GRESB
Real Estate
Assessment

GRESB
REAL ESTATE

The GRESB Real Estate Assessment is the global standard for sustainability 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 key 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 GRI and PRI.

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

GRESB
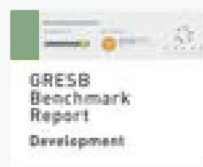Benchmark
Report
Standing Investments

REAL ESTATE ASSESSMENT
(Standing Investments)

PERFORMANCE COMPONENT
(70% score)

MANAGEMENT COMPONENT
(30% score)

DEVELOPMENT COMPONENT
(70% score)

GRESB
Benchmark
Report
Development

REAL ESTATE DEVELOPMENT ASSESSMENT
(New Buildings)

Purpose of this Document

This document summarizes the full list of questions – called indicators -- within each GRESB Real Estate Assessment. It outlines each indicator code, title, score, and 'Aspect' to which it belongs. When applicable, it also reveals the following information:

Pre-fill status

GRESB pre-fills certain assessment fields with the previous year's response to mitigate reporting burden.

Note that some indicators marked 'Yes' to being prefilled are only partially prefilled; some fields within it may require new input. GRESB encourages reviewing these indicator responses carefully.

Evidence validation status

GRESB and its third-party validation team manually validate certain evidence against reporting requirements. Refer to Appendix 4 of the Reference Guides for a high-level summary of these indicators' validation requirements.

Evidence pre-validation status

GRESB 'pre-validates' certain evidence if the participant's response and supporting documentation remains consistent year-over-year. When applicable, this means previous year's validation decision is carried over to the current submission.

ENTITY AND REPORTING CHARACTERISTICS

All indicators in the Entity & Reporting Characteristics Aspect are unscored and none require evidence.

ASPECT	INDICATOR CODE	SUMMARIZED INDICATORS	PRE-FILL	WEIGHTING
Entity Characteristics	EC1	Reporting entity	X	
	EC2	Nature of ownership	X	
	EC3	Entity commencement date	X	
	EC4	Reporting year	X	
Reporting Characteristics	RC1	Reporting currency	X	
	RC2	Economic size	X	
	RC3	Floor area metrics	X	
	RC4	Property type and Geography		
	RC5	Nature of entity's business	X	

MANAGEMENT

ASPECT	INDICATOR CODE	SUMMARIZED INDICATORS	PRE-FILL	EVIDENCE VALIDATED	EVIDENCE PRE-VALIDATED	WEIGHTING
Leadership		*ESG leadership commitments*				
	LE1	ESG leadership commitments				0.0 | 0.0%
	LE2	ESG objectives				1.0 | 3.3%
		ESG Decision Making				
	LE3	Individual responsible for ESG, climate-related, and/or human capital objectives				2.0 | 6.7%
	LE4	ESG taskforce/committee	X			1.0 | 3.3%
	LE5	ESG, climate-related and/or human capital senior decision maker				1.0 | 3.3%
	LE6	Personnel ESG performance targets	X	X		2.0 | 6.7%
Policies	PO1	Policy on environmental issues	X	X	X	1.5 | 5.0%
	PO2	Policy on social issues	X	X	X	1.5 | 5.0%
	PO3	Policy on governance issues	X	X	X	1.5 | 5.0%
Reporting	RP1	ESG reporting		X		3.5 | 11.7%
	RP2.1	Incident monitoring	X			0.25 | 0.8%
	RP2.2	ESG inciden occurrences				0.0 | 0.0%
Risk Management	RM1	Environmental Management System (EMS)	X	X	X	1.25 | 4.2%
	RM2	Process to implement governance policies	X			0.25 | 0.8%

ASPECT	INDICATOR CODE	SUMMARIZED INDICATORS	PRE-FILL	EVIDENCE VALIDATED	EVIDENCE PRE-VALIDATED	WEIGHTING
Risk Management		*Risk Assessments*				
	RM3.1	Social risk assessments	X			0.25 | 0.8%
	RM3.2	Governance risk assessments	X			0.25 | 0.8%
	RM4.1	ESG due diligence for new acquisitions	X			0.5 | 1.7%
	RM4.2	Embodied carbon in acquisitions				0.5 | 1.7%
		Climate-related Risk Management				
	RM5	Climate resilience				0.5 | 1.7%
	RM6.1	Transition risk identification		X		0.5 | 1.7%
	RM6.2	Transition risk impact assessment		X		0.5 | 1.7%
	RM6.3	Physical risk identification		X		0.5 | 1.7%
	RM6.4	Physical risk impact assessment		X		0.5 | 1.7%
	RM7	Biodiversity and nature-related strategy				0.0 | 0.0%
Stakeholder Engagement	SE1	Employee training	X			1.0 | 3.3%
	SE2.1	Employee satisfaction survey	X	X	X	1.0 | 3.3%
	SE2.2	Employee engagement program	X			1.0 | 3.3%
	SE3.1	Employee health & well-being program	X			0.75 | 2.5%
	SE3.2	Employee health & well-being measures	X			1.25 | 4.2%

ASPECT	INDICATOR CODE	SUMMARIZED INDICATORS	PRE-FILL	EVIDENCE VALIDATED	EVIDENCE PRE-VALIDATED	WEIGHTING
Stakeholder Engagement	SE4	Employee safety indicators	X			0.5 | 1.7%
	SE5	Diversity, Equity, and Inclusion (DEI)	X	X	X	0.5 | 1.7%
	Suppliers					
	SE6	Supply chain engagement program	X			1.5 | 5.0%
	SE7.1	Monitoring property/asset managers	X			1.0 | 3.3%
	SE7.2	Monitoring external suppliers/service providers	X			1.0 | 3.3%
	SE8	Stakeholder grievance process	X			0.5 | 1.7%

PERFORMANCE

ASPECT	INDICATOR CODE	SUMMARIZED INDICATORS	PRE-FILL	EVIDENCE VALIDATED	EVIDENCE PRE-VALIDATED	WEIGHTING
Reporting Characteristics	*Reporting Characteristics*					
	R1	The entity's standing investments portfolio during the reporting year		X*		
Risk Assessment	*Risk Assessment*					
	RA1	Risk assessments performed on standing investments portfolio				2.0 | 6.7%
	RA2	Technical building assessments	X			1.0 | 3.3%
	RA3	Energy efficiency measures				1.0 | 3.3%
	RA4	Water efficiency measures				2.0 | 6.7%
	RA5	Waste management measures	X	X	X	1.5 | 5.0%

www.gresb.com

ASPECT	INDICATOR CODE	SUMMARIZED INDICATORS	PRE-FILL	EVIDENCE VALIDATED	EVIDENCE PRE-VALIDATED	WEIGHTING
Targets		*Targets*				
	T1.1	Portfolio improvement targets				1.0 | 1.4%
	T1.2	Net Zero Targets		X		0.25 | 0.8%
Tenants/ Occupiers		*Tenants & Community*				
	TC1	Tenant engagement program	X	X	X	1.0 | 1.4%
	TC2.1	Tenant satisfaction survey	X			1.0 | 1.4%
	TC2.2	Program to improve tenant satisfaction	X			1.0 | 1.4%
	TC3	Fit-out & refurbishment program for tenants on ESG	X			1.5 | 2.1%
	TC4	ESG-specific requirements in lease contracts (green leases)	X			1.5 | 2.1%
	TC5.1	Tenant health & well-being program	X			0.75 | 1.1%
	TC5.2	Tenant health & well-being measures	X			1.25 | 1.8%
Community	TC6.1	Community engagement program	X			2.0 | 2.9%
	TC6.2	Monitoring impact on community	X			14.0 | 20.0%
Energy Consumption	EN1	Energy consumption				0.75 | 2.5%
GHG Emissions	GH1	GHG emissions				7.0 | 10.0%
Water use	WT1	Water use				7.0 | 10.0%
Waste management	WS1	Waste management				4.0 | 5.7%

ASPECT	INDICATOR CODE	SUMMARIZED INDICATORS	PRE-FILL	EVIDENCE VALIDATED	EVIDENCE PRE-VALIDATED	WEIGHTING
Review, verification and assurance of ESG data	MR1	External review of energy data		X		1.75 | 2.5%
	MR2	External review of GHG data		X		1.25 | 1.8%
	MR3	External review of water data		X		1.25 | 1.8%
	MR4	External review of waste data		X		1.25 | 1.8%
Building Certifications	BC1.1	Building Certifications at the time of design/construction and for interior				7.5** | 12.1% 8.5** |
	BC1.2	Operational building certifications				
	BC2	Energy Ratings				2.0 | 2.9%

*GRESB conducts a targeted Reporting Boundaries Review each year to ensure the accuracy and completeness of the portfolio of assets that participants report to R1. Participants are notified in June if they have been selected for this review.

DEVELOPMENT

ASPECT	INDICATOR CODE	SUMMARIZED INDICATORS	PRE-FILL	EVIDENCE VALIDATED	EVIDENCE PRE-VALIDATED	WEIGHTING
Reporting Characteristics	DR1	Composition of the entity's development projects portfolio during the reporting year		X*		4.0 | 5.7%
ESG Requirements	DRE1	Risk assessments performed on standing investments portfolio	X	X	X	2.0 | 6.7%
	DRE2	Technical building assessments	X			1.0 | 3.3%
	DRE3	Energy efficiency measures	X			1.0 | 3.3%
Building Certifications	DBC1.1	Building Certifications				4.0 | 5.7%
	DBC1.2	Green building certifications				9.0 | 12.9%

www.gresb.com

ASPECT	INDICATOR CODE	SUMMARIZED INDICATORS	PRE-FILL	EVIDENCE VALIDATED	EVIDENCE PRE-VALIDATED	WEIGHTING
Materials	DMA1	Materials selection requirements	X	X	X	6.0 | 8.6%
	DMA2	Embodied carbon measurement & disclosure				0.0 | 0.0%
Energy	DEN1	Energy efficiency requirements	X			6.0 | 8.6%
	DEN2.1	On-site renewable energy and low carbon technologies				6.0 | 8.6%
	DEN2.2	Net zero carbon design and standards	X			2.0 | 2.9%
Water Conservation	DWT1	Water conservation strategy	X			5.0 | 7.1%
Waste Management	DWS1	Waste management strategy	X			5.0 | 7.1%

Stakeholder Engagement

ASPECT	INDICATOR CODE	SUMMARIZED INDICATORS	PRE-FILL	EVIDENCE VALIDATED	EVIDENCE PRE-VALIDATED	WEIGHTING
Health, Safety & Well-being	DSE1	Health & Well-being	X			2.0 | 2.9%
	DSE2.1	On-site safety	X			1.5 | 2.1%
	DSE2.2	Safety metrics	X			1.5 | 2.1%
Supply Chain	DSE3.1	Contractor ESG requirements	X			2.0 | 2.9%
	DSE3.2	Contractor monitoring methods	X			2.0 | 2.9%
Community Impact and Engagement	DSE4	Community engagement program	X			2.0 | 2.9%
	DSE5.1	Community impact assessment	X			2.0 | 2.9%
	DSE5.2	Community impact monitoring	X	X	X	2.0 | 2.9%
Targets	DT1	Embodied carbon targets				0.0 | 0.0%

GRESB conducts a targeted Reporting Boundaries Review each year to ensure the accuracy and completeness of the portfolio of assets that participants report to DR1. Participants are notified in June if they have been selected for this review.

www.gresb.com

RESIDENTIAL

ASPECT	INDICATOR CODE	SUMMARIZED INDICATORS	EVIDENCE VALIDATED	PRE-FILLED	WEIGHTING
Residential	RES1	Fair attribution of housing			0.0 | 0.0%
	RES2	Local Infrastructure			0.0 | 0.0%
	RES3	Community safety			0.0 | 0.0%
	RES4	Affordability			0.0 | 0.0%
	RES5	Affordable housing			0.0 | 0.0%
	RES6	ESG-specific elements in lease contracts			0.0 | 0.0%

GRESB

REAL ESTATE