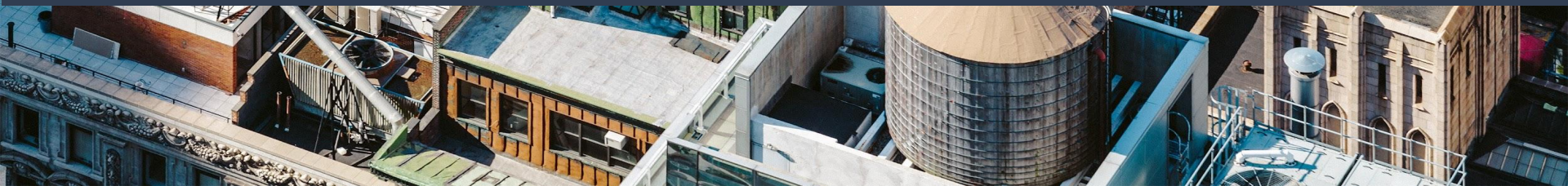


An aerial photograph of a city street scene, showing several multi-story buildings with various architectural styles, including brick and stone facades. The image is taken from a high angle, looking down on the buildings and streets.

# Measurabl's GRESB 2022 Kick-off First-time Reporters

February 2022





**Margaux Nouat**

Senior Customer Success Manager  
Measurabl



**Rebecca Reiner**

Customer Success Manager  
Measurabl

# Agenda

- *GRESB 101*
- *Timeline*
- *Tools for success - Quick Demo*
- *What to do to prepare*
- *Q&A + where to go for help*

# Why Report?

# Climate Change

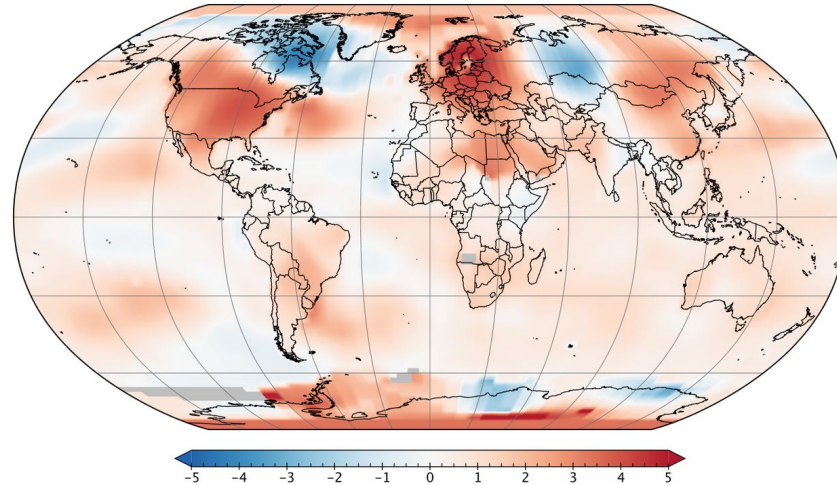
World emissions must hit net zero by **2050** to keep warming **<1.5C**

## Resilience/Risk Mitigation

The [Global Commission on Adaptation](#) estimates that \$1.8 trillion in investment across five key areas of climate adaptation measures could generate \$7.1 trillion in benefits up to 2030.

GISTEMP LOTI Anomaly (°C)

May 2018



Base Period: 1951-1980

Data Min = -4.30, Max = 5.90, Mean = 0.80

NASA/GISS/GISTEMP

CONFIDENTIAL



Courtesy of Andy Falconer

# ESG and investors

**\$16.6 trillion** in ESG investments

**Bloomberg**

**BLACKROCK**

**nuveen**  
A TIAA Company

**PRI** Principles for Responsible Investment

**CalPERS**

**BARCLAYS**

**BCG** BOSTON CONSULTING GROUP

**HSBC**

J.P.Morgan

**Calvert**

**novo nordisk**

**greentech capital advisors**

**UBS**

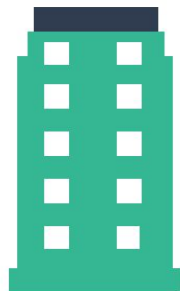
**Allianz**

**IFC** International Finance Corporation  
WORLD BANK GROUP

**NOVARTIS**

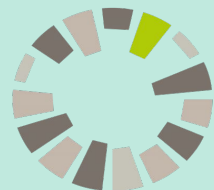
**BASF**  
We create chemistry

**Bank of America**



+ 4-7%

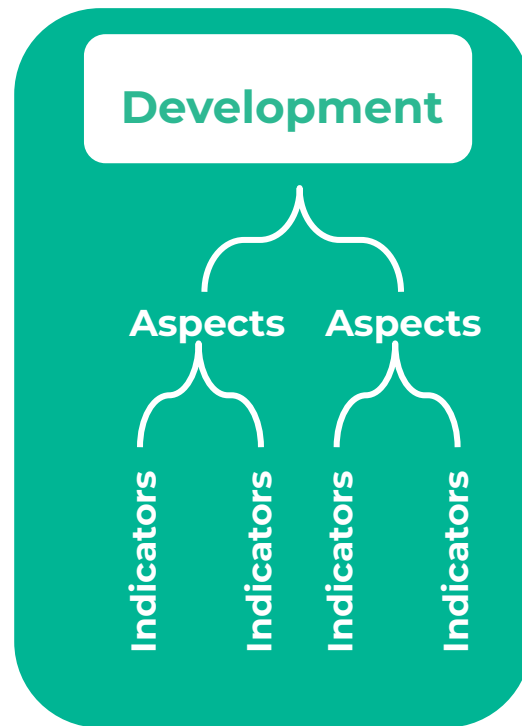
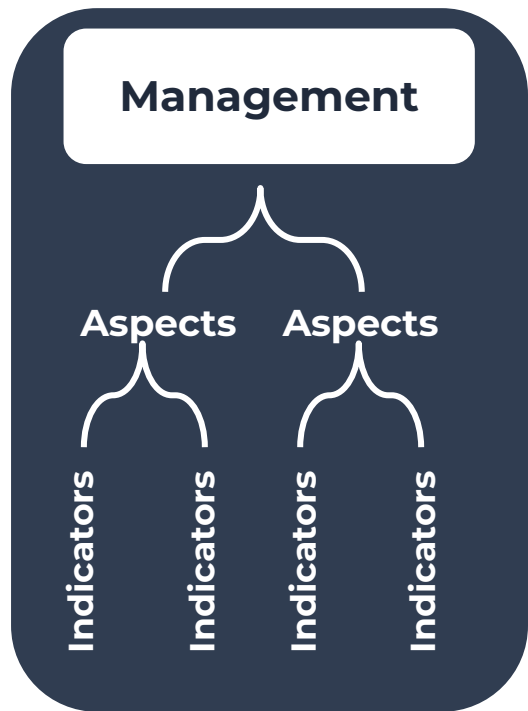




G R E S B<sup>®</sup>

**101**

# Three Major Components





# Three Major Components

## Management

- Leadership
- Policies
- Reporting
- Risk Management
- Stakeholder Engagement

## Performance

- Risk Assessment
- Energy
- GHG Emissions
- Water
- Waste
- Data Monitoring & Review
- Targets
- Building Certifications
- Efficiency Measures
- Tenants & Community

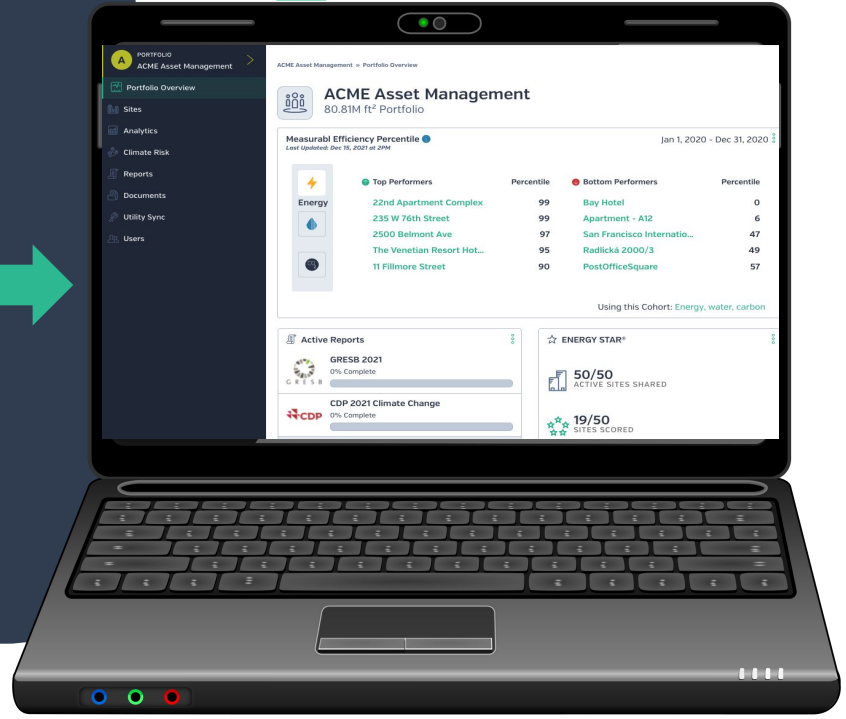
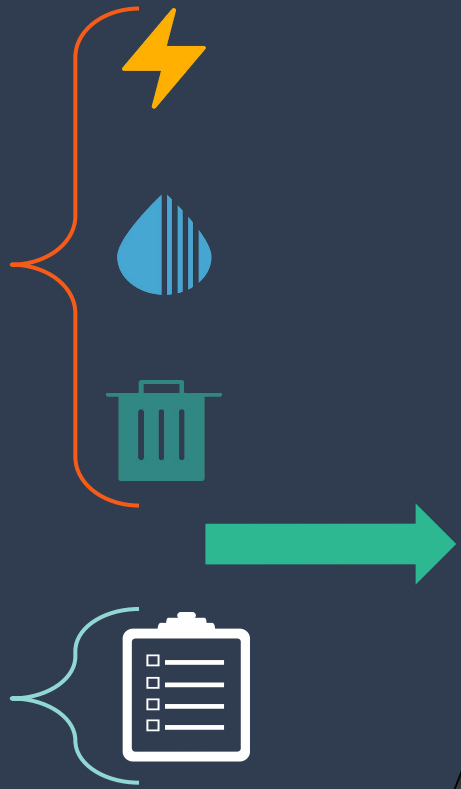
## Development

- Reporting Characteristics
- ESG Requirements
- Materials and Certifications
- Building Certifications
- Energy
- Water Conservation
- Waste Management
- Stakeholder Engagement

# Submit with Measurabl

Performance

Management



# Timeline

**GRESB 2022 Pre-Release**  
Dec 2021

Official GRESB Response Checks  
May - Jun



**GRESB Assessment Closes July 1**  
**Measurabl Closes June 17**

Preliminary Benchmark Reports Released September 1

Review Period

Final Assessment Results Released October 1

Now - Mar

March

Mar - May

April - May

May - Jun

GRESB Guidance Released March 1

GRESB Survey Opens April 1

# Tools for Success Quick Demo

# In-App Response Check



## Response Check

We'll run a check to make sure your data gives you the best score.

[Check My Report](#)

## GRESB Pre-Assessment 2019 Response Check

Reporting period covering the 24 months from Jan 1, 2017–Dec 31, 2018

[Request an Expert Review](#)

### Survey Responses

57%

Survey Complete

29

Alerts

0

Broken Links

#### Portfolio

##### Characteristics

1 Unanswered, 1 Alert

##### Management

3 Unanswered, 3 Alerts

##### Policy & Disclosure

4 Unanswered, 4 Alerts

##### Risks & Opportunities

7 Unanswered, 7 Alerts

##### Monitoring & EMS

4 Unanswered, 4 Alerts

##### Stakeholder

##### Engagement

9 Unanswered, 9 Alerts

##### Performance



Select sections that need updating to complete your GRESB Pre-Assessment 2019 survey.

Fixing these areas will ensure you get your best score.

# Data Review Tools

## Measurabl's GRESB Module

### Reports > GRESB 2022 > Data Summary > Performance Indicators

- Portfolio Characteristics
- Include Site Attributes
- Energy, GHG, Water, Waste Data
- Projects/Audits
- Certifications/Ratings

PORTFOLIO  
ACME Asset Management

- Included Sites
- Portfolio Characteristics
- Performance Indicators**
- Intensity
- Renewable Energy
- Projects
- Assessments & Audits
- Certifications
- Ratings

ACME Asset Management > Reports > GRESB 2022 - Overview > Performance Indicators

#### Performance Indicators

Energy Carbon Water Waste

Site Type

Hotel (4)

64.86%  
2021 Energy Data Coverage

#### Energy: Whole Building - Landlord Controlled Assets

Sites with no sub-metered tenants

	Absolute				Like-for-Like			
	2020		2021		2020		2021	
	Usage (MWh)	Usage (MWh)	Data Coverage (ft <sup>2</sup> )	Total Portfolio (ft <sup>2</sup> )	Usage (MWh)	Usage (MWh)	Data Coverage (ft <sup>2</sup> )	Change
Fuel	0	0	0	0	0	0	0	0%
District	0	0	0	0	0	0	0	0%
Electric	0	0.11	555,556	656,556	0	0	0	0%
Total	0	0.11			0	0		0%

#### Energy: Whole Building - Tenant Controlled Assets

Sites in which the tenant(s) control the entire site

	Absolute				Like-for-Like			
	2020		2021		2020		2021	
	Usage (MWh)	Usage (MWh)	Data Coverage (ft <sup>2</sup> )	Total Portfolio (ft <sup>2</sup> )	Usage (MWh)	Usage (MWh)	Data Coverage (ft <sup>2</sup> )	Change
Interior	Fuel	0	0	0	0	0	0	0%
	District	0	0	0	0	0	0	0%

# Review Tools in Measurabl

Reports > Export > Asset-level Export  
 Reports > Export > Assessment Export

AutoSave OFF 2022-01-05\_ACME-Asset-Management\_C

Home Insert Draw Page Layout Formulas Data Review View Tell me

Paste Arial 8 A+ A- Wrap Text General

B I U Bold Italic Underline Merge & Center \$ % & #

Open recovered workbooks? Your recent changes were saved. Do you want to continue working where you left off?

M8 X ✓ fx 200900

Asset Characteristics						
GRESB Asset ID	Asset Name	Optional Information	Property Type			
			Country	State/Province	City	Postal Code
Do not edit						
Specific use	Mandatory	Optional	Mandatory	Mandatory	Mandatory	
Integer	Text	Text	Drop-down	Drop-down	Text	
	Office Tower		Office: Other	United States	CA	
	The Vintage on Selby Kreisvermessung, Zelle 120, 80313 Frankfurt am Main Pilet & Renaud SA		Residential: Other	United States	MN	
	Great View Office		Office: Other	Germany	Frankfurt	
	Great View Office		Office: Other	Switzerland	Romandy	
	Great View Office		Retail: High Street	Australia	NSW	
	APAC Commercial Center Pinneriv		Office: Other	Australia	NSW	
	APAC Financial Centre		Office: Other	Hong Kong	Mongkok	
	APAC Trade Center		Office: Other	Hong Kong	Wanchai	
	APAC Business Park		Office: Other	Hong Kong	Sheung Wan	
	APAC Business Park 2		Office: Other	Singapore	Singapore	
	APAC Office Building		Office: Other	Singapore	Singapore	
	San Francisco International Airport		Office: Other	Japan	Tokyo	
	Levi's Stadium		Other	United States	CA	
	Levi's Stadium		Hotel	United States	CA	
	West Point redevelopment project		Logging, Leisure & Recreation: Indoor	United States	CA	
	Oak Apartment Complex A		Residential: Other	United States	NY	
	Oak Apartment Complex B		Residential: Other	United States	CA	
	Oak Apartment Complex B		Residential: Other	United States	CA	
	Oak Apartment Complex C		Residential: Other	United States	CA	
	Oak Apartment Complex C		Residential: Other	United States	CA	
	Oak Apartment Complex D		Residential: Other	United States	CA	
	10 Main Street		Office: Other	United States	NY	

Disclaimer Instructions Data Dictionary Asset Characteristics Building Certifications Efficiency

English (United States) Focus

2021-12-08\_ACME DEMO\_GRESB-Word

Design Layout References Mailings Review View Tell me

16 A+ A- Aa Styles

Assessments Exports

Assessment Export (.docx)  
 Asset Level Export (.xlsx)

## Management: Entity & Reporting Characteristics

**EC1 Entity Name**  
 What's the name of your Organization type?  
 No answer

**EC2 Nature of Ownership**  
 What is the nature of ownership for Name  
 Publicly traded (listed)  
 Privately held (non-listed)  
 Government entity

**EC3 Entity Commencement Date**  
 -

**EC4 Reporting Period**  
 Calendar Year

**RC1 Reporting Currency**  
 USD

**RC2 GAV (\$MM)**  
 -

**RC3 Reporting Metrics**  
 It\*

**RC4 Operating Buildings**  
 Portfolio predominant location: United States  
 Portfolio predominant property type: -

**RCS Nature of Business**  
 What is Name's core business?  
 Management of standing investments only  
 Both management of standing investments and new construction and major renovation projects

GRESB 201 Page | 3





# Data Review Tools

## Analytics > Data Completeness

- Energy overview
  - Floor Area Coverage
  - Meter Completeness
- Multiple parameters to choose from
- Visibility into Data Integrity Issues
- Available at Portfolio, Fund, and Site-level

Data Completeness Cohort Insights Portfolio Trends Targets

### Portfolio Data Completeness

Performance Metrics

Metric: Energy

Performance Period: Last Calendar Year

Comparison Period: Two Calendar Years Pas

Data Completeness

Floor Area Coverage [%]: 0 to 100

Meter Completeness [%]: 0 to 100

Building Details

Property Type: -

Country: -

#### Energy Floor Area Coverage

Period	Total Coverage
Jan-Dec 2020	66%
Jan-Dec 2021	49%

vs

Total Energy Floor Area Coverage: ↓ 17% from Jan-Dec 2020

#### Energy Meter Completeness

Period	Total Coverage
Jan-Dec 2020	40%
Jan-Dec 2021	17%

vs

Total Energy Meter Completeness: ↓ 23% from Jan-Dec 2020

82 Buildings

Search by building name

Sort by Total Floor Area Coverage: Low to High

#### University of California, San Diego

San Diego, CA | Other | 1,000,000 ft<sup>2</sup> | Managed by Nitya Kandukuri

##### Energy Floor Area Coverage Jan-Dec 2021

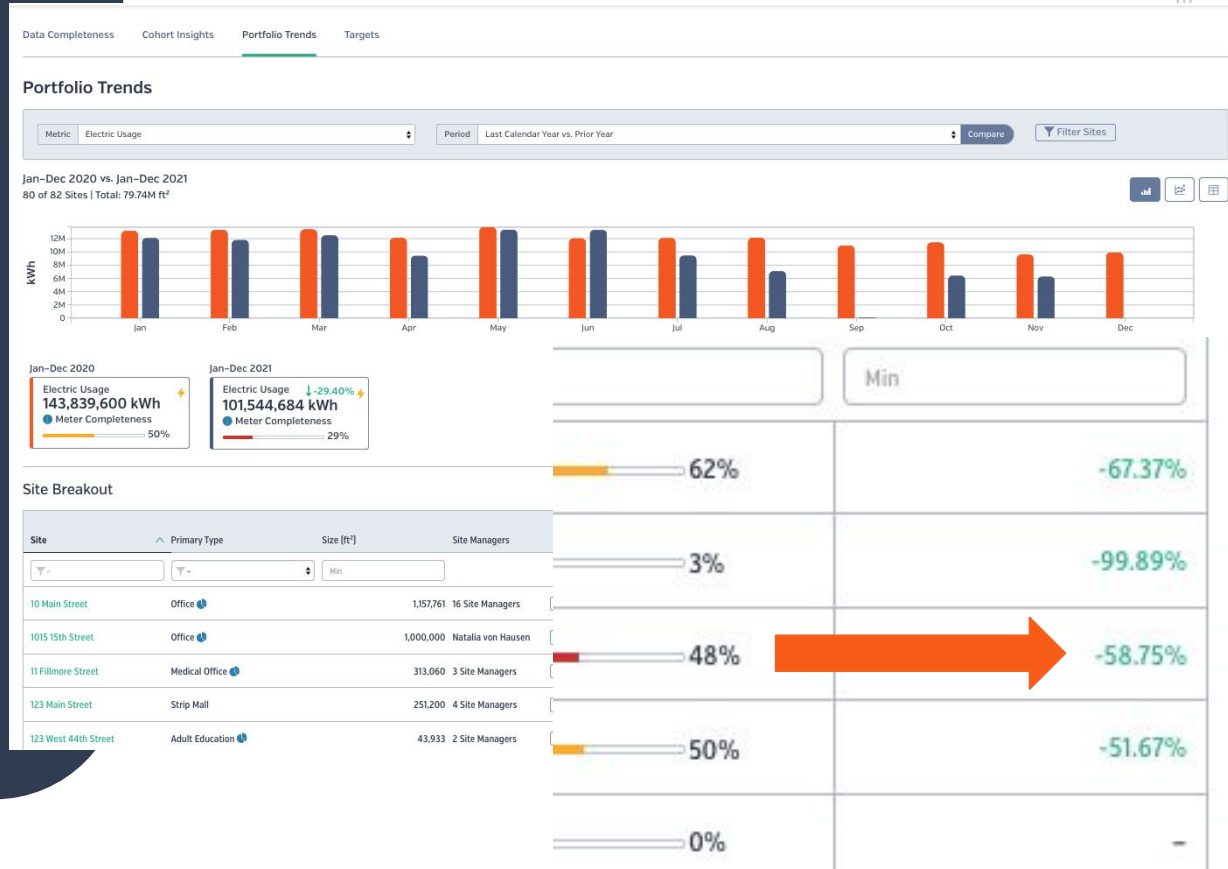
Gross Floor Area: 1,000,000 ft<sup>2</sup>

Category	Coverage
Actual	0%
Total Floor Area Coverage	10% from Jan-Dec 2020
Other Tenant, 1,000,000 ft <sup>2</sup>	No Meter Data

# Data Review Tools

## Analytics > Portfolio Trends

- Electric, Fuel, Renewables, Water, Waste
- Meter Completeness
- LFL Review - % Change column
- Filter for different parameters
  - Property type
  - Country
  - Operational Status
- Add columns
  - Intensity
  - Site Managers
- Export for offline use/tracking!



# Optional: Third-party assurance with a Measurabl Partner

Added GRESB points under RP1, MR1-4



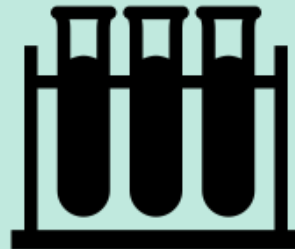
Checks data



Checks data collection systems



Checks data collection management systems



Includes data sampling



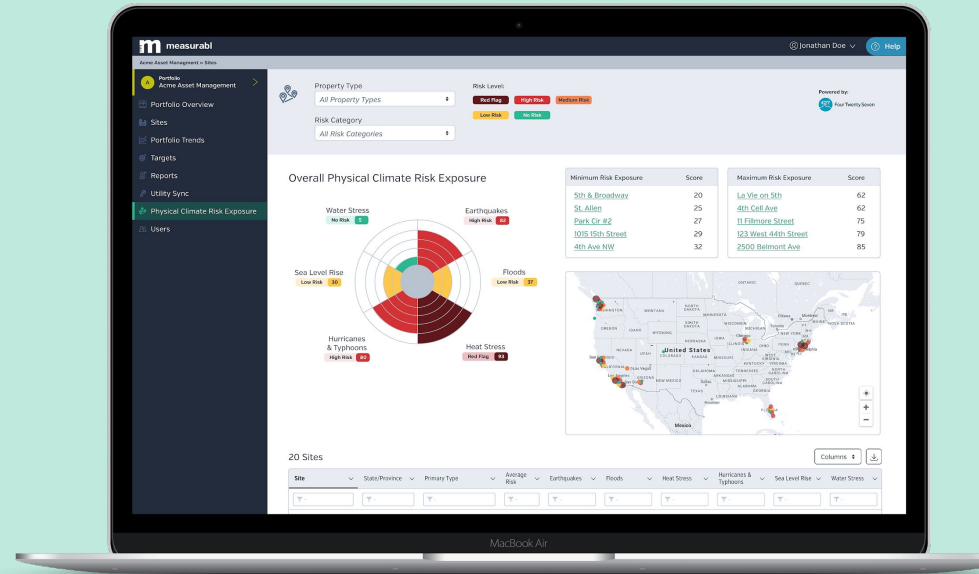
May involve site visits

# Optional: Physical Climate Risk Module (PCRX)

## Risk Management (RM)

- 1. RM4
- 2. RM5
- 3. RM6.3

## Risk Assessments (RA1)



# What do you need to do? By when?

## February

- Invite team members to Measurabl
- Begin engagement with broader team about internal timelines
- Confirm operational and NCMR sites for 2020-2021
- GRESB kick-off calls

## March

- GRESB kick-off calls
- Data Entry/Review (bulk uploads, utility sync, integrations)
- **March 1:** GRESB releases Assessment Reference Guide
- First Data Check with CSM
- **March 31:** Deadline to request third-party assurance

## April-May

- **April 1:** GRESB Assessment portal opens
- **Starting on April 1:** Schedule GRESB Response Check
- **April 2:** GRESB report portal opens in Measurabl
- Ongoing Data Collection, Review, Assurance
- Ongoing Survey completion
- Final Data Check with CSM

## June

- Survey completion
- Final reviews
- **June 17:** Deadline to complete GRESB reports in Measurabl module
- **3-5 business days for final submission to be ready in GRESB portal**

# Start these tasks now

# What data needs to be reviewed/updated for CY2021?

## 1. **Utility Data**

a. *Electric, Fuel, District, Renewable, Water, Waste, Carbon Offsets*

## 2. **Lifecycle Events**

a. *Acquisition/Sold, Major Renovation/Initial Construction, Fair Market Appraisals*

## 3. **Certifications/Ratings**

a. *LEED, ESTAR, BREEAM, EPCs, WELL*

## 4. **Projects/Audits**

a. *LED retrofits, low flow plumbing, renewable energy, recycle*

## 5. **Basic Site Data**

a. *Occupancy, tenancy, spaces, meter assignments, year built*





# Delegate Tasks Out

*Confirm group member/site manager permissions*

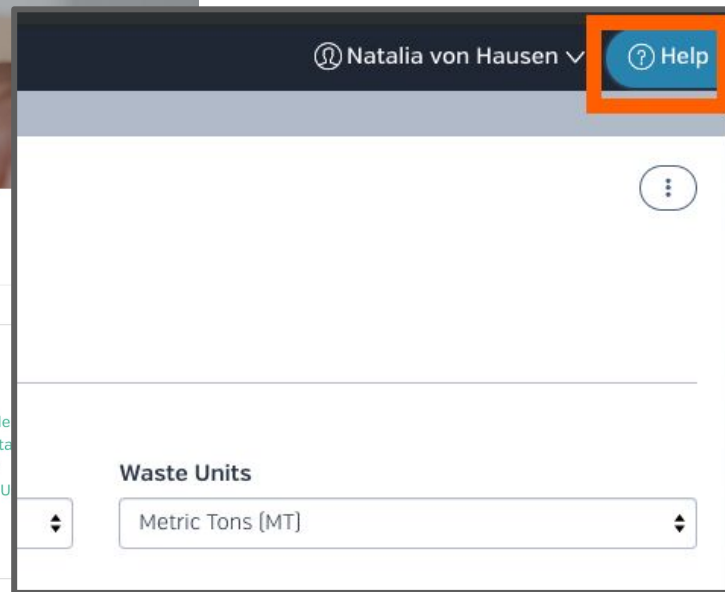


# Learn more and find help

Knowledgebase of help articles and link to reach out available [here](#)

<https://support.meurabl.com/hc/en-us>

Site Manager Trainings  
held every **third**  
**Thursday** of the month!



Getting Started Using Meurabl Downloads

## Site Managers

Getting Started: Property Managers  
Identifying Site Trends in Meurabl

[See All Articles](#)

## Portfolio Managers

The Ultimate Guide for Portfolio Managers  
How do I invite my Site Managers to their sites?  
Can I create subgroups within my portfolio?

[See All Articles](#)

## Helpful Hints

How do I find my User Profile  
Meurabl Support portals  
Meurabl Glossary  
Navigating Meurabl (All U

[See All Articles](#)

## Waste Units

Metric Tons (MT)

[support@meurabl.com](mailto:support@meurabl.com)

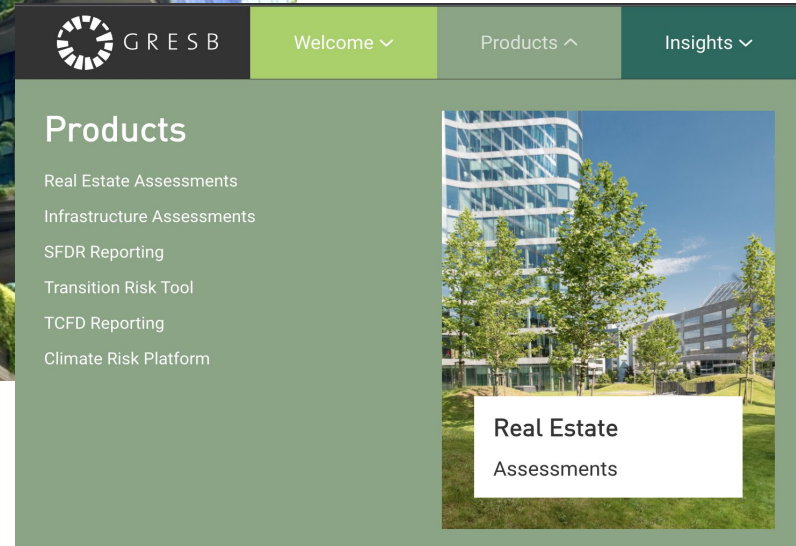
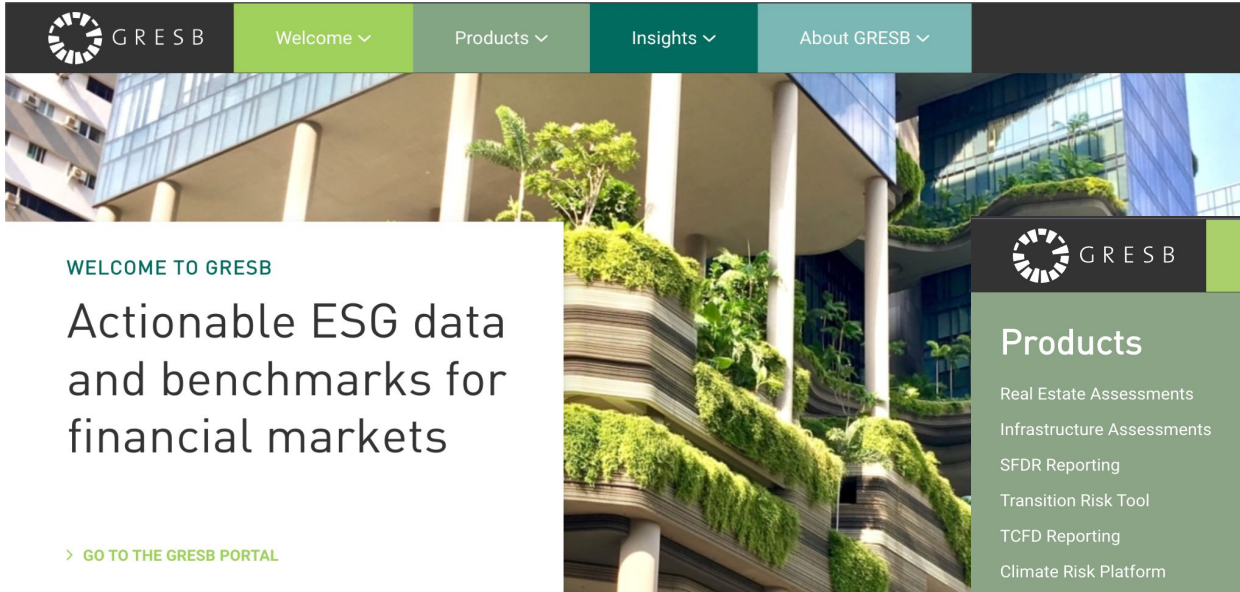


# GRESB Resources

Also check out the [GRESB site](https://www.gresb.com) to learn more about additional resource offerings such as online trainings and score guides!

<https://gresb.com/nl-en/products/real-estate-assessments/>

Make sure to head over to the GRESB site on March 1 to check out the 2022 Reference Guide.



Sync with your CSM for next steps  
and your GRESB kick-off call!

# What to expect for 2022

## Focus on Stabilization and Engagement

- *Focused on ensuring that the assessments are fit for purpose and continue to support the move to a **greater emphasis on ESG performance and outcomes***
- *Standardising reporting, increasing alignment with external frameworks and regulations*
- *Improving reporting efficiencies and quality control*
- *Strengthening analytical capabilities to deliver more ESG insights from the existing dataset*
- *New features to help in overall data analysis*
  - *Data Completeness*
  - *Utility Sync enhancements*
  - *Estimations (premium)*
- *Championing best practices from previous years*

# GRESB 2022 Changes

Changes will affect Management component:

1. **EC2 Nature of ownership:** Adding option of selecting social housing
2. **LE4 ESG taskforce/committee:** C-suite level staff has been expanded to include senior management
3. **LE5 ESG and/or climate-related senior decision maker:** C-suite level staff has been expanded to include senior management
4. **LE6 Personnel ESG performance targets:** C-suite level staff has been expanded to include senior management
5. **NOTE:** Changes to scoring to be confirmed once final reference guide is released in March

*“In 2022, there will be minimal updates to the Real Estate and Infrastructure Assessments, as we will be working closely with the new GRESB Foundation throughout the year to define our Five-Year Roadmap that will guide GRESB Standards into the future.*

*This will help ensure stability for Members in the near term while giving the Foundation time to identify key priorities and introduce strategic improvements with our Members starting in 2023.”*