



GRESB - KGAST

März 2019

GRESB: The ESG Benchmark for Real Assets

■ VISION



Sustainable Real Assets

■ MISSION



GRESB assesses and benchmarks the ESG performance of real assets, providing standardized and validated data to **capital markets**

■ STRATEGY
PILLARS



ASSESSMENTS

Working in collaboration with the industry, we define the benchmark for sustainability performance in real assets

TECHNOLOGY

Our technology platform applies best practices in data science to validate, score and benchmark ESG performance data

STAKEHOLDERS

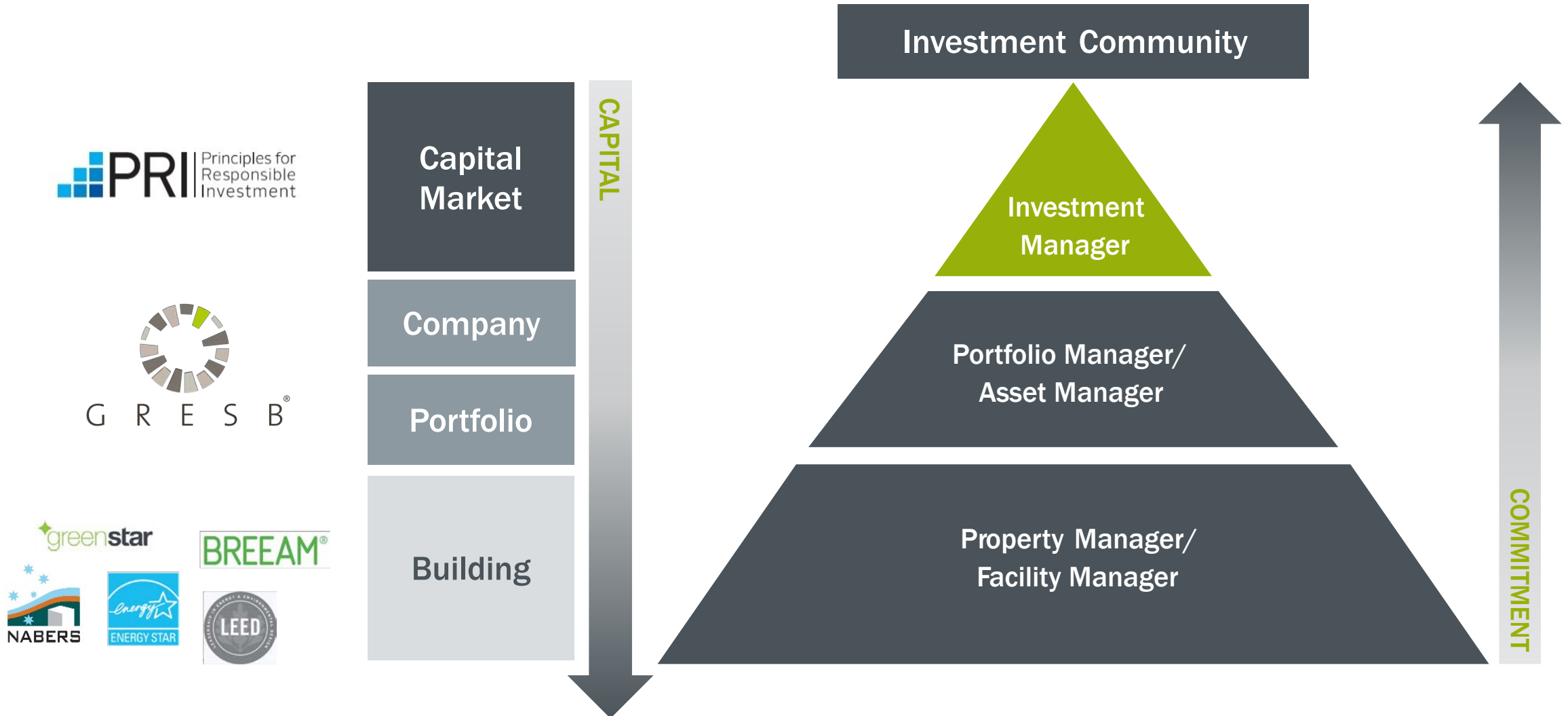
We convene a global community of organizations working together to achieve a shared vision of sustainable real assets

GRESB is a collaborative ESG Data Platform



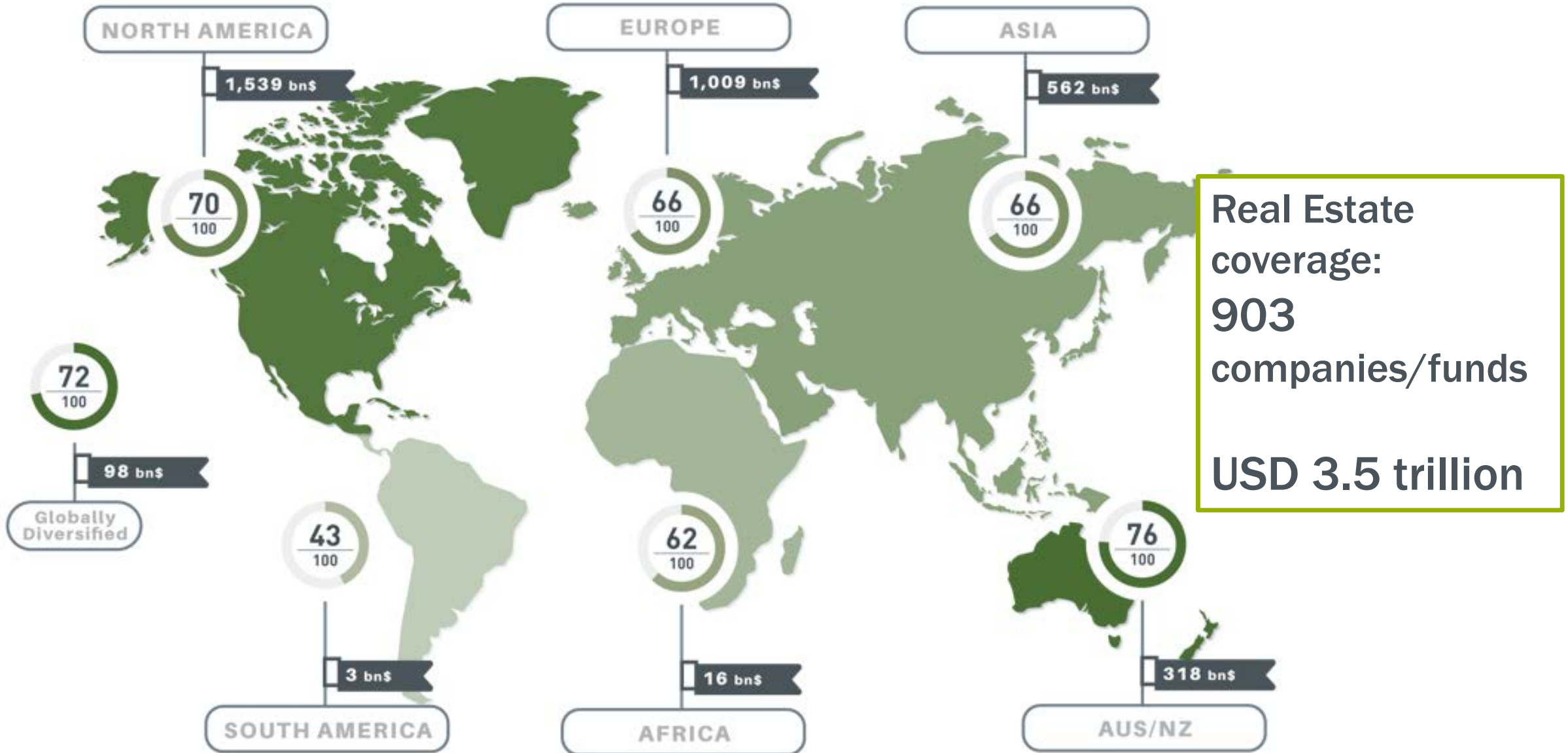
Market transformation

Top down, bottom up

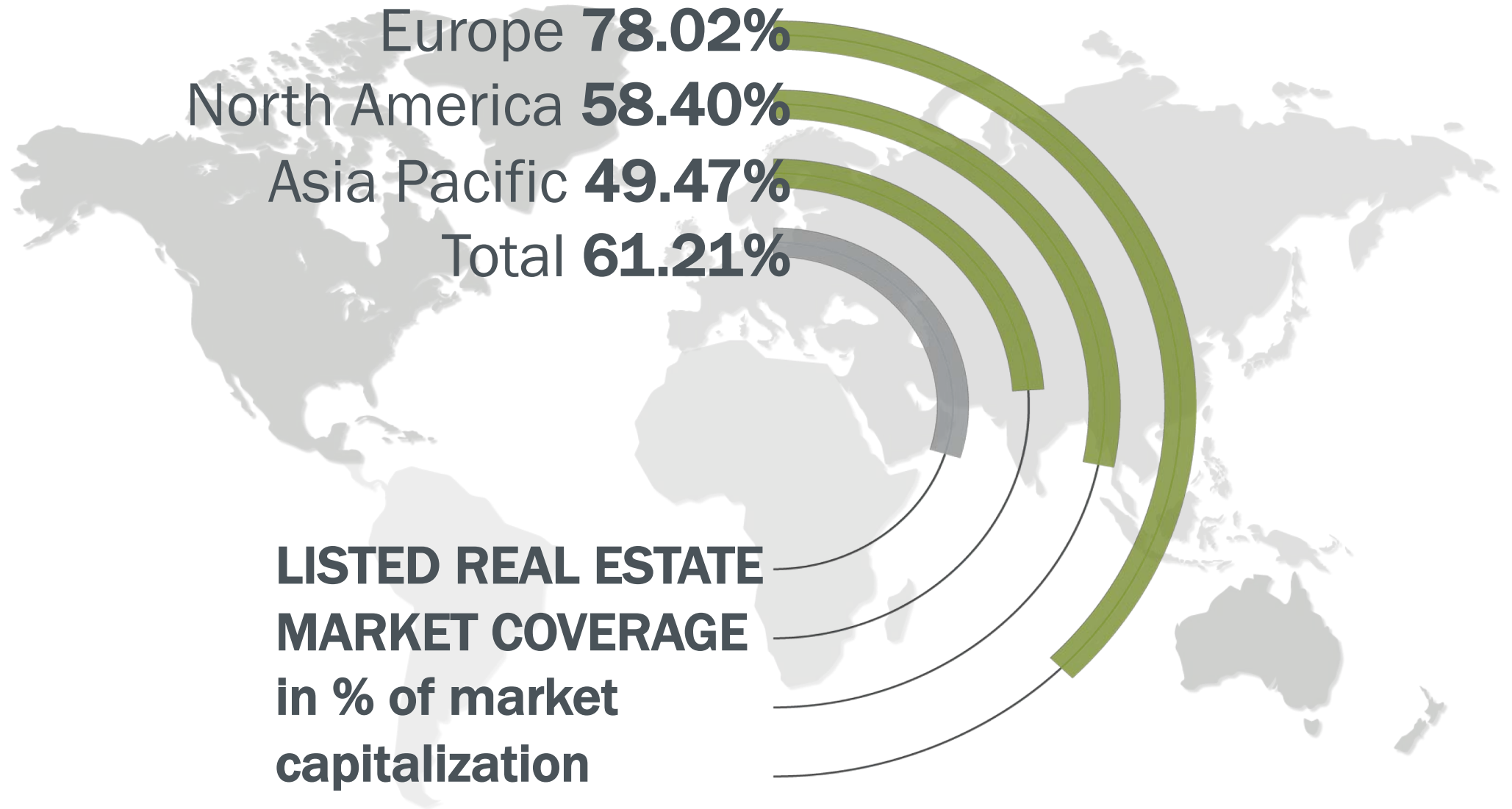


GRESB Real Estate - Regional Coverage

Total number of participants/total value (USD billions, 2018)



GRESB 2018 LISTED REAL ESTATE COVERAGE



Institutional Investor Members

Over 75 institutional investor members – combined total AuM USD 18 trillion



Strong Industry Support

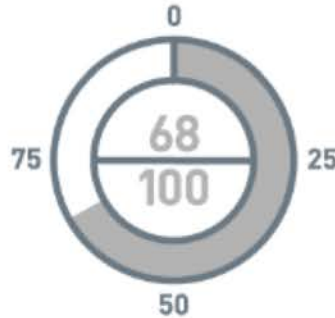
All major industry associations globally



Competencies

SYSTEMATIC ASSESSMENT

COMPANIES | FUNDS | SEPARATE ACCOUNTS | JVS



Validation

Objective Scoring

Peer Benchmarking

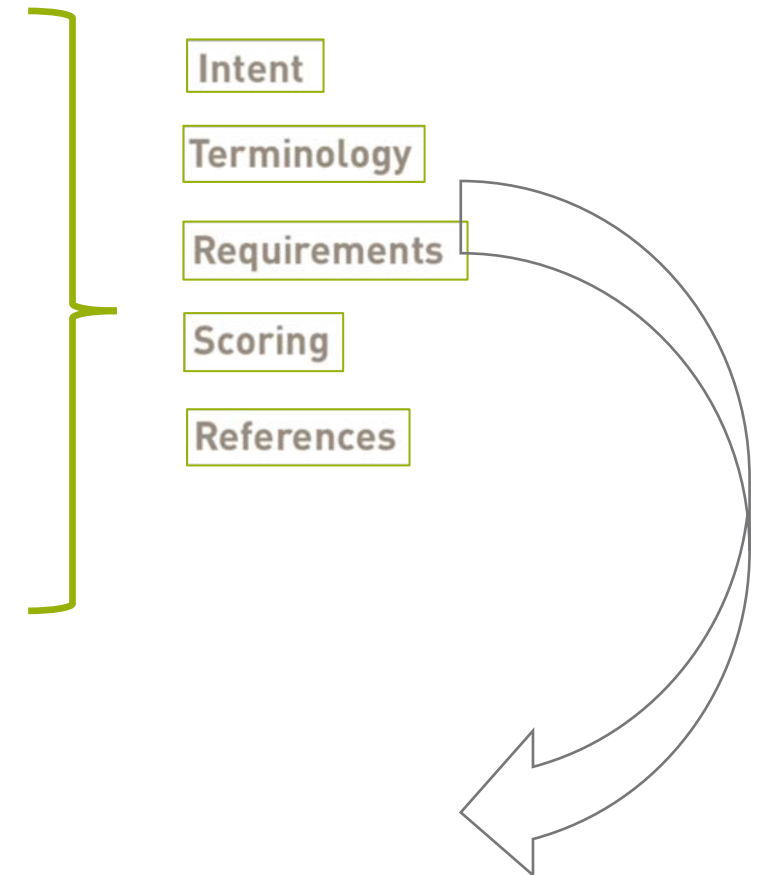
Assessment Characteristics

Robust Assessment of Sustainability Performance

1 Questionnaire
"ASSESSMENT"

8 Categories
"ASPECTS"

65 Questions
"INDICATORS"

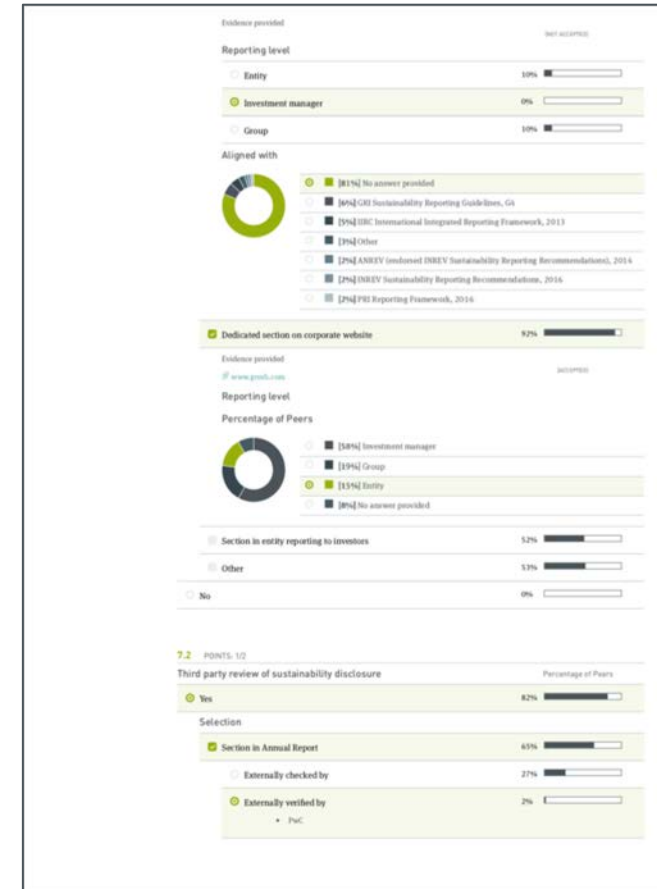
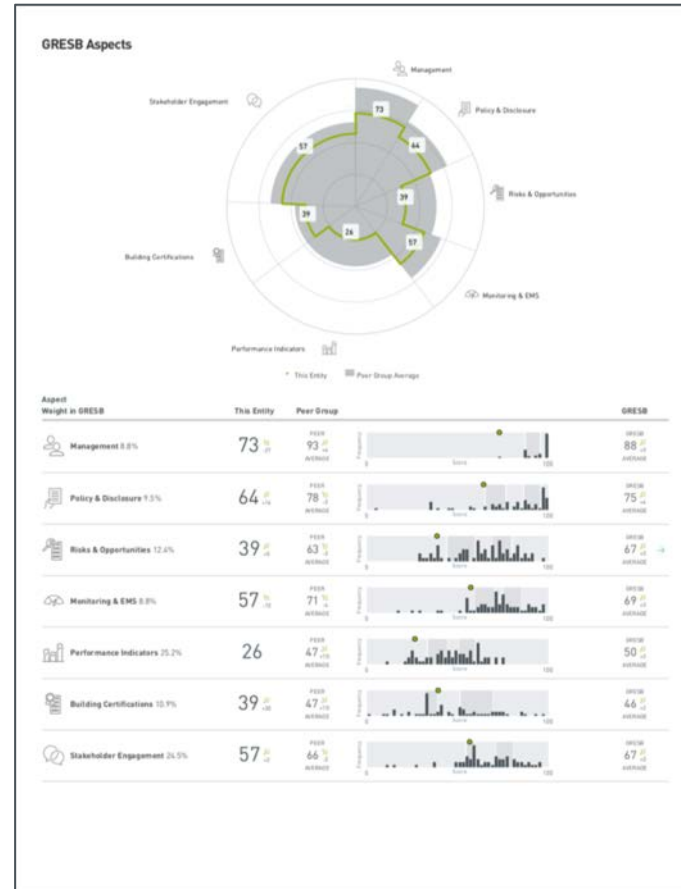
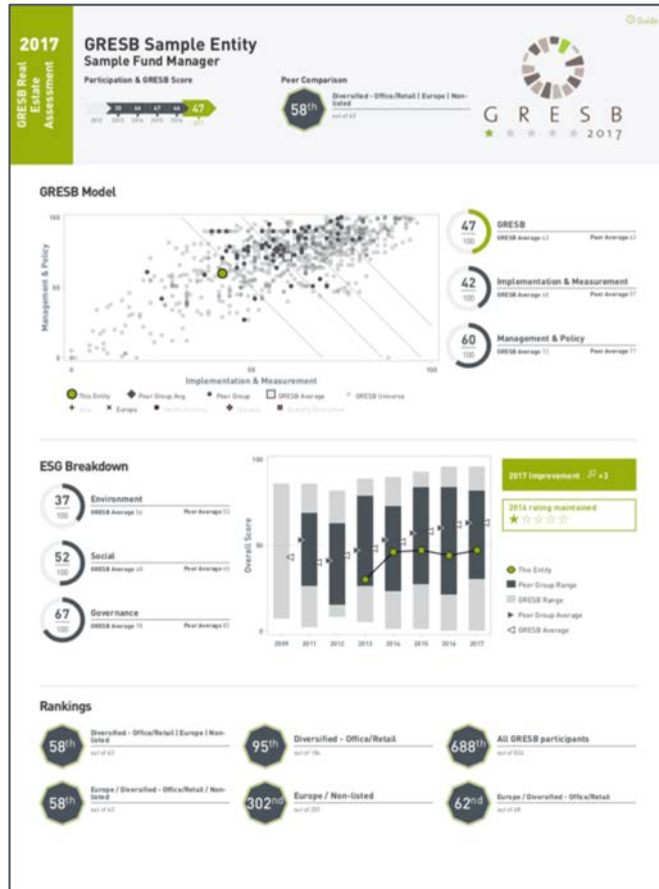


Addresses two dimensions:

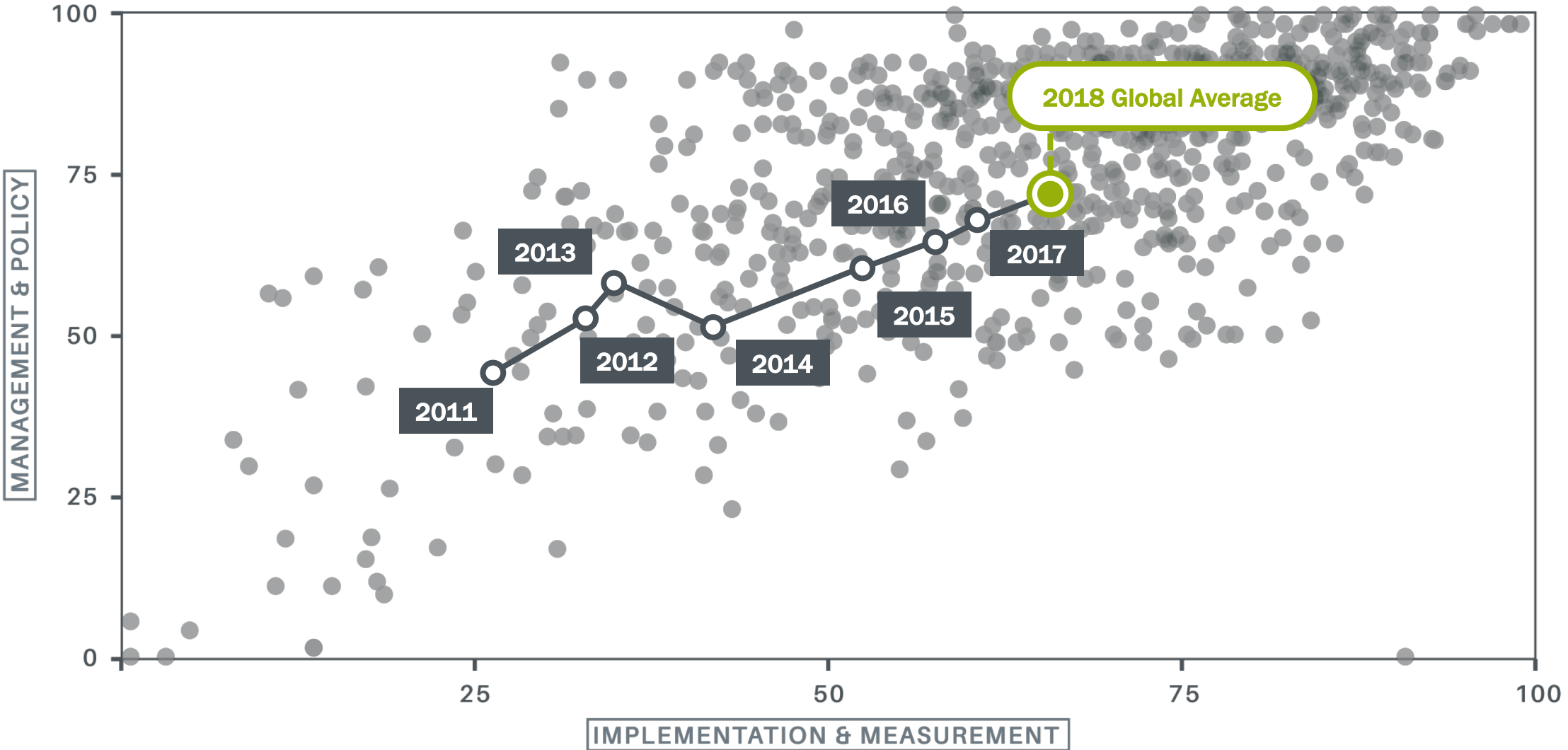
- Management & Policy (MP)
- Implementation & Measurement (IM)

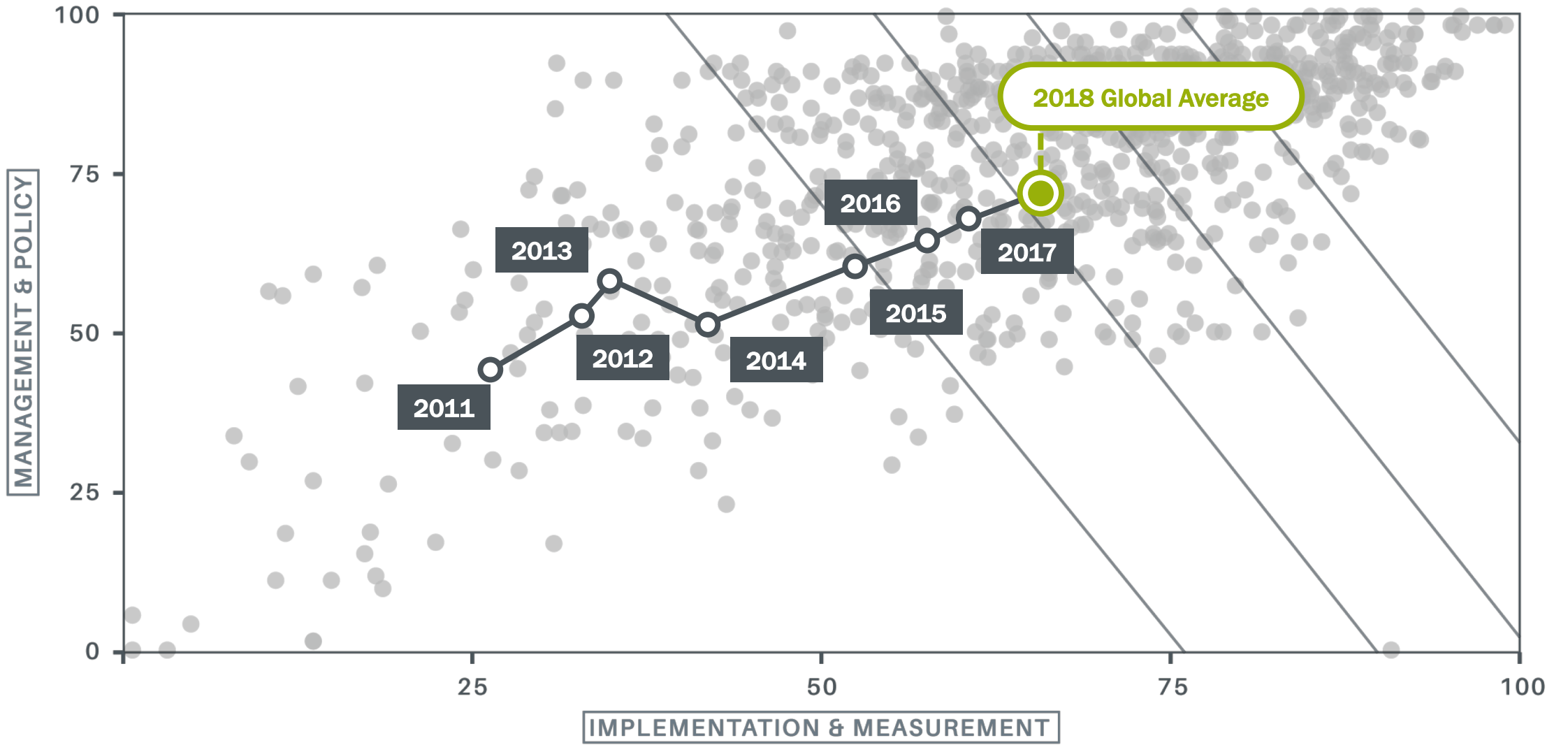
GRESB Benchmark Reports

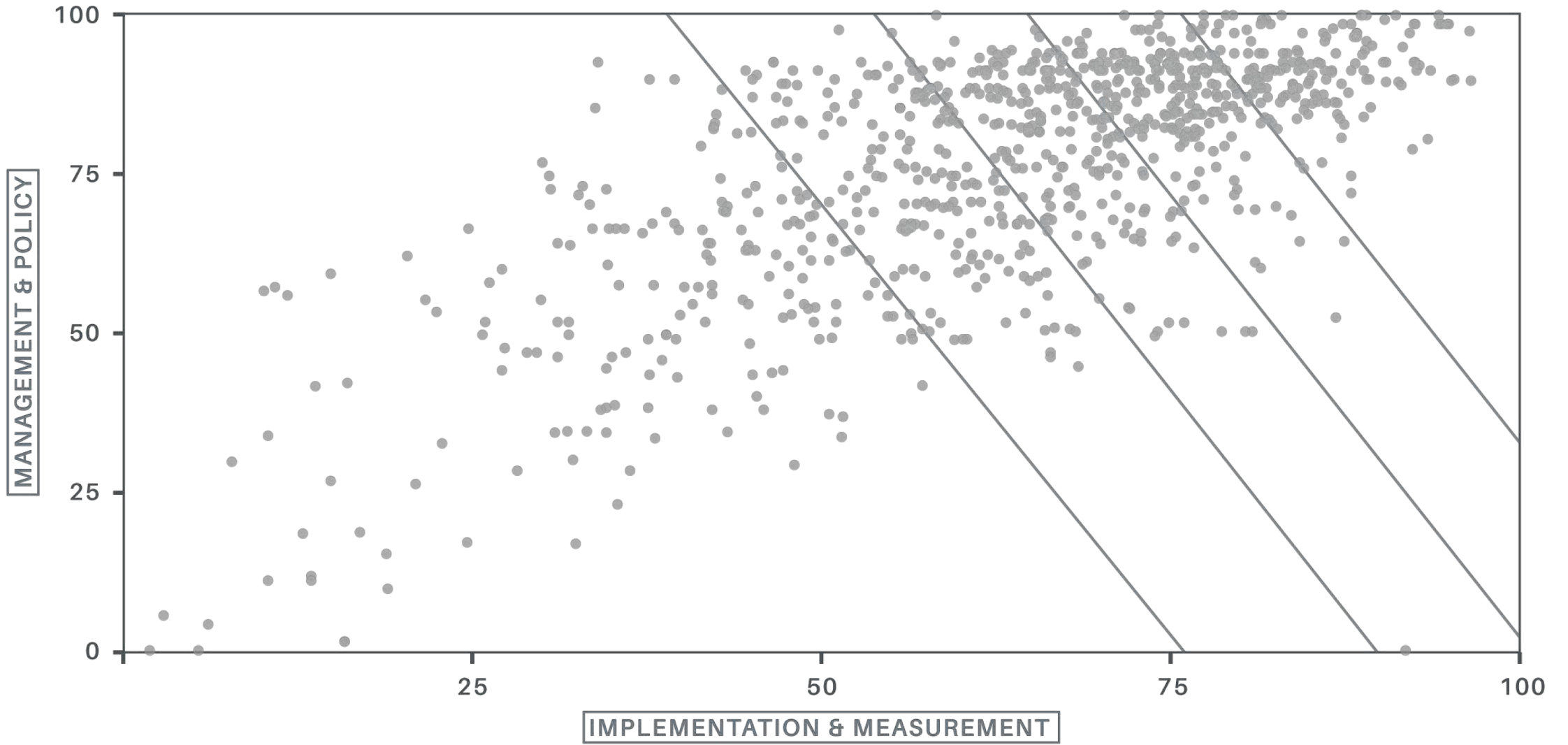
Peer-benchmarking and actionable business intelligence towards participating managers



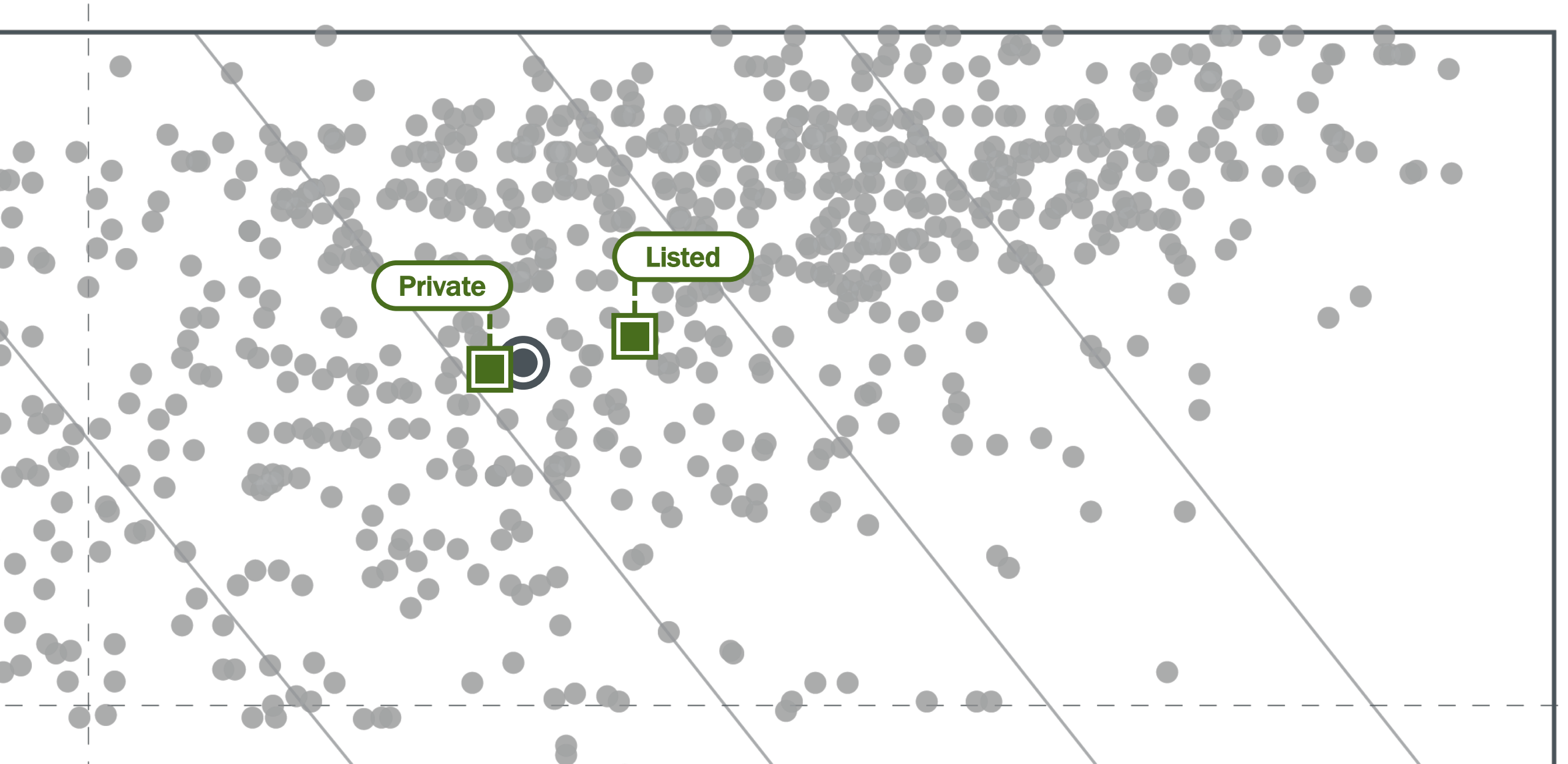
GRESB Aggregate Real Estate Results







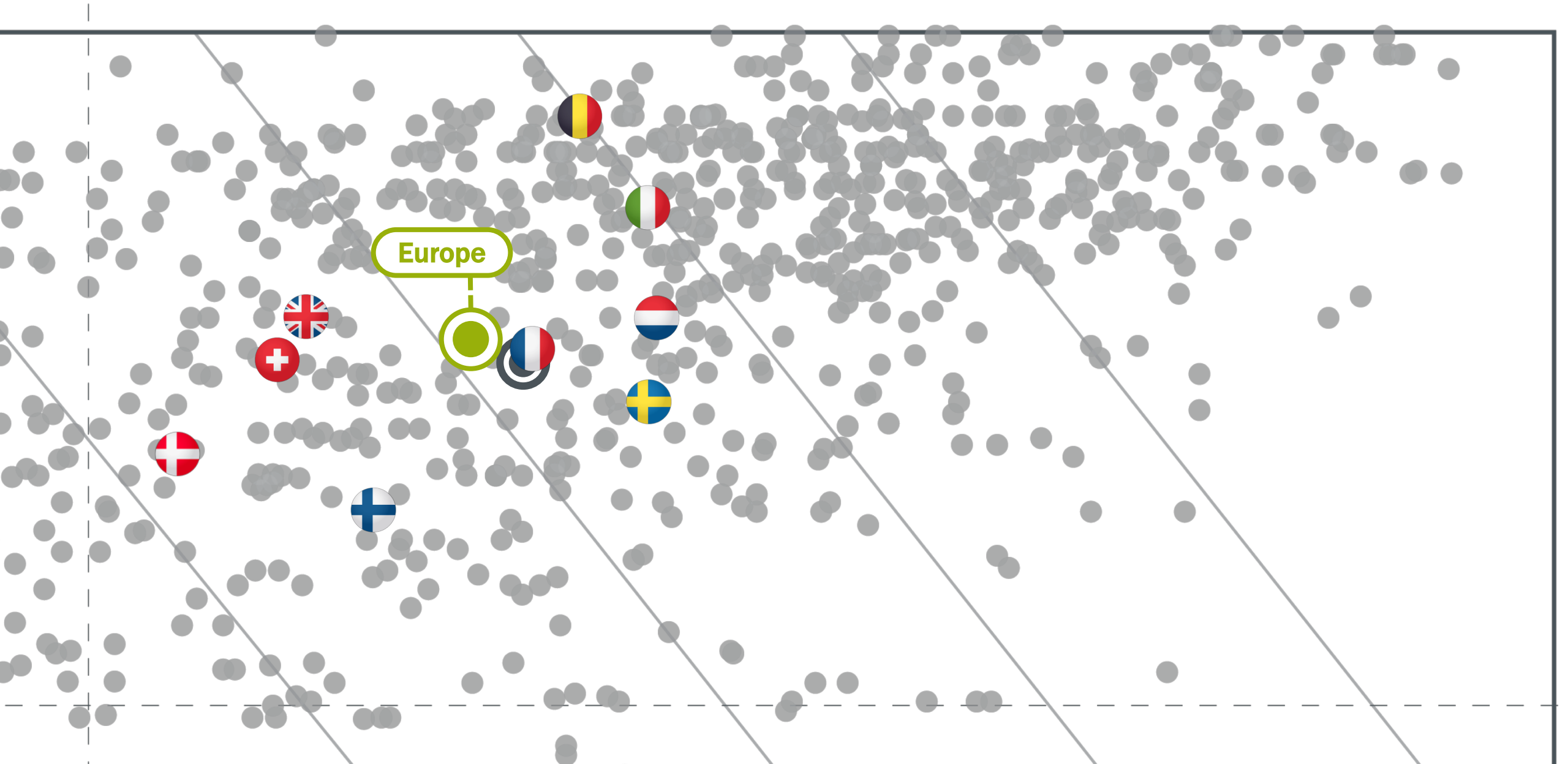
Competition in the top right-hand corner



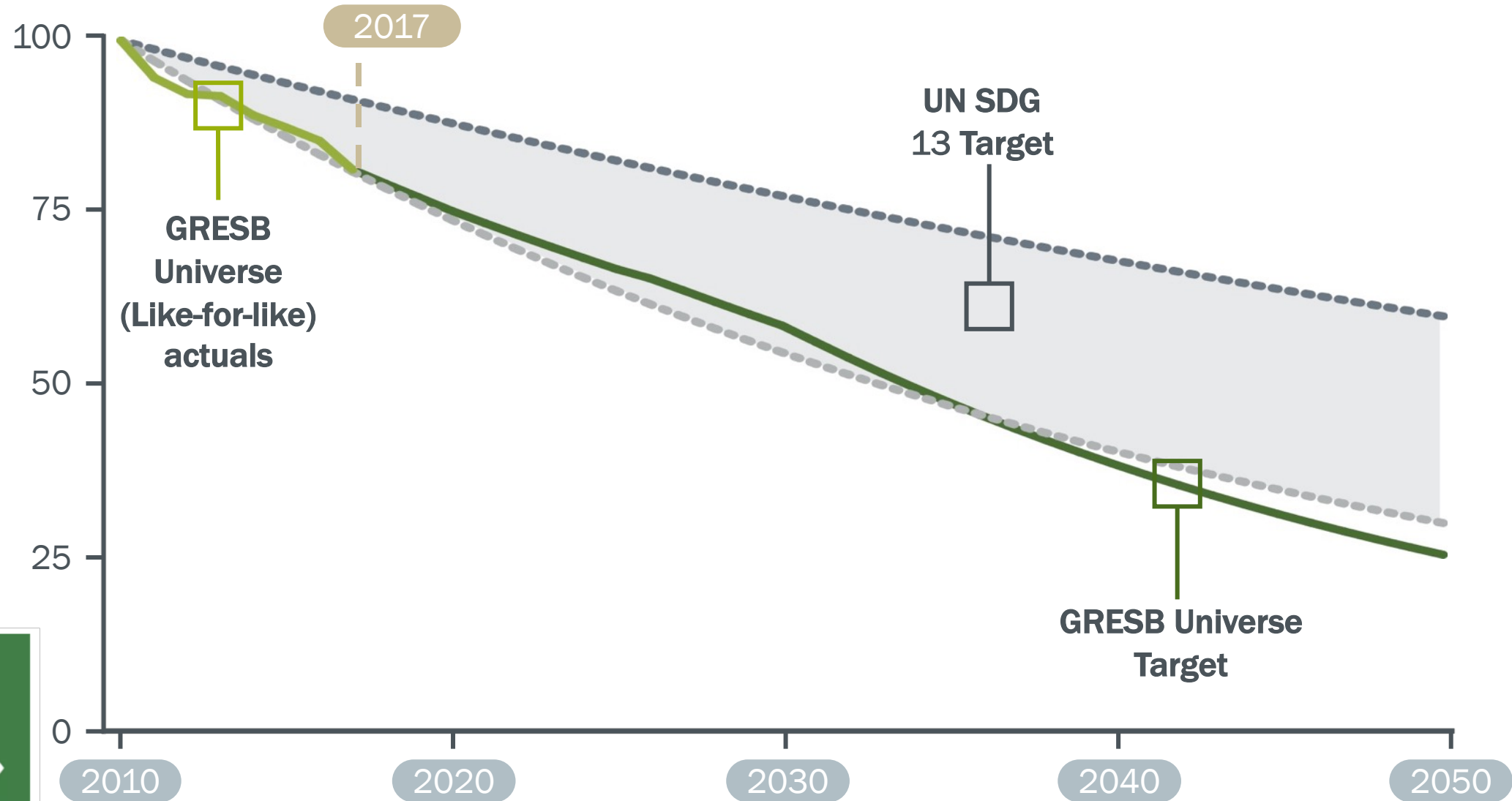
Competition in the top right-hand corner



GRESB Real Estate Results: Europe



Aggregated Data: alignment with SDG 13



Swiss Managers

Reporting through GRESB

- Bank J. Safra Sarasin
- Credit Suisse
- Mobimo Holding AG
- PSP Swiss Property
- Schroder Investment Management (Switzerland) AG
- Swiss Life Asset Managers AG
- UBS Asset Management

Managing risks...

Stressors & Shocks

Environmental

Social

Physical

Economic

Technological

Regulatory



Impact

Asset Value

Employees

Tenants

Environment

Communities

Businesses

Supply Chain

...while creating positive impact

Sustainable Real Assets

General Benefits

- Regulatory compliance
- Reduced environmental impact (i.e., carbon emissions)
- Increased resilience to climate change
- Improved occupant health, well-being, and productivity

Economic Benefits

- Lower operating costs
- Higher rental level potential
- Lower vacancy levels
- Higher capital values
- Increased asset liquidity

Conclusion

- **Sustainability Benchmarking** addresses the agency problem between investors and managers
- It brings together relevant **Environmental** and **Social** data measured in a standardized way
- With good coverage, it allows for **peer benchmarking** with regard to sub-sectors and geographies
- **GRESB** is the ESG Benchmark for Real Assets
- Please visit us at www.gresb.com or give us a call!



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info@gresb.com

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- Learn about the issues investors consider to be critical to the sustainability performance of real asset investments

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