The COP 21 climate agreement marked a watershed moment with the adoption of the first-ever legally binding global pact to reduce carbon emissions and avoid the worst impacts of climate change.

Notwithstanding recent political turmoil, climate policy in the UK remains among the most stringent in the world. Particularly relevant to the real estate sector, UK legislation includes the Minimum Energy Efficiency Standards, a first-of-its-kind regulation putting an energy performance floor on energy performance. Along with other important provisions, these requirements represent a broad-based effort to transform the UK building stock and accelerate the transition to a clean, low-carbon economy. Institutional investors are increasingly recognizing that these requirements represent a broad-based effort to transform the UK building stock and accelerate the transition to a clean, low-carbon economy.

The COP 21 climate agreement marked a watershed moment with the adoption of the first-ever legally binding global pact to reduce carbon emissions and avoid the worst impacts of climate change. Notwithstanding recent political turmoil, climate policy in the UK remains among the most stringent in the world. Particularly relevant to the real estate sector, UK legislation includes the Minimum Energy Efficiency Standards, a first-of-its-kind regulation putting an energy performance floor on energy performance. Along with other important provisions, these requirements represent a broad-based effort to transform the UK building stock and accelerate the transition to a clean, low-carbon economy. Institutional investors are increasingly recognizing that these requirements represent a broad-based effort to transform the UK building stock and accelerate the transition to a clean, low-carbon economy.

The GRESB Model

With 152 property companies and funds participating in GRESB, the UK is the second largest contributor of GRESB data. The new UK data showed a dynamic market and continued ESG leadership. UK companies registered one of the highest increases in scores – by 9%, from 58 in 2015 to 63 in 2016, and continue to outperform the European average score on environmental, social, and governance (ESG) aspects. The UK’s success can be attributed to the strict minimum energy efficiency standards, a first-of-its-kind regulation putting an energy performance floor on energy performance. Along with other important provisions, these requirements represent a broad-based effort to transform the UK building stock and accelerate the transition to a clean, low-carbon economy. Institutional investors are increasingly recognizing that these requirements represent a broad-based effort to transform the UK building stock and accelerate the transition to a clean, low-carbon economy.

Notwithstanding recent political turmoil, climate policy in the UK remains among the most stringent in the world. Particularly relevant to the real estate sector, UK legislation includes the Minimum Energy Efficiency Standards, a first-of-its-kind regulation putting an energy performance floor on energy performance. Along with other important provisions, these requirements represent a broad-based effort to transform the UK building stock and accelerate the transition to a clean, low-carbon economy. Institutional investors are increasingly recognizing that these requirements represent a broad-based effort to transform the UK building stock and accelerate the transition to a clean, low-carbon economy.

GRESB meets this need with systematic assessment, objective scoring, and high-quality information about environmental, social, and governance (ESG) aspects. The UK’s success can be attributed to the strict minimum energy efficiency standards, a first-of-its-kind regulation putting an energy performance floor on energy performance. Along with other important provisions, these requirements represent a broad-based effort to transform the UK building stock and accelerate the transition to a clean, low-carbon economy. Institutional investors are increasingly recognizing that these requirements represent a broad-based effort to transform the UK building stock and accelerate the transition to a clean, low-carbon economy.

Institutional investors are increasingly recognizing that these requirements represent a broad-based effort to transform the UK building stock and accelerate the transition to a clean, low-carbon economy. Notwithstanding recent political turmoil, climate policy in the UK remains among the most stringent in the world. Particularly relevant to the real estate sector, UK legislation includes the Minimum Energy Efficiency Standards, a first-of-its-kind regulation putting an energy performance floor on energy performance. Along with other important provisions, these requirements represent a broad-based effort to transform the UK building stock and accelerate the transition to a clean, low-carbon economy. Institutional investors are increasingly recognizing that these requirements represent a broad-based effort to transform the UK building stock and accelerate the transition to a clean, low-carbon economy.

The COP 21 climate agreement marked a watershed moment with the adoption of the first-ever legally binding global pact to reduce carbon emissions and avoid the worst impacts of climate change. Notwithstanding recent political turmoil, climate policy in the UK remains among the most stringent in the world. Particularly relevant to the real estate sector, UK legislation includes the Minimum Energy Efficiency Standards, a first-of-its-kind regulation putting an energy performance floor on energy performance. Along with other important provisions, these requirements represent a broad-based effort to transform the UK building stock and accelerate the transition to a clean, low-carbon economy. Institutional investors are increasingly recognizing that these requirements represent a broad-based effort to transform the UK building stock and accelerate the transition to a clean, low-carbon economy.

The new data GRESB also show that overall ESG performance is supported by increasing engagement from senior leaders, more formal policy commitments, and increasingly sophisticated information systems. For example, this year’s benchmark includes asset-level operational performance data for more than 20,000 individual buildings, often flowing directly to GRESB from third-party tools.

These trends show UK property companies and funds in a race to improve ESG performance – reducing greenhouse gas emissions, saving energy, conserving water, and providing healthier indoor environments. The leaders in this competition benefit from more efficient and more desirable properties. Their investors benefit from higher returns and lower risk.

The charts below illustrate average responses to individual carbon management indicators and the cumulative achievement of the set of carbon management strategies.
### 2016 GRESB Participants - United Kingdom

**Listed**
- ASC UK REIT plc
- Big Yellow Plc
- British Land Company Plc
- Capital & Counties Properties PLC
- Derwent London Plc
- F&C UK Property Fund PLC
- Grainger plc
- Great Portland Estates plc
- Henderson/UK Property Open Ended Investment Company
- Igno UK Commercial Property Trust
- Intu Properties plc
- Land Securities Group PLC
- LondonMetric Property Plc
- LPT - Office
- McKay Securities PLC
- M&G Real Estate
- Mayfair Capital Investment Management
- Medix
- Mercer Investment Management Limited
- Royal London
- Savills Investment Management
- Schroder Real Estate Investment Management Limited
- SEGRO plc
- Shaftesbury Plc
- Standard Life Investments Property Income Trust
- The UNITE Group Plc
- UNITE Student Accommodation Fund (USAIF)
- Workspace

**Private**
- Aberdeen Capital Ltd
- British Land Company plc
- Brockton Capital LLP
- Canary Wharf Group plc
- Capital and Regional
- CBRE Global Investors
- Commercial Estates group
- Curia Capital
- Delany
- DTZ Investors Ltd
- Fidelity International
- FORRE Partnership
- Forum Partners
- Grainger Asset Management Ltd
- Hermes Capital Plc
- Leggat and General Property
- LGIM Real Assets
- Lothbury Investment Management Limited
- M&G Real Estate
- Mayfair Capital Investment Management
- Medix
- Mercer Investment Management Limited
- Royal London
- Savills Investment Management
- Schroder Real Estate Investment Management Limited
- Standard Life Investments
- The Crown Estate
- Threadneedle Portfolio Services Limited
- UBS Asset Management
- Universities Superannuation Scheme

**Performance Indicators - United Kingdom**

**Footprint 2015 (absolute)**

<table>
<thead>
<tr>
<th>Property type</th>
<th>Entity name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential - Private</td>
<td>Credit Suisse Real Estate Switzerland Residential - Credit Suisse</td>
</tr>
<tr>
<td>Residential - Listed</td>
<td>UBS (CH) Property Fund Direct Residential</td>
</tr>
<tr>
<td>Residential - Private</td>
<td>Achmea Dutch Health Care Property Fund - Syntrus Achmea Real Estate &amp; Finance</td>
</tr>
<tr>
<td>Residential - Private</td>
<td>Leisure Fund Property Partnership - Legal and General Property</td>
</tr>
</tbody>
</table>

**Like-For-Like Change 2014-2015 (relative)**

<table>
<thead>
<tr>
<th>Property type</th>
<th>Entity name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential - Private</td>
<td>Credit Suisse Real Estate Fund SIAT - Credit Suisse</td>
</tr>
<tr>
<td>Residential - Private</td>
<td>Diverted from landfill</td>
</tr>
</tbody>
</table>

**Equivalent of Change**

- **ENERGY**: 22,306 MWh, with 0.67% change and 67% average portfolio coverage.
- **CARBON EMISSIONS**: 33,247 tonnes CO₂, with 3.6% change and 81% average portfolio coverage.
- **WATER**: 28,158 m³, with 1.33% change and 77% average portfolio coverage.
- **WASTE**: 929,836 tonnes, with 50% diverted from landfill and 28% average portfolio coverage.

GRESB defines “like-for-like” as the fraction of a portfolio continuously owned by an entity for at least 24 months. Like-for-like measurements represent a relatively stable sub-set of a portfolio, and they may better reflect management action to improve performance. GRESB like-for-like metrics do not directly account for variation in weather, occupancy, and other factors.