



Case Study



Credit Suisse

Achieving transparency to meet stakeholder demands through data-driven approaches

Founded in 1865, Credit Suisse is a global wealth management, investment banking, and financial services company based in Switzerland. Its Asset Management arm provides a broad range of regional and global real estate solutions, including direct real estate investments as well as private equity non-core real estate and real estate-related investments. It ranks among the top 15 largest providers of real estate investments worldwide, and is number three in Europe and number one in Switzerland.

A leader in sustainability, Credit Suisse launched the Green Property Fund in 2008, Switzerland's first real estate fund that focuses on sustainable construction, and has established ambitious environmental goals for 2025, including reducing total greenhouse gas emissions from its 2010 levels by 75%.



I believe digital transformation of ESG will help the sustainability movement within the real estate sector by making companies' efforts and performance more transparent and making disclosure more comprehensive and accurate.

Andreas Wiencke
Head, ESG Solutions & Head, Strategic Projects

Challenge

Credit Suisse Asset Management sought to achieve transparency regarding its ESG (environmental, social, governance) performance throughout its real estate portfolio. The team also needed to identify the right building optimisation metrics to track and improve upon. Before adopting Measurabl, ESG data collection and recording was done manually, requiring a team of full-time employees to contact multiple internal stakeholders for information.

Knowing that conversations surrounding ESG were becoming more quantitative and data-driven, and determined to stay well ahead of investor demands and EU regulations surrounding ESG performance, the sustainability team, led by Andreas Wiencke, knew that it needed a purpose-built ESG platform to continuously collect and centralise its asset-level data.



Regulatory requirements are increasing in the real estate industry. We have to be prepared to stay ahead of the requirements, and having accurate ESG data on hand at all times is key to this endeavor.

–Andreas Wiencke

Solution

Measurabl helps Credit Suisse Asset Management automatically collect data from disparate sources and consolidates it into a single platform to help the sustainability team measure and analyse its ESG performance. Credit Suisse also leverages Measurabl's GRESB reporting tool to stay abreast of changing requirements, view sample answers, and better understand areas for improvement.

The platform provides accurate, timely data that Credit Suisse can use in its annual corporate sustainability report, and helps the team disclose information to investors and stakeholders on demand. With a singular, user-friendly dashboard for ESG performance data, Measurabl helps align multiple teams around tracking progress toward sustainability goals.



100%

data coverage across more than 1,200 sites



17.5%

CO2 emissions reduction globally since 2010



We now have the opportunity to optimize ESG or sustainability criteria over time. Everything you can measure, you can improve.

—Andreas Wiencke



Results

With help from Measurabl, Credit Suisse Asset Management has evolved from a siloed, manual process of collecting ESG data to a comprehensive, automated approach. Measurabl helps the team acquire accurate data in the correct format for generating ESG reports and disclosing performance to GRESB.

Credit Suisse has defined distinctive targets for each fund and entity through its active decarbonisation strategy. This programme has specific carbon reduction objectives and targets for each portfolio manager, and Measurabl helps those managers track and measure their progress toward emissions reduction goals.

With a tech-founded solution taking care of the mundane, cyclical work of

data collection, the team has been able to increase its efforts to integrate ESG across the value chain. It is also working to implement sustainability considerations in the entire lifecycle of its properties, from acquisition or construction to refurbishment and eventual sale.

Looking ahead, Credit Suisse plans to use the investment-grade ESG data it aggregates through Measurabl with financial data as recommended by the Task Force on Climate-Related Disclosures (TCFD), which develops voluntary climate-related financial risk disclosures for companies to provide information to investors, lenders, insurers, and other stakeholders.



Many of our investors are interested in our ESG track record. Achieving that level of transparency is a key success factor, and Measurabl has helped us with that.

—Andreas Wiencke



In Closing

With a tech-founded solution in place to help capture, centralise, and disclose ESG data, Credit Suisse Asset Management has successfully aligned its internal stakeholders around ESG efforts and continues to increase its transparency to investors and the public.

[Learn more](#) about the company's strategic initiatives.

Measurabl is the world's most widely adopted ESG [environmental, social, governance] data management solution for commercial real estate. With more than 45,000 commercial buildings representing 9 billion square feet across 75 countries, Measurabl helps innovative companies measure, manage and disclose their ESG performance, assess their portfolio's exposure to physical climate risk, and gain access to additional services such as ENERGY STAR certification and data assurance.

Learn more at measurabl.com

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