GRESB

Building certifications

Scoring methodologies 2024 & 2023 examples

Introduction

This slide deck provides step-by-step examples of the 2024 scoring methodology for the 2024 Final benchmark reports for one of the key metrics in the GRESB Standard – Building certifications.

It focuses on Indicator BC1.1 and covers each While not covered in this deck, the same steps can be applied to Indicator BC1.2 for operational building certifications.

BC1.1 - Scoring Methodology

- ## 2024 Methodology
  - **Example 1:** *Simple scenario*

  - **Example 2:** *Old certification*

  - **Example 3:** *Old and low quality certification*

  - **Example 4:** *Old and low quality certification*

- ## 2023 Methodology

BC1.1 - Scoring Methodology

Example 1

SIMPLE SCENARIO

BC1.1 - Scoring Methodology − Example 1

GRESB

This example demonstrates the 2024 scoring methodology for indicator BC1.1, which is likewise applied to indicator BC1.2.

Portfolio composition – Example 1

- Consider a portfolio composed of one property sub-type (Industrial, Warehouse) of identical assets with the same Floor area (GFA = 1.000m^2), GAV and all assets are all fully owned by the entity and located in Germany.

- Half of the Assets are certified by a Design/construction certification (Full points), half of the assets are not certified.

Asset #	Property sub-type	Certification
1	Industrial, Warehouse	Design/construction #1
2	Industrial, Warehouse	Design/construction #1
3	Industrial, Warehouse	Design/construction #1
4	Industrial, Warehouse	Design/construction #1
5	Industrial, Warehouse	Design/construction #1
6	Industrial, Warehouse	No certification
7	Industrial, Warehouse	No certification
8	Industrial, Warehouse	No certification
9	Industrial, Warehouse	No certification
10	Industrial, Warehouse	No certification

BC1.1 - Scoring Methodology − Example 1

GRESB

Step 1: Calculate the % Floor area certified (Validation status, Time factor)

The Floor Area Covered by each Building Certification is multiplied by the corresponding Validation status, time factor and % ownership.

Asset #	Property sub-type	Certification	%Floor area covered	Validation Status	Certification age	Time factor	% ownership	Step 1: % Floor Area certified (Validation status, Time factor)
1	Industrial, Warehouse	Design/construction #1	100%	1.0	1	100%	100%	**100%**
2	Industrial, Warehouse	Design/construction #1	100%	1.0	1	100%	100%	**100%**
3	Industrial, Warehouse	Design/construction #1	100%	1.0	1	100%	100%	**100%**
4	Industrial, Warehouse	Design/construction #1	100%	1.0	1	100%	100%	**100%**
5	Industrial, Warehouse	Design/construction #1	100%	1.0	1	100%	100%	**100%**
6	Industrial, Warehouse	No certification	0%	N.A	N.A	N.A	100%	**N.A.**
7	Industrial, Warehouse	No certification	0%	N.A	N.A	N.A	100%	**N.A.**
8	Industrial, Warehouse	No certification	0%	N.A	N.A	N.A	100%	**N.A.**
9	Industrial, Warehouse	No certification	0%	N.A	N.A	N.A	100%	**N.A.**
10	Industrial, Warehouse	No certification	0%	N.A	N.A.	N.A.	100%	**N.A.**

BC1.1 - Scoring Methodology − Example 1

GRESB

Step 2: Aggregate the % Floor area certified (Validation status, Time factor) at [Property subtype x Country]

The %Floor areas certified (Validation status, Time factor) are aggregated at the at the Property Sub-Type and Country cross-section level.

Asset #	Property sub-type	Certification	%Floor area covered	Validation Status	Certification age	Time factor	% ownership	Step 1: % Floor Area certified (Validation status, Time factor)	Step 2: Aggregated % Floor area (Validation status, Time factor)
1	Industrial, Warehouse	Design/construction #1	100%	1.0	1	100%	100%	100%	50%
2	Industrial, Warehouse	Design/construction #1	100%	1.0	1	100%	100%	100%	
3	Industrial, Warehouse	Design/construction #1	100%	1.0	1	100%	100%	100%	
4	Industrial, Warehouse	Design/construction #1	100%	1.0	1	100%	100%	100%	
5	Industrial, Warehouse	Design/construction #1	100%	1.0	1	100%	100%	100%	
6	Industrial, Warehouse	No certification	0%	N.A	N.A	N.A	100%	N.A.	
7	Industrial, Warehouse	No certification	0%	N.A	N.A	N.A	100%	N.A.	
8	Industrial, Warehouse	No certification	0%	N.A	N.A	N.A	100%	N.A.	
9	Industrial, Warehouse	No certification	0%	N.A	N.A	N.A	100%	N.A.	
10	Industrial, Warehouse	No certification	0%	N.A	N.A.	N.A.	100%	N.A.	

5*100%/max. 10*100%=50%

BC1.1 - Scoring Methodology – Example 1

Step 3: Benchmark the % Floor Area Covered (Validation status, Time factor)

The aggregated % Floor Area Covered (Validation status, Time factor) is compared against the relevant Benchmark at the Property Sub-Type and Country cross-section level.

Asset #	Property sub-type	Certification	%Floor area covered	Step 1: % Floor Area certified (Validation status, Time factor)	Step 2: Aggregated % Floor area (Validation status, Time factor)	Step 3: Aggregated % Floor area covered (Validation status, Time factor) score (benchmark)*
1	Industrial, Warehouse	Design/construction #1	100%	100%		
2	Industrial, Warehouse	Design/construction #1	100%	100%		
3	Industrial, Warehouse	Design/construction #1	100%	100%		
4	Industrial, Warehouse	Design/construction #1	100%	100%		
5	Industrial, Warehouse	Design/construction #1	100%	100%	50%	70%**
6	Industrial, Warehouse	No certification	0%	N.A.		
7	Industrial, Warehouse	No certification	0%	N.A.		
8	Industrial, Warehouse	No certification	0%	N.A.		
9	Industrial, Warehouse	No certification	0%	N.A.		
10	Industrial, Warehouse	No certification	0%	N.A.		

* The Benchmark score of the % Floor Area covered (Validation status, Time factor) of the certification is determined **by comparing the aggregated %Floor area (Validation status, Time factor) covered to the mean of the Benchmark group**.

- If the aggregated %Floor area covered (Validation status, Time factor) = 100%, the benchmark score is automatically 100%.

- If the aggregated %Floor area covered (Validation status, Time factor) = 0%, the benchmark score is automatically 0%.

- If 0% < aggregated %Floor area covered (Validation status, Time factor) < 100%, the benchmark score is a function of the mean of the aggregated %Floor Area Covered of the benchmark.

** Estimated value for the purpose of this example

BC1.1 - Scoring Methodology – Example 1

GRESB

Step 4: Calculate the score at [Property sub-type & Country] level

Score property sub-type & country = **7 points** x Aggregated % Floor area covered (Validation status, Time factor) benchmark score

Asset #	Property sub-type	Certification	%Floor area covered	Step 1: % Floor Area certified (Validation status, Time factor)	Step 2: Aggregated % Floor area (Validation status, Time factor)	Step 3: Aggregated % Floor area covered (Validation status, Time factor) score (benchmark)	Step 4: Score sub-property & Country
1	Industrial, Warehouse	Design/construction #1	100%	100%			
2	Industrial, Warehouse	Design/construction #1	100%	100%			
3	Industrial, Warehouse	Design/construction #1	100%	100%			
4	Industrial, Warehouse	Design/construction #1	100%	100%			
5	Industrial, Warehouse	Design/construction #1	100%	100%	50%	70%	4.9 pts
6	Industrial, Warehouse	No certification	0%	N.A.			
7	Industrial, Warehouse	No certification	0%	N.A.			
8	Industrial, Warehouse	No certification	0%	N.A.			
9	Industrial, Warehouse	No certification	0%	N.A.			
10	Industrial, Warehouse	No certification	0%	N.A.			

7pts x 70% = 4.9 p

BC1.1 - Scoring Methodology − Example 1

Step 5: Calculate the score at Portfolio level

- Property Sub-Type and Country Building Certification Scores are aggregated to Portfolio level using the Percentage of GAV as weighting factor.

Asset #	Property sub-type	Certification	%Floor area covered	Step 1: % Floor Area certified (Validation status, Time factor)	Step 2: Aggregated % Floor area (Validation status, Time factor)	Step 3: Aggregated % Floor area covered (Validation status, Time factor) score (benchmark)	Step 4: Score sub-property & Country	Step 5: Portfolio score
1	Industrial, Warehouse	Design/construction #1	100%	100%				
2	Industrial, Warehouse	Design/construction #1	100%	100%				
3	Industrial, Warehouse	Design/construction #1	100%	100%				
4	Industrial, Warehouse	Design/construction #1	100%	100%				
5	Industrial, Warehouse	Design/construction #1	100%	100%	50%	70%	4.9	4.9 pts
6	Industrial, Warehouse	No certification	0%	N.A.				
7	Industrial, Warehouse	No certification	0%	N.A.				
8	Industrial, Warehouse	No certification	0%	N.A.				
9	Industrial, Warehouse	No certification	0%	N.A.				
10	Industrial, Warehouse	No certification	0%	N.A.				

If *Industrial, Warehouse* only represents part of the total GAV of an entity (e.g. 50%) with a score of 4.9 p and the other part of the Portfolio (GAV 50%) has a score of 0p:

- The portfolio-level score received by the entity is: 50% * 4.9p + 50% 0p = 2.45p

2024 methodology
Example 2
Scenario with an old certification

BC1.1 - Scoring Methodology − Example 2

GRESB

This example demonstrates the 2024 scoring methodology for indicator BC1.1, which is likewise applied to indicator BC1.2.

Portfolio composition – Example 2

- Consider a portfolio composed of one property sub-type (Industrial, Warehouse) of identical assets with the same Floor area (1.000m^2), GAV and all assets are all fully owned by the entity and located in Germany.

- Half of the Assets are certified by a Design/construction certification (Full points), half of the assets are not certified.

- **One of the asset has an old building certification** (Asset 5)

Asset #	Property sub-type	Certification
1	Industrial, Warehouse	Design/construction #1
2	Industrial, Warehouse	Design/construction #1
3	Industrial, Warehouse	Design/construction #1
4	Industrial, Warehouse	Design/construction #1
5	Industrial, Warehouse	Design/construction #1
6	Industrial, Warehouse	No certification
7	Industrial, Warehouse	No certification
8	Industrial, Warehouse	No certification
9	Industrial, Warehouse	No certification
10	Industrial, Warehouse	No certification

BC1.1 - Scoring Methodology − Example 1

GRESB

Step 1: Calculate the % Floor area certified (Validation status, Time factor)

The Floor Area Covered by each Building Certification is multiplied by the corresponding Validation status, time factor and % ownership.

Asset #	Property sub-type	Certification	%Floor area covered	Validation Status	Certification age	Time factor	% ownership	Step 1: % Floor Area certified (Validation status, Time factor)
1	Industrial, Warehouse	Design/construction #1	100%	1.0	1	100%	100%	**100%**
2	Industrial, Warehouse	Design/construction #1	100%	1.0	1	100%	100%	**100%**
3	Industrial, Warehouse	Design/construction #1	100%	1.0	1	100%	100%	**100%**
4	Industrial, Warehouse	Design/construction #1	100%	1.0	1	100%	100%	**100%**
5	Industrial, Warehouse	Design/construction #1	100%	1.0	11	40%	100%	**40%**
6	Industrial, Warehouse	No certification	0%	N.A	N.A	N.A	100%	**N.A.**
7	Industrial, Warehouse	No certification	0%	N.A	N.A	N.A	100%	**N.A.**
8	Industrial, Warehouse	No certification	0%	N.A	N.A	N.A	100%	**N.A.**
9	Industrial, Warehouse	No certification	0%	N.A	N.A	N.A	100%	**N.A.**
10	Industrial, Warehouse	No certification	0%	N.A	N.A.	N.A.	100%	**N.A.**

BC1.1 - Scoring Methodology – Example 1

GRESB

Step 2: Aggregate the % Floor area certified (Validation status, Time factor) at [Property subtype x Country]

The %Floor areas certified (Validation status, Time factor) are aggregated at the at the Property Sub-Type and Country cross-section level.

Asset #	Property sub-type	Certification	%Floor area covered	Validation Status	Certification age	Time factor	% ownership	Step 1: % Floor Area certified (Validation status, Time factor)	Step 2: Aggregated % Floor area (Validation status, Time factor)
1	Industrial, Warehouse	Design/construction #1	100%	1.0	1	100%	100%	100%	44%
2	Industrial, Warehouse	Design/construction #1	100%	1.0	1	100%	100%	100%	
3	Industrial, Warehouse	Design/construction #1	100%	1.0	1	100%	100%	100%	
4	Industrial, Warehouse	Design/construction #1	100%	1.0	1	100%	100%	100%	
5	Industrial, Warehouse	Design/construction #1	100%	1.0	11	40%	100%	40%	
6	Industrial, Warehouse	No certification	0%	N.A	N.A	N.A	100%	N.A.	
7	Industrial, Warehouse	No certification	0%	N.A	N.A	N.A	100%	N.A.	
8	Industrial, Warehouse	No certification	0%	N.A	N.A	N.A	100%	N.A.	
9	Industrial, Warehouse	No certification	0%	N.A	N.A	N.A	100%	N.A.	
10	Industrial, Warehouse	No certification	0%	N.A	N.A.	N.A.	100%	N.A.	

BC1.1 - Scoring Methodology – Example 1

Step 3: Benchmark the % Floor Area Covered (Validation status, Time factor)

The aggregated % Floor Area Covered (Validation status, Time factor) is compared against the relevant Benchmark at the Property Sub-Type and Country cross-section level.

Asset #	Property sub-type	Certification	%Floor area covered	Step 1: % Floor Area certified (Validation status, Time factor)	Step 2: Aggregated % Floor area (Validation status, Time factor)	Step 3: Aggregated % Floor area covered (Validation status, Time factor) score (benchmark)*
1	Industrial, Warehouse	Design/construction #1	100%	100%		
2	Industrial, Warehouse	Design/construction #1	100%	100%		
3	Industrial, Warehouse	Design/construction #1	100%	100%		
4	Industrial, Warehouse	Design/construction #1	100%	100%		
5	Industrial, Warehouse	Design/construction #1	100%	40%		
6	Industrial, Warehouse	No certification	0%	N.A.	44%	60%**
7	Industrial, Warehouse	No certification	0%	N.A.		
8	Industrial, Warehouse	No certification	0%	N.A.		
9	Industrial, Warehouse	No certification	0%	N.A.		
10	Industrial, Warehouse	No certification	0%	N.A.		

* The Benchmark score of the % Floor Area covered (Validation status, Time factor) of the certification is determined **by comparing the aggregated %Floor area (Validation status, Time factor) covered to the mean of the Benchmark group**.

- If the aggregated %Floor area covered (Validation status, Time factor) = 100%, the benchmark score is automatically 100%.

- If the aggregated %Floor area covered (Validation status, Time factor) = 0%, the benchmark score is automatically 0%.

- If 0% < aggregated %Floor area covered (Validation status, Time factor) < 100%, the benchmark score is a function of the mean of the aggregated %Floor Area Covered of the benchmark.

** Estimated value for the purpose of this example

BC1.1 - Scoring Methodology − Example 1

Step 4: Calculate the score at [Property sub-type & Country] level

Score property sub-type & country **= 7 points** x Aggregated % Floor area covered (Validation status, Time factor) benchmark score

Asset #	Property sub-type	Certification	%Floor area covered	Step 1: % Floor Area certified (Validation status, Time factor)	Step 2: Aggregated % Floor area (Validation status, Time factor)	Step 3: Aggregated % Floor area covered (Validation status, Time factor) score (benchmark)	Step 4: Score sub-property & Country
1	Industrial, Warehouse	Design/construction #1	100%	100%			
2	Industrial, Warehouse	Design/construction #1	100%	100%			
3	Industrial, Warehouse	Design/construction #1	100%	100%			
4	Industrial, Warehouse	Design/construction #1	100%	100%			
5	Industrial, Warehouse	Design/construction #1	100%	40%	44%	60%	4.2 pts
6	Industrial, Warehouse	No certification	0%	N.A.			
7	Industrial, Warehouse	No certification	0%	N.A.			
8	Industrial, Warehouse	No certification	0%	N.A.			
9	Industrial, Warehouse	No certification	0%	N.A.			
10	Industrial, Warehouse	No certification	0%	N.A.			

7pts x 60% = 4.2 p

BC1.1 - Scoring Methodology – Example 1

GRESB

Step 5: Calculate the score at Portfolio level

- Property Sub-Type and Country Building Certification Scores are aggregated to Portfolio level using the Percentage of GAV as weighting factor.

Asset #	Property sub-type	Certification	%Floor area covered	Step 1: % Floor Area certified (Validation status, Time factor)	Step 2: Aggregated % Floor area (Validation status, Time factor)	Step 3: Aggregated % Floor area covered (Validation status, Time factor) score (benchmark)	Step 4: Score sub-property & Country	Step 5: Portfolio score
1	Industrial, Warehouse	Design/construction #1	100%	100%				
2	Industrial, Warehouse	Design/construction #1	100%	100%				
3	Industrial, Warehouse	Design/construction #1	100%	100%				
4	Industrial, Warehouse	Design/construction #1	100%	100%				
5	Industrial, Warehouse	Design/construction #1	100%	40%	44%	60%	4.2	4.2 pts
6	Industrial, Warehouse	No certification	0%	N.A.				
7	Industrial, Warehouse	No certification	0%	N.A.				
8	Industrial, Warehouse	No certification	0%	N.A.				
9	Industrial, Warehouse	No certification	0%	N.A.				
10	Industrial, Warehouse	No certification	0%	N.A.				

If *Industrial, Warehouse* only represents part of the total GAV of an entity (e.g. 50%) with a score of 4.9 p and the other part of the Portfolio (GAV 50%) has a score of 0p:

- The portfolio-level score received by the entity is: 50% * 4.2p + 50% 0p = 2.1p

2024 methodology
Example 3
With a lower quality certification

BC1.1 - Scoring Methodology − Example 1

GRESB

Step 1: Calculate the % Floor area certified (Validation status, Time factor)

The Floor Area Covered by each Building Certification is multiplied by the corresponding Validation status, time factor and % ownership.

Asset #	Property sub-type	Certification	%Floor area covered	Validation Status	Certification age	Time factor	% ownership	Step 1: % Floor Area certified (Validation status, Time factor)
1	Industrial, Warehouse	Design/construction #1	100%	1.0	1	100%	100%	**100%**
2	Industrial, Warehouse	Design/construction #1	100%	0.3	1	100%	100%	**30%**
3	Industrial, Warehouse	Design/construction #1	100%	1.0	1	100%	100%	**100%**
4	Industrial, Warehouse	Design/construction #1	100%	1.0	1	100%	100%	**100%**
5	Industrial, Warehouse	Design/construction #1	100%	1.0	11	40%	100%	**40%**
6	Industrial, Warehouse	No certification	0%	N.A	N.A	N.A	100%	**N.A.**
7	Industrial, Warehouse	No certification	0%	N.A	N.A	N.A	100%	**N.A.**
8	Industrial, Warehouse	No certification	0%	N.A	N.A	N.A	100%	**N.A.**
9	Industrial, Warehouse	No certification	0%	N.A	N.A	N.A	100%	**N.A.**
10	Industrial, Warehouse	No certification	0%	N.A	N.A.	N.A.	100%	**N.A.**

BC1.1 - Scoring Methodology − Example 1

Step 2: Aggregate the % Floor area certified (Validation status, Time factor) at [Property subtype x Country]

The %Floor areas certified (Validation status, Time factor) are aggregated at the at the Property Sub-Type and Country cross-section level.

Asset #	Property sub-type	Certification	%Floor area covered	Validation Status	Certification age	Time factor	% ownership	Step 1: % Floor Area certified (Validation status, Time factor)	Step 2: Aggregated % Floor area (Validation status, Time factor)
1	Industrial, Warehouse	Design/construction #1	100%	1.0	1	100%	100%	100%	37%
2	Industrial, Warehouse	Design/construction #1	100%	0.3	1	100%	100%	30%	
3	Industrial, Warehouse	Design/construction #1	100%	1.0	1	100%	100%	100%	
4	Industrial, Warehouse	Design/construction #1	100%	1.0	1	100%	100%	100%	
5	Industrial, Warehouse	Design/construction #1	100%	1.0	11	40%	100%	40%	
6	Industrial, Warehouse	No certification	0%	N.A	N.A	N.A	100%	N.A.	
7	Industrial, Warehouse	No certification	0%	N.A	N.A	N.A	100%	N.A.	
8	Industrial, Warehouse	No certification	0%	N.A	N.A	N.A	100%	N.A.	
9	Industrial, Warehouse	No certification	0%	N.A	N.A	N.A	100%	N.A.	
10	Industrial, Warehouse	No certification	0%	N.A	N.A.	N.A.	100%	N.A.	

BC1.1 - Scoring Methodology − Example 1

Step 3: Benchmark the % Floor Area Covered (Validation status, Time factor)

GRESB

The aggregated % Floor Area Covered (Validation status, Time factor) is compared against the relevant Benchmark at the Property Sub-Type and Country cross-section level.

Asset #	Property sub-type	Certification	%Floor area covered	Step 1: % Floor Area certified (Validation status, Time factor)	Step 2: Aggregated % Floor area (Validation status, Time factor)	Step 3: Aggregated % Floor area covered (Validation status, Time factor) score (benchmark)*
1	Industrial, Warehouse	Design/construction #1	100%	100%		
2	Industrial, Warehouse	Design/construction #1	100%	30%		
3	Industrial, Warehouse	Design/construction #1	100%	100%		
4	Industrial, Warehouse	Design/construction #1	100%	100%		
5	Industrial, Warehouse	Design/construction #1	100%	40%	37%	55%**
6	Industrial, Warehouse	No certification	0%	N.A.		
7	Industrial, Warehouse	No certification	0%	N.A.		
8	Industrial, Warehouse	No certification	0%	N.A.		
9	Industrial, Warehouse	No certification	0%	N.A.		
10	Industrial, Warehouse	No certification	0%	N.A.		

* The Benchmark score of the % Floor Area covered (Validation status, Time factor) of the certification is determined **by comparing the aggregated %Floor area (Validation status, Time factor) covered to the mean of the Benchmark group**.

- If the aggregated %Floor area covered (Validation status, Time factor) = 100%, the benchmark score is automatically 100%.

- If the aggregated %Floor area covered (Validation status, Time factor) = 0%, the benchmark score is automatically 0%.

- If 0% < aggregated %Floor area covered (Validation status, Time factor) < 100%, the benchmark score is a function of the mean of the aggregated %Floor Area Covered of the benchmark.

** Estimated value for the purpose of this example

BC1.1 - Scoring Methodology − Example 1

Step 4: Calculate the score at [Property sub-type & Country] level

Score property sub-type & country = **7 points** x Aggregated % Floor area covered (Validation status, Time factor) benchmark score

Asset #	Property sub-type	Certification	%Floor area covered	Step 1: % Floor Area certified (Validation status, Time factor)	Step 2: Aggregated % Floor area (Validation status, Time factor)	Step 3: Aggregated % Floor area covered (Validation status, Time factor) score (benchmark)	Step 4: Score sub-property & Country
1	Industrial, Warehouse	Design/construction #1	100%	100%			
2	Industrial, Warehouse	Design/construction #1	100%	30%			
3	Industrial, Warehouse	Design/construction #1	100%	100%			
4	Industrial, Warehouse	Design/construction #1	100%	100%			
5	Industrial, Warehouse	Design/construction #1	100%	40%	37%	55%	3.85 pts
6	Industrial, Warehouse	No certification	0%	N.A.			
7	Industrial, Warehouse	No certification	0%	N.A.			
8	Industrial, Warehouse	No certification	0%	N.A.			
9	Industrial, Warehouse	No certification	0%	N.A.			
10	Industrial, Warehouse	No certification	0%	N.A.			

7pts x 55% = 3.85 p

BC1.1 - Scoring Methodology − Example 1

Step 5: Calculate the score at Portfolio level

- Property Sub-Type and Country Building Certification Scores are aggregated to Portfolio level using the Percentage of GAV as weighting factor.

Asset #	Property sub-type	Certification	%Floor area covered	Step 1: % Floor Area certified (Validation status, Time factor)	Step 2: Aggregated % Floor area (Validation status, Time factor)	Step 3: Aggregated % Floor area covered (Validation status, Time factor) score (benchmark)	Step 4: Score sub-property & Country	Step 5: Portfolio score
1	Industrial, Warehouse	Design/construction #1	100%	100%				
2	Industrial, Warehouse	Design/construction #1	100%	30%				
3	Industrial, Warehouse	Design/construction #1	100%	100%				
4	Industrial, Warehouse	Design/construction #1	100%	100%				
5	Industrial, Warehouse	Design/construction #1	100%	40%	37%	55%	3.85 pts	3.85 pts
6	Industrial, Warehouse	No certification	0%	N.A.				
7	Industrial, Warehouse	No certification	0%	N.A.				
8	Industrial, Warehouse	No certification	0%	N.A.				
9	Industrial, Warehouse	No certification	0%	N.A.				
10	Industrial, Warehouse	No certification	0%	N.A.				

If *Industrial, Warehouse* only represents part of the total GAV of an entity (e.g. 50%) with a score of 3.85 p and the other part of the Portfolio (GAV 50%) has a score of 0p:

- The portfolio-level score received by the entity is: 50% * 3.85p + 50% 0p = 1.925p

2024 methodology
Example 4
Old & low quality certification scheme

BC1.1 - Scoring Methodology – Example 1

Step 1: Calculate the % Floor area certified (Validation status, Time factor)

The Floor Area Covered by each Building Certification is multiplied by the corresponding Validation status, time factor and % ownership.

Asset #	Property sub-type	Certification	%Floor area covered	Validation Status	Certification age	Time factor	% ownership	Step 1: % Floor Area certified (Validation status, Time factor)
1	Industrial, Warehouse	Design/construction #1	100%	1.0	1	100%	100%	**100%**
2	Industrial, Warehouse	Design/construction #1	100%	0.3	5	80%	100%	**24%**
3	Industrial, Warehouse	Design/construction #1	100%	1.0	1	100%	100%	**100%**
4	Industrial, Warehouse	Design/construction #1	100%	1.0	1	100%	100%	**100%**
5	Industrial, Warehouse	Design/construction #1	100%	1.0	11	40%	100%	**40%**
6	Industrial, Warehouse	No certification	0%	N.A	N.A	N.A	100%	**N.A.**
7	Industrial, Warehouse	No certification	0%	N.A	N.A	N.A	100%	**N.A.**
8	Industrial, Warehouse	No certification	0%	N.A	N.A	N.A	100%	**N.A.**
9	Industrial, Warehouse	No certification	0%	N.A	N.A	N.A	100%	**N.A.**
10	Industrial, Warehouse	No certification	0%	N.A	N.A.	N.A.	100%	**N.A.**

BC1.1 - Scoring Methodology – Example 1

GRESB

Step 2: Aggregate the % Floor area certified (Validation status, Time factor) at [Property subtype x Country]

The %Floor areas certified (Validation status, Time factor) are aggregated at the at the Property Sub-Type and Country cross-section level.

Asset #	Property sub-type	Certification	%Floor area covered	Validation Status	Certification age	Time factor	% ownership	Step 1: % Floor Area certified (Validation status, Time factor)	Step 2: Aggregated % Floor area (Validation status, Time factor)
1	Industrial, Warehouse	Design/construction #1	100%	1.0	1	100%	100%	100%	
2	Industrial, Warehouse	Design/construction #1	100%	0.3	5	80%	100%	24%	
3	Industrial, Warehouse	Design/construction #1	100%	1.0	1	100%	100%	100%	
4	Industrial, Warehouse	Design/construction #1	100%	1.0	1	100%	100%	100%	
5	Industrial, Warehouse	Design/construction #1	100%	1.0	11	40%	100%	40%	33.4%
6	Industrial, Warehouse	No certification	0%	N.A	N.A	N.A	100%	N.A.	
7	Industrial, Warehouse	No certification	0%	N.A	N.A	N.A	100%	N.A.	
8	Industrial, Warehouse	No certification	0%	N.A	N.A	N.A	100%	N.A.	
9	Industrial, Warehouse	No certification	0%	N.A	N.A	N.A	100%	N.A.	
10	Industrial, Warehouse	No certification	0%	N.A	N.A.	N.A.	100%	N.A.	

BC1.1 - Scoring Methodology – Example 1

Step 3: Benchmark the % Floor Area Covered (Validation status, Time factor)

The aggregated % Floor Area Covered (Validation status, Time factor) is compared against the relevant Benchmark at the Property Sub-Type and Country cross-section level.

Asset #	Property sub-type	Certification	%Floor area covered	Step 1: % Floor Area certified (Validation status, Time factor)	Step 2: Aggregated % Floor area (Validation status, Time factor)	Step 3: Aggregated % Floor area covered (Validation status, Time factor) score (benchmark)*
1	Industrial, Warehouse	Design/construction #1	100%	100%		
2	Industrial, Warehouse	Design/construction #1	100%	24%		
3	Industrial, Warehouse	Design/construction #1	100%	100%		
4	Industrial, Warehouse	Design/construction #1	100%	100%		
5	Industrial, Warehouse	Design/construction #1	100%	40%	33.4%	50%**
6	Industrial, Warehouse	No certification	0%	N.A.		
7	Industrial, Warehouse	No certification	0%	N.A.		
8	Industrial, Warehouse	No certification	0%	N.A.		
9	Industrial, Warehouse	No certification	0%	N.A.		
10	Industrial, Warehouse	No certification	0%	N.A.		

* The Benchmark score of the % Floor Area covered (Validation status, Time factor) of the certification is determined **by comparing the aggregated %Floor area (Validation status, Time factor) covered to the mean of the Benchmark group**.

- If the aggregated %Floor area covered (Validation status, Time factor) = 100%, the benchmark score is automatically 100%.

- If the aggregated %Floor area covered (Validation status, Time factor) = 0%, the benchmark score is automatically 0%.

- If 0% < aggregated %Floor area covered (Validation status, Time factor) < 100%, the benchmark score is a function of the mean of the aggregated %Floor Area Covered of the benchmark.

** Estimated value for the purpose of this example

BC1.1 - Scoring Methodology – Example 1

GRESB

Step 4: Calculate the score at [Property sub-type & Country] level

Score property sub-type & country = **7 points** x Aggregated % Floor area covered (Validation status, Time factor) benchmark score

Asset #	Property sub-type	Certification	%Floor area covered	Step 1: % Floor Area certified (Validation status, Time factor)	Step 2: Aggregated % Floor area (Validation status, Time factor)	Step 3: Aggregated % Floor area covered (Validation status, Time factor) score (benchmark)	Step 4: Score sub-property & Country
1	Industrial, Warehouse	Design/construction #1	100%	100%			
2	Industrial, Warehouse	Design/construction #1	100%	24%			
3	Industrial, Warehouse	Design/construction #1	100%	100%			
4	Industrial, Warehouse	Design/construction #1	100%	100%			
5	Industrial, Warehouse	Design/construction #1	100%	40%	33.4%	50%	3.5 pts
6	Industrial, Warehouse	No certification	0%	N.A.			
7	Industrial, Warehouse	No certification	0%	N.A.			
8	Industrial, Warehouse	No certification	0%	N.A.			
9	Industrial, Warehouse	No certification	0%	N.A.			
10	Industrial, Warehouse	No certification	0%	N.A.			

7pts x 50% = 3.5 p

BC1.1 - Scoring Methodology − Example 1

Step 5: Calculate the score at Portfolio level

- Property Sub-Type and Country Building Certification Scores are aggregated to Portfolio level using the Percentage of GAV as weighting factor.

Asset #	Property sub-type	Certification	%Floor area covered	Step 1: % Floor Area certified (Validation status, Time factor)	Step 2: Aggregated % Floor area (Validation status, Time factor)	Step 3: Aggregated % Floor area covered (Validation status, Time factor) score (benchmark)	Step 4: Score sub-property & Country	Step 5: Portfolio score
1	Industrial, Warehouse	Design/construction #1	100%	100%				
2	Industrial, Warehouse	Design/construction #1	100%	24%				
3	Industrial, Warehouse	Design/construction #1	100%	100%				
4	Industrial, Warehouse	Design/construction #1	100%	100%				
5	Industrial, Warehouse	Design/construction #1	100%	40%	33.4%	50%	3.5 pts	3.5 pts
6	Industrial, Warehouse	No certification	0%	N.A.				
7	Industrial, Warehouse	No certification	0%	N.A.				
8	Industrial, Warehouse	No certification	0%	N.A.				
9	Industrial, Warehouse	No certification	0%	N.A.				
10	Industrial, Warehouse	No certification	0%	N.A.				

If *Industrial, Warehouse* only represents part of the total GAV of an entity (e.g. 50%) with a score of 3.5 p and the other part of the Portfolio (GAV 50%) has a score of 0p:

- The portfolio-level score received by the entity is: 50% * 3.5p + 50% 0p = 1.75p

2023 methodology

BC1.1 - 2023 Scoring Methodology − Example 1

GRESB

Step 1: Calculate the % Floor Area Certified (Validation Status)

- The % Floor Area certified (Validation Status) is calculated by taking the sum of the coverage percentages reported for each certification weighted by the %ownership and the validation status for that certification.

- Sums greater than 100% are considered to be 100%.

Asset #	% Floor area covered * % ownership (Asset)	Validation Status	% Floor area covered * % ownership * Validation Status	Step 1: % Floor area certified (Validation Status)
Design/construction #1				
1	100%	1.0	100%	50%
2	100%	1.0	100%	
3	100%	1.0	100%	
4	100%	1.0	100%	
5	100%	1.0	100%	
6	0%	1.0	0%	
7	0%	1.0	0%	
8	0%	1.0	0%	
9	0%	1.0	0%	
10	0%	1.0	0%	

BC1.1 - 2023 Scoring Methodology − Example 1

GRESB

Step 2: Benchmark the % Floor Area Certified (Validation Status)

- The %Floor Area Certified (Validation Status) is benchmarked to determine the score of the indicator.

- Benchmarks are constructed for each separately scored value based on the property sub-type and location of the entity's assets.

Asset #	% Floor area covered * % ownership (Asset)	Validation Status	% Floor area covered * % ownership * Validation Status	Step 1: % Floor area certified (Validation Status)	Step 2: benchmark the %Floor Area Certified (Validation Status)*
Design/construction #1					
1	100%	1.0	100%	50%	0.7
2	100%	1.0	100%		
3	100%	1.0	100%		
4	100%	1.0	100%		
5	100%	1.0	100%		
6	0%	1.0	0%		
7	0%	1.0	0%		
8	0%	1.0	0%		
9	0%	1.0	0%		
10	0%	1.0	0%		

* Estimated benchmark value

BC1.1 - 2023 Scoring Methodology − Example 1

GRESB

Step 3: Calculate the Portfolio score

- Scores are aggregated across property sub-types by taking a weighted mean of the property sub-type scores, weighted by the percentage of GAV reported per property sub-type

  Portfolio score = 7pts x Sum (%Floor Area Certified (Validation Status) x %GAV sub-property type)

	Step 2: benchmark the %Floor Area Certified (Validation Status)	%GAV of sub-property type	Step 3: Portfolio Score (max. 7pts)
Industrial, Warehouse			
Design/construction #1	0.7	100%	**4.9**