



2021

Real Estate Assessment

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Introduction

About GRESB

Mission-driven and investor-led, GRESB is the environmental, social and governance (ESG) benchmark for real assets. We work in collaboration with the industry to provide standardized and validated ESG data to the capital markets. The 2020 real estate benchmark covers more than 1,200 property companies, real estate investment trusts (REITs), funds, and developers. Our coverage for infrastructure includes over 500 infrastructure funds and assets. Combined, GRESB represents USD 5.3 trillion in real asset value. More than 120 institutional investors, with over USD 28 trillion AUM, use GRESB data to monitor their investments, engage with their managers, and make decisions that lead to a more sustainable real asset industry.

For more information, visit gresb.com. Follow [@GRESB](https://twitter.com/GRESB) on Twitter.

Overview of GRESB Assessments

GRESB Real Estate Assessment

The GRESB Real Estate Assessment is the global standard for ESG benchmarking and reporting for listed property companies, private property funds, developers and investors that invest directly in real estate. The Assessment evaluates performance against three ESG Components - Management, Performance, and Development. The methodology is consistent across different regions, investment vehicles and property types and aligns with international reporting frameworks, such as TCFD, GRI and PRI.

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 to 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.

(Real Estate) Supplement: Nareit Leader in the Light

GRESB works in close collaboration with the National Association of Real Estate Investments Trusts (Nareit), a GRESB Industry Partner. NAREIT encourages its corporate members to complete the annual GRESB Real Estate Assessments, which, for the past seven years, has been the basis for their annual Leader in the Light Award competition. The Leader in the Light Awards are presented to REITs in eight property sectors: Diversified, Global (for non-U.S. companies), Health Care, Industrial, Lodging/Resorts, Office, Residential and Retail. If there are both large and small cap entries that meet the awards criteria in a given property sector, awards are presented to both the leading large and small cap companies. To participate in the Leader in the Light Award program, Nareit members must complete both the GRESB Real Estate Assessment and the Leader in the Light Supplement. Once all sections of the GRESB Real Estate Assessment are completed, including the Leader in the Light Supplement, participants are able to submit their entire submission which will automatically be included in the Leader in the Light Award competition.

GRESB Infrastructure Assessment

The GRESB Infrastructure Assessments are ESG engagement and benchmarking tools for institutional investors, fund managers, infrastructure companies and asset operators working in the infrastructure space. There are two complimentary GRESB Infrastructure Assessments: a Fund Assessment and an Asset Assessment. Both address critical aspects of ESG performance through a globally applicable and standardized reporting and benchmarking framework. The Fund Assessment is intended for infrastructure funds and portfolios of assets, while the Asset Assessment is meant to be completed by the individual underlying assets (portfolio companies). Both Assessments cover the full breadth of infrastructure sectors, including:

- Data infrastructure
- Energy and water resources
- Environmental services

- Network utilities
- Power generation x-renewables
- Renewable power
- Social infrastructure
- Transport

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

GRESB (Real Estate and Infrastructure) Public Disclosure

[GRESB Public Disclosure](#) evaluates the level of ESG disclosure by listed property companies and investment vehicles for an entire investable universe. The evaluation is based on a set of indicators aligned with the GRESB Real Estate and Infrastructure Assessments. It provides investors with a resource hub to access ESG disclosure documents across their full listed investment portfolio and make comparisons against an investable universe with full coverage.

GRESB Public Disclosure data is initially collected by the GRESB team for selected companies, including both 2020 GRESB Real Estate and Infrastructure Asset Assessment participants and non-participants. All data collected must come from publicly available sources, private documents are not accepted.

All constituents have the opportunity to review and update the data collected prior to it becoming accessible to GRESB Listed Investor Members. GRESB Public Disclosure consists of four Aspects: Governance of Sustainability, Implementation, Operational Performance and Stakeholder Engagement. Together, these Aspects contribute towards a Public Disclosure Level, expressed through an A to E sliding scale.

Impact of Covid-19 on the 2021 GRESB Real Estate Assessment

The GRESB Real Estate Assessment is developed in close collaboration with our governance groups (four regional Benchmark Committees and one global Advisory Board), who thoroughly discussed the options of properly reflecting the impact of Covid-19 on the 2021 data collection, benchmarking and scoring process.

While GRESB's governance groups recognize the significant impact Covid-19 has on the real estate industry, they also recognize that it will affect participants and their data differently (positively or negatively) based on a variety of conditions including their geography, occupancy, and asset classes included in their portfolios. As a global benchmark, these disparities make it challenging to account for Covid-19 in a way that is fair and applicable to all participants. For this reason, the input required by the GRESB Real Estate Assessment, as well as the scoring and benchmarking processes will remain stable in 2021.

We do recognize the need for clear communication and information about the portfolio's operations to support the 2021 results launch from participants. To that end, we will introduce an open text box in the Benchmark Reports for participants to use in their communication of results to investors.

The intention to keep the Assessment stable in 2021 also applies to the interpretation of performance data. While Covid-19 has impacted the ability of participants to collect data as well as assets' operational performance, the scoring approach of Data Coverage and LFL Change (%) in 2021 remains unchanged. In addition, the GRESB Outlier Model (see [Appendix 2a](#) of the Reference Guide) including the lower and upper soft thresholds for both LFL Change (%) and Intensities also remain unchanged in 2021. GRESB participants will be prompted to support outliers flagged at the asset-level if those exceed thresholds provided in [Appendix 2a](#) of the Reference Guide. Note that soft outliers are only flagged so that participants can check their input data and make corrections if necessary, and have consequently no direct impact on the GRESB scores. Finally, GRESB intends to conduct an analysis of those metrics for all property types post-submission and loosen soft outlier thresholds where necessary. The sole purpose of this analysis will be to ensure that the data points included in the benchmark are representative of the submitted data, and will consequently have no direct impact on participants' submissions.

Please refer to [Appendix 1](#) for more information on Assessment changes in 2021.

Assessment Structure

The Real Estate Assessment generates two benchmarks: The GRESB Real Estate Benchmark and the GRESB Development Benchmark.

The Real Estate Benchmark consists of participants completing both the Management and Performance Components and the Development Benchmark consists of participants completing both the Management and Development Components.

Real Estate Assessment Components

- The Management Component - measures the entity's strategy and leadership management, policies and processes, risk management, and stakeholder engagement approach, composing of information collected at the entity level.
- The Performance Component - measures the entity's asset portfolio performance, composing of information collected at the asset portfolio level. It is suitable for any real estate company or fund with operational assets.
- The Development Component - measures the entity's efforts to address ESG-issues during the design, construction, and renovation of buildings. This component is suitable for entities involved in new construction (building design, site selection and/or construction) and/or major renovation projects, with on-going projects or completed projects during the reporting year.

GRESB does not require participation in any of the Assessment Components. However, if the entity does have both standing investments and development projects and considers itself both an operator of buildings and involved in development activities, it is highly recommended to participate in both benchmarks. As a result, participants will receive two GRESB Scores, two Benchmark Reports, two peer groups, etc. capturing how the entities approach their respective activities in both benchmarks.

The role of the GRESB benchmark

GRESB's global benchmark uses a consistent methodology to compare performance across different regions, investment vehicles, and property types. This consistency, combined with our broad market coverage, means our members and participants can apply a single, globally recognized ESG framework to all their real estate investments.

GRESB results provide a practical way to understand ESG performance and communicate it to investors and other stakeholders. GRESB provides overall scores of ESG performance - such as the GRESB Score and GRESB Ratings - as well as detailed aspect-level and individual indicator-level assessments of performance. The key to analyzing GRESB data is in peer group comparisons that take into account country, regional, sectoral and investment type variations. This richer analysis enables fund managers and companies to understand their results in the context of their investment strategies and communicate this to their investors.

GRESB is committed to facilitating the use of its ESG metrics in investment decision-making processes and encouraging an active dialogue between investors, fund managers and companies on ESG issues. GRESB updates its Investor Member Guidance on an annual basis to assist GRESB Investor Members in their engagement with managers.

Participation Fees

The Assessment participation fee applies to all GRESB Assessments. Participants are able to complete only one component (Management, Performance, or Development), and the standard participation fee will be applied regardless of the number of submitted components.

Other products and services (e.g. Response Checks, Review Period, Customized Benchmark Reports, etc.) are not bundled with the Assessment participation fee. This allows participants to select only those products and services they require.

Additional information about the 2021 participation fee is available [here](#).

Timeline and Process

The Assessment Portal opens on April 1, 2021. The submission deadline is July 1, 2021 (23:59:59 PST), providing participants with a three-month window to complete the Assessment. This is a fixed deadline, and GRESB will not accept submissions received after this date. GRESB validates and analyzes all participants' Assessment submissions.

In 2020 GRESB introduced a new Review Period in the Assessment Cycle to further strengthen the reliability of the Assessments and benchmark results. The Review Period will start on September 1, when preliminary individual GRESB results will be made available to all participants and run for the month. During the Review Period, participants will be able to submit a review request to GRESB using a dedicated form (see [Appendix 4b](#)). The final results will be launched to both participants and Investor Members on October 1. Public Results events and other results outputs will be rescheduled to October and November in order to accommodate the September Review Period.

For more information on the Review Period see [Appendix 4a](#).

For more information about the 2021 Assessment timeline, click [here](#).

Response Check

A [Response Check](#) is a high-level check of a participant's submission. The Response Check is carried out by GRESB's third party validation provider [SRI](#) and features a careful review of your Assessment response followed by a 1-hour discussion call. It can be particularly useful for first time participants.

The Response Check does not exclude the participant from any element of the validation process, nor does it guarantee a better GRESB score. It is intended to ensure that no important details have been overlooked in the submission and provides the opportunity to ask for additional guidance and clarification on the GRESB Assessment indicators. The Response Check helps reduce errors that may adversely impact Assessment results and identifies inconsistent responses and incorrect answer formats.

The Response Check is available for request from April 1 to June 1, 2021 (11:59:59 p.m., PST) subject to resources availability. We strongly encourage participants to place their request as early as possible. You can request a Response Check in the portal, at any time after you start an Assessment. At the time of request and after payment, you will be prompted to schedule a time for a 1 hour call with 1-2 staff from the Response Check team. Make sure your Assessment is complete at least 1 week before the call so that the Response Check team has sufficient time to review your Assessment before the call. If your Assessment is not complete at the time of review, the Response Check team will only review completed indicators.

Guidance & Support

The Assessment Portal includes indicator-specific guidance, available under the "Guidance" tab that explains:

- The intent of each indicator;
- The requirements for each response;
- The type of validation that applies;
- Basic scoring information and the number of points available;
- Explanation of any terminology used;
- References to any third-party documents.

In addition to the guidance in the Portal, each Assessment is accompanied by a Reference Guide. The Reference Guide provides introductory information on the Assessments and a report-format version of the indicator-by-indicator guidance that is available under the Guidance tab in the Portal.

GRESB works with a select group of Partners who can help participants with their Assessment submission. To learn more about the services offered by GRESB Partners, take a look at our [Partner Directory](#).

Participants are able to contact the [GRESB Helpdesk](#) at any time for support and guidance.

GRESB Assessment Training Program

GRESB Real Estate Assessment Training is designed to help participants, potential participants and other GRESB stakeholders (managers, consultants, data partners) improve their ESG reporting through the GRESB Real Estate Assessment.

GRESB has provides a [free online training platform](#) in 2021. The training courses are modular and self-paced, walking participants through the various aspects of the Assessments, and providing detailed examples and tips for a successful submission.

Access to Data

Data is submitted to GRESB through a secure online platform and can only be seen by current GRESB Staff or authorized personnel from GRESB's third-party validation provider SRI. GRESB benchmark scores are not made public. For listed entities, the entity name is disclosed on the GRESB website. For non-listed entities, the fund manager's name is disclosed.

Access to Assessment results

Data collected through the GRESB Real Estate Assessment is only disclosed to the participants themselves and:

- In the case of non-listed property companies and funds, to GRESB Investor Members that are investors in the company or fund, using GRESB's Data Access Request Tool in the online GRESB Portal. GRESB Investor Members must request access to a non-listed participant's benchmark scores, allowing the participant the control to either accept or deny this request;
- In the case of listed real estate companies, to all GRESB Investor Members that invest in listed real estate securities.

No other third parties will see the data. GRESB Investor Members must request access to a participant's Benchmark results and scores, allowing the participant the control to either accept or deny this request.

Access to uploaded evidence

Documentation provided as evidence can be made available to GRESB Real Estate Investor Members on a document by document basis. Each uploaded document has a checkbox (with the default set to 'not available') which, when selected by the participant, makes this evidence available to all investors with access to that entity. It is not possible to choose a subset of investors which you would like to share the documents with.

Access to peer group results:

GRESB provides an opt-in option that will disclose the entity's name (public) or fund manager's name (private), as well as the scores for the different Components, to participants in the peer group that also opted to disclose their name and Component scores.

As a default, GRESB does not disclose a participant's data to other participants. For listed entities, the entity name is disclosed in the Benchmark Report, as well as the entity names of listed peer group constituents. For non-listed entities, only the fund manager's name is disclosed, as well as the fund manager's name of private peer group constituents.

Access to asset-level data:

The 2021 Assessment requires participants to report the Energy, GHG, Water, Waste, Building Certifications efficiency measures at the asset level. This asset-level data provided to GRESB is strictly confidential and will only be used to check and validate the aggregated portfolio performance data. It will not be passed on to any external party, be it investors or others, in any way that allows the data to be traced back to the asset, without the explicit consent of the participant.

GRESB has developed a number of tools to assist participants with the collection and aggregation of asset-level data that is required to complete certain aspects of the Assessment. Property companies and funds are encouraged to use the asset level tools to streamline data flows, and to increase data quality. The asset-level data provided to GRESB is strictly confidential and will only be used for aggregation to portfolio level. No individual asset level information will be disclosed to participants' investors.

Asset-level data will be used in an aggregated form, and non-traceable manner, in the following ways:

- to inform the aggregated statistics at a portfolio level used in the Benchmark Report of the participant
- to inform the aggregated comparison group analytics at the asset level to be shared with the participant and

- to inform the development of statistical models to evaluate building performance

The main driver for asset level reporting is to improve investor confidence in data quality. In addition, it enables us to provide participants with additional insights into the impact of their ESG programs, the basis for and paves the way for more tailored assessments in the future.

GDPR compliance:

GRESB is fully compliant with GDPR. The GRESB Privacy Statement can be found [here](#). We also have specific internal policies, such as our Data Breach Policy and our Data Protection Policy, related to GDPR that we cannot share externally for security reasons. Please note that asset level data does not fall under the incidence of GDPR because it does not contain any personal data.

Cybersecurity:

GRESB's data security measures and systems have been reviewed by an external expert and no issues were flagged. The GRESB website and the GRESB Portal are fully HTTPS/TLS encrypted. GRESB has strict and extensive policies on data security that cannot be shared externally for security reasons. GRESB's public policies can be accessed [here](#).

Grace Period

First year participants can submit the Assessment without providing GRESB Investor Members with the ability to request access to their results. This is referred to as a "Grace Period".

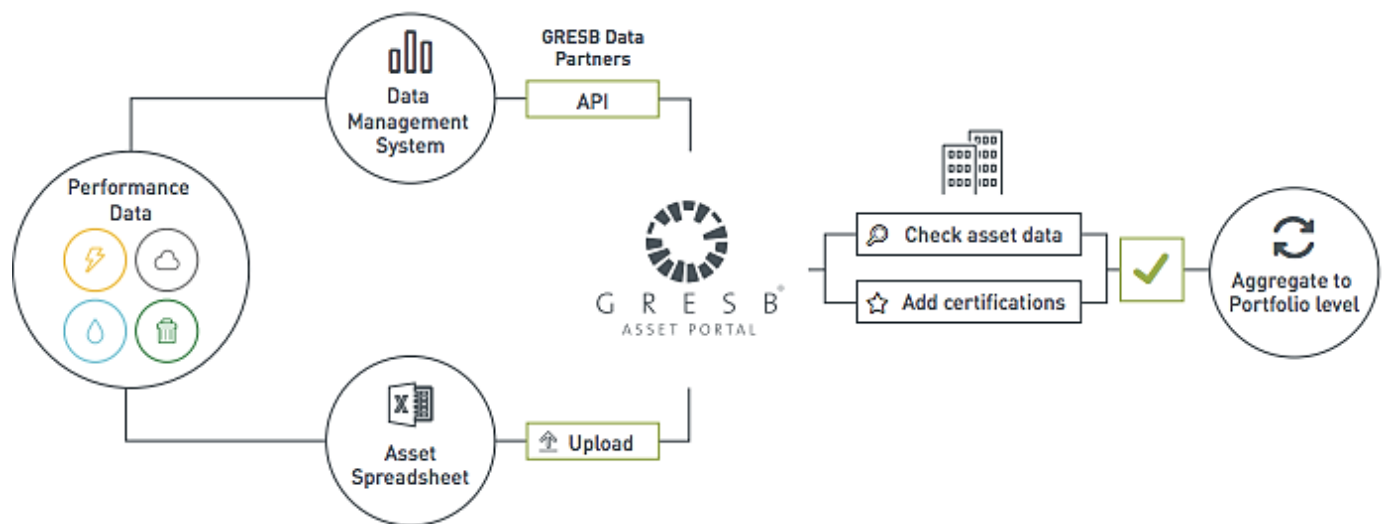
First year participants wishing to report under the Grace Period can select the option on an entity-by-entity basis from the settings section in the Assessment Portal. Participants who select the "Grace Period" option can decide to unselect the option following receipt of their results. The Grace Period is not available in the second year of participation, regardless of whether it was used in the first year or not.

The "Grace Period" allows participants a year to familiarize themselves with the GRESB reporting and assessment process. The names of participating entities are still visible during the Grace Period, but GRESB Investor Members will not be able to request to see their results.

Participant Tools

The GRESB Assessment Portal has the following tools and functionality to help ensure an efficient and accurate submission:

- **Template tool:** Participants can use the template to store and share question responses that are identical across multiple participating entities. Members can access the sharing template via the GRESB Portal.
- **Assessment access tool:** A participating property company or fund manager can invite colleagues, advisors and consultants to register in the Portal to assist with the submission of data to GRESB.
- **Document library:** Uploaded documents are stored in a participant's document library, which remains accessible after you submit your response. The library is entity-specific and includes documents that were already uploaded since 2014. The Portal allows participants to upload multiple documents as evidence per indicator, eliminating the need to merge different documentation into one file.
- **Prefilling:** Entities that participated in the GRESB Assessment in 2020 will have certain indicators prefilled in their 2021 Assessment response. Indicator-specific guidance includes details on prefilling and changes from the 2020 Assessment. Always review prefilled responses and evidence before submitting the Asset Assessment. Evidence should apply to the reporting year listed in the Entity Characteristic section.
- **Asset-level data tools:** GRESB has developed a number of tools to assist participants with the collection and aggregation of asset-level data that is required to complete indicators from the Performance Component.
- The Portal has real-time error detection systems and warnings.



The tools are designed to streamline data flows and increase data quality.

- Application Programming Interface (API): This tool is available through an increasing number of data providers. It allows participants to seamlessly feed information from a data provider's data collection system to the GRESB Portal, automatically completing some of the indicators in the Performance Component. The full list of data partners can be found on our website: [Real Estate Data Partners](#).
- GRESB Asset Spreadsheet: Participants who do not have access to the Automated Data Feed can upload asset data to the GRESB Asset Portal using the [Asset Spreadsheet](#). Please check the Asset Portal Guide for more information.

In 2021, participants can use the online GRESB Asset Portal or a data partner system to upload asset-level data for the following indicators:

- Performance: Reporting Characteristics: R1.1 and R1.2
- Performance: Risk Assessment: RA2, RA3, RA4, and RA5
- Performance: Energy (EN1), Performance: GHG Emissions (GH1), Performance: Water (WT1), and Performance: Waste (WS1)
- Performance: Building Certifications BC1.1, BC1.2, and BC2
- Development: Reporting Characteristics: DR1.1 and DR1.2

GRESB Real Estate Assessment and Reference Guide Structure

Allocation to E, S, G

Each indicator is allocated to one of the three ESG dimensions (E- environmental; S- social; G- governance):

- E – indicators related to actions and efficiency measures undertaken in order to monitor and decrease the environmental footprint of the portfolio;
- S – indicators related to the entity's relationship with and impact on its stakeholders and direct social impact of its activities;
- G – indicators related to the governance of ESG, policies and procedures, approach to ESG at entity level.

The score breakdown by the E, S, G dimensions within each component is presented below.

	E	S	G
Management	0%	35%	65%
Performance	89%	11%	0%
Development	73%	21%	6%

Assessment indicator structure

Every indicator in the 2021 Assessment can be answered with 'Yes' or 'No' and in some cases with 'Not applicable'. If 'Yes' is selected, the participant has the option to further classify the response by selecting one or more sub-options.

Participants should select all sub-options that accurately describe the entity and for which the entity can provide evidence. If 'No' or 'Not applicable' is selected, the participant may not select any additional sub-options. "A Not Applicable" answer is interpreted and scored in the same way as a "No" and will yield 0 points. Each indicator displays the corresponding 2020 indicator, or 'NEW' if the indicator has been added in 2021. This is also reflected in the guidance notes for every indicator.

Evidence

Selected indicators in the Assessment require supporting evidence. Evidence is information that can be used to validate the overall answer to the indicator and support the additionally selected criteria.

GRESB does not have a prescriptive standard for evidence, rather the expectation is that a validator with reasonable domain expertise can review the evidence and find support for the overall indicator response and selected answer options. This means that the uploaded evidence must clearly reference the answer options selected by the participant. The evidence must not require extensive interpretation or inference, and participants are strongly encouraged to provide the simplest evidence that supports their claim.

- Permitted number of uploads: GRESB allows the upload of multiple documents as evidence per indicator. This helps to ease the reporting burden by eliminating the need to merge different documentation into one file. If the information is part of a larger document that the participant does not wish to disclose in its entirety, they can extract the relevant parts. However, the documents must contain sufficient information to ensure the requirements of the indicator have been met.
- [GRESB Evidence Cover page](#): This document may be used as a standalone document, or as a cover page for uploaded evidence. This template allows for easier identification of relevant information for each answer option selected within an indicator. For indicators that are subject to manual validation, it is highly recommended to use the cover page to identify where each selected issue from an indicator is located in the evidence uploads. It is the responsibility of the reporting entity to provide clear and concise information that can be easily found and understood by the validator. The validator will reject claimed answers or selected answer options not supported by clear evidence.

- Redacted documents: Participants may redact documents. However, they must contain sufficient information to validate the indicator response. Rewritten summaries of documents must be on the entity's letterhead and contain enough information to validate your question response.
- Optional evidence sharing with investors: GRESB uses uploaded documents for validation purposes. GRESB allows the functionality to make the documentation provided as supporting evidence available to investors on a document by document basis. Each uploaded document will have a checkbox (with the default set to 'not available') which, when selected, will make this evidence available to investors. Once this checkbox is selected, the document will be available to all investors. It is not possible to choose a subset of investors which you would like to share the documents with.
- Upload library: Uploaded documents are stored in a participant's document library, which remains accessible after you submit your response. The library is entity-specific and includes documents that were already uploaded since 2014.
- Previously accepted evidence: Uploaded evidence that was accepted in previous Assessment submissions might not be accepted in following submissions. Enhanced validation checks and/or a change in the level of validation (see "GRESB Validation Process") may result in different validation outcomes. In order to be accepted, the provided evidence must meet the requirements as stipulated in this Reference Guide.

Hyperlink

If a hyperlink (or deep link) is provided, ensure that the relevant page can be accessed within two steps. Ideally, the landing page should contain all the information needed to validate the answer. In order to qualify as valid supporting evidence, the evidence provided must demonstrate the existence of the relevant topic relating to each of the criteria selected. The participant has the obligation to ensure that the hyperlink is functioning. Broken links are the responsibility of the participant and will be interpreted as the absence of evidence. Hyperlinks can only be provided if indicated. In all other instances, the actual document should be uploaded. Hyperlinks in uploaded documents will not be checked.

Language

Your Assessment response must be submitted in English. Documents uploaded as supporting evidence do not need to be entirely translated. However, for evidence provided in languages other than English, a thorough summary sufficient to convey the requirements have been met is required for validation purposes. Participants may make use of the open text box to provide the document(s) summary. In addition, each selected issue must be identified in the evidence uploads by providing page number and exact location such as paragraph, clause, sentence, bullet number, etc.

GRESB intends to translate the 2021 GRESB Real Estate Assessment into Japanese. For other languages, the GRESB Assessment Portal can be translated by using "Google translate" via the Google Chrome web browser. This applies to the Assessment Portal, guidance notes, and online version of the Reference Guide.

How to use Google Translate:

1. On your computer, open Chrome.
2. Go to the web page you wish to translate in another language.
3. At the top, click the Translate icon.
4. Chrome will translate the web page this one time.

Turn translation on

You can control whether Chrome will offer to translate web pages.

1. On your computer, open Chrome.
2. At the top-right, click : >Settings.
3. At the bottom, click Advanced.
4. Under 'Languages', click Language.
5. Tick or untick 'Offer to translate pages that aren't in a language you read'.
6. If the page is not yet being translated to your language, click on the Translate icon again, select "options", and make sure your "Translation language" is not set to something else. If it is, change it to the desired language for translation.

Disclaimer

Please note that not all text may be translated accurately or be translated at all. GRESB is not responsible for incorrect or inaccurate translations. GRESB will not be held responsible for any damage or issues that may result from using Google Translate.

Open text boxes

Over the years, the number of scored open text boxes has been reduced to zero in an effort to shift focus from management to performance. Open text boxes are now only used for reporting purposes and to provide additional context for a subset of indicators. Note that the contents of the open text boxes are included in the GRESB Benchmark Report.

“Other” answers

Many indicators offer the opportunity to provide an alternative answer option (‘Other’). These other answers must be distinct from the options listed in the question. It is possible to add multiple other answers, however scores will not be aggregated. All Other answers are validated as part of the data validation process.

Indicator-specific guidance

The indicator-specific guidance contains:

- Per aspect: An overview which summarizes (a) the intent of the aspect and (b) the content of the section;
- Per indicator: An overview which indicates (a) the intent of the indicator, (b) which of the three GRESB components it is allocated to, (c) the maximum number of points, (d) which of the E, S or G categories it is allocated, (e) applicable terminology (f) requirements for a well structured response, (g) validation requirements (h) scoring elements and (i) any applicable supporting materials, examples or references.

Reporting year

Answers must refer to the reporting year identified in EC4: Reporting year in the Real Estate Assessment, unless the indicator specifies otherwise.

A response to an indicator must be true at the close of the reporting year; however, the response does not need to have been true for the entire reporting year. For example, if a policy was put in place one month prior to the end of the reporting year, this is acceptable, it need not have been in place for the entire reporting year. GRESB does not favour the use of calendar year over fiscal year or vice versa, as long as the chosen reporting year is used consistently throughout the Assessment.

Reporting entity

Answers must be applicable to the entity level. When a participating entity is part of a larger investment management organization or group of companies (the ‘Organization’), GRESB participants should use the open text box to explain how the answers apply to the entity.

In the GRESB Terms and Conditions, the term ‘Participating Portfolio’ refers to a ‘(Reporting) Entity’ as used in the in the GRESB Assessments, Guidance materials (e.g., Reference Guides and Scoring documents), GRESB Products (e.g., Benchmark Reports and PAT), the GRESB Portal, and in GRESB Training materials.

Scoring Methodology

The 2021 Real Estate Assessment is structured in three components: Management, Performance and Development:

Each Component is divided into Aspects; aspects comprise of individually scored indicators. This Reference Guide provides detailed insight into the points available for each indicator, and the weighting of Assessment aspects. The information in this section provides additional context. Points per indicator are decided by GRESB in advance of the Assessment opening for responses. Indicator scoring goes through a three-stage review process based on GRESB’s rules, principles and guidelines.

Points Per Indicator

For indicators where you can select one or more answers, GRESB awards points cumulatively for each individual selected answer and then aggregates to calculate a final score for the indicator. For many indicators, this final score is capped at a maximum, which means that it is not necessary to select all answers in order to receive full points. This scoring mechanism allows the diversity among property companies and funds and the variety of their sustainability-oriented activities to be reflected. Supporting evidence and open fields for which participants select 'other' answers, are manually validated. Points are awarded based on the validity of the response.

Scoring Model

The scoring model is based on an automated system, which uses a technology platform designed for GRESB by a third party that specializes in data analysis software development. The scoring is completed without manual intervention after data validation has been completed.

The sum of the scores for each indicator adds up to a maximum of 100 points. The maximum score for each aspect is a weighted element of the overall GRESB Score. GRESB takes into account the unique characteristics of different property types, not only in benchmarking absolute scores, but also in the scoring of a selection of indicators. A selection of indicators is scored based on each portfolio's main property types – this holds specifically for the Energy, GHG, Water, Waste and Building Certifications indicators.

The max Overall Score = 100, corresponding to 100 points, can be obtained as follows:

- Management Component = 30 points
- Performance Component = 70 points
- Development Component = 70 points

Component	Aspect	# Points	% Component	% Overall Score
Management	Leadership	7	23%	7%
	Policies	4.5	15%	5%
	Reporting	3.5	12%	4%
	Risk Management	5	17%	5%
	Stakeholder Engagement	10	33%	10%
Total		30	100%	30%
Performance	Risk Assessment	9	13%	9%
	Targets	2	3%	2%
	Tenants & Community	11	16%	11%
	Energy	14	20%	14%
	GHG	7	10%	7%
	Water	7	9.5%	7%
	Waste	4	5.5%	4%
	Data Monitoring & Review	5.5	8%	6%
	Building Certifications	10.5	15%	11%
Total		70	100%	70%
Development	ESG Requirements	12	17%	12%
	Materials	6	9%	6%
	Building Certifications	13	19%	13%
	Energy	14	20%	14%

	Water	5	7%	5%
	Waste	5	7%	5%
	Stakeholder Engagement	15	21%	15%
	Total	70	100%	70%

The GRESB Real Estate Benchmark consists of participants completing both the Management and Performance Components. The GRESB Development Benchmark consists of participants completing both the Management and Development Components. While each Component determines an individual score (ie: Management Component Score, Performance Component Score, Development Component Score), the GRESB Scores and GRESB Ratings only apply to entities completing all relevant Components for their portfolios. The possible combinations are set out below and illustrated in the diagram that follows:

A: Portfolios with only standing investments submit:

- Management and Performance Components to receive a GRESB Standing Investments Benchmark Report including a GRESB Score and a GRESB Rating
- GRESB Score = Management Component Score + Performance Component Score

B: Portfolios with only development projects submit:

- Management and Development Components to receive a GRESB Development Benchmark Report including a GRESB Score and a GRESB Rating
- GRESB Score = Management Component Score + Development Component Score

C: Portfolios with both standing investments and development projects submit:

- Management, Performance and Development Components to receive two Benchmark Reports:
- Standing Investments Benchmark Report including a GRESB Score and a GRESB Rating; and
- Development Benchmark Report including a GRESB Score and a GRESB Rating
- GRESB Score = Management Component Score + Performance Component Score
- GRESB Score = Management Component Score + Development Component Score



The detailed scoring methodology as applied to each indicator is available [here](#) and can be accessed by participants via the Assessment Portal on April 1, 2021. This is shared for information purposes in an effort to increase transparency around the Assessment, Methodology and Scoring processes. GRESB reserves the right to make edits to this document during the scoring and analysis period preceding the 2021 results launch.

Evolution of scores

Along with splitting the Assessment into Components in 2020, the overall emphasis will move, over the next four years, from the current emphasis on management and transparency to greater emphasis on performance. This will occur through three main mechanisms:

1. Scoring of Performance Indicators will move from a focus on reporting and transparency to actual performance with asset-level reporting now mandatory. Note that at the moment, most indicators in the Performance Component are actual performance metrics. For example, data coverage or data quality indicators are not metrics of performance, but they recognize data availability, crucial for measuring true performance.
2. At the same time, Performance Indicator metrics will be standardized to provide for better comparisons and higher quality data. These metrics will allow appropriate absolute and relative comparisons to be made and reward actual performance (utilising intensity metrics, performance against suitable targets and/or year on year improvements).
3. As the weighting emphasis moves, we will thin out some of the indicators in the Management Component, retaining those that add the most value (e.g. where they differentiate participants; investors have most interest; the metrics are easy to report, measure, and validate; and the score weighting remains significant).

It is important that the aspect weights accurately reflect investor preference as it is precedent setting and a baseline for future improvements in scoring.

GRESB Rating

The GRESB Rating is an overall measure of how well ESG issues are integrated into the management and practices of companies and funds. The rating is based on the GRESB Real Estate Score and its quintile position relative to the GRESB universe, with annual calibration of the model. It is calculated relative to the global performance of all reporting entities - property type and geography are not taken into account. In this way the GRESB Rating provides investors with insight into the differentiation of overall ESG performance within the global property sector. If certain regions systematically perform better, they will on average have higher-rated companies and funds. If the entity is placed in the top quintile, it will have a GRESB 5-star rating; if it is in the bottom quintile, it will have a GRESB 1-star rating, etc.

Entities with more than 15 points (or 50%) in Management and 35 points (or 50%) in Performance OR 15 points (or 50%) in Management and 35 (or 50%) points in Development will receive the Green Star designation, highlighted through a distinctive markup in the Scorecard and Benchmark Reports.

Entity categorization

A pre-set threshold determines an entity's geographic location and property type:

- The threshold for property type categorization is set at 75 percent of the Gross Asset Value (GAV). This means that based on GAV, 75 percent or more of the Portfolio must be comprised of a single property type. If a participant does not reach the threshold for categorization in a specific sector, it is assigned to the "diversified" category. A participant will be assigned to one of these diversified property type subcategories, where the combination of the two property types is at least 75 percent of GAV.
- GRESB assigns participants to a geographic category using a four-tier system: country, sub-region, region and global. The threshold for assigning a geographic category is set at 60 percent of GAV. The country, subregion, region are defined using the UN country classification guidelines available [here](#). The four-tier systems works as follows:
 - Country: Based on GAV, 60 percent or more of the portfolio must be allocated to a single country;
 - Sub-region: If a participant does not reach the threshold for assignment to a specific country, where possible, it is instead assigned to a sub-region, meaning that 60 percent or more of the portfolio must be allocated to that sub-region. The sub-regional categories are: Northern America, Latin America and the Caribbean, Eastern Asia, Southern Asia, South-Eastern Asia, Western Asia,

Australia and New Zealand, Southern Europe, Eastern Europe, Northern Europe, Western Europe, or Sub-Saharan Africa;

- Region: If a participant does not reach the threshold for assignment to a sub-region, where possible, it is instead assigned to a region, meaning that 60 percent or more of the portfolio must be allocated to that specific region. The regional categories are Africa, Americas, Asia, Europe, or Oceania;
- Super-region: The only super-region used is Asia Pacific, grouped from Asia (code 142 in the UN classification) and Oceania (code 009 in the UN classification)
- Global: If a participant does not reach the threshold for assignment to a region, it is assigned to “globally diversified”.

Peer group allocation

Each participant is assigned to a peer group, based on the entity’s legal structure (public/private), property type and geographical location. To ensure participant anonymity, GRESB will only create a peer group if there is a minimum of six peers in the group.

Peer group assignments do not affect a company/fund’s score, but determine how GRESB places an Assessment participant’s results into context.

The goal of the peer group creation process is to compare participants who share as many characteristics as possible, while:

- Maintaining a minimum threshold of 6 and
- Having less than 50% of the participants in the group from the same fund manager.

Each participant can be part of multiple peer groups, but can only have one active peer group. The active peer group is displayed in the participant’s Benchmark Report. This means that participant A can be in the active peer group of participant B, without participant B being in the active peer group of participant A. The practical consequence of this is that A will be displayed in the Benchmark Report of B under “Peer Group Constituents”, while B will not be displayed in the Benchmark Report of A.

The peer group composition is determined by a simple set of quantitative rules and provides consistent treatment for all participants. If the peer group is too small or has too many participants with the same fund manager, we eliminate filters until we have a valid peer group. There are two ways in which the filter can be widened:

- Dropping a characteristic entirely (e.g. ignoring a participant’s nature of ownership: listed / non-listed / government)
- Using a more general version of the characteristic (e.g. filtering on the portfolio’s region, not country)

The system attempts to find the best peer group based on the criteria presented above. For more information about the peer group allocation methodology, see [Appendix 3b - Peer Group Allocation Methodology](#).

Peer group disclosure

For public companies, the entity name of the peer group constituents is disclosed in the Benchmark Report. For private entities, only the fund manager’s name of the peer group constituents is disclosed. GRESB provides an opt-in option that discloses the entity’s name (listed) or fund manager’s name (private), as well as the scores for the two components (Management + Performance or Management + Development). However, this is only disclosed to participants in the peer group who also opted to disclose their name and component scores.

Customized Benchmark Reports

Participants who would like to be compared against a different peer group than the one assigned by GRESB can request a Customized Benchmark Report ([click here for details](#)). The GRESB Customized Benchmark Report provides advanced analytics through alternative indicator-level performance comparisons and rankings based on a self-selected peer group. It builds on the detailed insights you can draw from the standard Benchmark Report and adds additional flexibility to understand your relative performance in the market.

GRESB Data Validation Process

Data validation is an important part of GRESB's annual benchmarking process. The purpose of data validation is to encourage best practices in data collection and reporting. It provides the basis for GRESB's continued efforts to provide investment grade data to its investor members.

GRESB validation is a check on the existence, accuracy, and logic of data submitted through the GRESB Assessments. The validation process includes both automatic and manual validation.

Automatic validation is integrated into the portal as participants fill out their Assessments, and consists of errors and warnings displayed in the portal to ensure that Assessment submissions are complete and accurate.

Manual validation takes place after submission, and consists of document and text review to check that the answers provided in Assessment are supported by sufficient evidence. The validation rules and process are set and overseen by GRESB but the validation is performed by our third-party validation provider, SRI.

SRI Quality System Registrar (SRI) provides third-party validation services for GRESB. SRI is an accredited, independent certification body, and its subject matter experts will conduct the independent assessments of self-reported ESG data in the GRESB manual validation process.

For more information about the 2021 Validation Process, see [Appendix 2a - 2021 GRESB Validation Process](#).

Validation issues: queries and disputes (Review Period)

Participants with questions on individual validation decisions can contact the [GRESB Helpdesk](#).

In 2020, GRESB introduced a new Review Period (see [Appendix 4a](#) for more information) in the Assessment Cycle to further strengthen the reliability of our Assessments and benchmark results. The Review Period will start on September 1, when preliminary individual GRESB results will be made available to all participants and run for the month. During the Review Period, participants will be able to submit a review request to GRESB using a dedicated form. The final results will be launched to both participants and Investor Members on October 1. Public Results events and other results outputs will be rescheduled to October and November in order to accommodate the September Review Period.

Participants who want to communicate specific points on the results presented in the Benchmark Report can use the "Respondent score comments" field – this will be seen by investors



For a complete interpretation of the validation decisions in the Assessment, participants can request a Results Review. For more information about the Results Review, click [here](#).

Reporting Scope and Boundaries

GRESB requires property companies and funds to report on their whole portfolio, including both Landlord Controlled and Tenant Controlled areas (see below).

The Annual GRESB Assessment includes all assets that are held during the reporting year, including those that have been sold or purchased. For these assets, ESG data is reported for the period of time that the assets

were part of the portfolio. This enables us to deliver the standardized and comparable assessment of portfolio-level ESG performance that the market is seeking. However it is also worth noting that in addition to simple overall scores of ESG performance - such as the GRESB Real Estate Score and GRESB Ratings - we provide detailed aspect-level and individual indicator-level assessments of performance. This richer analysis, further complimented by peer group benchmarking, enables managers to understand their results in the context of their investment strategies and communicate this to their investors.

Joint ventures

GRESB requires property companies and funds to report on their whole portfolio, including both Landlord Controlled and Tenant Controlled areas (see below for specific guidance), but excluding vacant land, cash, ground leases or other non-real estate assets owned by the entity.

When an asset is owned as part of a joint venture (JV), joint operation, or is in joint ownership, participants are required to report on these assets (unless subject to exception below), even if the joint arrangement means that the participant does not have direct operational control over the asset(s).

If the equity share in a JV is equal to or more than 25%, participants may choose to either:

- (a) report the GAV equivalent of their share, or;
- (b) report on the full asset GAV. This must be done consistently throughout the portfolio and regardless of operational or management control.

If the equity share in a JV is less than 25%, participants are allowed to exclude the asset(s) from the reporting boundaries. In either case, participants must explain their approach in the open text box in indicator R1.1.

Note: Participants may choose to express the GAV size of the assets using the rules above, but they must always represent the full asset by floor area and performance data.

If an asset is part of multiple portfolios managed by the same fund manager, the asset should be treated as a JV in each portfolio. The rules outlined above apply.

Landlord/Tenant Controlled Areas

In the past, GRESB used to classify assets as Managed or Indirectly Managed. Such classification was based on the notion of operational control and aligned with the GHG Protocol. In 2020, this concept was replaced by "Landlord Controlled" and "Tenant Controlled" areas, where the same notion of operational control applies to differentiate one from the other. However, while the rationale remains unchanged compared to previous years, the distinction now takes place at the space/area level. Consequently, one asset can include both landlord and tenant controlled areas. The definition of Landlord and Tenant Controlled areas in the Assessment is solely based on the landlord/tenant relationship.

Landlord controlled areas are those for which the landlord is determined to have "operational control" where operational control is defined as having the ability to introduce and implement operating policies, health and safety policies, and/or environmental policies. If both the landlord and tenant have the authority to introduce and implement any or all of the policies mentioned above, the area should be reported as landlord controlled. Where a single tenant has the greatest authority to introduce and implement operating policies and environmental policies, the tenant should be assumed to have operational control. For example, in the case of a full repairing and insuring (FRI) lease in England and Wales, the tenant has operational control meaning that the area is tenant controlled.

GRESB distinguishes between Landlord and Tenant Controlled areas in the Energy, GHG Emissions, Water, and Waste aspects of the Performance Component. GRESB has done so in recognition of the fact that landlords of tenant controlled areas may have little or no control over the use or purchase of utilities for the asset, or over waste management practices. The guidance for this aspect explains GRESB's approach in more detail.

GRESB does not specifically distinguish between landlord-and tenant controlled areas outside of the Energy, GHG Emissions, Water, and Waste aspects. The Assessment measures ESG performance using a consistent methodology that applies both to listed companies and private funds and which applies across property sectors and regions. GRESB encourages the collection of data and qualitative information regarding ESG issues that give property companies and funds and their investors the tools to identify areas in which they can improve performance and as a toolkit for internal and external engagement.

Furthermore, while GRESB does measure absolute performance, it emphasizes the importance of peer group comparisons in scoring and the analysis of benchmark results. Where participant numbers allow this, GRESB creates separate peer groups for each property type, for listed and private entities and for Landlord and Tenant Controlled areas. Additionally, participants have the opportunity to explain the composition of their portfolio in the open text box in R1.1, including clarifying limits on asset control that arise from the landlord/tenant relationship.

With these factors in mind, while the landlord's day-to-day involvement in tenant controlled areas may be limited, the topics covered by the Assessment are equally relevant to landlord controlled areas. Accordingly, the same questions and methodology apply.

2021 GRESB Real Estate Assessment Changes

GRESB works closely with its members and broader industry stakeholders to ensure the Assessment addresses material issues in the ESG performance of real estate investments. After the significant structural changes and introduction of mandatory asset level reporting in 2020, this year's Assessment changes are strictly limited to the integration of the Resilience Module and minor Assessment improvements.

For a full list of the 2021 Real Estate Assessment Changes, see [Appendix 1](#).

This section provides an overview of the 2021 Real Estate Assessment Changes.

As publicly announced in our [Advance Communication](#) in late 2020 (section *Improvement for 2021 and Beyond*), GRESB committed to limiting changes to the Real Estate Assessment as much as possible in 2021 in order to provide stability in year-on-year reporting.

This is consistent with the overall conclusions of GRESB's engagement with its governance groups (four regional Benchmark Committees and one global Advisory Board) in late 2020 and early 2021. During those discussions, it was acknowledged that the market requires as much stability as possible in the 2021 reporting cycle, both on the Assessment input side (indicators scope and reporting format), as well as output (consistency in validation and scoring requirements).

As a result, the Real Estate Assessment has not been subject to any material development in 2021, with the exception of the integration of the Resilience Module into the main Assessment (see below). This integration was announced back in 2018 when the module was launched. Note that the newly introduced indicators are not scored in 2021 and will have no impact on the overall GRESB Scores.

In 2019, GRESB announced its intention to implement updated Building Certification validation criteria in the 2021 Assessment. Although the overall feedback from the governance groups was positive, it was indicated to further refine and tighten the list of eligible themes and criteria, and to consider incorporating the certification levels in the scoring methodology. This implementation has therefore been postponed, and a dedicated Working Group will therefore be set up to further develop this approach for the future iterations of the Real Estate Assessment.

The intention to keep the Assessment stable in 2021 also applies to the performance indicators aspects, namely Energy, GHG, Water and Waste. While GRESB's governance groups recognize that the impact Covid-19 had on various property types and countries in 2020 was vastly disparate, it should not be the reason to revise the scoring approach of Data Coverage and LFL Change (%) in 2021. In addition, the GRESB Outlier Model (see [Appendix 2a](#) of the Reference Guide) including the soft lower and upper thresholds for both LFL Change (%) and Intensities also remain unchanged in 2021. GRESB Participants will be prompted to support outliers flagged at the asset-level if those exceed thresholds provided in [Appendix 2a](#) of the Reference Guide. Note that soft outliers are only flagged so that Participants can check their input data and make corrections if necessary, and have consequently no direct impact on the GRESB Scores. Finally, GRESB intends to conduct an analysis of those metrics for all property types post-submission and loosen outlier thresholds where necessary. The sole purpose of this analysis will be to ensure that the data points included in the Benchmark are representative of the submitted data, and will consequently have no direct impact on Participants' submissions.

This much needed year of predictable outcomes (as far as GRESB methodology is concerned) will provide time to prepare for bigger step changes to implement for 2022. The governance groups, as well as GRESB, firmly recognize the urgent need to move to a more performance-based Assessment. This will be the main focus for internal Assessment developments and engagement with the industry through the GRESB Foundation in 2021, in preparation of the 2022 Assessment.

Management Component

High-level comments

Integration of Resilience Module

The Resilience Module, which was previously optional, has been integrated into the Management Component. Five new indicators have been added to the Risk Management Aspect (see below New indicator) and changes have been made to two indicators in the Leadership Aspect (see below Resilience integrated). None of this additional content is scored in 2021.

Indicator-level comments

LE3	Individual responsible for ESG and/or climate-related objectives - Resilience integrated <p>Description: The indicator has been restructured. It is now split between ESG and climate-related issues so that entities can provide different contact details for each topic.</p> <p>Rationale for change: This indicator change is part of the integration of the Resilience Module and is aligned with the TCFD recommended disclosures.</p> <p>Impact of change: Small increase in reporting burden that allows entities to report according to TCFD reporting recommendations.</p>
LE5	ESG and/or climate-related senior decision-maker - Resilience integrated <p>Description: The indicator has been restructured. It is now split between ESG and climate-related issues so that entities can provide different contact details for each topic.</p> <p>Rationale for change: This indicator change is part of the integration of the Resilience Module and is aligned with the TCFD recommended disclosures.</p> <p>Impact of change: Small increase in reporting burden that allows entities to report according to TCFD reporting recommendations.</p>
LE6	Personnel ESG performance targets - Selection option removed <p>Description: The “All employees” option has been removed.</p> <p>Rationale for change: This option was overlapping with other selection options, which led to confusion by participants and validators.</p> <p>Impact of change: Participants will have to select all individual employee groups with financial and non-financial consequences. This indicator will not be pre-filled in 2021.</p>
RM5	Resilience of strategy to climate-related risks - New indicator <p>Description: Added new indicator on resilience of strategy to climate-related risks. This new indicator is not scored in 2021.</p> <p>Rationale for change: This indicator is part of the integration of the Resilience Module and is aligned with the TCFD recommended disclosures.</p> <p>Impact of change: Small increase in reporting burden that allows entities to report according to TCFD reporting recommendations.</p>

RM6.1	Transition risk identification - New indicator <p>Description: Added new indicator on identification of climate-related transition risks. This new indicator is not scored in 2021.</p> <p>Rationale for change: This indicator is part of the integration of the Resilience Module and is aligned with TCFD reporting recommendations.</p> <p>Impact of change: An increase in reporting burden that allows entities to report according to TCFD reporting recommendations.</p>
RM6.2	Transition risk impact assessment - New indicator <p>Description: Added new indicator on assessment of climate-related transition risks. This new indicator is not scored in 2021.</p> <p>Rationale for change: This indicator has been added as part of the integration of the Resilience Module and is aligned with TCFD reporting recommendations.</p> <p>Impact of change: An increase in reporting burden that allows entities to report according to TCFD reporting recommendations.</p>
RM6.3	Physical risk identification - New indicator <p>Description: Added new indicator on identification of climate-related physical risks. This new indicator is not scored in 2021.</p> <p>Rationale for change: This indicator has been added as part of the integration of the Resilience Module and is aligned with TCFD reporting recommendations.</p> <p>Impact of change: An increase in reporting burden that allows entities to report according to TCFD reporting recommendations.</p>
RM6.4	Physical risk impact assessment - New indicator <p>Description: Added new indicator on assessment of climate-related physical risks. This new indicator is not scored in 2021.</p> <p>Rationale for change: This indicator has been added as part of the integration of the Resilience Module and is aligned with TCFD reporting recommendations.</p> <p>Impact of change: An increase in reporting burden that allows entities to report according to TCFD reporting recommendations.</p>
SE1	Employee training - Improved structure <p>Description: Allow no E, S or G option to be selected when “ESG-specific training” is not completed.</p> <p>Rationale for change: If a participating entity provides professional training for employees which is not ESG specific, one of the Environmental, Social, and Governance selection options still had to be selected. This is no longer the case.</p> <p>Impact of change: Improved indicator structure.</p>

Performance Component

High-level comments

Review of Appendix 7 - Estimation methodology

Based on feedback received by the industry and in consultation with several of GRESB's Data Partners, the [Estimation methodology Appendix](#) has been reviewed. The guidance is now divided into three clear conditions under which data estimates are allowed and it no longer refers to a data gap as the sole reason for data estimation.

Indicator-level comments

T1.1 Portfolio improvement targets - Improved automatic validation

Description: An automatic validation rule that requires a difference of at least three years between the baseline and end year has been implemented.

Rationale for change: Automated validation that is in line with the GRESB reporting requirements for long-term targets.

Impact of change: Improved data quality.

Asset-level comments

Asset Spreadsheet

Description: Introduction of an optional field for capturing % of Ownership at the asset level.

Rationale for change: This field will be used to refine the aggregation logic for portfolios with joint ventures resulting in higher data accuracy in portfolio-level metrics (e.g. carbon footprint). In 2021, it will be used for reporting purposes only, with the intention to make it mandatory afterwards.

Impact of change: Small increase in reporting burden for participants who choose to complete the field.

GRESB Asset Portal

Description:

- Dynamic text to inform users on the need for re-aggregation after any manual change entered the Asset Portal.
- More clarity on when a GRESB Asset Spreadsheet upload/export/aggregation is completed.

Rationale for change: Improvements based on participants' feedback.

Impact of change: Improved user experience.

Automatic Validation

Description: New Validation rules on renewable energy (EN1) capping Renewable Energy (%) to 100% of Energy Consumed (except Exported).

Rationale for change: This check was already included in the data cleanup process conducted by GRESB after submission deadline. Participants will no longer be able to exceed 100% at the time of reporting.

Impact of change: Improved data quality.

Development Component

Indicator-level comments

DEN2.1	On-site renewable energy <hr/> <p>Description: Rephrase the selection option “Geothermal” to “Geothermal steam”.</p> <p>Rationale for change: The geothermal definition previously included geothermal ground source heat pumps. Both ground source and air source heat pumps can only be considered a low carbon technology as they require some form of electricity to operate. As electricity is required to operate the pump, it cannot be considered renewable energy generation.</p> <p>Impact of change: Participants who previously selected Geothermal must review the selection given the new guidance and definition. This indicator will not be pre-filled in 2021.</p>
DBC1.1	Green Building Standard requirements <hr/> <p>Description: The percentage of portfolio covered drop-down quartile options have been replaced with absolute percentage values. In addition, a validation cap of 100% has been introduced to avoid reporting of overlapping percentages.</p> <p>Rationale for change: More precise reporting of portfolio coverage, which will ensure better manual validation.</p> <p>Impact of change: Improved data quality.</p>

Entity & Reporting Characteristics

Entity Characteristics

EC1 Reporting entity

Entity name: _____

Fund Manager Organization Name (if applicable): _____

EC2 Nature of ownership

☐ Public (listed on a Stock Exchange) entity

Specify ISIN: _____

Legal status:

☐ Property company

☐ Real Estate Investment Trust (REIT)

☐ Private (non-listed) entity

Investment style:

☐ Core

☐ Value-added

☐ Opportunistic

☐ Debt

Open or closed end:

☐ Open end

☐ Closed end

Type of investment vehicle:

☐ Club Deal

☐ Direct Investment

☐ Fund

☐ Joint Venture (JV)

☐ Separate Account

☐ Special Purpose Vehicle

☐ Government entity

EC3 Entity commencement date

Year of commencement (listed) or Year of establishment (non-listed)

EC4 Reporting year

☐ Calendar year

☐ Fiscal year

Specify the starting month

Reporting Characteristics

RC1 Reporting currency

Values are reported in:

Currency

- Australian Dollar (AUD)
- Brazilian Real (BRL)
- Canadian Dollar (CAD)
- Chilean Peso (CLP)
- Chinese Yuan (CNY)
- Columbian Peso (COP)
- Danish Krone (DKK)
- Euro (EUR)
- Hong Kong Dollar (HKD)
- Indian Rupee (INR)
- Japanese Yen (JPY)
- Malaysian Ringgit (MYR)
- Mexican Peso (MXN)
- New Zealand Dollar (NZD)
- Norwegian Krone (NOK)
- Philippine Peso (PHP)
- Pound Sterling (GBP)
- Singapore Dollar (SGD)
- South African Rand (ZAR)
- South Korean Won (KRW)
- Swedish Krona (SEK)
- Swiss Franc (CHF)
- United States Dollar (USD)
- Other: _____

RC2 Economic size

What was the gross asset value (GAV) of the portfolio at the end of the reporting year in millions?

RC3 Floor area metrics

Metrics are reported in:

- ☐ m2
- ☐ sq. ft.

RC4 Property type and Geography

Portfolio predominant location (*):

Portfolio predominant property type (**):

RC5 Nature of entity's business

The entity's core business:

- ☐ Management of standing investments only (continue with Management and Performance Components)
- ☐ Management of standing investments and development of new construction and major renovation projects (continue with Management, Performance, and Development Components)
- ☐ Development of new construction and major renovation projects (continue with Management and Development Components)



Management: Leadership

ESG Commitments and Objectives

2020 Indicator

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)

- ☐ Climate Action 100+
- ☐ 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
- ☐ WorldGBC's Net Zero Carbon Buildings Commitment
- ☐ Other: _____

Provide applicable hyperlink

URL_____

Indicate where in the evidence the relevant information can be found_____

☐ No

LE1

Does the entity have specific ESG objectives?☐ Yes

The objectives relate to (multiple answers possible)

- ☐ General sustainability
- ☐ Environment
- ☐ Social
- ☐ Governance
- ☐ Health and well-being

The objectives are

- ☐ Fully integrated into the overall business strategy
- ☐ Partially integrated into the overall business strategy
- ☐ Not integrated into the overall business strategy

The objectives are

- ☐ Publicly available

Provide applicable hyperlink

URL_____

Indicate where in the evidence the relevant information can be found_____

- ☐ Not publicly available

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

☐ No

Does the entity have one or more persons responsible for implementing ESG and/or climate-related objectives?☐ Yes☐ ESG

Select the persons responsible (multiple answers possible)

☐ Dedicated employee(s) for whom ESG is the core responsibility

Provide the details for the most senior of these employees

Name: _____

Job title: _____

☐ Employee(s) for whom ESG is among their responsibilities

Provide the details for the most senior of these employees

Name: _____

Job title: _____

☐ External consultants/manager

Name of the main contact: _____

Job title: _____

☐ 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)

☐ Dedicated employee(s) for whom climate-related issues are core responsibilities

Provide the details for the most senior of these employees

Name: _____

Job title: _____

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

Provide the details for the most senior of these employees

Name: _____

Job title: _____

☐ External consultants/manager

Name of the main contact: _____

Job title: _____

☐ Investment partners (co-investors/JV partners)

Name of the main contact: _____

Job title: _____

☐ No

LE4 ESG taskforce/committee

LE4

Does the entity have an ESG taskforce or committee?

☐ Yes

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

- ☐ Board of Directors
- ☐ C-suite level staff
- ☐ Investment Committee
- ☐ Fund/portfolio managers
- ☐ Asset managers
- ☐ ESG portfolio manager
- ☐ Investment analysts
- ☐ Dedicated staff on ESG issues
- ☐ External managers or service providers
- ☐ Investor relations
- ☐ Other: _____

☐ No

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

☐ Board of Directors☐ C-suite level staff☐ Investment Committee☐ Fund/portfolio managers☐ 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

☐ Board of Directors☐ C-suite level staff☐ Investment Committee☐ Fund/portfolio managers☐ Other: _____

Describe the process of informing the most senior decision-maker on the ESG performance of the entity (maximum 250 words)

☐ No

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

Does performance on these targets have predetermined consequences?

☐ Yes☐ Financial consequences

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

- ☐ Board of Directors
- ☐ C-suite level staff
- ☐ Investment Committee
- ☐ Fund/portfolio managers
- ☐ Asset managers
- ☐ ESG portfolio manager
- ☐ Investment analysts
- ☐ Dedicated staff on ESG issues
- ☐ External managers or service providers
- ☐ Investor relations
- ☐ Other: _____

☐ Non-financial consequences

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

- ☐ Board of Directors
- ☐ C-suite level staff
- ☐ Investment Committee
- ☐ Fund/portfolio managers
- ☐ Asset managers
- ☐ ESG portfolio manager
- ☐ Investment analysts
- ☐ Dedicated staff on ESG issues
- ☐ External managers or service providers
- ☐ Investor relations

☐ Other: _____

☐ No

Provide applicable evidence

UPLOAD or URL_____

Indicate where in the evidence the relevant information can be found_____

☐ No



Management: Policies

ESG Policies

2020 Indicator

P01 Policy on environmental issues

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

☐ Yes

Select all environmental issues included (multiple answers possible)

- ☐ Biodiversity and habitat
- ☐ Climate/climate change adaptation
- ☐ Energy consumption
- ☐ Greenhouse gas emissions
- ☐ Indoor environmental quality
- ☐ Material sourcing
- ☐ Pollution prevention
- ☐ Renewable energy
- ☐ Resilience to catastrophe/disaster
- ☐ Sustainable procurement
- ☐ Waste management
- ☐ Water consumption
- ☐ Other: _____

Provide applicable evidence

UPLOAD or URL _____

Indicate where in the evidence the relevant information can be found _____

☐ No

P01

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

Select all social issues included (multiple answers possible)

- ☐ Child labor
- ☐ Community development
- ☐ Customer satisfaction
- ☐ Employee engagement
- ☐ Employee health & well-being
- ☐ Employee remuneration
- ☐ Forced or compulsory labor
- ☐ Freedom of association
- ☐ Health and safety: community
- ☐ Health and safety: contractors
- ☐ Health and safety: employees
- ☐ Health and safety: tenants/customers
- ☐ Human rights
- ☐ Inclusion and diversity
- ☐ Labor standards and working conditions
- ☐ Social enterprise partnering
- ☐ Stakeholder relations
- ☐ Other: _____

Provide applicable evidence

UPLOAD or URL_____

Indicate where in the evidence the relevant information can be found_____

☐ No

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

Select all governance issues included (multiple answers possible)

- ☐ Bribery and corruption
- ☐ Cybersecurity
- ☐ Data protection and privacy
- ☐ Executive compensation
- ☐ Fiduciary duty
- ☐ Fraud
- ☐ Political contributions
- ☐ Shareholder rights
- ☐ Other: _____

Provide applicable evidence

UPLOAD or URL_____

Indicate where in the evidence the relevant information can be found_____

☐ No



Management: Reporting

ESG Disclosure

2020 Indicator

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

Please select all applicable options (multiple answers possible)

☐ Section in Annual Report

Select the applicable reporting level

☐ Entity☐ Investment manager☐ GroupAligned with

Disclosure is third-party reviewed:

☐ Yes☐ Externally checked☐ Externally verifiedusing ☐ Externally assuredusing ☐ No

Provide applicable evidence

UPLOAD or URL_____

Indicate where in the evidence the relevant information can be found_____

☐ Stand-alone sustainability report(s)

Select the applicable reporting level

☐ Entity☐ Investment manager☐ GroupAligned with

Disclosure is third-party reviewed:

☐ Yes☐ Externally checked☐ Externally verifiedusing ☐ Externally assuredusing

☐ No

Provide applicable evidence

UPLOAD or URL_____

Indicate where in the evidence the relevant information can be found_____

☒ Integrated Report

*Integrated Report must be aligned with IIRC framework

Select the applicable reporting level

☐ Entity

☐ Investment manager

☐ Group

Disclosure is third-party reviewed:

☐ Yes

☐ Externally checked

☐ Externally verified

using Scheme name ▼

☐ Externally assured

using Scheme name ▼

☐ No

Provide applicable evidence

UPLOAD or URL_____

Indicate where in the evidence the relevant information can be found_____

☒ Dedicated section on corporate website

Select the applicable reporting level

☐ Entity

☐ Investment manager

☐ Group

URL_____

Indicate where in the evidence the relevant information can be found_____

☒ Section in entity reporting to investors

Aligned with Guideline name ▼

Disclosure is third-party reviewed:

☐ Yes

☐ No

Provide applicable evidence

UPLOAD or URL _____

Indicate where in the evidence the relevant information can be found _____

☐ Other: _____

Select the applicable reporting level

☐ Entity

☐ Investment manager

☐ Group

Aligned with **Guideline name** ▼

Disclosure is third-party reviewed:

☐ Yes

☐ Externally checked

☐ Externally verified

using **Scheme name** ▼

☐ Externally assured

using **Scheme name** ▼

☐ No

Provide applicable evidence

UPLOAD or URL _____

Indicate where in the evidence the relevant information can be found _____

☐ No

Guideline name

- ANREV Sustainability Reporting Guidelines, 2016
- EPRA Best Practice Recommendations in Sustainability Reporting, 2017
- GRI Standards, 2016
- GRI Sustainability Reporting Guidelines, G4
- IIRC International Integrated Reporting Framework, 2013
- INREV Sustainability Guidelines, 2016
- PRI Reporting Framework, 2018
- TCFD Recommendations, 2017
- Other: _____

Scheme name

- AA1000AS
- Advanced technologies promotion Subsidy Scheme with Emission reduction Target (ASSET)
- Airport Carbon Accreditation (ACA) des Airports Council International Europe
- Alberta Specified Gas Emitters Regulation
- ASAE3000
- Attestation Standards established by the American Institute of Certified Public Accountants/AICPA (AT101)
- Australia National Greenhouse and Energy Regulations (NGER Act)
- California Mandatory GHG Reporting Regulations (also known as California Air Resources Board regulations)
- Canadian Institute of Chartered Accountants (CICA) Handbook: Assurance Section 5025
- Carbon Trust Standard
- Chicago Climate Exchange verification standard
- Climate Registry General Verification Protocol (also known as California Climate Action Registry (CCAR))
- Compagnie Nationale des Commissaires aux Comptes (CNCC)
- Corporate GHG Verification Guidelines from ERT
- DNV Verisustain Protocol/ Verification Protocol for Sustainability Reporting
- Earthcheck Certified
- Toitu carbonreduce (formerly CEMARS)
- ERM GHG Performance Data Assurance Methodology
- IDW PS 821: IDW Prüfungsstandard: Grundsätze ordnungsmäßiger Prüfung oder prüferischer Durchsicht von Berichten im Bereich der Nachhaltigkeit
- IDW AsS 821: IDW Assurance Standard: Generally Accepted Assurance Principles for the Audit or Review of Reports on Sustainability Issues
- ISAE 3000
- ISAE 3410, Assurance Engagements on Greenhouse Gas Statements
- ISO14064-3
- JVETS (Japanese Voluntary Emissions Trading Scheme) Guideline for verification
- Korean GHG and energy target management system
- NMX-SAA-14064-3-IMNC: Instituto Mexicano de Normalización y Certificación A.C

- RevR 6 Bestyrkande av hållbarhetsredovisning (RevR 6 Assurance of Sustainability)
- RevR6 Procedure for assurance of sustainability report from Far, the Swedish auditors professional body
- Saitama Prefecture Target-Setting Emissions Trading Program
- SGS Sustainability Report Assurance
- Spanish Institute of Registered Auditors (ICJCE)
- Standard 3810N Assurance engagements relating to sustainability reports of the Royal Netherlands Institute of Registered Accountants
- State of Israel Ministry of Environmental Protection, VERIFICATION OF GREENHOUSE GAS EMISSIONS AND EMISSIONS REDUCTION IN ISRAEL GUIDANCE DOCUMENT FOR CONDUCTING VERIFICATIONS, Process A.
- Swiss Climate CO2 label
- Thai Greenhouse Gas Management Organisation (TGO) Greenhouse Gas (GHG) Verification Protocol
- Tokyo Emissions Trading Scheme
- Verification under the EU Emissions Trading Scheme (EU ETS) Directive and EU ETS related national implementation laws
- Dutch Standard for Assurance assignments 3000A
- MOHURD Guidelines for Public Building Energy Audit
- ISO 50002 standard
- ISO 19011 standard
- SSAE 3000

Does the entity have a process to monitor ESG-related 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:

- ☐ Clients/Customers
- ☐ Community/Public
- ☐ Contractors
- ☐ Employees
- ☐ Investors/Shareholders
- ☐ Regulators/Government
- ☐ Special interest groups (NGOs, Trade Unions, etc)
- ☐ Suppliers
- ☐ 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 2021 Sector Leaders.

RP2.2 ESG incident occurrences

RP2.2

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 2021 Sector Leaders.



Management: Risk Management

Risk Management

2020 Indicator

RM1 Environmental Management System (EMS)

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

☐ Yes

☐ The EMS is aligned with a standard

☐ ISO 14001

☐ EMAS (EU Eco-Management and Audit Scheme)

☐ Other standard: _____

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

☐ ISO 14001

☐ EMAS (EU Eco-Management and Audit Scheme)

☐ 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

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

☐ Yes

Select all applicable options (multiple answers possible)

- ☐ Compliance linked to employee remuneration
- ☐ Dedicated help desks, focal points, ombudsman, hotlines
- ☐ Disciplinary actions in case of breach, i.e. warning, dismissal, zero tolerance policy
- ☐ Employee performance appraisal systems integrate compliance with codes of conduct
- ☐ Investment due diligence process
- ☐ Responsibilities, accountabilities and reporting lines are systematically defined in all divisions and group companies
- ☐ Training related to governance risks for employees (multiple answers possible)
 - ☐ Regular follow-ups
 - ☐ When an employee joins the organization
- ☐ Whistle-blower mechanism
- ☐ Other: _____

☐ No

☐ Not applicable

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

☐ Yes

Select all issues included (multiple answers possible)

- ☐ Child labor
- ☐ Community development
- ☐ Controversies linked to social enterprise partnering
- ☐ Customer satisfaction
- ☐ Employee engagement
- ☐ Employee health & well-being
- ☐ Forced or compulsory labor
- ☐ Freedom of association
- ☐ Health and safety: community
- ☐ Health and safety: contractors
- ☐ Health and safety: employees
- ☐ Health and safety: tenants/customers
- ☐ Health and safety: supply chain (beyond tier 1 suppliers and contractors)
- ☐ Human rights
- ☐ Inclusion and diversity
- ☐ Labor standards and working conditions
- ☐ Stakeholder relations
- ☐ Other: _____

☐ No

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

Select all issues included (multiple answers possible)

- ☐ Bribery and corruption
- ☐ Cybersecurity
- ☐ Data protection and privacy
- ☐ Executive compensation
- ☐ Fiduciary duty
- ☐ Fraud
- ☐ Political contributions
- ☐ Shareholder rights
- ☐ Other: _____

☐ No

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)

- ☐ Biodiversity and habitat
- ☐ Building safety
- ☐ Climate/Climate change adaptation
- ☐ Compliance with regulatory requirements
- ☐ Contaminated land
- ☐ Energy efficiency
- ☐ Energy supply
- ☐ Flooding
- ☐ GHG emissions
- ☐ Health and well-being
- ☐ Indoor environmental quality
- ☐ Natural hazards
- ☐ Socio-economic
- ☐ Transportation
- ☐ Waste management
- ☐ Water efficiency
- ☐ Water supply
- ☐ Other: _____

☐ No

☐ Not applicable

Does the entity's strategy incorporate resilience to climate-related risks?☐ Yes

Describe the resilience of the organization's strategy: _____

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☐ TPI☐ Other: _____☐ Physical scenarios☐ RCP2.6☐ RCP4.5☐ RCP6.0☐ RCP8.5☐ Other: _____

☐ Yes ☐ No

☐ No

☐ No

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

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

☐ 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 (optional)

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)

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?

☐ 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)

processes,

- ☐ 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 (optional)

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)

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

☐ 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 (optional)

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)

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?

☐ 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 (optional)

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)



Management: Stakeholder Engagement

Employees

2020 Indicator

SE1 Employee training

Does the entity provide training and development for employees?

☐ Yes

Percentage of employees who received professional training during the reporting year

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

SE1

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

☐ Yes

The survey is undertaken (multiple answers possible)

☐ Internally

Percentage of employees covered: _____%

Survey response rate: _____%

☐ By an independent third party

Percentage of employees covered: _____%

Survey response rate: _____%

The survey includes quantitative metrics

☐ Yes

Metrics include

☐ Net Promoter Score

☐ Overall satisfaction score

☐ Other: _____

☐ No

Provide applicable evidence

UPLOAD or URL _____

Indicate where in the evidence the relevant information can be found _____

☐ No

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)

☐ Planning and preparation for engagement

☐ Development of action plan

☐ Implementation

☐ Training

☐ Program review and evaluation

☐ Feedback sessions with c-suite level staff

☐ Feedback sessions with separate teams/departments

☐ Focus groups

☐ Other: _____

☐ No

☐ Not applicable

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):

☐ Needs assessment

☐ Goal setting

☐ Action

☐ Monitoring

☐ No

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

Percentage of employees: _____%

☐ Physical and/or mental health checks

Percentage of employees: _____%

☐ Other: _____

Percentage of employees: _____%

☐ Creation of goals to address☐ Mental health and well-being☐ Physical health and well-being☐ Social health and well-being☐ Other: _____☐ Action to promote health through☐ Acoustic comfort☐ Biophilic design☐ Childcare facilities contributions☐ Flexible working hours☐ Healthy eating☐ Humidity☐ Illumination☐ Inclusive design☐ Indoor air quality☐ Lighting controls and/or daylight☐ Noise control☐ Paid maternity leave in excess of legally required minimum☐ Paid paternity leave in excess of legally required minimum

- ☐ Physical activity
- ☐ Physical and/or mental healthcare access
- ☐ Social interaction and connection
- ☐ Thermal comfort
- ☐ Water quality
- ☐ Working from home arrangements
- ☐ Other: _____
- ☐ Monitor outcomes by tracking
 - ☐ Environmental quality
 - ☐ Population experience and opinions
 - ☐ Program performance
 - ☐ Other: _____
- ☐ No
- ☐ Not applicable

SE4 Employee safety indicators

SE4

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

Percentage of employees: _____%

☐ Absentee rate: _____

☐ Injury rate: _____

☐ Lost day rate: _____

☐ Other metrics: _____

Rate of other metric(s): _____

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

☐ No

Does the entity monitor inclusion and diversity?☐ Yes☐ Diversity of the entity's governance bodies

Select all diversity metrics (multiple answers possible)

☐ Age group distribution☐ Board tenure☐ Gender pay gap☐ Gender ratio

Percentage of personnel that identify as:

Women: _____%

Men: _____%

☐ International background☐ Racial diversity☐ Socioeconomic background☐ Diversity of the organization's employees

Select all diversity metrics (multiple answers possible)

☐ Age group distribution

Percentage of personnel that are:

Under 30 years old: _____%

Between 30 and 50 years old: _____%

Over 50 years old: _____%

☐ Gender pay gap☐ Gender ratio

Percentage of personnel that are:

Women: _____%

Men: _____%

☐ International background☐ Racial diversity☐ 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

indicate where in the evidence the relevant information can be found _____

☐ No

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

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

- ☐ Developing or applying ESG policies
- ☐ Planning and preparation for engagement
- ☐ Development of action plan
- ☐ Implementation of engagement plan
- ☐ Training
- ☐ Program review and evaluation
- ☐ Feedback sessions with stakeholders
- ☐ Other: _____

Select all topics included (multiple answers possible)

- ☐ Business ethics
- ☐ Child labor
- ☐ Environmental process standards
- ☐ Environmental product standards
- ☐ Health and safety: employees
- ☐ Health and well-being
- ☐ Human health-based product standards
- ☐ Human rights
- ☐ Labor standards and working conditions
- ☐ Other: _____

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

- ☐ Contractors
- ☐ Suppliers
- ☐ Supply chain (beyond 1 tier suppliers and contractors)
- ☐ Other: _____

☐ No

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)

- ☐ Checks performed by independent third party
- ☐ Property/asset manager ESG training
- ☐ Property/asset manager self-assessments
- ☐ Regular meetings and/or checks performed by the entity's employees
- ☐ Require external property/asset managers' alignment with a professional standard

Standard: _____

☐ Other: _____

☐ No

☐ Not applicable

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)

- ☐ Checks performed by an independent third party
- ☐ Regular meetings and/or checks performed by external property/asset managers
- ☐ Regular meetings and/or checks performed by the entity's employees
- ☐ Require supplier/service providers' alignment with a professional standard

Standard: _____

- ☐ Supplier/service provider ESG training
- ☐ Supplier/service provider self-assessments
- ☐ Other: _____

☐ No

☐ Not applicable

Is there a formal process for stakeholders to communicate grievances?☐ Yes

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

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

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

- ☐ Contractors
- ☐ Suppliers
- ☐ Supply chain (beyond tier 1 suppliers and contractors)
- ☐ Clients/Customers
- ☐ Community/Public
- ☐ Employees
- ☐ Investors/Shareholders
- ☐ Regulators/Government
- ☐ Special interest groups (NGO's, Trade Unions, etc)
- ☐ Other: _____

☐ No

Performance: Reporting Characteristics

Reporting Characteristics

R1.1 The entity's standing investments portfolio during the reporting year

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 ASSETS.

Property type	Number of Assets	Floor Area (m ²)	% GAV
			<input type="text"/>
			<input type="text"/>
			<input type="text"/>

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 2021 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). Please note that % GAV is used for entity and peer group classification and should accurately reflect the composition of the portfolio.

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 R1.1 (maximum 1000 words).

R1.2 Countries/states included in the entity's standing investments portfolio

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 ASSETS.

Country	% GAV
	<input type="text"/>
	<input type="text"/>
	<input type="text"/>
	<input type="text"/>



Performance: Risk Assessment

Risk Assessments

2020 Indicator

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

Percentage of portfolio covered: _____ %

☐ Building safety and materials

Percentage of portfolio covered: _____ %

☐ Climate/climate change adaptation

Percentage of portfolio covered: _____ %

☐ Contaminated land

Percentage of portfolio covered: _____ %

☐ Energy efficiency

Percentage of portfolio covered: _____ %

☐ Energy supply

Percentage of portfolio covered: _____ %

☐ Flooding

Percentage of portfolio covered: _____ %

☐ GHG emissions

Percentage of portfolio covered: _____ %

☐ Health and well-being

Percentage of portfolio covered: _____ %

☐ Indoor environmental quality

Percentage of portfolio covered: _____ %

☐ Natural hazards

Percentage of portfolio covered: _____ %

☐ Regulatory

Percentage of portfolio covered: _____ %

☐ Resilience

Percentage of portfolio covered: _____ %

☐ Socio-economic

Percentage of portfolio covered: _____ %

☐ Transportation

Percentage of portfolio covered: _____ %

☐ Waste management

Percentage of portfolio covered: _____ %

☐ Water efficiency

Percentage of portfolio covered: _____ %

☐ Water supply

Percentage of portfolio covered: _____ %

☐ Other: _____

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

RA2 Technical building assessments

RA2

Technical building assessments performed during 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 ASSETS.

Topic	Number of assets	% of portfolio covered
Energy		
Water		
Waste		

RA3 Energy efficiency measures

Energy 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 ASSETS.

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

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 ASSETS.

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

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 ASSETS.

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		



Performance: Targets

Targets

2020 Indicator

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

Select target type:

- ☐ Absolute
- ☐ Intensity-based
- ☐ Like-for-like

T1.1

Is the entity's GHG emissions target science-based?

☐ Yes

Has the target been approved by the Science-Based Targets initiative?

☐ Yes

☐ No

Select the scope of the science-based target:

☐ Scope 1

☐ Scope 2 (location-based)

☐ Scope 2 (market-based)

☐ Scope 1+2 (location-based)

☐ Scope 1+2 (market-based)

☐ Scope 1+2 (location-based) + Scope 3

☐ Scope 1+2 (market-based) + Scope 3

☐ Scope 3

☐ Other: _____

☐ No

☐ Not applicable



Performance: Tenants & Community

Tenants/Occupiers

2020 Indicator

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

Percentage portfolio covered ▼

☐ Feedback sessions with individual tenants

Percentage portfolio covered ▼

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

Percentage portfolio covered ▼

☐ Social media/online platform

Percentage portfolio covered ▼

☐ Tenant engagement meetings

Percentage portfolio covered ▼

☐ Tenant ESG guide

Percentage portfolio covered ▼

☐ Tenant ESG training

Percentage portfolio covered ▼

☐ Tenant events focused on increasing ESG awareness

Percentage portfolio covered ▼

☐ Other: _____

Percentage portfolio covered ▼

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

☐ No

Percentage portfolio covered

- > 0%, < 25%
- ≥ 50%, < 75%

- ≥ 25%, < 50%
- ≥ 75%, ≤ 100%

TC1

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

☐ Yes

The survey is undertaken (multiple answers possible)

☐ Internally

Percentage of tenants covered: _____ %

Survey response rate: _____ %

☐ By an independent third party

Percentage of tenants covered: _____ %

Survey response rate: _____ %

The survey includes quantitative metrics

☐ Yes

Metrics include

☐ Net Promoter Score

☐ Overall satisfaction score

☐ Satisfaction with communication

☐ Satisfaction with property management

☐ Satisfaction with responsiveness

☐ Understanding tenant needs

☐ Value for money

☐ Other: _____

☐ No

Provide applicable evidence

UPLOAD or URL _____

Indicate where in the evidence the relevant information can be found _____

☐ No

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)

- ☐ Development of an asset-specific action plan
- ☐ Feedback sessions with asset/property managers
- ☐ Feedback sessions with individual tenants
- ☐ Other: _____

Describe the tenant satisfaction improvement program (maximum 250 words)

☐ No

☐ Not applicable

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

Select all topics included (multiple answers possible)

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

Percentage portfolio covered ▼

- ☐ Tenant fit-out guides

Percentage portfolio covered ▼

- ☐ Minimum fit-out standards are prescribed

Percentage portfolio covered ▼

- ☐ Procurement assistance for tenants

Percentage portfolio covered ▼

- ☐ Other: _____

Percentage portfolio covered ▼

☐ No

Percentage portfolio covered

- > 0%, < 25%
- ≥ 25%, < 50%
- ≥ 50%, < 75%
- ≥ 75%, ≤ 100%

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

Select all topics included (multiple answers possible)

- ☐ Cooperation and works
 - ☐ Environmental initiatives
 - ☐ Enabling upgrade works
 - ☐ ESG management collaboration
 - ☐ Premises design for performance
 - ☐ Managing waste from works
 - ☐ Social initiatives
 - ☐ Other: _____
- ☐ Management and consumption
 - ☐ Energy management
 - ☐ Water management
 - ☐ Waste management
 - ☐ Indoor environmental quality management
 - ☐ Sustainable procurement
 - ☐ Sustainable utilities
 - ☐ Sustainable transport
 - ☐ Sustainable cleaning
 - ☐ Other: _____
- ☐ Reporting and standards
 - ☐ Information sharing
 - ☐ Performance rating
 - ☐ Design/development rating
 - ☐ Performance standards
 - ☐ Metering
 - ☐ Comfort
 - ☐ Other: _____

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

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

Percentage of contracts with ESG clause: _____%

☐ No

TC5.1 Tenant health & well-being program

TC5.1

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

☐ Yes

The program includes (multiple answers possible):

☐ Needs assessment

☐ Goal setting

☐ Action

☐ Monitoring

☐ No

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):

☐ Tenant survey

☐ Community engagement

☐ Use of secondary data

☐ Other: _____

☐ Creation of goals to address

☐ Mental health and well-being

☐ Physical health and well-being

☐ Social health and well-being

☐ Other: _____

☐ Action to promote health through

☐ Acoustic comfort

☐ Biophilic design

☐ Community development

☐ Physical activity

☐ Healthy eating

☐ Hosting health-related activities for surrounding community

☐ Improving infrastructure in areas surrounding assets

☐ Inclusive design

☐ Indoor air quality

☐ Lighting controls and/or daylight

☐ Physical and/or mental healthcare access

☐ Social interaction and connection

☐ Thermal comfort

☐ Urban regeneration

- ☐ Water quality
- ☐ Other activity in surrounding community: _____
- ☐ Other building design and construction strategy: _____
- ☐ Other building operations strategy: _____
- ☐ Other programmatic intervention: _____

☐ Monitor outcomes by tracking

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

☐ No

☐ Not applicable

TC6.1 Community engagement program

TC6.1

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

☐ Yes

Select all topics included (multiple answers possible)

- ☐ Community health and well-being
- ☐ Effective communication and process to address community concerns
- ☐ Enhancement programs for public spaces
- ☐ Employment creation in local communities
- ☐ Research and network activities
- ☐ Resilience, including assistance or support in case of disaster
- ☐ Supporting charities and community groups
- ☐ ESG education program
- ☐ Other: _____

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

☐ No

TC6.2 Monitoring impact on community

TC6.2

Does the entity monitor its impact on the community?

☐ Yes

Select all topics included (multiple answers possible)

- ☐ Housing affordability
- ☐ Impact on crime levels
- ☐ Livability score
- ☐ Local income generated
- ☐ Local residents' well-being
- ☐ Walkability score
- ☐ Other: _____

☐ No



Performance: Energy

Energy Consumption

2020 Indicator

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 ASSETS.

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 by GRESB based on 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.

Total energy consumption of the portfolio

			Absolute				Like-for-Like			
			2019	2020			2019	2020		
			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					N/A	N/A			N/A
	Base Building - Common Areas	Landlord Controlled	Fuels							
District Heating & Cooling										
Electricity										
Base Building - Shared Services	Landlord Controlled	Fuels								
		District Heating & Cooling								
		Electricity								
	Controlled	Fuels								
		District Heating & Cooling								

Tenant Spaces	Landlord Controlled	Heating & Cooling					
		Electricity					
	Tenant Controlled	Fuels					
		District Heating & Cooling					
		Electricity					
Sub-total			N/A	N/A		N/A	
Outdoor / Exterior areas / Parking	Landlord Controlled	Fuels		N/A	N/A		N/A
		Electricity		N/A	N/A		N/A
	Tenant Controlled	Fuels		N/A	N/A		N/A
		Electricity		N/A	N/A		N/A
Total				N/A	N/A		N/A

The table above is automatically populated by GRESB based on 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, along with their related Floor Area Covered, Maximum Floor Areas and Like-for-like consumption changes [%]

Total data coverage of the portfolio

	Data Coverage			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2020/2019 Aggregated LFL changes [%]	LFL data coverage [%]
Landlord Controlled					
Tenant Controlled					

The table above is automatically populated by GRESB based on 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. 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

		2019		2020		2020/2019 change [%]
		Consumption [MWh]	% of total Consumption	Consumption [MWh]	% of total Consumption	
On-site	Generated and consumed by landlord					
	Generated and exported by landlord					
	Generated by third-party (or tenant)					
On-site - Sub-total						
Off-site	Purchased by Landlord					
	Purchased by Tenant					
Off-site - Sub-total						
Renewable Energy - Total						

The table above is automatically populated by GRESB based on 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, either on-site or off-site, as well as the Percentage of total Consumption by category.

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

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



Performance: GHG

GHG Emissions

2020 Indicator

Total GHG emissions of the portfolio

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 ASSETS.

		Absolute				Like-for-Like		
		2019	2020			2019	2020	
		Emissions (tonnes)	Emissions (tonnes)	Floor Area Covered (m ²)	Maximum Floor Area (m ²)	Emissions (tonnes)	Emissions (tonnes)	Floor Area Covered (m ²)
Whole Building	Scope 1							
	Scope 2	Location Based						
		Market Based (optional)						
	Total Scope 1&2 GHG emissions			N/A	N/A			N/A
	Scope 3							
Total Scope 1&2&3 GHG emissions				N/A	N/A			N/A
Outdoor / Exterior areas / Parking	Scope 1			N/A	N/A			N/A
	Scope 2	Location Based						
		Market Based (optional)						
	Total Scope 1&2 GHG emissions			N/A	N/A			N/A
	Scope 3			N/A	N/A			N/A
Total Scope 1&2&3 GHG emissions				N/A	N/A			N/A
GHG Offsets				N/A	N/A			N/A
Net GHG Emissions after offsets				N/A	N/A			N/A

The table above is automatically populated by GRESB based on 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, along with their related Floor Area Covered, Maximum Floor Areas and Like-for-like changes (%) in emissions.

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

Data Coverage		Like-for-Like
---------------	--	---------------

	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2020/2019 Aggregated LFL changes (%)	LFL data coverage (%)
--	------------------------------------	------------------------------------	---	--------------------------------------	-----------------------

Scope 1 & 2

Scope 3

The table above is automatically populated by GRESB based on 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 emission Scopes. 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).



Performance: Water

Water Use

2020 Indicator

Total water consumption of the portfolio

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 ASSETS.

			Absolute				Like-for-Like		
			2019	2020			2019	2020	
			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							
Sub-total					N/A	N/A			N/A
Base Building	Common Areas	Landlord Controlled							
	Shared Services	Landlord Controlled							
Tenant Spaces	Tenant Spaces	Landlord Controlled							
		Tenant Controlled							
Sub-total					N/A	N/A			N/A
Outdoor / Exterior areas / Parking	Landlord Controlled				N/A	N/A			N/A
	Tenant Controlled				N/A	N/A			N/A
Total					N/A	N/A			N/A

The table above is automatically populated by GRESB based on 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, along with their related Floor Area Covered, Maximum Floor Areas and Like-for-like consumption changes (%).

Total data coverage of the portfolio

Data Coverage				Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2020/2019 Aggregated LFL changes (%)	LFL data coverage (%)
Landlord Controlled					
Tenant Controlled					

The table above is automatically populated by GRESB based on 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. 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

		2019		2020		2020/2019 change (%)
		Consumption (m ³)	% of total Consumption	Consumption (m ³)	% of total Consumption	
On-site	On-site water reuse					
	On-site water capture					
	On-site water extraction					
On-site - Sub-total						
Off-site	Off-site purchased					

Off-site - Sub-total	
Reused and Recycled - Total	

The table above is automatically populated by GRESB based on 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, on-site and off-site, as well as the Percentage of total Consumption by category.

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



Performance: Waste

Waste Management

WS1 Waste management

2020 Indicator

Total waste generation of the portfolio

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 ASSETS.

		Absolute					
		2019			2020		
		Hazardous waste (tonnes)	Non-hazardous waste (tonnes)	Data coverage (%)	Hazardous waste (tonnes)	Non-hazardous waste (tonnes)	Floor area weight
Whole Building	Landlord Controlled						%
	Tenant Controlled						%
Total waste generation							%

The table above is automatically populated by GRESB based on 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, along with their related Data Coverage.

	Proportion of waste by disposal route (%)	
	2019	2020
Landfill		
Incineration		
Diverted (total)		
	Reuse	
	Waste to energy	
	Recycling	
Other / Unknown		

The table above is automatically populated by GRESB based on 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



Performance: Data Monitoring & Review

Review, verification and assurance of ESG data

2020 Indicator

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

☐ Yes

☐ Externally checked

☐ Externally verified

Using scheme

☐ Externally assured

Using scheme

Provide applicable evidence

UPLOAD or URL

Indicate where in the evidence the relevant information can be found

☐ No

☐ Not applicable

Scheme name

- AA1000AS
- Advanced technologies promotion Subsidy Scheme with Emission reduction Target (ASSET)
- Airport Carbon Accreditation (ACA) des Airports Council International Europe
- Alberta Specified Gas Emitters Regulation
- ASAE3000
- Attestation Standards established by the American Institute of Certified Public Accountants/AICPA (AT101)
- Australia National Greenhouse and Energy Regulations (NGER Act)
- California Mandatory GHG Reporting Regulations (also known as California Air Resources Board regulations)
- Canadian Institute of Chartered Accountants (CICA) Handbook: Assurance Section 5025
- Carbon Trust Standard
- Chicago Climate Exchange verification standard
- Climate Registry General Verification Protocol (also known as California Climate Action Registry (CCAR))
- Compagnie Nationale des Commissaires aux Comptes (CNCC)
- Corporate GHG Verification Guidelines from ERT
- DNV Verisustain Protocol/ Verification Protocol for Sustainability Reporting
- Earthcheck Certified
- Toitu carbonreduce (formerly CEMARS)
- ERM GHG Performance Data Assurance Methodology
- IDW PS 821: IDW Prüfungsstandard: Grundsätze ordnungsmäßiger Prüfung oder prüferischer Durchsicht von Berichten im Bereich der Nachhaltigkeit
- IDW AsS 821: IDW Assurance Standard: Generally Accepted Assurance Principles for the Audit or Review of Reports on Sustainability Issues
- ISAE 3000
- ISAE 3410, Assurance Engagements on Greenhouse Gas Statements
- ISO14064-3
- JVETS (Japanese Voluntary Emissions Trading Scheme) Guideline for verification
- Korean GHG and energy target management system
- NMX-SAA-14064-3-IMNC: Instituto Mexicano de Normalización y Certificación A.C
- RevR 6 Bestyrkande av hållbarhetsredovisning (RevR 6 Assurance of Sustainability)
- RevR6 Procedure for assurance of sustainability report from Far, the Swedish auditors professional body
- Saitama Prefecture Target-Setting Emissions Trading Program
- SGS Sustainability Report Assurance
- Spanish Institute of Registered Auditors (ICJCE)
- Standard 3810N Assurance engagements relating to sustainability reports of the Royal Netherlands Institute of Registered Accountants
- State of Israel Ministry of Environmental Protection, VERIFICATION OF GREENHOUSE GAS EMISSIONS AND EMISSIONS REDUCTION IN ISRAEL GUIDANCE DOCUMENT FOR CONDUCTING VERIFICATIONS, Process A.
- Swiss Climate CO2 label
- Thai Greenhouse Gas Management Organisation (TGO) Greenhouse Gas (GHG) Verification Protocol
- Tokyo Emissions Trading Scheme
- Verification under the EU Emissions Trading Scheme (EU ETS) Directive and EU ETS related national implementation laws
- Dutch Standard for Assurance assignments 3000A
- MOHURD Guidelines for Public Building Energy Audit
- ISO 50002 standard
- ISO 19011 standard
- SSAE 3000

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

☐ Yes

☐ Externally checked

☐ Externally verified

Using scheme

☐ Externally assured

Using scheme

Provide applicable evidence

UPLOAD or URL

Indicate where in the evidence the relevant information can be found

☐ No

☐ Not applicable

Scheme name

- AA1000AS
- Advanced technologies promotion Subsidy Scheme with Emission reduction Target (ASSET)
- Airport Carbon Accreditation (ACA) des Airports Council International Europe
- Alberta Specified Gas Emitters Regulation
- ASAE3000
- Attestation Standards established by the American Institute of Certified Public Accountants/AICPA (AT101)
- Australia National Greenhouse and Energy Regulations (NGER Act)
- California Mandatory GHG Reporting Regulations (also known as California Air Resources Board regulations)
- Canadian Institute of Chartered Accountants (CICA) Handbook: Assurance Section 5025
- Carbon Trust Standard
- Chicago Climate Exchange verification standard
- Climate Registry General Verification Protocol (also known as California Climate Action Registry (CCAR))
- Compagnie Nationale des Commissaires aux Comptes (CNCC)
- Corporate GHG Verification Guidelines from ERT
- DNV Verisustain Protocol/ Verification Protocol for Sustainability Reporting
- Earthcheck Certified
- Toitu carbonreduce (formerly CEMARS)
- ERM GHG Performance Data Assurance Methodology
- IDW PS 821: IDW Prüfungsstandard: Grundsätze ordnungsmäßiger Prüfung oder prüferischer Durchsicht von Berichten im Bereich der Nachhaltigkeit
- IDW AsS 821: IDW Assurance Standard: Generally Accepted Assurance Principles for the Audit or Review of Reports on Sustainability Issues
- ISAE 3000
- ISAE 3410, Assurance Engagements on Greenhouse Gas Statements
- ISO14064-3
- JVETS (Japanese Voluntary Emissions Trading Scheme) Guideline for verification
- Korean GHG and energy target management system
- NMX-SAA-14064-3-IMNC: Instituto Mexicano de Normalización y Certificación A.C
- RevR 6 Bestyrkande av hållbarhetsredovisning (RevR 6 Assurance of Sustainability)
- RevR6 Procedure for assurance of sustainability report from Far, the Swedish auditors professional body
- Saitama Prefecture Target-Setting Emissions Trading Program
- SGS Sustainability Report Assurance
- Spanish Institute of Registered Auditors (ICJCE)
- Standard 3810N Assurance engagements relating to sustainability reports of the Royal Netherlands Institute of Registered Accountants
- State of Israel Ministry of Environmental Protection, VERIFICATION OF GREENHOUSE GAS EMISSIONS AND EMISSIONS REDUCTION IN ISRAEL GUIDANCE DOCUMENT FOR CONDUCTING VERIFICATIONS, Process A.
- Swiss Climate CO2 label
- Thai Greenhouse Gas Management Organisation (TGO) Greenhouse Gas (GHG) Verification Protocol
- Tokyo Emissions Trading Scheme
- Verification under the EU Emissions Trading Scheme (EU ETS) Directive and EU ETS related national implementation laws
- Dutch Standard for Assurance assignments 3000A
- MOHURD Guidelines for Public Building Energy Audit
- ISO 50002 standard
- ISO 19011 standard
- SSAE 3000

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

☐ Yes

☐ Externally checked

☐ Externally verified

Using scheme

☐ Externally assured

Using scheme

Provide applicable evidence

UPLOAD or URL

Indicate where in the evidence the relevant information can be found

☐ No

☐ Not applicable

Scheme name

- AA1000AS
- Advanced technologies promotion Subsidy Scheme with Emission reduction Target (ASSET)
- Airport Carbon Accreditation (ACA) des Airports Council International Europe
- Alberta Specified Gas Emitters Regulation
- ASAE3000
- Attestation Standards established by the American Institute of Certified Public Accountants/AICPA (AT101)
- Australia National Greenhouse and Energy Regulations (NGER Act)
- California Mandatory GHG Reporting Regulations (also known as California Air Resources Board regulations)
- Canadian Institute of Chartered Accountants (CICA) Handbook: Assurance Section 5025
- Carbon Trust Standard
- Chicago Climate Exchange verification standard
- Climate Registry General Verification Protocol (also known as California Climate Action Registry (CCAR))
- Compagnie Nationale des Commissaires aux Comptes (CNCC)
- Corporate GHG Verification Guidelines from ERT
- DNV Verisustain Protocol/ Verification Protocol for Sustainability Reporting
- Earthcheck Certified
- Toitu carbonreduce (formerly CEMARS)
- ERM GHG Performance Data Assurance Methodology
- IDW PS 821: IDW Prüfungsstandard: Grundsätze ordnungsmäßiger Prüfung oder prüferischer Durchsicht von Berichten im Bereich der Nachhaltigkeit
- IDW AsS 821: IDW Assurance Standard: Generally Accepted Assurance Principles for the Audit or Review of Reports on Sustainability Issues
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- ISAE 3410, Assurance Engagements on Greenhouse Gas Statements
- ISO14064-3
- JVETS (Japanese Voluntary Emissions Trading Scheme) Guideline for verification
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- Dutch Standard for Assurance assignments 3000A
- MOHURD Guidelines for Public Building Energy Audit
- ISO 50002 standard
- ISO 19011 standard
- SSAE 3000

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

☐ Yes

☐ Externally checked

☐ Externally verified

Using scheme

☐ Externally assured

Using scheme

Provide applicable evidence

UPLOAD or URL

Indicate where in the evidence the relevant information can be found

☐ No

☐ Not applicable

Scheme name

- AA1000AS
- Advanced technologies promotion Subsidy Scheme with Emission reduction Target (ASSET)
- Airport Carbon Accreditation (ACA) des Airports Council International Europe
- Alberta Specified Gas Emitters Regulation
- ASAE3000
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- ISO 50002 standard
- ISO 19011 standard
- SSAE 3000



Performance: Building Certifications

Building Certifications

2020 Indicator

BC1.1 Building certifications at the time of design/construction

BC1.1

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

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 ASSETS.

Scheme name / sub-scheme name / level	Area Certified (m ²)	% of Floor Area certified (within property type) 2020	Number of assets	% of GAV certified - optional (within property type) 2020

Scheme Name/Sub-scheme Name

A list of provisionally validated certification schemes is provided in Appendix of the Reference Guide.

BC1.2 Operational building certifications

BC1.2

Standing investments that hold a valid operational green building certificate

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 ASSETS.

Scheme name / sub-scheme name / level	Area Certified (m ²)	% of Floor Area certified (within property type) 2020	Number of assets	% of GAV certified - optional (within property type) 2020

Scheme Name/Sub-scheme Name

A list of provisionally validated certification schemes is provided in Appendix of the Reference Guide.

BC2 Energy Ratings

BC2

Standing investments that hold a valid energy rating

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 ASSETS.

Energy Rating	Area Covered (m ²)	% of Floor Area covered (within property type) 2020	Number of assets	% GAV covered - optional (within property type) 2020

Development: Reporting Characteristics

Reporting Characteristics

DR1.1 Composition of the entity’s development projects portfolio during the reporting year

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 ASSETS.

		In progress at the end of reporting period		Completed during reporting period		
Property Type	Construction/ Renovation	Number of Assets	Gross Floor Area (m²)	Number of Assets	Gross Floor Area (m²)	% GAV
						<input type="text"/>
						<input type="text"/>
						<input type="text"/>

Note: The table above defines the scope of your 2021 GRESB submission on development projects. It should include new construction and major renovations projects that are in progress at the end of 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.

*% 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)

DR1.2 Countries/states included in the entity’s development projects portfolio

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 ASSETS.

Country	% GAV



Development: ESG Requirements

ESG Requirements

2020 Indicator

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

Elements addressed in the strategy (multiple answers possible)

- ☐ Biodiversity and habitat
- ☐ Building safety
- ☐ Climate/climate change adaptation
- ☐ Energy consumption
- ☐ Green building certifications
- ☐ Greenhouse gas emissions
- ☐ Health and well-being
- ☐ Indoor environmental quality
- ☐ Life-cycle assessments/embodied carbon
- ☐ Location and transportation
- ☐ Material sourcing
- ☐ Net-zero/carbon neutral design
- ☐ Pollution prevention
- ☐ Renewable energy
- ☐ Resilience to catastrophe/disaster
- ☐ Site selection and land use
- ☐ Sustainable procurement
- ☐ Waste management
- ☐ Water consumption
- ☐ Other: _____

The strategy is

- ☐ Publicly available
- ☐ 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

DRE2 Site selection requirements

DRE2

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

☐ Yes

Select all criteria included (multiple answers possible)

- ☐ Connect to multi-modal transit networks
- ☐ Locate projects within existing developed areas
- ☐ Protect, restore, and conserve aquatic ecosystems
- ☐ Protect, restore, and conserve farmland
- ☐ Protect, restore, and conserve floodplain functions
- ☐ Protect, restore, and conserve habitats for native, threatened and endangered species
- ☐ Protect, restore, and conserve historical and heritage sites
- ☐ Redevelop brownfield sites
- ☐ Other: _____

☐ No

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

☐ Yes

Select all criteria included (multiple answers possible)

- ☐ Manage waste by diverting construction and demolition materials from disposal
- ☐ Manage waste by diverting reusable vegetation, rocks, and soil from disposal
- ☐ Minimize light pollution to the surrounding community
- ☐ Minimize noise pollution to the surrounding community
- ☐ Perform environmental site assessment
- ☐ Protect air quality during construction
- ☐ Protect and restore habitat and soils disturbed during construction and/or during previous development
- ☐ Protect surface water and aquatic ecosystems by controlling and retaining construction pollutants
- ☐ Other: _____

☐ No



Development: Materials

Materials

2020 Indicator

DMA1 Materials selection requirements

DMA1

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)

☐ Environmental Product Declarations

☐ Health Product Declarations

☐ Other types of required health and environmental disclosure

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

☐ Locally extracted or recovered materials

☐ Low embodied carbon materials

☐ Low-emitting VOC materials

☐ Materials and packaging that can easily be recycled

☐ Materials that disclose environmental impacts

☐ Materials that disclose potential health hazards

☐ Rapidly renewable materials and recycled content materials

☐ "Red list" of prohibited materials or ingredients that should not be used on the basis of their human and/or environmental impacts

☐ Third-party certified wood-based materials and products

Types of third-party certification used: _____

☐ Other: _____

Provide applicable evidence

UPLOAD or URL _____

Indicate where in the evidence the relevant information can be found _____

☐ No

Does the entity assess the life cycle emissions of its development projects?☐ Yes

Select the type of assessment:

☐ Quantitative assessment☐ Qualitative assessment

Select the boundaries of the calculation applied:

☐ Cradle-to-gate☐ Cradle-to-practical completion/handover☐ Use stage☐ End-of-life stage☐ Cradle-to-grave☐ Whole life☐ Other: _____

Select the standards/methodologies/tools applied:

☐ BBCA Label (Bâtiment Bas Carbone)☐ E+C- Label (Énergie Positive & Réduction Carbone)☐ Embodied Carbon in Construction Calculator (EC3) Tool☐ EN 15978☐ EN 15804☐ GHG Protocol - Product Life Cycle Accounting and Reporting Standard☐ ISO 14040/44☐ ISO 14025☐ One Click LCA☐ The Carbon Smart Materials Palette®☐ Whole life carbon assessment for the built environment, RICS☐ Other: _____

Percentage of development projects completed during the last three years using any calculation method

Percentage of development projects completed during the last three years using the whole life LCA

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

☐ No

DMA2.2 Embodied carbon disclosure

DMA2.2

Has the entity disclosed the embodied carbon emissions of its development projects completed within the last three years?

☐ Yes

The disclosure is

☐ Publicly available

URL_____

Indicate where in the evidence the relevant information can be found_____

☐ Not publicly available

☐ No

☐ Not applicable



Development: Building Certifications

Building Certifications

DBC1.1 Green building standard requirements

2020 Indicator

DBC1.1

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

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

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

Percentage of portfolio covered: _____%

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

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

☐ No

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 Registered (m ²)	% portfolio covered by floor area 2020	Number of assets	% GAV covered - optional 2020
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+ Add new

☐ Projects that obtained a green building certificate or official pre-certification during the reporting year

Scheme name / sub-scheme name	Area Registered (m ²)	% portfolio covered by floor area 2020	Number of assets	% GAV covered - optional 2020
-------------------------------	-----------------------------------	--	------------------	-------------------------------

+ Add new

☐ No

☐ Not applicable



Development: Energy

Energy

2020 Indicator

Does the entity have minimum energy efficiency requirements for development projects?☐ Yes☐ Requirements for planning and design include (multiple answers possible)☐ Development and implementation of a commissioning plan☐ Integrative design process☐ To exceed relevant energy codes or standards☐ Requirements for minimum energy use intensity post-occupancy☐ Other: _____

Provide applicable evidence

UPLOAD or URL _____

Indicate where in the evidence the relevant information can be found _____

☐ Common energy efficiency measures include (multiple answers possible)☐ Air conditioning☐ Commissioning☐ Energy modeling☐ High-efficiency equipment and appliances☐ Lighting☐ Occupant controls☐ Passive design☐ Space heating☐ Ventilation☐ Water heating☐ Other: _____☐ Operational energy efficiency monitoring (multiple answers possible)☐ Building energy management systems☐ Energy use analytics☐ Post-construction energy monitoring

For on average years: _____

☐ Sub-meter☐ Other: _____

☐ No

DEN2.1 On-site renewable energy

DEN2.1

Does the entity incorporate on-site renewable energy in the design of development projects?

☐ Yes

Projects designed to generate on-site renewable energy (multiple answers possible)

☐ Biofuels

Percentage of all projects: _____%

☐ Geothermal Steam

Percentage of all projects: _____%

☐ Hydro

Percentage of all projects: _____%

☐ Solar/photovoltaic

Percentage of all projects: _____%

☐ Wind

Percentage of all projects: _____%

☐ Other: _____

Percentage of all projects: _____%

Average design target for the fraction of total energy demand met with on-site renewable energy

☐ No

☐ Not applicable

Does the entity's portfolio include any buildings designed to meet net zero carbon completed within the last three years?

☐ Yes

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

- ☐ Net zero carbon - construction
- ☐ Net zero carbon - operational energy
- ☐ Other: _____

The entity uses net zero carbon code/standard:

- ☐ National/local green building council standard, specify: _____
- ☐ National/local government standard, specify: _____
- ☐ International standard, specify: _____
- ☐ Other: _____

Percentage of projects covered: _____%

☐ No



Development: Water

Water Conservation

2020 Indicator

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)

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

Provide applicable evidence

UPLOAD or URL _____

Indicate where in the evidence the relevant information can be found _____

☐ Common water efficiency measures include (multiple answers possible)

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

☐ Operational water efficiency monitoring (multiple answers possible)☐ Post-construction water monitoring

For on average years: _____

- ☐ Sub-meter
- ☐ Water use analytics
- ☐ Other: _____

☐ Other: _____

☐ No



Development: Waste

Waste Management

DWS1 Waste management strategy

2020 Indicator

DWS1

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)

☐ Construction waste signage

☐ Diversion rate requirements

☐ Education of employees/contractors on waste management

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

☐ Targets for waste stream recovery, reuse and recycling

☐ Waste management plans

☐ Waste separation facilities

☐ Other: _____

☐ On-site waste monitoring (multiple answers possible)

☐ Hazardous waste monitoring/audit

☐ Non-hazardous waste monitoring/audit

☐ Other: _____

☐ No



Development: Stakeholder Engagement

Health, Safety & Well-being

2020 Indicator

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)

☐ Health Impact Assessment

☐ Integrated planning process

☐ Other planning process: _____

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

☐ Acoustic comfort

☐ Active design features

☐ Biophilic design

☐ Commissioning

☐ Daylight

☐ Ergonomic workplace

☐ Humidity

☐ Illumination

☐ Inclusive design

☐ Indoor air quality

☐ Natural ventilation

☐ Occupant controls

☐ Physical activity

☐ Thermal comfort

☐ Water quality

☐ Other: _____

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

☐ Occupant education

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

For on average years: _____

☐ Other: _____

☐ No

DSE2.1 On-site safety

DSE2.1

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)

- ☐ Availability of medical personnel
- ☐ Communicating safety information
- ☐ Continuously improving safety performance
- ☐ Demonstrating safety leadership
- ☐ Entrenching safety practices
- ☐ Managing safety risks
- ☐ On-site health and safety professional (coordinator)
- ☐ Personal Protective and Life Saving Equipment
- ☐ Promoting design for safety
- ☐ Training curriculum
- ☐ Other: _____

☐ No

Does the entity monitor safety indicators at construction sites?☐ Yes

Select all applicable options (multiple answers possible)

☐ Injury rate: _____

Explain the injury rate calculation method (maximum 250 words)

☐ Fatalities: _____☐ Near misses: _____☐ Lost day rate: _____☐ Severity rate: _____☐ Other metrics: _____

Rate of other metric(s): _____

☐ No

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

Select all topics included (multiple answers possible)

- ☐ Business ethics
- ☐ Child labor
- ☐ Community engagement
- ☐ Environmental process standards
- ☐ Environmental product standards
- ☐ Health and well-being
- ☐ Human rights
- ☐ Human health-based product standards
- ☐ Occupational safety
- ☐ Labor standards and working conditions
- ☐ Other: _____

Percentage of projects covered: _____%

☐ No

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)

☐ Contractor ESG training

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

☐ External audits by third party

Percentage of projects audited during the reporting year: _____%

☐ Internal audits

Percentage of projects audited during the reporting year: _____%

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

Percentage of projects visited during the reporting year: _____%

☐ Other: _____

☐ No

☐ Not applicable

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)

- ☐ Community health and well-being
- ☐ Effective communication and process to address community concerns
- ☐ Employment creation in local communities
- ☐ Enhancement programs for public spaces
- ☐ ESG education program
- ☐ Research and network activities
- ☐ Resilience, including assistance or support in case of disaster
- ☐ Supporting charities and community groups
- ☐ Other: _____

Describe the community engagement program (maximum 250 words)

☐ No

DSE4

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)

- ☐ Housing affordability
- ☐ Impact on crime levels
- ☐ Livability score
- ☐ Local income generated
- ☐ Local job creation
- ☐ Local residents' well-being
- ☐ Walkability score
- ☐ Other: _____

☐ No

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)

- ☐ Analysis and interpretation of monitoring data
- ☐ Development and implementation of a communication plan
- ☐ Development and implementation of a community monitoring plan
- ☐ Development and implementation of a risk mitigation plan
- ☐ Identification of nuisance and/or disruption risks
- ☐ Identification of stakeholders and impacted groups
- ☐ Management practices to ensure accountability for performance goals and issues identified during community monitoring
- ☐ 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