or not accepted depending on the level of alignment with the requirements.

Validation status	Multiplier
Accepted	2/2
Partially Accepted	1/2
Not Accepted	0

Other: The 'Other' answer is manually validated and assigned a score which is used as a multiplying factor, as per the table below:

Validation status	Score
Accepted	1/1
Not Accepted	0
Duplicate	0

RM2 **Process to implement governance policies**

Does the entity have processes to implement governance policy/policies?

○ Yes

Select all applicable options (multiple answers possible)

¼ ☐ Compliance linked to employee remuneration

¼ ☐ Dedicated help desks, focal points, ombudsman, hotlines

¼ ☐ Disciplinary actions in case of breach, i.e. warning, dismissal, zero tolerance policy

¼ ☐ Employee performance appraisal systems integrate compliance with codes of conduct

¼ ☐ Investment due diligence process

¼ ☐ Responsibilities, accountabilities and reporting lines are systematically defined in all divisions and group companies

¼ ☐ Training related to governance risks for employees (multiple answers possible)

    ½ ☐ Regular follow-ups

    ½ ☐ When an employee joins the organization

¼ ☐ Whistle-blower mechanism

¼ ☐ Other: _____

○ No

○ Not applicable

RM2

0.25 points , G

The scoring of this indicator is equal to the fraction assigned to the selected option, multiplied by the total score of the indicator.

Other: The 'Other' answer is manually validated and assigned a score which is used as a multiplying factor, as per the table below:

Validation status	Score
Accepted	1/1
Not Accepted	0
Duplicate	0

Risk Assessments

RM3.1 Social risk assessments

Has the entity performed social risk assessments within the last three years?

○ Yes

Select all issues included (multiple answers possible)

⅙ ☐ Child labor

⅙ ☐ Community development

⅙ ☐ Controversies linked to social enterprise partnering

⅙ ☐ Customer satisfaction

⅙ ☐ Employee engagement

⅙ ☐ Employee health & well-being

⅙ ☐ Forced or compulsory labor

⅙ ☐ Freedom of association

⅙ ☐ Health and safety: community

⅙ ☐ Health and safety: contractors

⅙ ☐ Health and safety: employees

⅙ ☐ Health and safety: tenants/customers

⅙ ☐ Health and safety: supply chain (beyond tier 1 suppliers and contractors)

⅙ ☐ Human rights

⅙ ☐ Human capital

⅙ ☐ Labor standards and working conditions

⅙ ☐ Stakeholder relations

⅙ ☐ Other: _____

○ No

RM3.1

0.25 points , S

The scoring of this indicator is equal to the fraction assigned to the selected option, multiplied by the total score of the indicator.

Other: The 'Other' answer is manually validated and assigned a score which is used as a multiplying factor, as per the table below:

Validation status	Score
Accepted	1/1
Not Accepted	0
Duplicate	0

RM3.2 **Governance risk assessments**

Has the entity performed governance risk assessments within the last three years?

○ Yes

Select all issues included (multiple answers possible)

⅙ ☐ Bribery and corruption

⅙ ☐ Cybersecurity

⅙ ☐ Data protection and privacy

⅙ ☐ Executive compensation

⅙ ☐ Fiduciary duty

⅙ ☐ Fraud

⅙ ☐ Political contributions

⅙ ☐ Shareholder rights

⅙ ☐ Other: _____

○ No

RM3.2

0.25 points , G

The scoring of this indicator is equal to the fraction assigned to the selected option, multiplied by the total score of the indicator.

Other: The 'Other' answer is manually validated and assigned a score which is used as a multiplying factor, as per the table below:

Validation status	Score
Accepted	1/1
Not Accepted	0
Duplicate	0

RM4.1 ESG due diligence for new acquisitions

Does the entity perform asset-level environmental and/or social risk assessments as a standard part of its due diligence process for new acquisitions?

○ Yes

Select all issues included (multiple answers possible)

⅛ ☐ Biodiversity and habitat

⅛ ☐ Building safety

⅛ ☐ Climate/Climate change adaptation

⅛ ☐ Compliance with regulatory requirements

⅛ ☐ Contaminated land

⅛ ☐ Energy efficiency

⅛ ☐ Energy supply

⅛ ☐ Flooding

⅛ ☐ GHG emissions

⅛ ☐ Health and well-being

⅛ ☐ Indoor environmental quality

⅛ ☐ Natural hazards

⅛ ☐ Socio-economic

⅛ ☐ Transportation

⅛ ☐ Waste management

⅛ ☐ Water efficiency

⅛ ☐ Water supply

⅛ ☐ Other: _____

○ No

○ Not applicable

0.25 points , G

RM4

The scoring of this indicator is equal to the fraction assigned to the selected option, multiplied by the total score of the indicator.

Other: The 'Other' answer is manually validated and assigned a score which is used as a multiplying factor, as per the table below:

Validation status	Score
Accepted	1/1
Not Accepted	0
Duplicate	0

RM4.2 Embodied carbon in acquisitions

Does the entity perform asset-level risk assessment of embodied carbon emissions for new acquisitions?

○ Yes

Select the type of assessment

⬛ Qualitative assessment of embodied carbon emissions

⬛ Quantitative assessment of embodied carbon emissions

Risk assessment covers (multiple answers apply):

⬛ New builts

⬛ Pre-existing buildings

Scope of the assessment

⬛ Actual embodied carbon from construction activities

⬛ Expected embodied carbon from retrofit activities

⬛ Other: _____

Elaborate on the scope and purpose of the risk assessment process:

_____

○ No

Not scored , G

This indicator is not scored and is used for reporting purposes only.

Climate-related Risk Management

RM5 **Climate resilience**

Does the entity's climate strategy incorporate resilience?

1 ◯ Yes

Describe how the entity incorporates resilience into its climate strategy considering risks and opportunities

_____

Does the process of evaluating the resilience of the entity's strategy involve the use of scenario analysis?

◯ Yes

Select the scenarios that are used (multiple answers possible)

▢ Transition scenarios

   ▢ CRREM 2C

   ▢ CRREM 1.5C

   ▢ IEA SDS

   ▢ IEA B2DS

   ▢ IEA NZE2050

   ▢ IPR FPS

   ▢ NGFS Current Policies

   ▢ NGFS Nationally determined contributions

   ▢ NGFS Immediate 2C scenario with CDR

   ▢ NGFS Immediate 2C scenario with limited CDR

   ▢ NGFS Immediate 1.5C scenario with CDR

   ▢ NGFS Delayed 2C scenario with limited CDR

   ▢ NGFS Delayed 2C scenario with CDR

   ▢ NGFS Immediate 1.5C scenario with limited CDR

   ▢ SBTi

   ▢ SSP1-1.9

- ☐ SSP1-2.6

- ☐ SSP4-3.4

- ☐ SSP5-3.4OS

- ☐ SSP2-4.5

- ☐ SSP4-6.0

- ☐ SSP3-7.0

- ☐ SSP5-8.5

- ☐ TPI

- ☐ Other: _____

- ☐ Physical scenarios

  - ☐ RCP2.6

  - ☐ RCP4.5

  - ☐ RCP6.0

  - ☐ RCP8.5

  - ☐ SSP1-1.9

  - ☐ SSP1-2.6

  - ☐ SSP4-3.4

  - ☐ SSP5-3.4OS

  - ☐ SSP2-4.5

  - ☐ SSP4-6.0

  - ☐ SSP3-7.0

  - ☐ SSP5-8.5

  - ☐ Other: _____

- ○ No

○ No

Provide additional context for the answer provided (not validated, for reporting purposes only)

_____

0.5 points , G

RM5

Scoring for this indicator is based on the integration of resilience into the climate strategy.

RM6.1 Transition risk identification

Does the entity have a systematic process for identifying transition risks that could have a material financial impact on the entity?

1 ○ Yes

Select the elements covered in the risk identification process (multiple answers possible)

▢ Policy and legal

Has the process identified any risks in this area?

○ Yes

Select the risk(s) to which the entity is exposed (multiple answers possible)

▢ Increasing price of GHG emissions

▢ Enhancing emissions-reporting obligations

▢ Mandates on and regulation of existing products and services

▢ Exposure to litigation

▢ Other: _____

○ No

▢ Technology

Has the process identified any risks in this area?

○ Yes

Select the risk(s) to which the entity is exposed (multiple answers possible)

▢ Substitution of existing products and services with lower emissions options

▢ Unsuccessful investment in new technologies

▢ Costs to transition to lower emissions technology

▢ Other: _____

○ No

▢ Market

Has the process identified any risks in this area?

○ Yes

Select the risk(s) to which the entity is exposed (multiple answers possible)

▢ Changing customer behavior

▢ Uncertainty in market signals

▢ Increased cost of raw materials

▢ Other: _____

○ No

▢ Reputation

Has the process identified any risks in this area?

○ Yes

Select the risk(s) to which the entity is exposed (multiple answers possible)

▢ Shifts in consumer preferences

▢ Stigmatization of sector

▢ Increased stakeholder concern or negative stakeholder feedback

▢ Other: _____

○ No

Provide applicable evidence

UPLOAD or URL_____

Indicate where in the evidence the relevant information can be found_____

Describe the entity's processes for prioritizing transition risks

_____

○ No

Provide additional context for the answer provided (not validated, for reporting purposes only)

_____

RM6.1

0.5 points , G

Scoring for this indicator is based on the existence of a systematic process for identifying transition risks, the outcomes of that process, and whether those outcomes are at the entity level

Evidence: The evidence is manually validated and assigned a multiplier, according to the table below. The evidence must support the validation requirements.

If any requirements are not met, the evidence may be partially accepted or not accepted depending on the level of alignment with the requirements.

Validation status	Multiplier
Accepted	2/2
Partially Accepted	1/2
Not Accepted	0

RM6.2 Transition risk impact assessment

Does the entity have a systematic process to assess the material financial impact of transition risks on the business and/or financial planning of the entity?

1 ○ Yes

Select the elements covered in the impact assessment process (multiple answers possible)

▣ Policy and legal

Has the process concluded that there were any material impacts to the entity in this area?

○ Yes

Indicate which impacts are deemed material to the entity (multiple answers possible)

▣ Increased operating costs

▣ Write-offs, asset impairment and early retirement of existing assets due to policy changes

▣ Increased costs and/or reduced demand for products and services resulting from fines and judgments

▣ Other: _____

○ No

▣ Technology

Has the process concluded that there were any material impacts to the entity in this area?

○ Yes

Indicate which impacts are deemed material to the entity (multiple answers possible)

▣ Write-offs and early retirement of existing assets

- ☐ Reduced demand for products and services

- ☐ Research and development (R&D) expenditures in new and alternative technologies

- ☐ Capital investments in technology development

- ☐ Costs to adopt/deploy new practices and processes

- ☐ Other: _____

○ No

☐ Market

Has the process concluded that there were any material impacts to the entity in this area?

○ Yes

Indicate which impacts are deemed material to the entity (multiple answers possible)

- ☐ Reduced demand for goods and services due to shift in consumer preferences

- ☐ Increased production costs due to changing input prices and output requirements

- ☐ Abrupt and unexpected shifts in energy costs

- ☐ Change in revenue mix and sources, resulting in decreased revenues

- ☐ Re-pricing of assets

- ☐ Other: _____

○ No

☐ Reputation

Has the process concluded that there were any material impacts to the entity in this area?

○ Yes

Indicate which impacts are deemed material to the entity (multiple answers possible)

- ☐ Reduced revenue from decreased demand for goods/services

- ☐ Reduced revenue from decreased production capacity

- ☐ Reduced revenue from negative impacts on workforce management and planning

☐ Reduction in capital availability

☐ Other: _____

○ No

Provide applicable evidence

UPLOAD or URL_____

✕

Indicate where in the evidence the relevant information can be found_____

Describe how the entity's processes for identifying, assessing, and managing transition risks are integrated into its overall risk management

_____

○ No

Provide additional context for the answer provided (not validated, for reporting purposes only)

_____

RM6.2

0.5 points , G

Scoring for this indicator is based on the existence of a systematic process for identifying transition risk impact, the outcomes of that process, and whether those outcomes are at the entity level

Evidence: The evidence is manually validated and assigned a multiplier, according to the table below. The evidence must support the validation requirements.

If any requirements are not met, the evidence may be partially accepted or not accepted depending on the level of alignment with the requirements.

Validation status	Multiplier
Accepted	2/2
Partially Accepted	1/2
Not Accepted	0

RM6.3 **Physical risk identification**

Does the entity have a systematic process for identifying physical risks that could have a material financial impact on the entity?

1 ○ Yes

Select the elements covered in the risk identification process (multiple answers possible)

☐ Acute hazards

Has the process identified any acute hazards to which the entity is exposed?

○ Yes

Indicate to what factor(s) the entity is exposed (multiple answers possible)

🔲 Extratropical storm

🔲 Flash flood

🔲 Hail

🔲 River flood

🔲 Storm surge

🔲 Tropical cyclone

🔲 Other: _____

○ No

🔲 Chronic stressors

Has the process identified any chronic stressors to which the entity is exposed?

○ Yes

Indicate to what factor(s) the entity is exposed (multiple answers possible)

🔲 Drought stress

🔲 Fire weather stress

🔲 Heat stress

🔲 Precipitation stress

🔲 Rising mean temperatures

🔲 Rising sea levels

🔲 Other: _____

○ No

Provide applicable evidence

UPLOAD or URL_____

Indicate where in the evidence the relevant information can be found____

Describe the entity's processes of prioritizing physical risks

_____

○ No

Provide additional context for the answer provided (not validated, for reporting purposes only)

_____

0.5 points , G

Scoring for this indicator is based on the existence of a systematic process for identifying physical risk, the outcomes of that process, and whether those outcomes are at the entity level

Evidence: The evidence is manually validated and assigned a multiplier, according to the table below. The evidence must support the validation requirements.

If any requirements are not met, the evidence may be partially accepted or not accepted depending on the level of alignment with the requirements.

Validation status	Multiplier
Accepted	2/2
Partially Accepted	1/2
Not Accepted	0

RM6.4 **Physical risk impact assessment**

Does the entity have a systematic process for the assessment of material financial impact from physical climate risks on the business and/or financial planning of the entity?

1 ○ Yes

Select the elements covered in the impact assessment process (multiple answers possible)

▢ Direct impacts

Has the process concluded that there are material impacts to the entity?

○ Yes

Indicate which impacts are deemed material to the entity (multiple answers possible)

▢ Increased capital costs

▢ Other: _____

○ No

▢ Indirect impacts

Has the process concluded that there are material impacts to the entity?

○ Yes

Indicate which impacts are deemed material to the entity (multiple answers possible)

☐ Increased insurance premiums and potential for reduced availability of insurance on assets in "high-risk" locations

☐ Increased operating costs

☐ Reduced revenue and higher costs from negative impacts on workforce

☐ Reduced revenue from decreased production capacity

☐ Reduced revenues from lower sales/output

☐ Write-offs and early retirement of existing assets

☐ Other: _____

○ No

Provide applicable evidence

UPLOAD or URL_____

Indicate where in the evidence the relevant information can be found_____

Describe how the entity's processes for identifying, assessing, and managing physical risks are integrated into its overall risk management

_____

○ No

Provide additional context for the answer provided (not validated, for reporting purposes only)

_____

RM6.4

0.5 points , G

Scoring for this indicator is based on the existence of a systematic process for identifying physical risk impact, the outcomes of that process, and whether those outcomes are at the entity level

Evidence: The evidence is manually validated and assigned a multiplier, according to the table below. The evidence must support the validation requirements.

If any requirements are not met, the evidence may be partially accepted or not accepted depending on the level of alignment with the requirements.

Validation status	Multiplier
Accepted	2/2
Partially Accepted	1/2
Not Accepted	0

RM7 Biodiversity and nature-related strategy

Does the entity have a strategy that addresses biodiversity and nature-related issues?

○ Yes

Describe how the entity's biodiversity and nature-related strategy considers dependencies, impacts, risks and opportunities

_____

○ No

Provide additional context for the answer provided (not validated, for reporting purposes only).

_____

Not scored , G

| This indicator is not scored and is used for reporting purposes only.

Management: Stakeholder Engagement

Employees

SE1   Employee training

Does the entity provide training and development for employees?

○ Yes

½   Percentage of employees who received professional training during the reporting year

_____

½   Percentage of employees who received ESG-specific training during the reporting year

_____

ESG-specific training focuses on (multiple answers possible):

▢ Environmental issues

▢ Social issues

▢ Governance issues

○ No

1 point , S							**SE1**

Percentage number: The coverage percentage reported is used as a multiplier to determine the assigned score.

SE2.1 Employee satisfaction survey

Has the entity undertaken an employee satisfaction survey within the last three years?

○ Yes

The survey is undertaken (multiple answers possible)

▢ Internally

⅔   Percentage of employees covered: _____%

²⁄₃ Survey response rate: _____

☐ By an independent third party

³⁄₃ Percentage of employees covered: _____%

Survey response rate: _____

The survey includes quantitative metrics

◯ Yes

Metrics include

³⁄₃ ☐ Net Promoter Score

¹⁄₃ ²⁄₃ ☐ Overall satisfaction score

²⁄₃ ☐ Other: _____

◯ No

Provide applicable evidence

UPLOAD or URL_____

✕

Indicate where in the evidence the relevant information can be found____

◯ No

SE2.1

1 point , S

The scoring of this indicator is equal to the sum of the fractions assigned to the selected options and respective sub-options, multiplied by the total score of the indicator.

Percentage number: The coverage percentage reported is used as a multiplier to determine the assigned score. The survey response rate is not factored into the scoring and is only used for reporting purposes

Evidence: The evidence is manually validated and assigned a multiplier, according to the table below. The evidence must support the validation requirements.

If any requirements are not met, the evidence may be partially accepted or not accepted depending on the level of alignment with the requirements.

Validation status	Multiplier
Accepted	2/2
Partially Accepted	1/2
Not Accepted	0

Other: The 'Other' answer is manually validated and assigned a score which is used as a multiplying factor, as per the table below:

Validation status	Score
Accepted	1/1
Not Accepted	0
Duplicate	0

SE2.2 Employee engagement program

Does the entity have a program in place to improve its employee satisfaction based on the outcomes of the survey referred to in SE2.1?

○ Yes

Select all applicable options (multiple answers possible)

½ ☐ Planning and preparation for engagement

½ ☐ Development of action plan

½ ☐ Implementation

½ ☐ Training

½ ☐ Program review and evaluation

½ ☐ Feedback sessions with c-suite level staff

½ ☐ Feedback sessions with separate teams/departments

½ ☐ Focus groups

½ ☐ Other: _____

○ No

○ Not applicable

SE2.2

1 point , S

The scoring of this indicator is equal to the fraction assigned to the selected option, multiplied by the total score of the indicator.

Other: The 'Other' answer is manually validated and assigned a score which is used as a multiplying factor, as per the table below:

Validation status	Score
Accepted	1/1
Not Accepted	0
Duplicate	0

This indicator is linked to SE2.1. In order to achieve points for this indicator, the number of points received in SE2.1 must be higher than 0.

SE3.1 Employee health & well-being program

Does the entity have a program in place for promoting health & well-being of employees?

○ Yes

The program includes (multiple answers possible):

¼ ☐ Needs assessment

¼ ☐ Goal setting

¼ ☐ Action

¼ ☐ Monitoring

○ No

SE3.1

0.75 points , S

> The scoring of this indicator is equal to the fraction assigned to the selected option, multiplied by the total score of the indicator.

SE3.2 Employee health & well-being measures

Does the entity take measures to incorporate the health & well-being program for employees described in SE3.1?

○ Yes

Select all applicable options (multiple answers possible)

☐ Needs assessment

The entity monitors employee health and well-being needs through (multiple answers possible):

☐ Employee surveys on health and well-being

1   Percentage of employees: _____%

²⁄₄ ☐ Physical and/or mental health checks

1   Percentage of employees: _____%

☐ Other: _____

1   1   Percentage of employees: _____%

☐ Creation of goals to address

½ ☐ Mental health and well-being

½ ☐ Physical health and well-being

¼

½ ☐ Social health and well-being

½ ☐ Other: _____

☰ ⬜ Action to promote health through

- ⅙ ⬜ Acoustic comfort
- ⅙ ⬜ Biophilic design
- ⅙ ⬜ Childcare facilities contributions
- ⅙ ⬜ Flexible working hours
- ⅙ ⬜ Healthy eating
- ⅙ ⬜ Humidity
- ⅙ ⬜ Illumination
- ⅙ ⬜ Inclusive design
- ⅙ ⬜ Indoor air quality
- ⅙ ⬜ Lighting controls and/or daylight
- ⅙ ⬜ Noise control
- ⅙ ⬜ Paid maternity leave in excess of legally required minimum
- ⅙ ⬜ Paid paternity leave in excess of legally required minimum
- ⅙ ⬜ Physical activity
- ⅙ ⬜ Physical and/or mental healthcare access
- ⅙ ⬜ Social interaction and connection
- ⅙ ⬜ Thermal comfort
- ⅙ ⬜ Water quality
- ⅙ ⬜ Working from home arrangements
- ⅙ ⬜ Other: _____

¼

⬜ Monitor outcomes by tracking

- 1 ⬜ Environmental quality
- 1 ⬜ Population experience and opinions
- 1 ⬜ Program performance
- 1 ⬜ Other: _____

¼

○ No

○ Not applicable

SE3.2

1.25 points , S

The scoring of this indicator is equal to the sum of the fractions assigned to the selected options and respective sub-options, multiplied by the total score of the indicator.

Percentage number: The coverage percentage reported is used as a multiplier to determine the assigned score.

Other: The 'Other' answer is manually validated and assigned a score which is used as a multiplying factor, as per the table below:

Validation status	Score
Accepted	1/1
Not Accepted	0
Duplicate	0

This indicator is linked to SE3.1. In order to achieve points for this indicator, the number of points received in SE3.1 must be higher than 0.

SE4 Employee safety indicators

Has the entity monitored conditions for and / or tracked indicators of employee safety during the last three years?

○ Yes

Select all applicable options (multiple answers possible)

◼ Work station and/or workplace checks

¼   Percentage of employees: _____%

¼ ◼ Absentee rate: _____

¼ ◼ Injury rate: _____

¼ ◼ Lost day rate: _____

¼ ◼ Other metrics: _____

Rate of other metric(s): _____

Explain the employee occupational safety indicators calculation method (maximum 250 words)

_____

○ No

SE4

0.5 points , S

The scoring of this indicator is equal to the fraction assigned to the selected option, multiplied by the total score of the indicator.

Percentage number: The coverage percentage reported is used as a multiplier to determine the assigned score.

Other: The 'Other' answer is manually validated and assigned a score which is used as a multiplying factor, as per the table below:

Validation status	Score
Accepted	1/1
Not Accepted	0
Duplicate	0

Open text box: The open text box is not scored and is for reporting purposes only.

SE5   Human capital

Does the entity monitor human capital metrics?

○ Yes

⬜ Entity's governance bodies

Select all human capital metrics (multiple answers possible)

¼ ⬜ Age group distribution

¼ ⬜ Board tenure

²⁄₄ ⬜ Gender pay gap

²⁄₄ ⬜ Gender ratio

Percentage of personnel that identify as:

Women: _____%

Men: _____%

¼ ⬜ International background

¼ ⬜ Racial diversity

¼ ⬜ Socioeconomic background

½

⬜ Organization's employees

Select all human capital metrics (multiple answers possible)

¼ ⬜ Age group distribution

Percentage of personnel that are:

Under 30 years old: _____%

Between 30 and 50 years old: _____%

Over 50 years old: _____%

²⁄₄ ⬜ Gender pay gap

²⁄₄ ⬜ Gender ratio

½

Percentage of personnel that are:

Women: _____%

Men: _____%

¼ ⬜ International background

¼ ⬜ Racial diversity

¼ ⬜ Socioeconomic background

Provide additional context for the response (maximum 250 words)

_____

Provide applicable evidence

UPLOAD or URL_____

✗

Indicate where in the evidence the relevant information can be found_____

◯ No

SE5

0.5 points , S

The scoring of this indicator is equal to the sum of the fractions assigned to the selected options and respective sub-options, multiplied by the total score of the indicator.

Evidence: The evidence is manually validated and assigned a multiplier, according to the table below. The evidence must support the validation requirements.

If any requirements are not met, the evidence may be partially accepted or not accepted depending on the level of alignment with the requirements.

Validation status	Multiplier
Accepted	2/2
Partially Accepted	1/2
Not Accepted	0

Open text box: The open text box is not scored and is for reporting purposes only.

Suppliers

SE6 **Supply chain engagement program**

Does the entity include ESG-specific requirements in its procurement processes?

○ Yes

Select elements of the supply chain engagement program (multiple answers possible)

¼ ☐ Developing or applying ESG policies

¼ ☐ Planning and preparation for engagement

¼ ☐ Development of action plan

¼ ☐ Implementation of engagement plan

⅓ ¼ ☐ Training

¼ ☐ Program review and evaluation

¼ ☐ Feedback sessions with stakeholders

¼ ☐ Other: _____

Select all topics included (multiple answers possible)

¼ ☐ Business ethics

¼ ☐ Child labor

¼ ☐ Environmental process standards

¼ ☐ Environmental product standards

¼ ☐ Health and safety: employees

⅓ ¼ ☐ Health and well-being

¼ ☐ Human health-based product standards

¼ ☐ Human rights

¼ ☐ Labor standards and working conditions

¼ ☐ Other: _____

Select the external parties to whom the requirements apply (multiple answers possible)

½ ☐ Contractors

½ ☐ Suppliers

⅓

½ ☐ Supply chain (beyond 1 tier suppliers and contractors)

½ ☐ Other: _____

○ No

SE6

1.5 points , S

The scoring of this indicator is equal to the sum of the fractions assigned to the selected options and respective sub-options, multiplied by the total score of the indicator.

Other: The 'Other' answer is manually validated and assigned a score which is used as a multiplying factor, as per the table below:

Validation status	Score
Accepted	1/1
Not Accepted	0
Duplicate	0

SE7.1 Monitoring property/asset managers

Does the entity monitor property/asset managers' compliance with the ESG-specific requirements in place for this entity?

○ Yes

The entity monitors compliance of:

○ Internal property/asset managers

○ External property/asset managers

○ Both internal and external property/asset managers

Select all methods used (multiple answers possible)

½ ☐ Checks performed by independent third party

½ ☐ Property/asset manager ESG training

½ ☐ Property/asset manager self-assessments

½ ☐ Regular meetings and/or checks performed by the entity's employees

☐ Require external property/asset managers' alignment with a professional standard

½ Standard: _____

½ ☐ Other: _____

○ No

○ Not applicable

1 point , S   **SE7.1**

> The scoring of this indicator is equal to the fraction assigned to the selected option, multiplied by the total score of the indicator.
>
> **Other:** The 'Other' answer is manually validated and assigned a score which is used as a multiplying factor, as per the table below:
>
> | Validation status | Score |
> |---|---|
> | Accepted | 1/1 |
> | Not Accepted | 0 |
> | Duplicate | 0 |

SE7.2 Monitoring external suppliers/service providers

Does the entity monitor other direct external suppliers' and/or service providers' compliance with the ESG-specific requirements in place for this entity?

○ Yes

Select all methods used (multiple answers possible)

½ ☐ Checks performed by an independent third party

½ ☐ Regular meetings and/or checks performed by external property/asset managers

½ ☐ Regular meetings and/or checks performed by the entity's employees

☐ Require supplier/service providers' alignment with a professional standard

½   Standard: _____

½ ☐ Supplier/service provider ESG training

½ ☐ Supplier/service provider self-assessments

½ ☐ Other: _____

○ No

○ Not applicable

1 point , S   **SE7.2**

The scoring of this indicator is equal to the fraction assigned to the selected option, multiplied by the total score of the indicator.

Other: The 'Other' answer is manually validated and assigned a score which is used as a multiplying factor, as per the table below:

Validation status	Score
Accepted	1/1
Not Accepted	0
Duplicate	0

SE8   Stakeholder grievance process

Is there a formal process for stakeholders to communicate grievances?

○ Yes

Select all characteristics applicable to the process (multiple answers possible)

⅔
- ¼ ☐ Accessible and easy to understand
- ¼ ☐ Anonymous
- ¼ ☐ Dialogue based
- ¼ ☐ Equitable & rights compatible
- ¼ ☐ Improvement based
- ¼ ☐ Legitimate & safe
- ¼ ☐ Predictable
- ¼ ☐ Prohibitive against retaliation
- ¼ ☐ Transparent
- ¼ ☐ Other: _____

Which stakeholders does the process apply to? (multiple answers possible)

⅓
- ⅓ ☐ Contractors
- ⅓ ☐ Suppliers
- ⅓ ☐ Supply chain (beyond tier 1 suppliers and contractors)
- ⅓ ☐ Clients/Customers
- ⅓ ☐ Community/Public
- ⅓ ☐ Employees
- ⅓ ☐ Investors/Shareholders

⅓ ☐ Regulators/Government

⅓ ☐ Special interest groups (NGO's, Trade Unions, etc)

⅓ ☐ Other: _____

○ No

SE8

0.5 points , S

The scoring of this indicator is equal to the sum of the fractions assigned to the selected options and respective sub-options, multiplied by the total score of the indicator.

Other: The 'Other' answer is manually validated and assigned a score which is used as a multiplying factor, as per the table below:

Validation status	Score
Accepted	1/1
Not Accepted	0
Duplicate	0

Performance: Reporting Characteristics

Reporting Characteristics

R1   The entity's standing investments portfolio during the reporting year

The indicator below is automatically populated once participants have aggregated their asset level data with the information provided through the reporting entity's GRESB Asset Portal. Participants can access the Asset Portal via the Assessment Portal menu, section Asset Portal.

Property Type	Country	Number of Assets	Floor area (m²)	% GAV
Total				

Note: This table is generated by GRESB and represents an aggregation of the data provided at the asset level. It is provided for review purposes and defines the scope of your GRESB Performance Component submission. It should reflect the total standing investments portfolio and exclude any development and/or major renovation projects, exclude vacant land, cash or other non real estate assets owned by the entity. You are not able to amend information in this table, with the exception of "% GAV" (this is because GAV is an optional field at asset level and cannot be used for aggregation) and "country". Please note that % GAV and "country" are used for entity and peer group classification and should accurately reflect the composition of the portfolio.
The values displayed in the table above are weighted by % of ownership.

UPLOAD   or URL_____

Indicate where in the evidence the relevant information can be found_____

Provide additional context on how the uploaded evidence supports the entity's reporting boundaries and portfolio composition in R1 (maximum 1000 words).

_____

Performance: Risk Assessment

Risk Assessments

RA1 **Risk assessments performed on standing investments portfolio**

Has the entity performed asset-level environmental and/or social risk assessments of its standing investments during the last three years?

○ Yes

Select all issues included (multiple answers possible)

◻ Biodiversity and habitat

$\frac{1}{6}$ Percentage of portfolio covered: _____%

◻ Building safety and materials

$\frac{1}{6}$ Percentage of portfolio covered: _____%

◻ Climate/climate change adaptation

$\frac{1}{6}$ Percentage of portfolio covered: _____%

◻ Contaminated land

$\frac{1}{6}$ Percentage of portfolio covered: _____%

◻ Energy efficiency

$\frac{1}{6}$ Percentage of portfolio covered: _____%

◻ Energy supply

$\frac{1}{6}$ Percentage of portfolio covered: _____%

◻ Flooding

$\frac{1}{6}$ Percentage of portfolio covered: _____%

◻ GHG emissions

$\frac{1}{6}$ Percentage of portfolio covered: _____%

◻ Health and well-being

$\frac{1}{6}$ Percentage of portfolio covered: _____%

🔲 Indoor environmental quality

⅙ Percentage of portfolio covered: _____%

🔲 Natural hazards

⅙ Percentage of portfolio covered: _____%

🔲 Regulatory

⅙ Percentage of portfolio covered: _____%

🔲 Resilience

⅙ Percentage of portfolio covered: _____%

🔲 Socio-economic

⅙ Percentage of portfolio covered: _____%

🔲 Transportation

⅙ Percentage of portfolio covered: _____%

🔲 Waste management

⅙ Percentage of portfolio covered: _____%

🔲 Water efficiency

⅙ Percentage of portfolio covered: _____%

🔲 Water supply

⅙ Percentage of portfolio covered: _____%

🔲 Other: _____

⅙ 1 Percentage of portfolio covered: _____%

The risk assessment is aligned with a third-party standard

⭕ Yes

    ⭕ ISO 31000

    ⭕ Other: _____

⭕ No

Describe how the outcomes of the ESG risk assessments are used in order to mitigate the selected risks (maximum 250 words)

_____

⭕ No

3 points , E   **RA1**

The scoring of this indicator is equal to the fraction assigned to the selected option, multiplied by the total score of the indicator.

Percentage number: The coverage percentage reported is used as a multiplier to determine the assigned score.

Other: The 'Other' answer is manually validated and assigned a score which is used as a multiplying factor, as per the table below:

Validation status	Score
Accepted	1/1
Not Accepted	0
Duplicate	0

Open text box: The open text box is not scored and is for reporting purposes only.

RA2   Technical building assessments

Technical building assessments performed during the last three years

The indicator below is automatically populated once participants have aggregated their asset level data with the information provided through the reporting entity's GRESB Asset Portal. Participants can access the Asset Portal via the Assessment Portal menu, section Asset Portal.

Topic	Number of assets	% of portfolio covered
Energy		
Water		
Waste		

RA2

3 points , E

Each type of technical building assessment is assigned a maximum number of points as follows:

1. Energy = 1.5 points;
2. Water = 1 point;
3. Waste = 0.5 points.

Percentage number: The coverage percentage reported is used as a multiplier to determine the assigned score.

Efficiency Measures

RA3 Energy efficiency measures

Energy efficiency measures implemented in the last three years

The indicator below is automatically populated once participants have aggregated their asset level data with the information provided through the reporting entity's GRESB Asset Portal. Participants can access the Asset Portal via the Assessment Portal menu, section Asset Portal.

Energy efficiency measures	Number of assets	% of portfolio covered
Automatic meter readings (AMR)		
Automation system upgrades / replacements		
Management systems upgrades / replacements		
Installation of high-efficiency equipment and appliances		
Installation of on-site renewable energy		
Occupier engagement / informational technologies		
Smart grid / smart building technologies		
Systems commissioning or retro-commissioning		
Wall / roof insulation		
Window replacements		

RA3

1.5 points , E

Participants receive 0.25 points for each reported efficiency measure.

RA4 Water efficiency measures

Water efficiency measures implemented in the last three years

The indicator below is automatically populated by GRESB based on information provided through the reporting entity's GRESB Asset Portal. Participants can access the Asset Portal via the Assessment Portal menu, section Asset Portal.

Water efficiency measures	Number of assets	% of portfolio covered
Automatic meter readings (AMR)		
Cooling tower		
Drip / smart irrigation		
Drought tolerant / native landscaping		
High efficiency / dry fixtures		
Leak detection system		
Metering of water subsystems		
On-site waste water treatment		
Reuse of storm water and/or grey water		

RA4

1 point , E

Participants receive 0.25 points for each reported efficiency measure.

RA5 Waste management measures

Waste management measures implemented in the last three years

The indicator below is automatically populated by GRESB based on information provided through the reporting entity's GRESB Asset Portal. Participants can access the Asset Portal via the Assessment Portal menu, section Asset Portal.

Waste management measures	Number of assets	% of portfolio covered
Composting landscape and/or food waste		
Ongoing waste performance monitoring		
Recycling		
Waste stream management		
Waste stream audit		

RA5

0.5 points , E

Participants receive 0.25 points for each reported efficiency measure.

Performance: Targets

Targets

T1.1 Portfolio improvement targets

Has the entity set long-term performance improvement targets?

○ Yes

Area	Target type	Long-term target (%)	Baseline year	End year	Are these targets communicated externally?
Energy consumption	- ⇕	%	⇕	⇕	- ⇕
Renewable energy use	- ⇕	%	⇕	⇕	- ⇕
GHG emissions	- ⇕	%	⇕	⇕	- ⇕
Water consumption	- ⇕	%	⇕	⇕	- ⇕
Waste diverted from landfill	- ⇕	%	⇕	⇕	- ⇕
Building Certifications	- ⇕	%	⇕	⇕	- ⇕
Data Coverage	- ⇕	%	⇕	⇕	- ⇕
other	- ⇕	%	⇕	⇕	- ⇕

Explain the methodology used to establish the targets and communicate the anticipated pathways to achieve these targets (maximum 250 words)

_____

○ No

T1.1

1 point , E

Participants receive 2/9 of the maximum score for each reported target and additional 1/9 if the target is externally communicated.

Other: The 'Other' answer is manually validated and assigned a score which is used as a multiplying factor, as per the table below:

Validation status	Score
Accepted	1/1
Not Accepted	0
Duplicate	0

Open text box: The open text box is not scored and is for reporting purposes only.

T1.2 Net Zero Targets

Has the entity set GHG reduction targets aligned with Net Zero?

1 ◯ Yes

Target Scope	Does the target include embodied carbon?	Baseline Year	Interim Year	Interim Target [%]	End Year	Percentage of portfolio covered (%)	Is the target aligned with a Net-Zero target-setting framework	Is the target science-based?	Is the target third-party validated?	Is the target publicly communicated?
- ◇	- ◇	- ◇	- ◇	%	- ◇	%	Framework name	- ◇	Third-party name	- ◇
- ◇	- ◇	- ◇	- ◇	%	- ◇	%	Framework name	- ◇	Third-party name	- ◇
- ◇	- ◇	- ◇	- ◇	%	- ◇	%	Framework name	- ◇	Third-party name	- ◇
- ◇	- ◇	- ◇	- ◇	%	- ◇	%	Framework name	- ◇	Third-party name	- ◇

Provide applicable evidence

UPLOAD or URL_____

Indicate where in the evidence the relevant information can be found_____

Explain the methodology used to establish the target and communicate the entity's plans/intentions to achieve it (e.g. energy efficiency, renewable energy generation and/or procurement, carbon offsets, anticipated budgets associated with decarbonizing assets, acquisition/disposition activities, etc.) (maximum 500 words)

_____

◯ No

◯ Not applicable

1 point , E

T1.2

> Scoring is based on the existence of a GHG reduction target aligned with Net Zero.
> **Open text box:** The open text box is not scored and is for reporting purposes only.

Performance: Tenants & Community

Tenants/Occupiers

TC1 **Tenant engagement program**

Does the entity have a tenant engagement program in place that includes ESG-specific issues?

○ Yes

Select all approaches to engage tenants (multiple answers possible)

▢ Building/asset communication

¼ [Percentage portfolio covered ▼]

▢ Feedback sessions with individual tenants

¼ [Percentage portfolio covered ▼]

▢ Provide tenants with feedback on energy/water consumption and waste

¼ [Percentage portfolio covered ▼]

▢ Social media/online platform

¼ [Percentage portfolio covered ▼]

▢ Tenant engagement meetings

¼ [Percentage portfolio covered ▼]

▢ Tenant ESG guide

¼ [Percentage portfolio covered ▼]

▢ Tenant ESG training

¼ [Percentage portfolio covered ▼]

▢ Tenant events focused on increasing ESG awareness

¼ [Percentage portfolio covered ▼]

▢ Other: _____

¼ 1 [Percentage portfolio covered ▼]

≣ Describe the tenant engagement program and methods used to improve tenant satisfaction (maximum 250 words)

_____

◯ No

TC1

1 point , S

Percentage portfolio covered: The coverage percentage number is provided by selecting one of four drop-down menu options. The selected option then acts as a multiplier to determine the score according to the table below:

Drop down option	Multiplier
0% – 25%	0.25
25% – 50%	0.5
50% – 75%	0.75
75% – 100%	1.00

Other: The 'Other' answer is manually validated and assigned a score which is used as a multiplying factor, as per the table below:

Validation status	Score
Accepted	1/1
Not Accepted	0
Duplicate	0

Open text box: The open text box is not scored and is for reporting purposes only.

TC2.1 Tenant satisfaction survey

Has the entity undertaken tenant satisfaction surveys within the last three years?

◯ Yes

The survey is undertaken (multiple answers possible)

▣ Internally

²/₃ Percentage of tenants covered: _____%

Survey response rate: _____

²/₃ ▣ By an independent third party

³/₃ Percentage of tenants covered: _____%

Survey response rate: _____

The survey includes quantitative metrics

○ Yes

Metrics include

3/3 ☐ Net Promoter Score

2/3 ☐ Overall satisfaction score

2/3 ☐ Satisfaction with communication

2/3 ☐ Satisfaction with property management

1/3   2/3 ☐ Satisfaction with responsiveness

2/3 ☐ Understanding tenant needs

2/3 ☐ Value for money

2/3 ☐ Other: _____

○ No

Provide applicable evidence

UPLOAD or URL_____

✕ Indicate where in the evidence the relevant information can be found_____

○ No

TC2.1

1 point , S

The scoring of this indicator is equal to the sum of the fractions assigned to the selected options and respective sub-options, multiplied by the total score of the indicator.

Percentage number: The coverage percentage reported is used as a multiplier to determine the assigned score. The survey response rate is not factored into the scoring and is only used for reporting purposes.

Evidence: The evidence is manually validated and assigned a multiplier, according to the table below. The evidence must support the validation requirements.

If any requirements are not met, the evidence may be partially accepted or not accepted depending on the level of alignment with the requirements.

Validation status	Multiplier
Accepted	2/2
Partially Accepted	1/2
Not Accepted	0

Other: The 'Other' answer is manually validated and assigned a score which is used as a multiplying factor, as per the table below:

Validation status	Score
Accepted	1/1
Not Accepted	0
Duplicate	0

TC2.2 Program to improve tenant satisfaction

Does the entity have a program in place to improve tenant satisfaction based on the outcomes of the survey referred to in TC2.1?

○ Yes

Select all applicable options (multiple answers possible)

½ ☐ Development of an asset-specific action plan

½ ☐ Feedback sessions with asset/property managers

½ ☐ Feedback sessions with individual tenants

½ ☐ Other: _____

Describe the tenant satisfaction improvement program (maximum 250 words)

_____

○ No

○ Not applicable

TC2.2

1 point , S

The scoring of this indicator is equal to the fraction assigned to the selected option, multiplied by the total score of the indicator.

Other: The 'Other' answer is manually validated and assigned a score which is used as a multiplying factor, as per the table below:

Validation status	Score
Accepted	1/1
Not Accepted	0
Duplicate	0

Open text box: The open text box is not scored and is for reporting purposes only.

This indicator is linked to TC2.1. In order to achieve points for this indicator, the number of points received in TC2.1 must be higher than 0.

TC3 Fit-out & refurbishment program for tenants on ESG

Does the entity have a fit-out and refurbishment program in place for tenants that includes ESG-specific issues?

○ Yes

Characteristics of the program include (multiple answers possible)

- ☐ Fit-out and refurbishment assistance for meeting the minimum fit-out standards

⅓ [Percentage portfolio covered ▾]

- ☐ Tenant fit-out guides

⅓ [Percentage portfolio covered ▾]

- ☐ Minimum fit-out standards are prescribed

⅓ [Percentage portfolio covered ▾]

- ☐ Procurement assistance for tenants

⅓ [Percentage portfolio covered ▾]

- ☐ Other: _____

⅓ | 1 | [Percentage portfolio covered ▾]

Select ESG Topics covered in the program (multiple answers possible)

- ☐ Upfront carbon emissions
- ☐ Energy efficiency
- ☐ Waste management
- ☐ Water conservation
- ☐ Indoor air quality
- ☐ Biodiversity and green space

○ No

TC3

1.5 points , E

The scoring of this indicator is equal to the sum of the fractions assigned to the selected options and respective sub-options, multiplied by the total score of the indicator.

Percentage portfolio covered: The coverage percentage number is provided by selecting one of four drop-down menu options. The selected option then acts as a multiplier to determine the score according to the table below:

Drop down option	Multiplier
0% – 25%	0.25
25% – 50%	0.5
50% – 75%	0.75
75% – 100%	1.00

Other: The 'Other' answer is manually validated and assigned a score which is used as a multiplying factor, as per the table below:

Validation status	Score

Accepted	1/1
Not Accepted	0
Duplicate	0

ESG topics covered in the program are not scored and are used for reporting purposes only.

TC4 **ESG-specific requirements in lease contracts (green leases)**

Does the entity include ESG-specific requirements in its standard lease contracts?

○ Yes

Select all topics included (multiple answers possible)

▢ Cooperation and works

$\frac{1}{3}$
- $\frac{1}{2}$ ▢ Environmental initiatives
- $\frac{1}{2}$ ▢ Enabling upgrade works
- $\frac{1}{2}$ ▢ ESG management collaboration
- $\frac{1}{2}$ ▢ Premises design for performance
- $\frac{1}{2}$ ▢ Managing waste from works
- $\frac{1}{2}$ ▢ Social initiatives
- $\frac{1}{2}$ ▢ Other: _____

▢ Management and consumption

$\frac{1}{3}$
- $\frac{1}{2}$ ▢ Energy management
- $\frac{1}{2}$ ▢ Water management
- $\frac{1}{2}$ ▢ Waste management
- $\frac{1}{2}$ ▢ Indoor environmental quality management
- $\frac{1}{2}$ ▢ Sustainable procurement
- $\frac{1}{2}$ ▢ Sustainable utilities
- $\frac{1}{2}$ ▢ Sustainable transport
- $\frac{1}{2}$ ▢ Sustainable cleaning
- $\frac{1}{2}$ ▢ Other: _____

▢ Reporting and standards

- $\frac{1}{2}$ ▢ Information sharing

½ ▢ Performance rating

½ ▢ Design/development rating

⅓ ½ ▢ Performance standards

½ ▢ Metering

½ ▢ Comfort

½ ▢ Other: _____

▢ Data sharing & metering

▢ Energy consumption

▢ Water consumption

▢ Waste management

▢ Renewable energy

▢ As built delivery documentation

▢ Other: _____

Percentage lease contracts with an ESG clause (by floor area)

Percentage of contracts with ESG clause: _____%

◯ No

1.5 points , E   **TC4**

> The scoring of this indicator is equal to the sum of the fractions assigned to the selected options and respective sub-options, multiplied by the total score of the indicator.
>
> **Other:** The 'Other' answer is manually validated and assigned a score which is used as a multiplying factor, as per the table below:
>
> | Validation status | Score |
> |---|---|
> | Accepted | 1/1 |
> | Not Accepted | 0 |
> | Duplicate | 0 |
>
> Percentage of lease contracts with an ESG clause and ESG topics covered in the program are not scored and are used for reporting purposes only

TC5.1 Tenant health & well-being program

Does the entity have a program for promoting health & wellbeing of tenants, customers, and local surrounding communities?

◯ Yes

The program includes (multiple answers possible):

¼ ☐ Needs assessment

¼ ☐ Goal setting

¼ ☐ Action

¼ ☐ Monitoring

○ No

TC5.1

0.75 points , S

> The scoring of this indicator is equal to the fraction assigned to the selected option, multiplied by the total score of the indicator.

TC5.2 Tenant health & well-being measures

Does the entity take measures to incorporate the health & well-being program for tenants and local communities described in TC5.1?

○ Yes

Select all applicable options (multiple answers possible)

☐ Needs assessment

The entity monitors tenant health and well-being needs through (multiple answers possible):

2/4

½ ☐ Tenant survey

½ ☐ Community engagement

½ ☐ Use of secondary data

½ ☐ Other: _____

☐ Creation of goals to address

1/4

½ ☐ Mental health and well-being

½ ☐ Physical health and well-being

½ ☐ Social health and well-being

½ ☐ Other: _____

☐ Action to promote health through

⅙ ☐ Acoustic comfort

⅙ ☐ Biophilic design

⅙ ☐ Community development

⅙ ☐ Physical activity

⅙ ☐ Healthy eating

⅙ ☐ Hosting health-related activities for surrounding community

⅙ ☐ Improving infrastructure in areas surrounding assets

⅙ ☐ Inclusive design

⅙ ☐ Indoor air quality

¼ ⅙ ☐ Lighting controls and/or daylight

⅙ ☐ Physical and/or mental healthcare access

⅙ ☐ Social interaction and connection

⅙ ☐ Thermal comfort

⅙ ☐ Urban regeneration

⅙ ☐ Water quality

⅙ ☐ Other activity in surrounding community: _____

⅙ ☐ Other building design and construction strategy: _____

⅙ ☐ Other building operations strategy: _____

⅙ ☐ Other programmatic intervention: _____

☐ Monitor outcomes by tracking

1 ☐ Environmental quality

1 ☐ Program performance

¼ 1 ☐ Population experience and opinions

1 ☐ Other: _____

○ No

○ Not applicable

TC5.2

1.25 points , S

The scoring of this indicator is equal to the sum of the fractions assigned to the selected options and respective sub-options, multiplied by the total score of the indicator.

Other: The 'Other' answer is manually validated and assigned a score which is used as a multiplying factor, as per the table below:

Validation status	Score
Accepted	1/1
Not Accepted	0
Duplicate	0

This indicator is linked to TC5.1. In order to achieve points for this indicator, the number of points received in TC5.1 must be higher than 0.

Community

TC6.1 **Community engagement program**

Does the entity have a community engagement program in place that includes ESG-specific issues?

○ Yes

Select all topics included (multiple answers possible)

⅓ ▢ Community health and well-being

⅓ ▢ Effective communication and process to address community concerns

⅓ ▢ Enhancement programs for public spaces

⅓ ▢ Employment creation in local communities

⅓ ▢ Research and network activities

⅓ ▢ Resilience, including assistance or support in case of disaster

⅓ ▢ Supporting charities and community groups

⅓ ▢ ESG education program

⅓ ▢ Other: _____

Describe the community engagement program and the monitoring process (maximum 250 words)

_____

○ No

TC6.1

2 points , S

The scoring of this indicator is equal to the fraction assigned to the selected option, multiplied by the total score of the indicator.

Other: The 'Other' answer is manually validated and assigned a score which is used as a multiplying factor, as per the table below:

Validation status	Score
Accepted	1/1
Not Accepted	0
Duplicate	0

Open text box: The open text box is not scored and is for reporting purposes only.

TC6.2 Monitoring impact on community

Does the entity monitor its impact on the community?

○ Yes

Select all topics included (multiple answers possible)

½ ⬜ Housing affordability

½ ⬜ Impact on crime levels

½ ⬜ Livability score

½ ⬜ Local income generated

½ ⬜ Local residents' well-being

½ ⬜ Walkability score

½ ⬜ Other: _____

○ No

TC6.2

1 point , S

The scoring of this indicator is equal to the fraction assigned to the selected option, multiplied by the total score of the indicator.

Other: The 'Other' answer is manually validated and assigned a score which is used as a multiplying factor, as per the table below:

Validation status	Score
Accepted	1/1
Not Accepted	0
Duplicate	0

Performance: Energy

Energy Consumption

EN1 Energy consumption

The indicator below is automatically populated once participants have aggregated their asset level data with the information provided through the reporting entity's GRESB Asset Portal. Participants can access the Asset Portal via the Assessment Portal menu, section Asset Portal.

Floor Areas	Floor Area (m^2)
Whole Building	
├ Landlord Controlled	
└ Tenant Controlled	
Common Areas	
Shared Services	
Tenant Space	
├ Landlord Controlled	
└ Tenant Controlled	

The table above is automatically populated once participants have aggregated their asset level data with the information provided at the asset level by the GRESB participants through the GRESB Asset Spreadsheet. It displays the total area size reported in the Energy tab, split by floor area types. Those metrics are weighted by % of Ownership. For more information regarding the definition of each floor area, please view the Asset Spreadsheet Data Dictionary.

Total energy consumption of the portfolio

			Absolute				Like-for-Like		
			2023	2024			2023	2024	
			Consumption (MWh)	Consumption (MWh)	Floor Area Covered (m2)	Maximum Floor Area (m2)	Consumption (MWh)	Consumption (MWh)	Floor Area Covered (m2)
Whole Building	Landlord Controlled	Fuels							
		District Heating & Cooling							
		Electricity							
	Tenant Controlled	Fuels							
		District Heating & Cooling							
		Electricity							
Sub-total			0.0	0.0	0.0	0.0	0.0	0.0	0.0
Base Building - Common Areas	Landlord Controlled	Fuels							
		District Heating & Cooling							
		Electricity							
Base Building - Shared Services	Landlord Controlled	Fuels							
		District Heating & Cooling							
		Electricity							
Tenant Spaces	Landlord Controlled	Fuels							
		District Heating & Cooling							
		Electricity							
	Tenant Controlled	Fuels							
		District Heating & Cooling							
		Electricity							
Sub-total			0.0	0.0	0.0	0.0	0.0	0.0	0.0
Outdoor / Exterior areas / Parking	Landlord Controlled	Fuels							
		Electricity							
	Tenant Controlled	Fuels							
		Electricity							
Sub-total			0.0	0.0	0.0	0.0	0.0	0.0	0.0
Non-operational EV charging stations		Electricity							
Total			0.0	0.0	0.0	0.0	0.0	0.0	0.0

The table above is automatically populated once participants have aggregated their asset level data with the information provided at the asset level by the GRESB participants through the GRESB Asset Spreadsheet. It displays the aggregated Energy consumption values per property type & country, along with their related Floor Area Covered, Maximum Floor Areas and Like-for-like consumption changes (%). Those metrics are weighted by % of Ownership.

Total data coverage of the portfolio

	Absolute			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2024/2023 Aggregated LFL changes (%)	LFL data coverage (%)
Landlord Controlled					
Tenant Controlled					

11/14

The table above is automatically populated once participants have aggregated their asset level data with the information provided at the asset level by the GRESB participants through the GRESB Asset Spreadsheet. It displays a summary of aggregated Data Coverages and Like-for-Like consumption changes per property type, split by Landlord Controlled and Tenant Controlled areas. Those metrics are weighted by % of Ownership. While "Area - Aggregated Data coverage" only accounts for the floor area size of assets when aggregating values, "Time - Aggregated Data coverage" accounts for the period of ownership. Consequently, "Area/Time - Aggregated Data coverage" aggregates both dimensions and is used for benchmarking purposes.

Renewable energy generated

		2023		2024		
		Consumption (MWh)	% of total Consumption	Consumption (MWh)	% of total Consumption	2024/ 2023 change (%)
On-site	Generated and consumed by landlord					
	Generated and exported by landlord					
	Generated and consumed by third-party (or tenant)					
On-site - Sub-total		0.0		0.0		0.0
Off-site	Procured by Landlord					
	Procured by Tenant					
Off-site - Sub-total		0.0		0.0		0.0
Renewable Energy - Total		0.0		0.0		0.0

3/14

The table above is automatically populated once participants have aggregated their asset level data with the information provided at the asset level by the GRESB participants through the GRESB Asset Spreadsheet. It displays the aggregated Renewable Energy consumed/generated per property type & country, either on-site or off-site, as well as the Percentage of total Consumption by category. Those metrics are weighted by % of Ownership.

Provide additional context for the answer provided (not validated, for reporting purposes only)

_____

Renewable energy characteristics (Off-site generated and landlord procured)

		Quality of renewable energy procured and claimed by landlord	
		MWh	%
Procurement Type	Self-generation from facilities owned by the company		
	PPA		
	Project-specific supply contract with electricity supplier		
	Default delivered renewable electricity from the grid		
	RE100 Passive Procurement type 5.2		
	Mixed		
Total		0.0	0.0
Market-based Claim	Bundled		
	Unbundled		
	No market-based claim		
	Mixed		
	Unknow		
Total		0.0	0.0

The table above is automatically populated once participants have aggregated their asset level data through the GRESB Asset Portal. It displays the aggregated consumption for the characteristics of procurement and claims for off-site generated and landlord procured renewable energy per property type & country, as well as the percentage of consumption per characteristic. Those metrics are weighted by % of Ownership.

Bundled, unbundled and mixed renewable energy claims

		Attributes of bundled, unbundled and mixed renewable energy claims	
		MWh	%
Proximity	Same market		
	Different market		
	Mixed		
	Unknown		
	Total	0.0	0.0
Vintage of Generation	Performance year		
	Next performance year		
	Mixed		
	Unknow		
	Total	0.0	0.0

The table above is automatically populated once participants have aggregated their asset level data through the GRESB Asset Portal. It displays the aggregated consumption per attribute of Renewable energy generated off-site and procured by landlord per property type & country where the Market-based Claim is bundled, unbundled or mixed, as well as the percentage of consumption per attribute. Those metrics are weighted by % of Ownership.

EN1

14 points , E

This indicator is answered and first scored at the asset level. Asset scores are then aggregated for each property sub-type and country combination using floor area and % of ownership as a weighting factor. Finally, scores are aggregated to the portfolio level (across all applicable property sub-types and countries) using percentage of GAV (in R1) reported per property sub-type and country.

The score of this indicator equals the sum of the scores achieved by:

1. Data coverage = 8.5 points;
2. Energy performance
   - Energy efficiency (2.5 points)
   - Like-for-like (2.5 points)
     - Like-for-Like data availability = 0.5 points;
     - Like-for-Like performance improvement = 2 points;
3. Renewable energy = 3 points. The renewable energy score is split as follows:
   - On-site renewable energy = 1 point;
   - Off-site renewable energy = 0.5 points;
   - Performance = 2 points.

Data coverage

Data coverage percentages are calculated based on both the area and the time for which energy data is available. The calculation is performed at the asset-level separately for two categories of spaces:

- **Landlord-controlled areas** include whole building: landlord-controlled, base building spaces (shared services and common areas), and tenant spaces-landlord controlled.
- **Tenant-controlled areas** include whole building: tenant-controlled and tenant spaces: landlord-controlled.

For more details on data coverage calculations, refer to the [Aggregation Handbook](#).

Data coverage is scored through the following steps:

1. **Asset-level scoring:** Data coverage is initially calculated and scored at the asset level for each control-type area. All asset-level data coverages are compared against a relevant benchmark distribution based on the same property sub-type and country and specific to landlord-controlled and tenant-controlled areas, resulting in separate scores for each category. For assets classified as base building and tenant spaces, a static weight of 40% is applied to base building areas (e.g., shared services and common areas), while tenant spaces hold a static weight of 60%. Since tenant spaces can include both landlord-controlled and tenant-controlled areas, the 60% weight is further distributed proportionally based on the floor area for each. Specifically:
   - Landlord-controlled spaces scores are calculated as:
     - 40% + 60%*Tenant Spaces landlord-controlled area proportion (%)
   - Tenant-controlled spaces scores are calculated as:
     - 60%*Tenant Spaces tenant-controlled area proportion (%)
2. **Property sub-type and country-level scoring:** Once asset-level scores have been calculated, they are aggregated into a single score per property sub-type and country using a weighted mean calculated by multiplying floor area by the percentage of ownership.
3. **Portfolio-level scoring:** The scores for each property sub-type and country are aggregated into a single portfolio score, weighted by the gross asset value (GAV) for each property sub-type and country.

Benchmarks are constructed based on the Property Sub-Type and Country of the asset. First, an attempt is made to construct a benchmark by grouping together values from assets with the same Property Sub-Type and located in the same Country. If there are not at least 20 values from 5 distinct reporting entities, the Property Sub-Type classification and then the Country specificity is gradually decreased. For example, the Property Sub-Type becomes Property Type and then Property Sector. Then the specificity of the Country is decreased to Sub-Region, Region, Super-Region and Global.

See a Data Coverage scoring example in Appendix 3.

Energy performance

Energy performance is a scored metric that rewards an asset for **either** already being very efficient (Energy Efficiency) **or** for year-on-year performance improvement (Like-for-like). This ensures that low-performing assets remain incentivized to improve while high-efficiency assets are rewarded for their superior energy performance. Each asset is first assessed for eligibility for an Energy Efficiency score. If deemed eligible, it receives 2.5 points. If not, its eligibility for Like-for-like scoring is then evaluated. Scores received by each eligible asset are then aggregated to the Property Sub-Type / Country level using the asset's floor area and ownership as a weighting factor.

Energy efficiency

The energy efficiency score is awarded to assets that meet the following criteria:

- Are classified as Standing Investments
- Have a full year (>= 355 days) of data availability
- Have vacancy rate lower than 20%
- Have an Energy Data Coverage (area x time) of 75% or more*
- Have an Energy Use Intensity (EUI) value that is lower than the corresponding threshold established by the ASHRAE Standard 100:2024**

For a practical scoring example, refer to Appendix 3.

Assets that meet the criteria above receive a score of 2.5 points. Assets that do not meet the energy efficiency eligibility criteria do not receive an energy efficiency score and do not negatively impact the entity's score.

*For data coverage lower than 100% (and higher than 75%), the consumption value in the numerator will be linearly extrapolated to 100% to ensure completeness of the energy intensity value.

**Energy Use Intensity (EUI) performance thresholds used in the GRESB scoring methodology are established by ASHRAE Standard 100:2024. These performance thresholds are meant to indicate

high operational efficiency for buildings of each Property Sub-Type (used in GRESB) in each climate zone (defined in ASHRAE Standard 169:2021). GRESB aims to make ASHRAE EUI values accessible to Participants through the GRESB Portal. Progress updates will be available here.

Like-for-like

Like-for-like data availability:

The scoring method awards 0.5 points to an asset for which a like-for-like change value can be calculated. Like-for-like data availability is assessed based on whether an asset adheres to the like-for-like eligibility criteria.

Only assets that meet all the following criteria, for both current and previous reporting years, are eligible for inclusion in the like-for-like calculations:

- Data Availability covers the full year (> 355 days);
- Data Coverage is positive;
- Data Coverage is the same (within 1% error threshold);
- The asset is classified as Standing Investment.

Assets that do not meet the like-for-like data availability criteria are excluded from the aggregation and do not negatively impact the entity's score.

Note: if no asset within a property sub-type and country group meets the like-for-like data availability criteria, all assets in the group receive a score of zero for Like-for-like.

For a practical scoring example, refer to Appendix 3.

Like-for-like performance:

Like-for-like performance improvement is scored at the asset level separately for landlord and tenant-controlled areas.

For each asset, like-for-like percentage changes are compared against a relevant benchmark distribution (separately for landlord-controlled and tenant-controlled areas) to generate a maximum score of 2 points (separately for landlord-controlled and tenant-controlled areas). Those scores are then aggregated for each asset, similarly to the process used for data coverage, where Base building areas (i.e. Shared Services and Common Areas) hold a static weight of 40% and Tenant Spaces hold a static weight of 60% for assets classified as Base building and Tenant Spaces.

A negative value (i.e. a decrease in consumption compared to the previous year) always results in a positive score. Assets whose consumption increased or remained the same compared to the previous year receive a score of 0.

Note: data reported for the outdoor area is included in the Like-for-Like scoring and outlier check but excluded from the data coverage scoring.

For a practical scoring example, refer to Appendix 3.

Renewable energy

The scoring of this section is split into two parts, both calculated at the asset level and subsequently aggregated at the property sub-type or country level using the floor area and ownership per asset as weighting factors.

The first part assesses whether any renewable energy was generated by every asset within the same property sub-type and country in the portfolio during the reporting year and can result in up to 1/3 of the maximum score (i.e. 1 point). Full points (1/3) are achieved if on-site renewable energy was generated by each asset. If an asset did not generate any on-site renewable energy but did generate off-site renewable energy, it will instead earn 1/6 of the maximum score (i.e.0.5 points).

The second part assesses the percentage improvement in renewable energy generation compared to the previous year, contributing up to 2/3 of the maximum score (2 points). The performance score for each asset is determined based on two elements:

1. First, the percentage of renewable energy p for the current reporting year is calculated for each asset. Assets with no renewable energy are assigned a % renewable energy of 0, resulting in a score of 0.
2. Second, the improvement score is determined by comparing the asset's year-on-year improvement (i) in % renewable energy to a benchmark group based on the improvement of other assets within the same property sub-type and country. Only positive improvements are considered; values ≤ 0 are ignored.

These two elements are combined using the following formula, where p is the percentage of renewable energy and i is the improvement score:

$$\text{Score} = (100 + p) / 200 * p / 100 + (100 - p) / 200 * i$$

Finally, the scores at the asset level are aggregated to property sub-type and country, using a weighted mean calculated by multiplying floor area by the percentage of ownership.

For a practical scoring example, refer to Appendix 3.

Non-operational renewable energy:

Any reported non-operational energy is excluded from the measurement of operational energy profiles of assets and will not count towards the scoring of data coverage or like-for-like metrics.

Outlier checks:

GRESB identifies outliers in performance data reported at the asset level. There are two kinds of outliers flagged by the GRESB Portal: Intensities and Like-for-Like (LFL) change in consumption/emission. Outliers are validated automatically based on fixed thresholds. Outliers do not negatively impact the scoring; however:

1. If an outlier is detected above the upper threshold or below the lower threshold, then the data points associated with that outlier will be included in aggregation and scoring. However, they will not be included in the creation of the scoring benchmarks.
2. If the outlier is substantially higher than the upper threshold (more than 1000 times greater), the data points associated with that outlier will not be included in aggregation or scoring.

For more information about outlier thresholds, refer to Appendix 4 of the Reference Guide.

For more details on outlier calculations, refer to the Aggregation Handbook.

Open text box:

The content of the open text box at the end of the indicator is not used for scoring but will be included in the Benchmark Report.

Performance: GHG

GHG Emissions

GH1   GHG emissions

Total GHG emissions of the portfolio

The indicator below is automatically populated once participants have aggregated their asset level data with the information provided through the reporting entity's GRESB Asset Portal. Participants can access the Asset Portal via the Assessment Portal menu, section Asset Portal.

			Absolute				Like-for-Like		
			2023	2024			2023	2024	
			Emissions (tonnes)	Emissions (tonnes)	Floor Area Covered (m2)	Maximum Floor Area (m2)	Emissions (tonnes)	Emissions (tonnes)	Floor Area Covered (m2)
Whole Building	Scope 1								
	Scope 2	Location Based							
		Market Based (Optional)							
		Total Scope 1&2 GHG emissions							
	Scope 3								
		Total Scope 1&2&3 GHG emissions							
Outdoor / Exterior areas / Parking	Scope 1								
	Scope 2	Location Based							
		Market Based (Optional)							
		Total Scope 1&2 GHG emissions							
	Scope 3								
		Total Scope 1&2&3 GHG emissions							
GHG Offsets									
		Net GHG Emissions after offsets	0.0	0.0	0.0	0.0	0.0	0.0	0.0

The table above is automatically populated once participants have aggregated their asset level data with the information provided at the asset level by the GRESB participants through the GRESB Asset Spreadsheet. It displays the aggregated GHG emissions values per property type & country, along with their related Floor Area Covered, Maximum Floor Areas and Like-for-like changes (%) in emissions. Those metrics are weighted by % of Ownership.

Note: Scope 3 emissions in the GRESB Assessment are calculated as the emissions associated with tenant areas, unless they are already reported as Scope 1 or Scope 2 emissions (if they cannot be disassociated from emissions from other areas). Scope 3 emissions do not include emissions generated through the entity's operations or by its employees, transmission losses or upstream supply chain emissions.

Total data coverage of the portfolio

	Absolute			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2024/2023 Aggregated LFL changes (%)	LFL data coverage (%)
Scope 1 & 2					
Scope 3					

The table above is automatically populated once participants have aggregated their asset level data with the information provided at the asset level by the GRESB participants through the GRESB Asset Spreadsheet. It displays a summary of aggregated Data Coverages and Like-for-Like consumption changes per property type & country, split by emission Scopes. Those metrics are weighted by % of Ownership. While "Area - Aggregated Data coverage" only accounts for the floor area size of assets when aggregating values, "Time - Aggregated Data coverage" accounts for the period of ownership. Consequently, "Area/Time - Aggregated Data coverage" aggregates both dimensions and is used for benchmarking purposes.

Explain (a) the GHG emissions calculation standard/methodology/protocol, (b) used emission factors, (c) level of uncertainty in data accuracy, (d) source and characteristics of GHG emissions offsets (maximum 250 words).

_____

GH1

7 points , E

This indicator is answered and first scored at the asset level. Asset scores are then aggregated for each property sub-type and country combination using floor area and % of ownership as a weighting factor. Finally, scores are aggregated to the portfolio level (across all applicable property sub-types and countries) using percentage of GAV (in R1) reported per property sub-type and country. The score of this indicator equals the sum of the scores achieved by:

1. Data coverage = 5 points
2. Like-for-Like performance improvement = 2 points

Data coverage:

Data coverage percentages are calculated based on both the area and the time for which GHG data is available. The calculation is performed at the asset-level separately for two categories of scopes: Scope 1 + 2, and Scope 3.

Data coverage percentages are first calculated and scored at the asset level separately for Scope 1+2 and Scope 3 by comparing them to a relative benchmark group.

Benchmarks are constructed based on the property sub-type and country of the asset. First, an attempt is made to construct a benchmark by grouping together values from assets with the same Property Sub-Type and located in the same Country. If there are not at least 20 values from 5 distinct reporting entities, the Property Sub-Type classification and then the Country specificity is gradually decreased. For example, the Property Sub-Type becomes Property Type and then Property Sector. Then the specificity of the Country is decreased to Sub-Region, Region, Super-Region and Global.

These scores are then aggregated to a single score at the asset level by using a weighted mean with weights being the maximum floor areas:

- The largest floor area from Scope 1+2 contributes to the weight for Scope 1+2
- The floor area from Scope 3 contributes to the weight for Scope 3

Finally, the scores at the asset level are aggregated to property sub-type and country, using a weighted mean calculated by multiplying floor area by the percentage of ownership

For a practical scoring example, refer to Appendix 3.

Like-for-Like performance improvement:

Like-for-like performance improvement is first scored at the asset level separately for Scope 1+2 and 3 and then aggregated to a single asset score.

For each asset, like-for-like percentage changes are compared against a relevant benchmark distribution (separately for Scope 1+2 and Scope 3) to generate a score (separately for Scope 1+2 and Scope 3). Those scores are then aggregated for each asset, similarly to the process used for data coverage by using a weighted mean with weights being the maximum floor areas:

- The largest floor area from Scope 1+2 contributes to the weight for Scope 1+2
- The floor area from Scope 3 contributes to the weight for Scope 3

Asset-level scores are subsequently aggregated to the property sub-type and country level (using the floor area and ownership per asset as weighting factor). The score for each group of property sub-type is then aggregated at portfolio level (using the GAV per property sub-type / country as a weighting factor).

Assets that do not meet the eligibility criteria for like-for-like calculations are automatically excluded from the scoring scope and treated as 'Not Applicable'. The eligibility criteria for like-for-like calculations are provided in the Reference Guide.

If no asset within a property sub-type and country group meets the like-for-like calculation eligibility criteria, the score received by the group is zero.

Note that having a lower value (i.e. a decrease in consumption compared to the previous year) always results in a higher or equal score. Assets whose consumption increased or remained the same compared to the previous year will automatically receive a score of 0.

Note: data reported for the outdoor area is included in the Like-for-Like scoring and outlier check but excluded from the data coverage scoring

For a practical scoring example, refer to Appendix 3.

Outlier checks:

GRESB identifies outliers in performance data reported at the asset level. There are two kinds of outliers flagged by the GRESB Portal: Intensities and Like-for-Like (LFL) change in consumption/emission. Outliers are validated automatically based on fixed thresholds. Outliers do not negatively impact the scoring; however:

1. If an outlier is detected above the upper threshold or below the lower threshold, then the data points associated with that outlier will be included in aggregation and scoring. However, they will not be included in the creation of the scoring benchmarks.
2. If the outlier is substantially higher than the upper threshold (more than 1000 times greater), the data points associated with that outlier will not be included in aggregation or scoring.

For more information about outlier thresholds, refer to Appendix 4 of the Reference Guide.

For more details on outlier calculations, refer to the Aggregation Handbook.

Offsets:

Carbon offsets do not impact the scoring of any GHG metric in the Assessment (i.e. Like-for-Like or Data Coverage). GRESB recognizes offsets but includes them solely for reporting purposes in the Benchmark Report.

Open text box:

The content of the open text box at the end of the indicator is not used for scoring, but will be included in the Benchmark Report.

Performance: Water

Water Use

WT1 Water use

Total water consumption of the portfolio

The indicator below is automatically populated once participants have aggregated their asset level data with the information provided through the reporting entity's GRESB Asset Portal. Participants can access the Asset Portal via the Assessment Portal menu, section Asset Portal.

			Absolute				Like-for-Like		
			2023	2024			2023	2024	
			Consumption (m³)	Consumption (m³)	Floor Area Covered (m2)	Maximum Floor Area (m2)	Consumption (m³)	Consumption (m³)	Floor Area Covered (m2)
Whole Building	Whole Building	Landlord Controlled							
		Tenant Controlled							
Subtotal			0.0	0.0	0.0	0.0	0.0	0.0	0.0
Base Building	Common Areas	Landlord Controlled							
	Shared Services	Landlord Controlled							
Tenant Spaces	Tenant Spaces	Landlord Controlled							
		Tenant Controlled							
Subtotal			0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Outdoor / Exterior areas / Parking	Landlord Controlled							
		Tenant Controlled							
Total			0.0	0.0	0.0	0.0	0.0	0.0	0.0

The table above is automatically populated once participants have aggregated their asset level data with the information provided at the asset level by the GRESB participants through the GRESB Asset Spreadsheet. It displays the aggregated Water consumption values per property type & country, along with their related Floor Area Covered, Maximum Floor Areas and Like-for-like consumption changes (%). Those metrics are weighted by % of Ownership.

The table above is automatically populated once participants have aggregated their asset level data with the information provided at the asset level by the GRESB participants through the GRESB Asset Spreadsheet. It displays the aggregated Water consumption values per property type & country, along with their related Floor Area Covered, Maximum Floor Areas and Like-for-like consumption changes (%). Those metrics are weighted by % of Ownership.

Total data coverage of the portfolio

		Absolute			Like-for-Like	
		Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2024/2023 Aggregated LFL changes (%)	LFL data coverage (%)
6/7	Landlord Controlled					
	Tenant Controlled					

The table above is automatically populated once participants have aggregated their asset level data with the information provided at the asset level by the GRESB participants through the GRESB Asset Spreadsheet. It displays a summary of aggregated Data Coverages and Like-for-Like consumption changes per property type & country, split by Landlord Controlled and Tenant Controlled areas. Those metrics are weighted by % of Ownership. While "Area - Aggregated Data coverage" only accounts for the floor area size of assets when aggregating values, "Time - Aggregated Data coverage" accounts for the period of ownership. Consequently, "Area/Time - Aggregated Data coverage" aggregates both dimensions and is used for benchmarking purposes.

Reused and recycled water

		2023		2024		
		Consumption (m^3)	% of total Consumption	Consumption (m^3)	% of total Consumption	2024/2023 change (%)
On-site	On-site water reuse					
	On-site water capture					
1/7	On-site water extraction					
	On-site - Sub-total		0.0		0.0	0.0
Off-site	Off-site purchased					
	Off-site - Sub-total		0.0		0.0	0.0
	Reused and Recycled - Total		0.0		0.0	0.0

The table above is automatically populated once participants have aggregated their asset level data with the information provided at the asset level by the GRESB participants through the GRESB Asset Spreadsheet. It displays the aggregated Reused and Recycled water captured/purchased per property type & country, on-site and off-site, as well as the Percentage of total Consumption by category. Those metrics are weighted by % of Ownership.

Provide additional context for the answer provided (not validated, for reporting purposes only)

_____

WT1

7 points , E

This indicator is answered and first scored at the asset level. Asset scores are then aggregated for each property sub-type and country combination using floor area and % of ownership as a weighting factor. Finally, scores are aggregated to the portfolio level (across all applicable property sub-types and countries) using percentage of GAV (in R1) reported per property sub-type and country.

The score of this indicator equals the sum of the scores achieved by:

1. Data coverage = 4 points;
2. Like-for-Like performance improvement = 2 points;
3. Water reuse and recycling = 1 point. The water reuse and recycling score is split as follows:
   - On-site water reuse and recycling = 0.25 points;
   - Performance = 0.75 points.

Data coverage:

Data coverage percentages, based on both area and time for which data is available, are scored separately against different benchmarks for landlord and tenant controlled areas for each asset, where "landlord controlled" and "tenant controlled" areas can include:

- **Landlord-controlled areas** include whole building: landlord-controlled, base building spaces (shared services and common areas), and tenant spaces-landlord controlled.
- **Tenant controlled areas** include whole building: tenant-controlled and tenant spaces: landlord-controlled.

For more details on data coverage calculations, refer to the Aggregation Handbook.

Data coverage is scored through the following steps:

1. **Asset-level scoring:** Data coverage is initially calculated and scored at the asset level for each control-type area. All asset-level data coverages are compared against a relevant benchmark distribution based on the same property sub-type and country and specific to landlord-controlled and tenant-controlled areas, resulting in separate scores for each category. For assets classified as Base building and Tenant Spaces, a static weight of 40% is applied to Base building areas (e.g., Shared Services and Common Areas), while Tenant Spaces hold a static weight of 60%. Since Tenant Spaces can include both landlord-controlled and tenant-controlled areas, the 60% weight is further distributed proportionally based on the floor area for each.
   Specifically:
   - Landlord-controlled spaces scores are calculated as:
     - 40% + 60%*Tenant Spaces landlord-controlled area proportion (%)
   - Tenant-controlled spaces scores are calculated as:
     - 60%*Tenant Spaces tenant-controlled area proportion (%)
2. **Property sub-type and country-level scoring:** Once asset-level scores have been calculated, they are aggregated into a single score per property sub-type, country, and control (landlord- or tenant-controlled) using a weighted mean calculated by multiplying floor area by the percentage of ownership.
3. **Portfolio-level scoring:** The scores for each property sub-type and country are aggregated into a single portfolio score, weighted by the gross asset value (GAV) for each property sub-type and country.

Benchmarks are constructed based on the Property Sub-Type and Country of the asset. First, an attempt is made to construct a benchmark by grouping together values from assets with the same Property Sub-Type and located in the same Country. If there are not at least 20 values from 5 distinct reporting entities, the Property Sub-Type classification and then the Country specificity is gradually decreased. For example, the Property Sub-Type becomes Property Type and then Property Sector. Then the specificity of the Country is decreased to Sub-Region, Region, Super-Region and Global.

For a practical scoring example, refer to Appendix 3.

Like-for-Like performance improvement:

Like-for-like performance improvement is first scored at the asset level separately for landlord and tenant-controlled areas and then aggregated to a single asset score.

For each asset, like-for-like percentage changes are compared against a relevant benchmark distribution (separately for landlord-controlled and tenant-controlled areas) to generate a score (separately for landlord-controlled and tenant-controlled areas). Those scores are then aggregated for each asset, similarly to the process used for data coverage, where for assets classified as Base building and Tenant Spaces, Base building areas (i.e. Shared Services and Common Areas) hold a static weight of 40%, while Tenant Spaces hold a static weight of 60%.

Asset-level scores are subsequently aggregated to the property sub-type and country level (using the floor area and ownership per asset as weighting factor). The score for each group of property sub-type is then aggregated at portfolio level (using the GAV per property sub-type / country as a weighting factor).

Assets that do not meet the eligibility criteria for like-for-like calculations are automatically excluded from the scoring scope and treated as 'Not Applicable'. The eligibility criteria for like-for-like calculations are provided in the Reference Guide.

If no asset within a property sub-type and country group meets the like-for-like calculation eligibility criteria, the score received by the group is zero.

Note that having a lower value (i.e. a decrease in consumption compared to the previous year) always results in a higher or equal score. Assets whose consumption increased or remained the same compared to the previous year will automatically receive a score of 0.

Note: data reported for the outdoor area is included in the Like-for-Like scoring and outlier check but excluded from the data coverage scoring.

For a practical scoring example, refer to Appendix 3.

Water reuse and recycling

The scoring of this section is split into two parts, both calculated at the asset level and subsequently aggregated at the property sub-type or country level using the floor area and % of ownership per asset as weighting factors.

The scoring of this section is split into two parts.

The first part assesses whether any on-site water reuse and recycling was generated per asset during the reporting year can result in a maximum of 1/4 of the maximum score (0.25 points).

The second part assesses the percentage improvement in water reuse and recycling compared to the previous year, contributing up to 3/4 of the maximum score (0.75 points). The performance score for each asset is determined based on two elements:

First, the percentage of water reuse and recycling (p) for the current reporting year is calculated for each asset. Assets with no water reuse or recycling are assigned a % of 0, resulting in a score of 0.

Second, the improvement score (i) is determined by comparing the asset's year-on-year improvement in % water reuse and recycling to a benchmark group based on the improvements of other assets within the same property sub-type and country. Only positive improvements are considered; values ≤ 0 are ignored. These two elements are combined using the following formula, where p is the percentage of reused or recycled water and i is the improvement score:

$$Score = (100 + p) / 200 * p / 100 + (100 - p) / 200 * i$$

Finally, the scores at the asset level are aggregated to property sub-type and country, using a weighted mean calculated by multiplying floor area by the percentage of ownership.

For a practical scoring example, refer to Appendix 3.

Outlier checks:

GRESB identifies outliers in performance data reported at the asset level. There are two kinds of outliers flagged by the GRESB Portal: Intensities and Like-for-Like (LFL) change in consumption/emission. Outliers are validated automatically based on fixed thresholds. Outliers do not negatively impact the scoring; however:

1. If an outlier is detected above the upper threshold or below the lower threshold, then the data points associated with that outlier will be included in aggregation and scoring. However, they will not be included in the creation of the scoring benchmarks.
2. If the outlier is substantially higher than the upper threshold (more than 1000 times greater), the data points associated with that outlier will not be included in aggregation or scoring.

For more information about outlier thresholds, refer to Appendix 4 of the Reference Guide.

Open text box:

The content of the open text box at the end of the indicator is not used for scoring, but will be included in the Benchmark Report.

Performance: Waste

Waste Management

WS1 Waste management

Total waste generation of the portfolio

The indicator below is automatically populated once participants have aggregated their asset level data with the information provided through the reporting entity's GRESB Asset Portal. Participants can access the Asset Portal via the Assessment Portal menu, section Asset Portal.

		Absolute						
		2023			2024			
		Hazardous waste (tonnes)	Non-hazardous waste (tonnes)	Data coverage (%)	Hazardous waste (tonnes)	Non-hazardous waste (tonnes)	Data coverage (%)	Floor area weight
Whole Building	Landlord Controlled							
	Tenant Controlled							
Total waste generation		0.0	0.0	0.0	0.0	0.0	0.0	0.0

½

The table above is automatically populated once participants have aggregated their asset level data with the information provided at the asset level by the GRESB participants through the GRESB Asset Spreadsheet. It displays the aggregated Hazardous and Non-hazardous waste quantities generated per property type & country, along with their related Data Coverage. Those metrics are weighted by % of Ownership.

	Proportion of waste by disposal route (%)	
	2023	2024
Landfill		
Incineration		
Diverted (total)		
Reuse		
Waste to energy		
Recycling		
Other / Unknown		

½

The table above is automatically populated once participants have aggregated their asset level data with the information provided at the asset level by the GRESB participants through the GRESB Asset Spreadsheet. It displays the proportion of waste by disposal route.

Provide additional context for the answer provided (not validated, for reporting purposes only)

_____

WS1

4 points , E

This indicator is answered and first scored at the asset level. Asset scores are then aggregated for each property sub-type and country combination using floor area and % of ownership as a weighting factor. Finally, scores are aggregated to the portfolio level (across all applicable property sub-types and countries) using percentage of GAV (in R1) reported per property sub-type and country.

The score of this indicator equals the sum of the scores achieved by:

1. Data coverage = 2 points;
2. Proportion of waste diverted = 2 points.

Data coverage:

Data coverage percentages are calculated based only on the area dimension for which waste data is available. The calculation is performed at the asset-level separately for two categories of spaces:

- **Landlord-controlled areas:** assets classified as Base building + Tenant Spaces or Whole Building is Landlord Controlled
- **Tenant-controlled areas:** assets classified as Whole Building is Tenant Controlled.

Data coverage is scored through the following steps:

- **Asset level scoring:** Data coverage is first calculated and scored at the asset level separately for landlord and tenant-controlled spaces. All asset-level data coverages are compared against a relevant benchmark distribution based on the same property sub-type and country and specific to landlord-controlled and tenant-controlled assets.
- **Property sub-type and country-level scoring:** Once asset-level scores have been calculated, they are aggregated into a single score per property sub-type and country using a weighted mean calculated by multiplying floor area by the percentage of ownership.
- **Portfolio-level scoring:** The scores for each property sub-type and country are aggregated into a single portfolio score, weighted by the gross asset value (GAV) for each property sub-type and country.

Benchmarks are constructed based on the Property Sub-Type and Country of the asset. First, an attempt is made to construct a benchmark by grouping together values from assets with the same Property Sub-Type and located in the same Country. If there are not at least 20 values from 5 distinct reporting entities, the Property Sub-Type classification and then the Country specificity is gradually decreased. For example, the Property Sub-Type becomes Property Type and then Property Sector. Then the specificity of the Country is decreased to Sub-Region, Region, Super-Region and Global.

For a practical scoring example, refer to Appendix 3.

Proportion of waste diverted:

Unlike data coverage, the scoring of waste diversion is not split between landlord and tenant-controlled areas. Only waste reported as recycled, reused or converted to energy will be included in the scoring calculations. Waste sent to landfill, incineration or categorized as other/unknown will not contribute to the score.

Assets with no waste data coverage will not achieve points for waste diversion.

Outlier checks:

GRESB identifies outliers in performance data reported at the asset level. There are two kinds of outliers flagged by the GRESB Portal: Intensities and Like-for-Like (LFL) change in consumption/emission. Outliers are validated automatically based on fixed thresholds. Outliers do not negatively impact the scoring; however:

1. If an outlier is detected above the upper threshold or below the lower threshold, then the data points associated with that outlier will be included in aggregation and scoring. However, they will not be included in the creation of the scoring benchmarks.
2. If the outlier is substantially higher than the upper threshold (more than 1000 times greater), the data points associated with that outlier will not be included in aggregation or scoring.

For more information about outlier thresholds, refer to Appendix 4 of the Reference Guide.

Open text box:

The content of the open text box at the end of the indicator is not used for scoring, but will be included in the Benchmark Report.

Performance: Data Monitoring & Review

Review, verification and assurance of ESG data

MR1 **External review of energy data**

Has the entity's energy consumption data reported in EN1 been reviewed by an independent third party?

○ Yes

⅓ ○ Externally checked

⅔ ○ Externally verified

Using scheme [Scheme name ▼]

⅔ ○ Externally assured

Using scheme [Scheme name ▼]

Provide applicable evidence

UPLOAD or URL_____

✕ Indicate where in the evidence the relevant information can be found_____

○ No

○ Not applicable

MR1

1.75 points , E

Scoring of this indicator is equal to the fraction assigned to the selected option, multiplied by the total score of the indicator.

Evidence: The evidence is manually validated and assigned a multiplier, according to the table below. The evidence must support the validation requirements.

If any requirements are not met, the evidence may be partially accepted or not accepted depending on the level of alignment with the requirements.

Validation status	Multiplier
Accepted	3/3
Partially Accepted	1/3
Not Accepted	0

MR2 **External review of GHG data**

Has the entity's GHG data reported in GH1 been reviewed by an independent third party?

○ Yes

⅓ ○ Externally checked

⅓ ○ Externally verified

    Using scheme [Scheme name ▼]

⅔ ○ Externally assured

    Using scheme [Scheme name ▼]

    Provide applicable evidence

    UPLOAD or URL_____

✗   Indicate where in the evidence the relevant information can be found_____

○ No

○ Not applicable

1.25 points , E   **MR2**

> Scoring of this indicator is equal to the fraction assigned to the selected option, multiplied by the total score of the indicator.
>
> **Evidence:** The evidence is manually validated and assigned a multiplier, according to the table below. The evidence must support the validation requirements.
>
> If any requirements are not met, the evidence may be partially accepted or not accepted depending on the level of alignment with the requirements.

Validation status	Multiplier
Accepted	3/3
Partially Accepted	1/3
Not Accepted	0

MR3 **External review of water data**

Has the entity's water data reported in WT1 been reviewed by an independent third party?

○ Yes

⅓ ○ Externally checked

⅔ ○ Externally verified

Using scheme [Scheme name ▼]

³⁄₃ ○ Externally assured

Using scheme [Scheme name ▼]

Provide applicable evidence

UPLOAD or URL_____

✗

Indicate where in the evidence the relevant information can be found____

○ No

○ Not applicable

MR3

1.25 points , E

> Scoring of this indicator is equal to the fraction assigned to the selected option, multiplied by the total score of the indicator.
>
> **Evidence:** The evidence is manually validated and assigned a multiplier, according to the table below. The evidence must support the validation requirements.
>
> If any requirements are not met, the evidence may be partially accepted or not accepted depending on the level of alignment with the requirements.

Validation status	Multiplier
Accepted	3/3
Partially Accepted	1/3
Not Accepted	0

MR4 External review of waste data

Has the entity's waste data reported in WS1 been reviewed by an independent third party?

○ Yes

¹⁄₃ ○ Externally checked

³⁄₃ ○ Externally verified

Using scheme [Scheme name ▼]

³⁄₃ ○ Externally assured

Using scheme [Scheme name ▼]

Provide applicable evidence

UPLOAD or URL_____

✗

Indicate where in the evidence the relevant information can be found____

○ No

○ Not applicable

MR4

1.25 points , E

Scoring of this indicator is equal to the fraction assigned to the selected option, multiplied by the total score of the indicator.

Evidence: The evidence is manually validated and assigned a multiplier, according to the table below. The evidence must support the validation requirements.

If any requirements are not met, the evidence may be partially accepted or not accepted depending on the level of alignment with the requirements.

Validation status	Multiplier
Accepted	3/3
Partially Accepted	1/3
Not Accepted	0

Performance: Building Certifications

Building Certifications

BC1.1 **Building Certifications at the time of design/construction and for interior**

Standing investments that obtained a green building certificate at the time of design, construction, and/or renovation

The indicator below is automatically populated once participants have aggregated their asset level data with the information provided through the reporting entity's GRESB Asset Portal. Participants can access the Asset Portal via the Assessment Portal menu, section Asset Portal. The metrics displayed in the table below are weighted by % of Ownership.

Scheme name / sub-scheme name / level	Area Certified (m2)	% of Floor Area certified(within property type) 2024	Number of assets*	% of GAV certified - optional (within property type) 2024

BC1.1

7 points , E

This indicator is answered at the asset level and scored at the aggregated property sub-type and country level.

First, for certification, a certified floor area is calculated. This is the product of (1) the floor area certified weighted, (2) % of ownership of the asset, (3) validation status of the certification, and (4) the time factor corresponding to the certification age. Subsequently, the certified floor areas are summed to arrive at the aggregated % floor area certified at the property sub-type & country level. Note that multiple certification schemes per asset count towards the aggregated value, but this is capped at 100% at the property sub-type & country level.

The validation status of the certification is determined by GRESB according to a list of predefined criteria, which results in one of the following weightings:

Validation status	Weight
Full points	1.0
Partial plus	0.6
Partial minus	0.3

Additionally, each certification is weighted by a time factor determined by the certification year and type as illustrated in the following table:

Certification age (year)	Time factor Design/Construction	Time factor Interior

0	100%	100%
1	100%	100%
2	100%	100%
3	100%	67%
4	90%	33%
5	80%	0%
6	74%	0%
7	67%	0%
8	61%	0%
9	54%	0%
10	48%	0%
11	40%	0%
12	32%	0%
13	24%	0%
14	16%	0%
15	8%	0%
...	8%	0%

Aggregated % floor area certified per property sub-type & country is then compared against a relevant benchmark average to achieve a score. This score is a result of how the % floor area certified of the property sub-type and country performs against the benchmark average.

Benchmarks are constructed based on the property sub-type and country of the asset. First, an attempt is made to construct a benchmark by grouping together values from assets with the same property sub-type and located in the same country. If there are less than 20 values from 5 distinct reporting entities, the property sub-type classification and then the country specificity is gradually decreased. For example, the property sub-type becomes property type and then property sector. Then the specificity of the country is decreased to sub-region, region, super-region and global.

The score for each group of property sub-type and country is then aggregated at portfolio level (using the GAV per property sub-type / country as a weighting factor).

Note: Level of certification is for reporting purposes only and not used for scoring.

The resulting score is then added with the score of BC1.2 to calculate a BC1 score which has a maximum of 8.5 points.

For scoring examples per indicator, refer to Appendix 3.

BC1.2 Operational building certifications

Standing investments that hold a valid operational green building certificate

The indicator below is automatically populated once participants have aggregated their asset level data with the information provided through the reporting entity's GRESB Asset Portal. Participants can access the Asset Portal via the Assessment Portal menu, section Asset Portal. The metrics displayed in the table below are weighted by % of Ownership.

Scheme name / sub-scheme name / level	Area Certified (m2)	% of Floor Area certified(within property type) 2024	Number of assets*	% of GAV certified - optional (within property type) 2024

BC1.2

8.5 points , E

This indicator is answered at the asset level and scored at the aggregated property sub-type and country level.

First, for each certification, a certified floor area is calculated. This is the product of the floor area certified weighted by the (1) % of ownership of the asset, (2) validation status of the certification, and (3) the time factor corresponding to the certification age. Subsequently, these certified floor areas are summed to arrive at the aggregated % floor area certified at the property sub-type & country level. Note that **multiple certification schemes** per asset count towards the aggregated value, but this is capped at 100% at the property sub-type & country level.

Each certification is validated by GRESB according to a list of predefined criteria which results in one of the following validation decision outcomes to which a weight is associated:

Validation status	Weight
Full points	1.0
Partial plus	0.6
Partial minus	0.3

Additionally, each certification is weighted by a time factor determined by the certification year and type as illustrated in the following table:

Certification age (year)	Time factor Operational
0	100%
1	100%
2	100%
3	100%
4	50%
5	0%
...	0%

Aggregated % floor area certified per property sub-type & country is then compared against a relevant benchmark average to achieve a score. This score is a result of how the % floor area certified of the property sub-type and country performs against the benchmark average.

Benchmarks are constructed based on the property sub-type and country of the asset. First, an attempt is made to construct a benchmark by grouping together values from assets with the same property sub-type and located in the same country. If there are less than 20 values from 5 distinct reporting entities, the property sub-type classification and then the country specificity is gradually decreased. For example, the property sub-type becomes property type and then property sector. Then the specificity of the country is decreased to sub-region, region, super-region and global.

The score for each group of property sub-type and country is then aggregated at portfolio level (using the GAV per property sub-type / country as a weighting factor).

Note: Level of certification is for reporting purposes only and not used for scoring.

The resulting score is then added with the score of BC1.1 to calculate a BC1 score which has a maximum of 8.5 points.

For scoring examples per indicator, refer to Appendix 3.

BC2 Energy Ratings

Standing investments that hold a valid energy rating

The indicator below is automatically populated once participants have aggregated their asset level data with the information provided through the reporting entity's GRESB Asset Portal. Participants can access the Asset Portal via the Assessment Portal menu, section Asset Portal. The metrics displayed in the table below are weighted by % of Ownership.

Scheme name / sub-scheme name / level	Area Certified (m2)	% of Floor Area certified(within property type) 2024	Number of assets*	% of GAV certified - optional (within property type) 2024

* in some cases for Residential assets, the number of assets may refer to an aggregation of multiple Residential units

BC2

2 points , E

This indicator is answered and scored at the asset level. Scores are then calculated for each property sub-type & country combination through aggregation, using floor area as a weighting factor. Subsequently, scores are calculated at the portfolio level (across all applicable property sub-types & countries) through further aggregation, using percentage of GAV per each property sub-type and country as weighting factor.

A single asset's rating coverage percentage is calculated by taking the sum of the coverage percentages reported for each rating within the asset. This value is then benchmarked against other assets' rating coverage of the same property sub-type and country, to determine the score of the asset.

A score is then calculated based on how the value reported for an asset compares to its relevant benchmark group.

Benchmarks are constructed based on the property sub-type and country of the asset. First, an attempt is made to construct a benchmark by grouping together values from assets with the same property sub-type and located in the same country. If there are less than 20 values from 5 distinct reporting entities, the property sub-type classification and then the country specificity is gradually decreased. For example, the property sub-type becomes property type and then property sector. Then the specificity of the country is decreased to sub-region, region, super-region and global.

Note: Level of rating is for reporting purposes only and not used for scoring.

Development: Reporting Characteristics

Reporting Characteristics

DR1 **Composition of the entity's development projects portfolio during the reporting year**

The indicator below is automatically populated once participants have aggregated their asset level data with the information provided through the reporting entity's GRESB Asset Portal. Participants can access the Asset Portal via the Assessment Portal menu, section Asset Portal.

Property Type	Country	Construction/ Renovation	In progress at the end of reporting period		Completed during reporting period		% GAV
			Number of Assets	Gross Floor Area (m²)	Number of Assets	Gross Floor Area (m²)	
Total							

Note: The table above defines the scope of your GRESB submission on development projects. It should include new construction and major renovations projects that are in progress at the end of the reporting year, as well as projects that are completed during the reporting year. The reporting scope reported above should exclude vacant land, cash or other non real estate assets owned by the entity.
The values displayed in the table above are weighted by % of ownership.

*% GAV represented as the share of the development projects within the entire development portfolio (including both new construction and major renovations)

UPLOAD or URL_____

Indicate where in the evidence the relevant information can be found_____

Provide additional context on how the uploaded evidence supports the entity's reporting boundaries and portfolio composition (maximum 250 words)

_____

Development: ESG Requirements

ESG Requirements

DRE1 **ESG strategy during development**

Does the entity have an ESG strategy in place for development projects?

○ Yes

Elements addressed in the strategy (multiple answers possible)

⅙ ☐ Biodiversity and habitat

⅙ ☐ Building safety

⅙ ☐ Climate/climate change adaptation

⅙ ☐ Energy consumption

⅙ ☐ Green building certifications

⅙ ☐ Greenhouse gas emissions

⅙ ☐ Health and well-being

⅙ ☐ Indoor environmental quality

⅙ ☐ Life-cycle assessments/embodied carbon

⅙ ☐ Location and transportation

¾   ⅙ ☐ Material sourcing

⅙ ☐ Net-zero/carbon neutral design

⅙ ☐ Pollution prevention

⅙ ☐ Renewable energy

⅙ ☐ Resilience to catastrophe/disaster

⅙ ☐ Site selection and land use

⅙ ☐ Sustainable procurement

⅙ ☐ Waste management

⅙ ☐ Water consumption

⅙   ☐ Other: _____

The strategy is

¼   ◯ Publicly available

⁰⁄₄   ◯ Not publicly available

Provide applicable evidence

UPLOAD   or URL_____

✗   Indicate where in the evidence the relevant information can be found____

Communicate the objectives and explain how they are integrated into the overall business strategy (maximum 250 words)

_____

◯ No

DRE1

4 points , G

The scoring of this indicator is equal to the sum of the fractions assigned to the selected options and respective sub-options, multiplied by the total score of the indicator.

Evidence: The evidence is manually validated and assigned a multiplier, according to the table below. The evidence must support the validation requirements.

If any requirements are not met, the evidence may be partially accepted or not accepted depending on the level of alignment with the requirements.

Validation status	Multiplier
Accepted	2/2
Partially Accepted	1/2
Not Accepted	0

Other: The 'Other' answer is manually validated and assigned a score which is used as a multiplying factor, as per the table below:

Validation status	Score
Accepted	1/1
Not Accepted	0
Duplicate	0

Open text box: The open text box is not scored and is for reporting purposes only.

DRE2 **Site selection requirements**

Does the entity require sustainable site selection criteria to be considered for development projects?

◯ Yes

Select all criteria included (multiple answers possible)

⅓ ◻ Connect to multi-modal transit networks

⅓ ◻ Locate projects within existing developed areas

⅓ ◻ Protect, restore, and conserve aquatic ecosystems

⅓ ◻ Protect, restore, and conserve farmland

⅓ ◻ Protect, restore, and conserve floodplain functions

⅓ ◻ Protect, restore, and conserve habitats for native, threatened and endangered species

⅓ ◻ Protect, restore, and conserve historical and heritage sites

⅓ ◻ Redevelop brownfield sites

⅓ ◻ Other: _____

◯ No

DRE2

4 points , E

The scoring of this indicator is equal to the fraction assigned to the selected option, multiplied by the total score of the indicator.

Other: The 'Other' answer is manually validated and assigned a score which is used as a multiplying factor, as per the table below:

Validation status	Score
Accepted	1/1
Not Accepted	0
Duplicate	0

DRE3 Site design and construction requirements

Does the entity have sustainable site design/construction requirements for development projects?

◯ Yes

Select all criteria included (multiple answers possible)

¼ ◻ Manage waste by diverting construction and demolition materials from disposal

¼ ◻ Manage waste by diverting reusable vegetation, rocks, and soil from disposal

¼ ◻ Minimize light pollution to the surrounding community

¼ ◻ Minimize noise pollution to the surrounding community

¼ ⬜ Perform environmental site assessment

¼ ⬜ Protect air quality during construction

¼ ⬜ Protect and restore habitat and soils disturbed during construction and/or during previous development

¼ ⬜ Protect surface water and aquatic ecosystems by controlling and retaining construction pollutants

¼ ⬜ Other: _____

⚪ No

DRE3

4 points , E

The scoring of this indicator is equal to the fraction assigned to the selected option, multiplied by the total score of the indicator.

Other: The 'Other' answer is manually validated and assigned a score which is used as a multiplying factor, as per the table below:

Validation status	Score
Accepted	1/1
Not Accepted	0
Duplicate	0

Development: Building Certifications

Building Certifications

DBC1.1 Green building standard requirements

Does the entity's development portfolio include projects that are aligned with green building rating standards?

○ Yes

Select all applicable options (multiple answers possible)

◻ The entity requires projects to align with requirements of a third-party green building rating system but does not require certification

2/4

1 Percentage of portfolio covered: _____%

✗ Green building rating systems (include all that apply): _____

◻ The entity requires projects to achieve certification with a green building rating system but does not require a specific level of certification

3/4

1 Percentage of portfolio covered: _____%

✗ Green building rating systems (include all that apply): _____

◻ The entity requires projects to achieve a specific (above the minimum) level of certification

1 Percentage of portfolio covered: _____%

✗ Green building rating systems (include all that apply): _____

4/4

Level of certification (above the minimum) adopted as a standard by the entity (include all applicable rating systems):

✗ _____

○ No

DBC1.1

4 points , E

The scoring of this indicator is equal to the sum of the fractions assigned to the selected options and respective sub-options, multiplied by the total score of the indicator.

Percentage number: The coverage percentage reported is used as a multiplier to determine the assigned score.

Green Building Rating System: The name of the green building rating system and the level of certification (if applicable) is validated, and its validation status is determined based on the

requirements of the indicators. Various validation statuses lead to different scores according to the table below:

Validation status	Score
Accepted	1/1
Not Accepted	0
Duplicate	0

DBC1.2 Green building certifications

Does the entity's development portfolio include projects that obtained or are registered to obtain a green building certificate?

○ Yes

Specify the certification scheme(s) used and the percentage of the portfolio registered and/or certified (multiple answers possible):

▢ Projects registered to obtain a green building certificate at the end of reporting year

Scheme name / sub-scheme name	Area Certified (m2)	% portfolio covered by floor area 2024	Number of assets*	% of GAV covered - optional 2024

➕ Add new

▢ Projects that obtained a green building certificate or official pre-certification

Scheme name / sub-scheme name	Area Certified (m2)	% portfolio covered by floor area 2024	Number of assets*	% of GAV covered - optional 2024

➕ Add new

○ No

○ Not applicable

DBC1.2

9 points , E

Each certification is validated by GRESB according to a list of predefined criteria which results in one of the following validation decision outcomes to which a weight is associated:

Validation status	Weight
Full points	1.0
Partial plus	0.6
Partial minus	0.3

No points	0.0

A single certification coverage percentage is calculated by taking the sum of the coverage percentages reported for each certification weighted by the validation decision outcome for that certification. Sums greater than 100% are considered to be 100%. This value is then benchmarked to determine the score of the indicator.

Benchmarks are constructed based on the Property Sub-Type and Country of the asset. First, an attempt is made to construct a benchmark by grouping together values from assets with the same Property Sub-Type and located in the same Country. If there are not at least 20 values from 5 distinct reporting entities, the Property Sub-Type classification and then the Country specificity is gradually decreased. For example, the Property Sub-Type becomes Property Type and then Property Sector. Then the specificity of the Country is decreased to Sub-Region, Region, Super-Region and Global.

Note: Please see the Entity Categorization sub-section in the Scoring Methodology section of the Reference Guide for details on the location based classification.

Note: For the property types please see Appendix 3a of the Reference Guide.

A score is then calculated based on how the value reported by this entity compares to the benchmark values reported by other entities.

Note: Level of certification is for reporting purposes only and not used for scoring.

Note: The benchmark is constructed using data from the Development Benchmark respondents.

Development: Materials

Materials

DMA1 **Materials selection requirements**

Does the entity have a policy requiring that the environmental and health attributes of building materials be considered for development projects?

○ Yes

Select all issues addressed (multiple answers possible)

☐ Requirement for disclosure about the environmental and/or health attributes of building materials (multiple answers possible)

⅓
- ½ ☐ Environmental Product Declarations
- ½ ☐ Health Product Declarations
- ☐ Other types of required health and environmental disclosure
- ½ _____

☐ Material characteristics specification preferences, including (multiple answers possible)

⅔
- ¼ ☐ Locally extracted or recovered materials
- ¼ ☐ Low embodied carbon materials
- ¼ ☐ Low-emitting VOC materials
- ¼ ☐ Materials and packaging that can easily be recycled
- ¼ ☐ Materials that disclose environmental impacts
- ¼ ☐ Materials that disclose potential health hazards
- ¼ ☐ Rapidly renewable materials and recycled content materials
- ¼ ☐ "Red list" of prohibited materials or ingredients that should not be used on the basis of their human and/or environmental impacts
- ¼ ☐ Third-party certified wood-based materials and products

Types of third-party certification used: _____

$\frac{1}{4}$ ☐ Other: _____

Provide applicable evidence

UPLOAD or URL_____

✗ Indicate where in the evidence the relevant information can be found_____

◯ No

6 points , E   **DMA1**

The scoring of this indicator is equal to the sum of the fractions assigned to the selected options and respective sub-options, multiplied by the total score of the indicator.

Evidence: The evidence is manually validated and assigned a multiplier, according to the table below. The evidence must support the validation requirements.

If any requirements are not met, the evidence may be partially accepted or not accepted depending on the level of alignment with the requirements.

Validation status	Multiplier
Accepted	2/2
Partially Accepted	1/2
Not Accepted	0

Other: The 'Other' answer is manually validated and assigned a score which is used as a multiplying factor, as per the table below:

Validation status	Score
Accepted	1/1
Not Accepted	0
Duplicate	0

DMA2 Embodied carbon measurement & disclosure

Does the entity measure the embodied carbon emissions of its development projects?

◯ Yes

Select the life cycle stages included in scope:

☐ A1

☐ A2

☐ A3

☐ A4

☐ A5

Select the building layers included in the scope:

⬛ Substructure

⬛ Superstructure

⬛ Envelope

⬛ Finishes

⬛ Building services (MEP)

⬛ Other

_____

Percentage of projects for which embodied carbon was measured during the year:

_____

Does the entity measure the embodied carbon of its new construction projects completed during the year?

⭕ Yes

Average embodied carbon intensity (kgCO2e/m²): _____

Total embodied carbon emissions (kgCO2e): _____

Percentage of new construction projects included: _____%

⭕ No

⭕ Not applicable

Does the entity measure the embodied carbon of its major renovation projects completed during the year?

⭕ Yes

Average embodied carbon intensity (kgCO2e/m²): _____

Total embodied carbon emissions (kgCO2e): _____

Percentage of major renovation projects included: _____%

⭕ No

⭕ Not applicable

Has the entity disclosed the embodied carbon emissions of its development projects?

⭕ Yes

Provide applicable evidence

UPLOAD or URL_____

Indicate where in the evidence the relevant information can be found_____

◯ No

Explain the embodied carbon calculation method applied and the results of the assessment (maximum 250 words)

_____

◯ No

DMA2.2

Not scored , E

❘ This indicator is not scored and is used for reporting purposes only.

Development: Energy

Energy

DEN1 **Energy efficiency requirements**

Does the entity have minimum energy efficiency requirements for development projects?

○ Yes

▢ Requirements for planning and design include (multiple answers possible)

$\frac{1}{6}$

- $\frac{1}{2}$ ▢ Development and implementation of a commissioning plan
- $\frac{1}{2}$ ▢ Integrative design process
- $\frac{1}{2}$ ▢ To exceed relevant energy codes or standards
- $\frac{1}{2}$ ▢ Maximum energy use intensity post-occupancy
- $\frac{1}{2}$ ▢ Other: _____

▢ Common energy efficiency measures include (multiple answers possible)

$\frac{4}{6}$

- $\frac{1}{4}$ ▢ Air conditioning
- $\frac{1}{4}$ ▢ Commissioning
- $\frac{1}{4}$ ▢ Energy modeling
- $\frac{1}{4}$ ▢ High-efficiency equipment and appliances
- $\frac{1}{4}$ ▢ Lighting
- $\frac{1}{4}$ ▢ Occupant controls
- $\frac{1}{4}$ ▢ Passive design
- $\frac{1}{4}$ ▢ Space heating
- $\frac{1}{4}$ ▢ Ventilation
- $\frac{1}{4}$ ▢ Water heating
- $\frac{1}{4}$ ▢ Other: _____

▢ Operational energy efficiency monitoring (multiple answers possible)

- $\frac{1}{2}$ ▢ Building energy management systems

½ ☐ Energy use analytics

½ ☐ Post-construction energy monitoring

⅙

For on average years: _____

½ ☐ Sub-meter

½ ☐ Other: _____

○ No

DEN1

6 points , E

> The scoring of this indicator is equal to the sum of the fractions assigned to the selected options and respective sub-options, multiplied by the total score of the indicator.
>
> If any requirements are not met, the evidence may be partially accepted or not accepted depending on the level of alignment with the requirements.
>
> **Other:** The 'Other' answer is manually validated and assigned a score which is used as a multiplying factor, as per the table below:

Validation status	Score
Accepted	1/1
Not Accepted	0
Duplicate	0

DEN2.1 On-site renewable energy and low carbon technologies

Does the entity incorporate on-site renewable energy and/or low carbon technologies in the design of development projects?

○ Yes

Projects designed to generate on-site renewable energy and/or low carbon technology (multiple answers possible)

☐ Biofuels

1 Percentage of all projects: _____%

☐ Geothermal Steam

1 Percentage of all projects: _____%

☐ Hydro

1 Percentage of all projects: _____%

☐ Solar/photovoltaic

1 Percentage of all projects: _____%

- Wind

  1   Percentage of all projects: _____%

- Other: _____

  1 | 1 Percentage of all projects: _____%

  Average design target for the fraction of total energy demand met with on-site renewable energy and/or low carbon technology

  _____

- ○ No

- ○ Not applicable

6 points , E   **DEN2.1**

The scoring of this indicator is equal to the fraction assigned to the selected option, multiplied by the total score of the indicator.

Percentage number: The coverage percentage reported is used as a multiplier to determine the assigned score.

Other: The 'Other' answer is manually validated and assigned a score which is used as a multiplying factor, as per the table below:

Validation status	Score
Accepted	1/1
Not Accepted	0
Duplicate	0

DEN2.2 Net zero carbon design and standards

Does the entity's portfolio include any buildings designed to meet net zero carbon?

- ○ Yes

  The entity's definition of "net zero carbon" includes:

  1   ■ Net zero carbon - construction

  ¾ 1   ■ Net zero carbon - operational energy

  1   ■ Other: _____

  The entity uses net zero carbon code/standard:

  1   ■ National/local green building council standard, specify: _____

  1   ■ National/local government standard, specify: _____

  1⁄

′4

1 ☐ International standard, specify: _____

1 ☐ Other: _____

Percentage of projects covered: _____%

✕

_____

◯ No

DEN2.2

2 points , E

The scoring of this indicator is equal to the sum of the fractions assigned to the selected options and respective sub-options, multiplied by the total score of the indicator.

Percentage number: The coverage percentage reported is used as a multiplier to determine the assigned score.

Other: The 'Other' answer is manually validated and assigned a score which is used as a multiplying factor, as per the table below:

Validation status	Score
Accepted	1/1
Not Accepted	0
Duplicate	0

Development: Water

Water Conservation

DWT1 **Water conservation strategy**

Does the entity promote water conservation in its development projects?

○ Yes

The entity promotes water conservation through (multiple answers possible)

◻ Requirements for planning and design include (multiple answers possible)

¼
- ½ ◻ Development and implementation of a commissioning plan
- ½ ◻ Integrative design for water conservation
- ½ ◻ Requirements for indoor water efficiency
- ½ ◻ Requirements for outdoor water efficiency
- ½ ◻ Requirements for process water efficiency
- ½ ◻ Requirements for water supply
- ½ ◻ Requirements for minimum water use intensity post-occupancy
- ½ ◻ Other: _____

◻ Common water efficiency measures include (multiple answers possible)

²⁄₄
- ¼ ◻ Commissioning of water systems
- ¼ ◻ Drip/smart irrigation
- ¼ ◻ Drought tolerant/low-water landscaping
- ¼ ◻ High-efficiency/dry fixtures
- ¼ ◻ Leak detection system
- ¼ ◻ Occupant sensors
- ¼ ◻ On-site wastewater treatment
- ¼ ◻ Reuse of stormwater and greywater for non-potable applications
- ¼ ◻ Other: _____

☰ ▢ Operational water efficiency monitoring (multiple answers possible)

½ ▢ Post-construction water monitoring

For on average years: _____

¼ ½ ▢ Sub-meter

½ ▢ Water use analytics

½ ▢ Other: _____

◯ No

DWT1

5 points , E

The scoring of this indicator is equal to the sum of the fractions assigned to the selected options and respective sub-options, multiplied by the total score of the indicator.

Other: The 'Other' answer is manually validated and assigned a score which is used as a multiplying factor, as per the table below:

Validation status	Score
Accepted	1/1
Not Accepted	0
Duplicate	0

Development: Waste

Waste Management

DWS1 **Waste management strategy**

Does the entity promote efficient on-site solid waste management during the construction phase of its development projects?

○ Yes

The entity promotes efficient solid waste management through (multiple answers possible)

☐ Management and construction practices (multiple answers possible)

⅓ ☐ Construction waste signage

⅓ ☐ Diversion rate requirements

⅓ ☐ Education of employees/contractors on waste management

⅓ ☐ Incentives for contractors for recovering, reusing and recycling building materials

¾

⅓ ☐ Targets for waste stream recovery, reuse and recycling

⅓ ☐ Waste management plans

⅓ ☐ Waste separation facilities

⅓ ☐ Other: _____

☐ On-site waste monitoring (multiple answers possible)

¼

½ ☐ Hazardous waste monitoring/audit

½ ☐ Non-hazardous waste monitoring/audit

○ No

5 points , E   **DWS1**

The scoring of this indicator is equal to the sum of the fractions assigned to the selected options and respective sub-options, multiplied by the total score of the indicator.

Other: The 'Other' answer is manually validated and assigned a score which is used as a multiplying factor, as per the table below:

Validation status	Score

Accepted	1/1
Not Accepted	0
Duplicate	0

Development: Stakeholder Engagement

Health, Safety & Well-being

DSE1 **Health & Well-being**

Does the entity take measures to incorporate occupant health & well-being in its development projects?

○ Yes

The entity addresses health and well-being in the design of its project/building through (multiple answers possible)

▪ Requirements for planning and design, including (multiple answers possible)

¼ | ½ ▪ Health Impact Assessment
½ ▪ Integrated planning process
½ ▪ Other planning process: _____

▪ Common occupant health and well-being measures, including (multiple answers possible)

¼ ▪ Acoustic comfort
¼ ▪ Active design features
¼ ▪ Biophilic design
¼ ▪ Commissioning
¼ ▪ Daylight
¼ ▪ Ergonomic workplace
¼ ▪ Humidity
¼ ▪ Illumination
2/4 | ¼ ▪ Inclusive design
¼ ▪ Indoor air quality
¼ ▪ Natural ventilation
¼ ▪ Occupant controls
¼ ▪ Physical activity

¼ ⬜ Thermal comfort

¼ ⬜ Water quality

¼ ⬜ Other: _____

⬜ Provisions to verify health and well-being performance include (multiple answers possible)

½ ⬜ Occupant education

½ ⬜ Post-construction health and well-being monitoring (e.g., occupant comfort and satisfaction)

¼

For on average years: _____

½ ⬜ Other: _____

◯ No

DSE1

2 points , S

The scoring of this indicator is equal to the sum of the fractions assigned to the selected options and respective sub-options, multiplied by the total score of the indicator.

Other: The 'Other' answer is manually validated and assigned a score which is used as a multiplying factor, as per the table below:

Validation status	Score
Accepted	1/1
Not Accepted	0
Duplicate	0

DSE2.1 On-site safety

Does the entity promote on-site safety during the construction phase of its development projects?

◯ Yes

The entity promotes on-site safety through (multiple answers possible)

¼ ⬜ Availability of medical personnel

¼ ⬜ Communicating safety information

¼ ⬜ Continuously improving safety performance

¼ ⬜ Demonstrating safety leadership

¼ ⬜ Entrenching safety practices

¼ ⬜ Managing safety risks

¼ ☐ On-site health and safety professional (coordinator)

¼ ☐ Personal Protective and Life Saving Equipment

¼ ☐ Promoting design for safety

¼ ☐ Training curriculum

¼ ☐ Other: _____

○ No

1.5 points , S   **DSE2.1**

> The scoring of this indicator is equal to the fraction assigned to the selected option, multiplied by the total score of the indicator.
>
> **Other:** The 'Other' answer is manually validated and assigned a score which is used as a multiplying factor, as per the table below:

Validation status	Score
Accepted	1/1
Not Accepted	0
Duplicate	0

DSE2.2 Safety metrics

Does the entity monitor safety indicators at construction sites?

○ Yes

Select all applicable options (multiple answers possible)

¼ ☐ Injury rate: _____

Explain the injury rate calculation method (maximum 250 words)

_____

¼ ☐ Fatalities: _____

¼ ☐ Near misses: _____

¼ ☐ Lost day rate: _____

¼ ☐ Severity rate: _____

¼ ☐ Other metrics: _____

Rate of other metric(s): _____

○ No

1.5 points , S   **DSE2.2**

The scoring of this indicator is equal to the fraction assigned to the selected option, multiplied by the total score of the indicator.

Other: The 'Other' answer is manually validated and assigned a score which is used as a multiplying factor, as per the table below:

Validation status	Score
Accepted	1/1
Not Accepted	0
Duplicate	0

Injury rate calculation method is not scored and is used for reporting purposes only

Supply Chain

DSE3.1 Contractor ESG requirements

Does the entity have ESG requirements in place for its contractors?

○ Yes

Select all topics included (multiple answers possible)

¼ ☐ Business ethics

¼ ☐ Child labor

¼ ☐ Community engagement

¼ ☐ Environmental process standards

¼ ☐ Environmental product standards

¼ ☐ Health and well-being

¼ ☐ Human rights

¼ ☐ Human health-based product standards

¼ ☐ Occupational safety

¼ ☐ Labor standards and working conditions

¼ ☐ Other: _____

✗ Percentage of projects covered: _____%

○ No

DSE3.1

2 points , S

The scoring of this indicator is equal to the fraction assigned to the selected option, multiplied by the total score of the indicator.

Percentage number: The coverage percentage reported is used as a multiplier to determine the assigned score.

Other: The 'Other' answer is manually validated and assigned a score which is used as a multiplying factor, as per the table below:

Validation status	Score
Accepted	1/1
Not Accepted	0
Duplicate	0

DSE3.2 Contractor monitoring methods

Does the entity monitor its contractors' compliance with its ESG-specific requirements in place for this entity?

○ Yes

Select all methods used (multiple answers possible)

½ ☐ Contractor ESG training

½ ☐ Contractors provide update reports on environmental and social aspects during construction

½ ☐ External audits by third party

Percentage of projects audited during the reporting year: _____%

½ ☐ Internal audits

Percentage of projects audited during the reporting year: _____%

½ ☐ Weekly/monthly (on-site) meetings and/or ad hoc site visits

Percentage of projects visited during the reporting year: _____%

½ ☐ Other: _____

○ No

○ Not applicable

DSE3.2

2 points , S

The scoring of this indicator is equal to the fraction assigned to the selected option, multiplied by the total score of the indicator.

Other: The 'Other' answer is manually validated and assigned a score which is used as a multiplying factor, as per the table below:

Validation status	Score
Accepted	1/1
Not Accepted	0
Duplicate	0

Community Impact and Engagement

DSE4 Community engagement program

Does the entity have a community engagement program through its development projects in place that includes ESG-specific issues?

○ Yes

Select all topics included (multiple answers possible)

⅓ ☐ Community health and well-being

⅓ ☐ Effective communication and process to address community concerns

⅓ ☐ Employment creation in local communities

⅓ ☐ Enhancement programs for public spaces

⅓ ☐ ESG education program

⅓ ☐ Research and network activities

⅓ ☐ Resilience, including assistance or support in case of disaster

⅓ ☐ Supporting charities and community groups

⅓ ☐ Other: _____

Describe the community engagement program (maximum 250 words)

_____

○ No

DSE4

2 points , S

> The scoring of this indicator is equal to the fraction assigned to the selected option, multiplied by the total score of the indicator.
>
> **Other:** The 'Other' answer is manually validated and assigned a score which is used as a multiplying factor, as per the table below:
>
> | Validation status | Score |
> |---|---|
> | Accepted | 1/1 |
> | Not Accepted | 0 |
> | Duplicate | 0 |
>
> **Open text box:** The open text box is not scored and is for reporting purposes only.

DSE5.1 Community impact assessment

Does the entity assess the potential long-term socio-economic impact of its development projects on the community as part of planning and pre-construction?

○ Yes

Select the areas of impact that are assessed (multiple answers possible)

½ ☐ Housing affordability

½ ☐ Impact on crime levels

½ ☐ Livability score

½ ☐ Local income generated

½ ☐ Local job creation

½ ☐ Local residents' well-being

½ ☐ Walkability score

½ ☐ Other: _____

○ No

DSE5.1

2 points , S

The scoring of this indicator is equal to the fraction assigned to the selected option, multiplied by the total score of the indicator.

Other: The 'Other' answer is manually validated and assigned a score which is used as a multiplying factor, as per the table below:

Validation status	Score
Accepted	1/1
Not Accepted	0
Duplicate	0

DSE5.2 Community impact monitoring

Does the entity have a systematic process to monitor the impact of development projects on the local community during different stages of the project?

○ Yes

The entity's process includes (multiple answers possible)

⅓ ☐ Analysis and interpretation of monitoring data

⅓ ☐ Development and implementation of a communication plan

⅓ ☐ Development and implementation of a community monitoring plan

⅓ ☐ Development and implementation of a risk mitigation plan

⅓ ☐ Identification of nuisance and/or disruption risks

⅓ ☐ Identification of stakeholders and impacted groups

⅓ ☐ Management practices to ensure accountability for performance goals and issues identified during community monitoring

⅓ ☐ Other: _____

Describe the monitoring process (maximum 250 words): _____

Provide applicable evidence

UPLOAD or URL_____

✗ Indicate where in the evidence the relevant information can be found____

◯ No

DSE5.2

2 points , S

The scoring of this indicator is equal to the fraction assigned to the selected option, multiplied by the total score of the indicator.

Evidence: The evidence is manually validated and assigned a multiplier, according to the table below. The evidence must support the validation requirements.

If any requirements are not met, the evidence may be partially accepted or not accepted depending on the level of alignment with the requirements.

Validation status	Multiplier
Accepted	2/2
Partially Accepted	1/2
Not Accepted	0

Other: The 'Other' answer is manually validated and assigned a score which is used as a multiplying factor, as per the table below:

Validation status	Score
Accepted	1/1
Not Accepted	0
Duplicate	0

Open text box: The open text box is not scored and is for reporting purposes only.

Development: Targets

Targets

DT1   **Embodied carbon targets**

Has the entity set a target for the upfront embodied carbon emissions of its development projects?

○ Yes

Is the target aligned with an external target-setting framework?

   ○ Yes

     ▢ WorldGBC: Net Zero Carbon Buildings Commitment

     ▢ Carbon Leadership Forum (US)

     ▢ American Insitute of Architects 2030

     ▢ BR18 (Denmark)

     ▢ GreenMark

     ▢ Green Star

     ▢ Other: _____

   ○ No

○ No

Not scored , E

This indicator is not scored and is used for reporting purposes only.

Residential

With the Residential Assessment, GRESB introduces sector-specific scoring and benchmarking, providing the industry with a standard that caters for differences between residential and commercial sectors.

Entities participating in the Residential Assessment will receive a standalone report providing assessment results incorporating updated scoring for existing indicators, along with insights into newly introduced topics. Taking part in the Residential Assessment has no impact on the Real Estate Benchmark Report and score.

As part of the Residential Assessment, updates to the following indicators are incorporated in the standalone Residential Report:

Scoring Removal

The following indicators are no longer scored in the Residential Assessment.

Indicator	Main Assessment Score	Residential Assessment Score
Fit-Out & Refurbishment Program for Tenants on ESG (TC3)	1.5p	0p
ESG-Specific Requirements in Lease Contracts (Green Leases) (TC4)	1.5p	0p

Scoring Weight Increase

The following indicators receive an increase in total score. The scoring logic of each of these indicators remains unchanged, where the scoring is equal to the sum of the fractions assigned to the selected options, multiplied by the total score of the indicator. To view the fractions assigned to the options within each indicator, please refer to the Tenants & Community section of this scoring document.

Indicator	Main Assessment Scoring weight	Residential Assessment Scoring weight
Tenant Health & Well-Being Program (TC5.1)	0.75p	1.75p
Tenant Health & Well-Being Measures (TC5.2)	1.25p	3.25p
Community Engagement Program (TC6.1)	2p	4p
Monitoring Impact on Community (TC6.2)	1p	1.5p

Scoring Weight Decrease

The scoring weight for the following indicators is reduced. In the Residential Assessment Report, participants can earn up to 4.5 points for Building Certifications. These include up to 3 points available for Design & Construction Certifications (BC1.1) and up to 4.5 points for Operational Building Certifications (BC1.2). These two scores are capped at 4.5 points when summed. The scoring logic of each of these indicators remains unchanged. Please refer to the Building Certification section of this scoring document for further details.

Indicator	Main Assessment Score	Residential Assessment Score
Building Certifications at the Time of Design/Construction and for Interior (BC1.1)	7p	3p
Operational Building Certifications (BC1.2)	8.5p	4.5p

New and restructured indicators

Five new indicators are introduced to address topics considered material for residential participants which are currently missing from the main assessment. One indicator has been restructured and adapted to the Residential sector.

Residential

RES1 Fair attribution of housing

Does the entity have a program on fair attribution of housing for tenants

○ Yes

Indicate the main elements included in the program

▢ Training and education for employees on fair housing practices

▢ Guidelines for non-discriminatory tenant selection

▢ Transparent criteria for tenant screening

▢ Guidelines on non-discriminatory adverstising

▢ Integration and enforcement of fair housing practices among real estate agents

▢ Reporting mechanism stakeholders to report potential fair housing concerns

▢ Other: _____

○ No

Not scored , S

This indicator is not scored in 2025 and is used for reporting purposes only.

RES2 Local Infrastructure

Does the entity monitor performance metrics of its portfolio's local infrastructure?

○ Yes

Liveability score

Portfolio liveability score: _____

Percentage of Residential portfolio covered: _____%

Please describe the methodology used: _____

Walkability score

Portfolio walkability score: _____

Percentage of Residential portfolio covered: _____%

Please describe the methodology used: _____

○ No

Not scored , S

This indicator is not scored in 2025 and is used for reporting purposes only.

RES3 Community safety

Does the entity have a process to monitor the crime levels in the vicinity of its assets?

○ Yes

Describe the process used to monitor and measure crime levels

_____

Percentage of portfolio for which crime levels are monitored: _____%

Has the process identified any measures required to reduce crime levels?

○ Yes

   Select all applicable measures:

   ▢ Improved lighting

   ▢ Secure entry systems

   ▢ Surveillance cameras

   ▢ Physical barriers

   ▢ Security presence

   ▢ Secured storage facilities

   ▢ Other: _____

○ No

⬭ No

Not scored , S

> This indicator is not scored in 2025 and is used for reporting purposes only.

RES4 Affordability

Does the entity have an Affordability policy for its standing investments porfolio?

○ Yes

Describe what the policy includes: _____

List the metrics used to assess the affordability of housing within the portfolio

_____

○ No

Not scored , S

> This indicator is not scored in 2025 and is used for reporting purposes only.

RES5 Affordable housing

Does the entity own affordable housing properties in its standing investments portfolio?

○ Yes

Describe the adopted definition of affordable housing: _____

Percentage of affordable properties within the portfolio: _____%

Does the entity have an affordable housing target?

○ Yes

Describe the characteristics of the target and how progress towards it is ensured:

_____

○ No

○ No

Not scored , S

> This indicator is not scored in 2025 and is used for reporting purposes only.

RES6 ESG-specific elements in lease contracts

Does the entity include ESG-specific elements in its standard lease contracts and related appendices?

○ Yes

Select all topics included (multiple answers possible)

▢ Agreement to

⅟₂ ⅔ ▢ Data sharing

⅓ ▢ Energy consumption

⅓ ▢ Water consumption

⅓ ▢ Waste management

⅓ ▢ Renewable energy

⅓ ▢ Enabling upgrade works

▢ Incentives for

⅛ ⅓ ▢ Energy conservation

⅓ ▢ Water conservation

⅓ ▢ Renewable energy

⅓ ▢ Recycling and waste management

⅓ ▢ Other: _____

▢ Recommendations on

⅓ ▢ Energy conservation

⅓ ▢ Water conservation

⅓ ▢ Renewable energy

¼ ⅓ ▢ Recycling and waste management

⅓ ▢ Indoor environmental quality

⅓ ▢ Sustainable living practices

⅓ ▢ Other: _____

▢ Information provision on

⅛ ½ ▢ Social initiatives

½ ▢ Sustainable transport

½ ⬜ Other: _____

Percentage lease contracts with an ESG element (by floor area)

Percentage of contracts with ESG elements: _____%

◯ No

1.5 points , E

This indicator is worth 1.5 points in the 2025 standalone Residential Benchmark Report and replaces indicator ESG-Specific Requirements in Lease Contracts (TC4 - Green Leases).

½ ⬜ Other: _____

Percentage lease contracts with an ESG element (by floor area)

Percentage of contracts with ESG elements: _____%

◯ No

Appendix 1 – GRESB vs. ASHRAE Property Types Classification

This table shows how properties classified under the GRESB property sub-type methodology are categorized in accordance with ASHRAE's methodology.

Note that this table can be subject to future modifications.

GRESB Property sub-type	ASHRAE Type
Office: Office, Corporate: Low-Rise Office	Admin/professional office
Office: Office, Corporate: Mid-Rise Office	Admin/professional office
Office: Office, Corporate: High-Rise Office	Admin/professional office
Office: Office, Business Park: Office, Business Park	Admin/professional office
Mixed use: Mixed use: Mixed Use, Office/Retail	Mixed-use office
Mixed use: Mixed use: Mixed Use, Office/Residential	Mixed-use office
Mixed use: Mixed use: Mixed Use, Office/Industrial	Mixed-use office
Mixed use: Mixed use: Mixed Use, Office/Other	Mixed-use office
Office: Office, Other: Office, Other	Other office
Technology/Science: Technology/Science: Laboratory/Life sciences	Laboratory
Industrial: Industrial: Industrial Park	Distribution/shipping center
Industrial: Distribution Warehouse: Industrial, Non-refrigerated Warehouse	Nonrefrigerated warehouse
Retail: Retail Centers: Retail, Warehouse	Grocery store/food market
Healthcare: Healthcare, Medical Office: Healthcare, Medical Office	Medical office (diagnostic)
Healthcare: Healthcare, Medical Office: Healthcare, Other	Clinic/other outpatient health
Industrial: Distribution Warehouse: Industrial, Refrigerated Warehouse	Refrigerated warehouse
Lodging, Leisure & Recreation: Lodging, Leisure & Recreation: Performing Arts	Entertainment/culture
Education: Education: Library	Library
Lodging, Leisure & Recreation: Lodging, Leisure & Recreation: Fitness Center	Recreation
Lodging, Leisure & Recreation: Lodging, Leisure & Recreation: Indoor Arena	Other public assembly
Education: Education: University	College/university
Education: Education: School	High school
Education: Education: Education, Other	Other classroom education
Retail: Retail, Restaurants/Bars: Retail, Restaurants/Bars	Restaurant/cafeteria

Healthcare: Healthcare: Healthcare Center	Hospital/inpatient health
Healthcare: Senior Homes: Senior Homes	Nursing home/assisted living
Residential: Student Housing: Student Housing	Dormitory/fraternity/sorority
Hotel: Hotel: Hotel	Hotel
Lodging, Leisure & Recreation: Lodging, Leisure & Recreation: Lodging, Leisure & Recreation, Other	Other lodging
Retail: Retail, High Street: Retail, High Street	Retail store
Retail: Retail, Other: Retail, Other	Other retail
Retail: Retail Centers: Retail, Strip Mall	Strip shopping mall
Retail: Retail Centers: Retail, Lifestyle Center	Strip shopping mall
Retail: Retail Centers: Retail, Shopping Center	Enclosed mall
Residential: Retirement Living: Retirement Living	Single-family detached
Residential: Family Homes: Family Homes	Single-family attached
Residential: Residential Multi-Family: Low-Rise Multi-Family	Apartment (in 2-to-4-unit building)
Residential: Residential Multi-Family: Mid-Rise Multi-Family	Apartment (in 5+ unit building)
Residential: Residential Multi-Family: High-Rise Multi-Family	Apartment (in 5+ unit building)

GRESB property sub-types not listed in the table above are currently not supported under ASHRAE's methodology. As such, assets in these sub-types may only be considered for like-for-like energy efficiency scoring, provided they meet the relevant inclusion criteria.

Appendix 2 – Scoring Document Improvements Summary

Driven largely by Member feedback, GRESB conducted a thorough review and update of the existing Scoring Document in 2025 to streamline and clarify key information. This Appendix summarizes these improvements.

Notes: Standards-related updates, driven by the GRESB Foundation, are highlighted and summarized in Appendix 1. Appendix 2 focuses on summarizing substantive updates made by GRESB to existing content. It does not include minor editorial changes.

Structure

Introduction

The new introduction offers a more detailed explanation of the GRESB scoring process compared to the previous version. It now provides a comprehensive overview of the scoring methodology, including the impact of various components such as multipliers and validation statuses on final scores. Additionally, the introduction breaks down the differences between GRESB's relative and static scoring methods, using practical examples to illustrate how asset-level indicators are benchmarked and scored.

Appendixes

Appendix 1

Following the approval by the GRESB Foundation on Energy Efficiency scoring, the purpose of this appendix is to show users a comparison of how properties are classified under the GRESB property sub-type methodology with their corresponding categories in the ASHRAE methodology, used for the new scoring methodology.

Appendix 3

The goal of this appendix is to clarify the scoring process of indicators benchmarked at the property sub-type and country level through detailed examples of how scores are calculated through the different stages (asset, property sub-type and country, and portfolio level).

Guidance

Asset-level indicators

Driven by major revisions to key indicators and the interpretation of performance metrics in 2024, GRESB has increased the level of detail, clarity and transparency in the descriptions of scoring methodologies for asset-level indicators, i.e. EN1 (energy), GH1 (GHG), WT1 (water), WS1 (waste), BC1.1 (building certifications at the time of design/construction and for interior), BC1.2 (operational building certifications) and BC2 (energy ratings).

Appendix 3 – Supplemental Scoring Examples

The examples provided in this appendix are intended for educational purposes only and have been simplified in certain instances. They are designed to illustrate key concepts and should not be regarded as definitive or exhaustive.

The scenario-based examples demonstrate the process from asset-level scoring to property sub-type scoring. Note that an additional step is required to aggregate the scores across various property sub-types and countries into a single portfolio score but has been omitted for the purpose of simplicity. This final aggregation step uses the Gross Asset Value (GAV) of each property sub-type and country within the portfolio as a weighting factor to assign a final score per indicator.

Data Coverage Scoring

Consider 10 Residential: Multi-family Mid-rise USA assets with identical square footage (GFA) and all tenant-controlled with 100% ownership. 1 asset has full data coverage (100%), 9 assets have no data coverage (0%). Here below is a recalculation of the Energy Data Coverage Score of this portfolio.

Each asset included in the property sub-type have their data coverage benchmarked and scored separately. Out of 10 assets, 1 obtains a full score considering its data coverage of 100%, and 9 assets obtain a score of 0% considering their data coverage of 0. These asset-level scores are then aggregated at property sub-type / country level using assets' floor area and ownership as a weighting factor. This results in score achieved by the property sub-type / country of (100%*(1/10)) + (0%* (9/10)) * 8.5 = 0.85/8.5 points.

This same logic applies to the points relevant to water re-use and recycling performance.

Energy Performance

Energy efficiency

Determining eligibility for energy efficiency

The energy efficiency score is awarded to assets that meet the following criteria:

- Are classified as Standing Investments
- Have a full year (>= 355 days) of data availability
- Have vacancy rate lower than 20%
- Have an Energy Data Coverage (area x time) of 75% or more*
- Have an Energy Use Intensity (EUI) value that is lower than the corresponding threshold established by the ASHRAE Standard 100:2024**

For assets with Data Coverage (area x time) of 75% or more, the Energy Use Intensity (EUI) is calculated as:

Taking as an example an office building in Amsterdam:

#	Country	Property sub-type	Floor area (m2)	Vacancy rate	Data Coverage (area/time)	Energy Consumption (kWh)	Energy Intensity (kWh/m2)
GRESB office	Netherlands	Office: Corporate:	1,000	17%	100%	118,500	118.5

		High-Rise				

The asset's EUI is then compared to the corresponding threshold from ASHRAE Standard 100:2024. If the energy use intensity is lower than the threshold, the asset receives a score of 2.5 points.

#	Country	Property sub-type	Energy Intensity (kWh/m2)	ASHRAE 100:2024 threshold (kWh.m2)	Asset energy efficiency score
GRESB office	Netherlands	Office: Corporate: High-Rise	118.5	123.33	2.5 pts

Assets that are not eligible for an Energy efficiency score are assessed based on their Like-for-like performance.

Like-For-Like

Like-for-Like data Availability

Consider an office building in the Netherlands classified as a standing investment, with 100% data coverage for two consecutive reporting years, identical gross floor area (GFA) and 100% ownership.

Since this asset meets the eligibility criteria to demonstrate the existence of a like-for-like change (refer to the Reference Guide for details on like-for-like eligibility criteria), the asset will be awarded its corresponding fraction of available points, calculated as 1 × 0.5 = 0.5 points.

Like-for-Like Performance Improvement

Step 1: Calculate the year-on-year improvement for each asset

For each sub-space (e.g., common areas, tenant spaces landlord-controlled) within an asset, the like-for-like performance improvement score is calculated if it meets the following criteria for both current and previous reporting years:

- Data Availability covers the full year (>= 355 days)
- Data Coverage is positive
- Data Coverage is the same (within 1% error threshold)
- The asset is classified as Standing Investment

Increases in energy consumption compared to last year automatically receive a score of 0 points.

Here we show an example of an office building in Amsterdam, where we assume 100% ownership, full tenant-control, and that the entire floor area is eligible for inclusion in the calculation. The LFL performance improvement for this asset is:

#	Country	Property sub-type	Floor area (m2)	LY Consumption (kWh)	CY Consumption (kWh)	LFL performance improvement
GRESB office	Netherlands	Office: Corporate: High-Rise	1,000	120,920	118,500	-2%

Step 2: Calculate the Like-for-like Performance Improvement score at the asset level

The Like-for-like performance improvement score is calculated in comparison to the benchmark average corresponding to this asset.

#	Country	Property sub-type	Floor area (m2)	LY Consumption (kWh)	CY Consumption (kWh)	LFL performance improvement
GRESB office	Netherlands	Office: Corporate: High-Rise	1,000	–2%	–3%	1.2 points

Energy performance

Step 1: Calculate the Energy Performance score for each asset

Based on their eligibility, assets receive either an Energy efficiency or a Like-for-like score, which represents their Energy Performance score.

Step 2: Calculate the Energy Performance score at the Property Sub-type and Country level

At this step, the individual energy performance scores for each asset are combined to get an overall score for each property type and country group, weighted by the ownership and total area of each asset.

$$\text{Property sub}-\text{type \& country} = \frac{\sum \text{Energy Performance score} \times \%\text{Ownership} \times \text{Floor area}}{\sum \%\text{Ownership} \times \text{Floor area}}$$

Step 3: Calculate the Energy Performance score at the Portfolio level

The calculation uses the GAV of each property type and country group to weigh the final scores. Larger property sub-type and country groups will have a greater impact on the overall score.

$$\text{Portfolio level} = \sum \text{Property Sub-type \& Country score} \times \% \text{ of GAV}$$

Renewable Performance Scoring

Consider 10 Residential: Multi-family Mid-rise USA assets that with identical square footage (GFA) and 100% ownership. All assets have an identical energy consumption.

- In the prior year, 2 assets were entirely powered by renewable energy and 8 assets did not have any renewable energy.
- In the current year, one additional asset is half powered by renewable energy and 7 assets do not have any renewable energy.

Step 1: the % renewable energy is calculated for all assets for both the current year and the last year, resulting in the following values:

Last year: 100%, 100%, 0%, 0%, 0%, 0%, 0%, 0%, 0%, 0%.

Current year: 100%, 100%, 50%, 0%, 0%, 0%, 0%, 0%, 0%, 0%.

Step 2: the year-on-year improvement is calculated for all assets, resulting in the following values:

0%, 0%, 50%, 0%, 0%, 0%, 0%, 0%, 0%, 0%,

Step 3: asset-level year-on-year improvement values are then compared against a relevant benchmark distribution of assets within the same property sub-type and country to achieve an improvement score.

Out of the 10 assets, 1 achieves an improvement score of ~90%; 9 achieve an improvement score of 0. The performance score for each asset is then calculated by applying the above formula. For the one asset subject to a positive improvement score, the performance score is calculated as:

$[((100 + p) / 200) * (p / 100)] + [(100 - p) / 200] * i = [((100 + 50) / 200) * 50\%] + [(100 - 50) / 200] *90\% = 0.375 + 0.225 = 0.6$

As a result, the total number of points achieved by that asset in this section is 0.6 * 2 = 1.2 points. Other assets fully powered by renewable energy in the current year achieve a performance score of 2 points, and assets with no renewable energy achieve a performance score of 0.

Step 4: all asset-level performance scores are aggregated at the property sub-type / country (using assets' floor area as a weighting factor) of (1.2p*(1/10)) + (2p*(2/10)) + (0p*(7/10)) = 0.52 points.

This same logic applies to the points relevant to water re-use and recycling performance.

Building Certification Scoring

Consider 10 Residential: Multi-family Mid-rise USA assets with identical square footage (GFA) and all with 100% ownership. 1 asset has a 4-year-old (Time Factor of 50%) operational certification scheme (indicator BC1.2) covering 100% floor area and the scheme has a Validation Status Factor of 0.6 (Partial+).

Step 1: the aggregated certified % floor area per property sub-type /country is calculated:

1 certified asset floor area / 10 total asset floor area = 10% certified floor area aggregated at Property Sub-Type and Country level .

Step 2: Validation Status and Time Factor weights are incorporated:

When incorporating the Validation Status and Time Factor, this value becomes 10%*0.6*0.5=3%

Step 3: the adjusted % floor area certified is compared to a relevant benchmark group:

This aggregated % floor area certified (incorporating Validation Status and Time Factor) is then compared against a relevant benchmark, which results in a score achieved by the scheme for the property sub-type and country of ~15% (assuming the relevant benchmark average is 20%). Considering that no other scheme was reported in this property sub-type / country, the final score received is ~15%*8.5 = 1.28 points.

The resulting score is then added with the score of BC1.1 to calculate a total BC1 score which has a maximum of 8.5 points.

The above applies separately per indicator (BC1.1 and BC1.2), where the key metric used for scoring is the percentage of floor area certified (% floor area certified).