



GTIS Partners

Building a comprehensive, holistic sustainability program

GTIS Partners is a leading real estate investment firm in the Americas, headquartered in New York with additional offices in São Paulo, San Francisco, Los Angeles, Atlanta, Paris, and Munich. The firm was founded in 2005. GTIS takes a local approach to investing with on-the-ground teams in seven key markets with 87 employees and \$4.5 billion of gross assets under management (as of 2019). GTIS ranks among the largest real estate private equity investors in Brazil, and is a leading diversified real estate investor in the United States.

The GTIS Brazil Real Estate Fund was recognized by GRESB as 2019's most sustainable private equity real estate investment fund in South America for the fifth consecutive year. The other two Brazil funds were a close second and third place. GTIS prides itself on its LEED-certified office towers that are an iconic part of São Paulo and Rio de Janeiro. In 2018, the firm established a Brazil Renewable Energy Infrastructure platform to pursue investment opportunities in onshore wind development, solar PV development, and operational renewable energy assets.



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This is a new age where we're starting to think about ESG data almost as if it were financial data. Analysis of this data, along with its associated risks and opportunities, empowers us to enhance the long-term sustainable performance of our portfolios.

–GTIS Partners

Challenge

GTIS was looking to report more clearly, and on an expanded basis, its ESG performance for its investors and stakeholders. However, this reporting process proved to be difficult and time-consuming without a comprehensive technology solution in place. A legacy consultant was able to start the process, but a lack of visibility into the data being collected and a lack of clarity over defined roles became persistent roadblocks.

GTIS needed a better solution to track and visualize ESG data so it could reliably report the information to external stakeholders and develop programs to improve ESG performance for its US funds.



“As a global real estate private equity firm, we realize how important it is to collect, analyze and benchmark ESG data for our portfolios. Measurabl is a critical part of that process.”

–GTIS Partners

Solution

GTIS needed more clarity and control over its ESG data. The company also needed help compiling accurate data for its annual GRESB submission and corporate sustainability reports. Though GTIS has encountered some difficulty extracting data from its legacy consultant, it only took a few days to get started with Measurabl.

While data collection can be difficult at times, GTIS can now see exactly where it has data gaps through Measurabl's platform so it can resolve these issues. Measurabl has also empowered GTIS to better analyze its energy, water, and waste data to see where improvements can be made and costs can be reduced. GTIS uses Measurabl's GRESB reporting tool, which provides sample answers and data checks.

Measurabl's Customer Success team has helped them troubleshoot data-related issues and learn how to get the most out of the platform.

Most property managers put environmental data in ENERGY STAR, and since Measurabl pulls in ENERGY STAR data automatically, there's no extra work involved. In turn, property managers are beginning to take ESG more seriously, as it frequently guides the asset management process. And because GTIS is now able to visualize environmental data across its portfolio, it is finding ways to work on other ESG projects, such as revamping waste management processes, assessing physical climate risks, and overhauling its technical assessments process.



27%

Reduction in energy use



32.1%

Increase in GRESB score from 2018 to 2020



Measurabl takes the pain out of GRESB reporting. Due to its ease of use, we can focus less on reporting and more on running our business and launching investment initiatives.

—GTIS Partners



Expanded ESG Efforts

Measurabl has helped GTIS and its operating partners with the ability to provide transparent and clear ESG data on demand. The company is also beginning to collect more data on waste diversion, as well as performing more frequent energy and water audits on its assets.

The firm published Corporate Sustainability Reports for both its US and Brazil businesses, and the data in Measurabl was prominently featured in the US report.

GTIS has developed an ambitious roadmap that covers a variety of ESG goals across the different functions of the company. It is implementing new ESG evaluations at the underwriting and due diligence stages. GTIS is also implementing green leasing strategies, which offer substantial benefits to both landlords and tenants, giving them a framework under which they can achieve energy efficiency and other environmentally sustainable goals throughout the lease term.

GTIS is investing in U.S. Opportunity Zones and prioritizing several ESG factors, including energy and water efficiency, physical climate risks, waste management, social well-being, community prosperity, transportation analysis, and infrastructure analysis. During site selection, GTIS is making efforts to conserve habitats for endangered species, protect surface water, and build to meet LEED and other green building standards.

In Brazil, GTIS is developing a state-of-the-art industrial/logistics center outside São Paulo [see photo above], outfitted with a rooftop solar farm with a projected 2.5-megawatt capacity, estimated to exceed the approximately 1.5 million square foot center's energy needs. The complex will also feature indoor and outdoor amenities such as game rooms, bicycle parking, and community gardens, with the aim of improving the health and well-being of its tenants.



In Closing

With a tech-founded solution in place to help collect, track, and visualize data, GTIS has moved beyond a basic ESG approach and is sowing the seeds for a comprehensive, holistic sustainability program. [Learn more](#) about the company's strategic objectives.

Measurabl is the world's most widely adopted ESG (environmental, social, governance) data management solution for commercial real estate. With more than 112,000 assets representing over 15 billion square feet across 92 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 certification and data assurance.

Learn more at measurabl.com

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