In line with its goal to enhance and protect shareholder value, the GRESB benchmarking framework provides real estate investors with the tools to analyze, monitor and engage with fund managers and property companies on sustainability issues. Investor Members can access GRESB data for all participant funds in which they are invested and, for investments in publicly traded securities, all listed property companies. You can view participants’ individual reports online in the GRESB Member Portal and can also download reports for additional inspection and analysis. You can use results to report to your internal and external stakeholders.

**Benchmark Reports**

GRESB Benchmark Reports provide an in-depth analysis of a participant’s sustainability performance. In addition to the information in the Scorecard, the Benchmark Report contains question-by-question analyses and peer group comparisons for each of the sections in the GRESB Assessment. The reports help investors to engage with their managers on identified opportunities for improvement.

**Public Disclosure Reports**

GRESB Public Disclosure Reports offers investors a unique tool to measure material sustainability disclosures by listed property companies and REITs. The data is collected for more than 450 listed real estate vehicles with coverage of the entire FTSE / EPRA / NAREIT Developed Index.

**Data Access Requests**

To maximize portfolio coverage and achieve a full portfolio view, GRESB Investor Members can request data access from Assessment participants. The ‘Data Access Request’ tool enables you to request data access for each portfolio managed by a GRESB participant. Pending requests can be tracked in the Member Portal.

**Portfolio Analysis Tool**

Using the Portfolio Analysis Tool, investors can select investments to compare results, e.g. for a particular investment manager, a region or a particular property type. They can also perform a portfolio analysis for self-selected groups of their investments, including application of weights and customized benchmarks.
1. Open the GRESB website and log in to your GRESB account.

If you currently do not have a GRESB member user account, please contact info@gresb.com.

2. In the GRESB Portal, select the Reports tab in the navigation bar on the right-hand side of the page.
BENCHMARK REPORTS

In the **Reports** tab, you are able:

1. to view individual Benchmark Reports of Real Estate, Infrastructure and Real Estate Debt participants.
2. to apply filters to find the results of specific participants
3. to find an in-depth analysis of a participant’s sustainability performance

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- Data Access requests
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**Benchmark Reports**

- **Real Estate**
- **Infrastructure**
- **Real Estate Debt**

**To switch between different Assessment types, select the specific Assessment type here**

**Request data access** to the Benchmark Reports of the available company/funds that participated in the Assessment but are not allocated to your account yet

**Search for specific companies/funds** that participated in the Assessment

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**Information about the participant’s legal structure, sector and region**

**Review the GRESB performance** of the participants to whom you have access. The Benchmark Reports of the last three years are available if the company/fund participated in the GRESB Assessment. A Benchmark Report contains an in-depth analysis of a company/fund’s sustainability performance

**Review the Public Disclosure performance** of the listed property companies and REITs
In the Reports overview, select the Available Company/Funds tab

To monitor or cancel access requests, click on the Pending Requests button.

All companies and funds available in the GRESB Portal are displayed in the list. You can request access to the data of a company or fund by clicking on the Request Access button.

Check whether the company or fund participated in previous Assessment years.

When you click on the Request Access button, the account manager of the company or fund will receive a request to grant access to their GRESB data. Once access is granted, you will be notified via the GRESB Portal.
In the **Portfolio Analysis tool**, you are able to create a new portfolio analysis or access existing analyses. These functionalities are available for the years 2013, 2014, 2015 and 2016.

**Basic information** of the saved Portfolio Analysis reports

**Print** the analysis portfolio report

**Edit the Portfolio Analysis.** You can edit the name, selection, weights or benchmark of the Portfolio analysis.

**Download the individual data of the participants** in an Excel spreadsheet
1. **Select your investments**

You can **create a new portfolio**, which can be used for internal purposes (e.g., identify engagement targets) as well as external purposes (e.g., communication or reporting to stakeholders).

2. **Distribute weights** for your investments

You have the option to create a value-weighted analysis (your investment allocation for each entity) or an equally-weighted analysis (each entity receives the same allocation).

3. **Define the benchmark** against you want to benchmark your selection

You have to define the benchmark for your portfolio selection.

4. **Select next step to analyze** the portfolio selection
The highlights display your Portfolio selection and the benchmark scores and characteristics.

The sum of the scores for each Assessment indicator adds up to a maximum of 138.5 points, and the overall GRESB Score is then expressed as a percentage – from 0 to 100. The GRESB Score also shows relative performance based on the entity’s quintile position – from 1 to 5. Every quintile and corresponding rating contains 20% of the peer group. If the entity performs in the top quintile, it receives a rating of 5; if it falls in the bottom quintile, it receives a rating of 1.

The scores for Management & Policy and Implementation & Measurement are visualized using the GRESB Model. Each participant is allocated to one of the quadrants. The horizontal and vertical lines show the cut-off for each quadrant. The diagonal lines show the cut-off for each quintile, based on relative performance.

The overall GRESB Score is broken down into separate scores for the two GRESB dimensions and separately for Environmental, Social and Governance (ESG).

These scores are calculated based on the allocation of individual questions to E, S, or G. The absolute score is expressed as a percentage from 0 to 100, and the relative score is expressed as a rating from 1 to 5, relative to the peer group.

In case weights per investment are applied all scores are weighted based on this allocation. This does not account for the like-for-like change of energy, GHG and water, nor the absolute GHG emissions reported.
1. Edit, print or make a new Portfolio analysis report

You can edit the selection, weights or benchmark for your Portfolio analysis.
Enhance and protect shareholder value by assessing and empowering sustainability practices in the real asset sector.