EVORA

Get to grips with GRESB

GRESB REAL ESTATE

GRESB INFRASTRUCTURE

Elevate your GRESB score with EVORA

Real asset investors face mounting pressure to adopt sustainable ESG practices and communicate progress transparently.

A strong GRESB score showcases your commitment to sustainability, attracting responsible investments and enhancing market reputation. It identifies ESG risks and mitigation measures for informed investment decisions. Benchmarking with industry peers not only sets sustainable targets but also enhances access to capital, as investors increasingly favour robust ESG practices. GRESB ensures compliance and bolsters climate resilience.

However, GRESB assessments are complex and resource-intensive, especially for diverse portfolios. Submissions require coordinated data collection and benchmarking with peers

EVORA streamlines your GRESB submission

As a key partner and GRESB leader, we keep you on track:

- Perform GRESB gap analysis based on assessment requirements.
- Evaluate ESG management practices: strategy, policies, disclosure, governance, risk management, and stakeholder engagement.
- Collect and analyse asset performance data using our ESG platform, SIERA.
- Assess performance in data coverage, risk, green building certification, and energy ratings.
- Upload your submission direct to the GRESB portal.
- Perform a post-GRESB review and develop a roadmap for improvement.

GRESB Powered by EVORA

180+ Total Fund Submissions to GRESB

$390+ bn Assets Under Management

10,694 Real Estate Assets

≈15% of all European Submissions

7% of all Global Submissions

EVORA Global Submissions Scored 4 or 5 stars

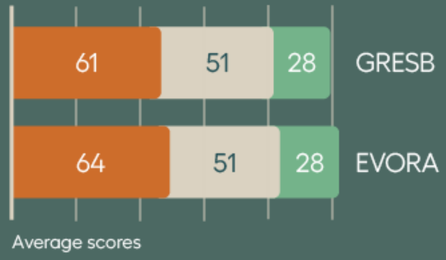
Fund Category

- 61% Core
- 30% Value Add
- 5% Opportunistic
- 4% Other

EVORA Global Submissions Scored 5 stars

Global and Regional Sector Leaders

Scoring Components



- Development
- Performance
- Management

Where can you improve your next GRESB score?

Third-party data assurance

Independent assurance can strengthen confidence in reported performance data and support GRESB scoring. EVORA works with trusted assurance partners to help clients complete this process efficiently.

Environmental Management System certification

Many participants already have environmental management processes in place but have not yet certified them. EVORA can support clients in formalising and certifying their EMS to help strengthen their GRESB management score.

Green building certification at scale

Green building certification remains an important opportunity within the GRESB performance module. EVORA supports clients with certification routes including Arc performance certificates, BREEAM and LEED, helping portfolios achieve certification at scale where appropriate.

Providing a variety of packages to suit your needs

GRESB Gap Analysis

A comprehensive review of your asset/fund's current position against GRESB survey requirements, helping you identify and implement targeted improvements for both Management and Performance components.

GRESB Performance Reporting Support

Use of our data management platform, SIERA, to aggregate and validate your GRESB data, with EVORA's expert review to optimise your score.

GRESB Full Reporting Support

A comprehensive submission support program, covering materiality assessment, data collection, GRESB portal upload, results review, and an improvement roadmap presentation

Looking ahead

Key Changes and Early Preparation

Scoring is moving from policy to performance

GRESB is reshaping how real assets are scored

By the 2028 Standard, real, measured asset outcomes — not written policies and procedures — will decide the majority of a fund's GRESB score.

Today

12%

of score tied to measured performance

→

Future standard

50%

of score tied to measured performance

38

scoring points reallocated away from policy & documentation, toward asset-level operational outcomes.

2026 is the year decisions get made. 2027 is the first reporting year the changes affect.

Five shifts already confirmed for 2027–2028

Performance over paperwork

17 common-practice indicators become prerequisites; up to 24 low-value, non-performance indicators removed.

Renewable energy quality tiers

Physical renewables and PPAs that create grid additionality will score higher than unbundled certificates.

Embodied carbon amplified

Asset-level upfront carbon reporting required in the Dev module from 2027, with measured (not estimated) data rewarded from 2028.

Building certifications re-graded

Recognised scheme list refreshed for 2027; certification grade expected to link directly to score.

Star ratings evolve

Sector, regional and thematic ratings (e.g. decarbonisation) planned, sharpening comparisons investors make.

Energy & GHG lead the queue

Initial ~25% scoring allocation to energy and GHG performance, with other topics phased in as methodologies mature.

Consultation: Spring 2026 → Standard approved: Oct 2026 → First affected reporting year: 2027 → Full effect: 2028

Turn the compliance risk into fund and asset value

Every action below closes a scoring gap opening in 2027 — and each one also delivers a return funds and asset managers already want.

Act now on	Delivers
Asset-level metering & data completeness	A defensible, audit-ready performance record — and the raw data next year's score will run on
Reliable like-for-like performance tracking	Early visibility of underperforming assets, before they show up as a scoring or valuation gap
Asset-level decarbonisation pathways	A credible, asset-by-asset story for investors and regulators, not a firm-level pledge that can't be tested
Higher-quality renewable procurement (PPAs, on-site)	Lower exposure to future scoring penalties, plus real hedge value against energy price and carbon cost risk
Linking capex plans to measured outcomes	Capital directed to the retrofits that actually move performance — and the score — rather than spend that only moves paperwork

The clients who start collecting this evidence in 2026 will report from a position of strength in 2027. The rest will be reacting.

Helping clients achieve and sustain GRESB leadership

Società Gasdotti Italia

Maintained 5-star performance

99/100 ★★★★★

- 1st among peers in 2025
- GRESB score rose 93 → 99
- Climate risk assessment strengthened resilience evidence

Published EVORA case study

TISHMAN SPEYER

Robust annual ESG programme

92/100 ★★★★★

- Top spot retained in peer group
- Top 4% of Core European Open-ended Non-listed funds
- 100% energy, water and waste coverage

Published EVORA case study

EFTEN CAPITAL

5-star rating, second year running

92/100 ★★★★★

- Score improved 88 → 92
- GRESB Green Star achieved
- Real Estate Sector Leader in four categories

Published EVORA case study

EVORA combines data quality, evidence curation and improvement roadmaps to sustain GRESB leadership

EVORA

Thank You

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