



GRESB Real Estate Assessment



The GRESB Real Estate Assessment is an ESG engagement and benchmarking tool for institutional investors, fund managers, companies and funds working in the real estate sector. The scope of the Assessment covers critical aspects of ESG performance through a standardized, globally applicable, reporting and benchmarking framework. The Assessment focusses on operational investments. The New Constructions & Major Renovations Aspect only applies to companies and funds undertaking these activities.

The GRESB Real Estate Assessment provides investors with actionable information and tools to monitor and manage the ESG risks and opportunities of their investments, and prepare for increasingly rigorous ESG obligations. Assessment participants receive comparative business intelligence on where they stand against their peers, a roadmap with the actions they can take to improve their ESG performance and a communication platform to engage with investors.

ASPECT	INDICATOR CODE	SUMMARIZED INDICATORS	WEIGHTING (%)	# EVIDENCE INDICATORS
Entity Characteristics	EC1 EC2 EC3 EC4	Name of entity Nature of ownership & strategy Reporting period Industry associations	0.0%	
Reporting Characteristics If applicable	RC1 RC2 RC3 RC4 RC5.1 RC5.2 RC6 RC-NC1.1 RC-NC1.2 RC-NC2.1 RC-NC2.2 RC-NC3	Reporting currency Economic size (Gross Asset Value) Reporting units Core business of entity Composition of portfolio – standing investments Reporting boundaries confirmation Countries/states of assets Composition of portfolio – construction projects Reporting boundaries confirmation Composition of portfolio – major renovations Reporting boundaries confirmation Countries/states of assets under NC or MR	0.0%	1

Management	MA1 MA2 MA3 MA4 MA5	ESG specific objectives Individual responsible for implementing ESG objectives Sustainability taskforce or committee Senior decision-maker accountable for ESG issues ESG factors in personnel performance targets	7.9%	3
Policy & Disclosure	PD1 PD2 PD3 PD4 PD5.1 PD5.2 PD6 PD7.1 PD7.2	Policies on environmental issues Policies on social issues Policies on governance issues Diversity of governance bodies & employees Disclosure of ESG actions and/or performance Third-party review of ESG disclosure Public commitment to ESG leadership Process for communication of ESG-related misconduct, penalties, incidents or accidents Involvement in ESG-related misconduct, penalties, incidents or accidents	9.4%	10
Risks & Opportunities	RO1 RO2 RO3.1 RO3.2 RO4 RO5 RO6 RO7	Procedures to facilitate the implementation of governance policies Governance/social risk assessment Social/environmental risk assessment in due diligence Asset-level social/environmental risk assessment on standing investments Technical building assessment Implementation of energy efficiency measures Implementation of water efficiency measures Implementation of waste efficiency measures	12.9%	7
Monitoring & Environmental Management Systems	ME1 ME2 ME3 ME4 ME5	Environmental Management System (EMS) Data management system (DMS) Energy consumption monitoring methods Water consumption monitoring methods Waste consumption monitoring methods	8.6%	1
Performance Indicators <i>(This section is completed by property type)</i>	PI1.0 PI1.1 PI1.2 PI1.3 PI1.4 PI2.0 PI2.1 PI2.2 PI2.3 PI3.0 PI3.1 PI3.2 PI3.3 PI3.4 PI4.0 PI4.1 PI4.2 PI5	Composition of floor area types & reporting at asset-level for energy Energy consumption data (data coverages, absolute & like-for-like) Energy intensity rates Renewable energy generated Third-party review of energy data GHG emissions collection method, reporting boundaries approach & reporting at asset-level for GHG GHG emission data (data coverages, absolute & like-for-like) GHG intensity rates Third-party review of GHG data Reporting at asset-level for water Water consumption data (data coverages, absolute & like-for-like) Water intensity rates Water reuse and recycling Third-party review of water data Reporting at asset-level for waste Waste emissions data (hazardous vs. non-hazardous) & proportion of waste by disposal route Third-party review of waste data Long-term reduction targets	25.2%	4

Building Certifications	BC1.1 BC1.2 BC2	Design/construction/renovation green building certifications Operational green building certifications Energy ratings	10.8%	
Stakeholder Engagement	SE1 SE2.1 SE2.2 SE3 <hr/> SE4.1 SE4.2 SE5.1 SE5.2 SE6 <hr/> SE7 SE8.1 SE8.2 SE9 SE10.1 SE10.2 <hr/> SE11.1 SE11.2 <hr/> SE12.1 SE12.2 SE13.1 SE13.2	<i>Employees</i> General & sustainability-specific trainings to employees Employee satisfaction survey Program to improve employee satisfaction Employee safety monitoring <hr/> <i>Suppliers</i> ESG-specific requirements in procurement processes Engagement with supply chain on ESG requirements Monitoring of property/asset managers' compliance with ESG requirements Monitoring of suppliers/service providers' compliance with ESG requirements Reporting of stakeholder grievances <hr/> <i>Tenants/Occupiers</i> Tenant engagement program on ESG issues Tenant satisfaction survey Program to improve tenant satisfaction Fit-out & refurbishment program for tenants on ESG Sustainability-specific requirements in lease contracts (green leases) Monitoring of sustainability-specific requirements <hr/> <i>Community</i> Community engagement program on ESG issues Monitoring of impact on community <hr/> <i>Health & well-being</i> Health & well-being promotion program – employees Measures to incorporate health & well-being for employees Health & well-being promotion program – through real estate assets Measures to incorporate health & well-being through real estate assets	25.2%	6

NEW CONSTRUCTIONS & MAJOR RENOVATIONS ASPECT (if applicable)

ASPECT	INDICATOR CODE	SUMMARIZED INDICATORS	WEIGHTING (%)	# EVIDENCE INDICATORS
New Constructions & Major Renovations	NC1 NC2 NC3 NC4 NC5.1 NC5.2 NC6 NC7.1 NC7.2 NC8 NC9 NC10.1 NC10.2 NC11 NC12.1 NC12.2 NC13 NC14	Sustainability strategy for NC&MR Sustainable site selection criteria Sustainable site design/development requirements Environmental and health attributes of building materials Green building rating standard alignments Green building certificates Minimum energy efficiency requirements On-site renewable energy Net-zero energy codes and/or standards Promotion of water conservation On-site solid construction waste management ESG requirements for contractors Monitoring of contractors & compliance with its ESG-specific requirements Promotion of occupant health and well-being Promotion of on-site safety Monitoring of safety indicators Assessment of socio-economic impact on the community Monitor the impact on the local community	N/A	10

RESILIENCE MODULE (OPTIONAL)

Resilience	RS1 RS2 RS3 RS4 RS5 RS6 RS7 RS8	Senior employee responsible for resilience Cross-departmental team or group on resilience Actively identify and engage stakeholders potentially impacted by social and environmental shocks and stressors Assess the vulnerability of its assets to social and environmental shocks and stressors Assess the vulnerability of its business operations to social and environmental shocks and stressors Resilience objectives and strategies Specific actions to promote resilience Examples that describe entities response to resilience events
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