

BREEAM®

CLIENT RESOURCE

Using BREEAM  
In-Use Version 6  
to power GRESB  
in 2024

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# Delivering on ESG commitments

Amid growing pressure to drive Environmental, Social and Governance (ESG) efforts within the built environment, commercial real estate owners and operators are increasingly focused on implementing strategies that foster healthy and sustainable assets and portfolios.

As a result, industry investors and other stakeholders need science-driven performance data to validate that a building's approach to ESG is making a significant impact on corporate sustainability goals, tenant demands and regulatory requirements.



# Purpose of this mapping

This mapping focuses on the alignment between the International and USA versions of BREEAM In-Use (Commercial and Residential) and the 2024 GRESB Real Estate Standard and Reference Guide.

Building certification makes up 11% of the 2024 GRESB Real Estate Assessment score. However, BREEAM provides much more value than just the certification. The mapping allows asset owners, operators and users to understand how utilizing BREEAM In-Use can support reporting and credit achievement under indicators in the GRESB assessment. The intention is to update this mapping annually as GRESB releases its annual reference guide.

Evaluating alignment between the 2024 GRESB indicators and BREEAM In-Use Version 6 criteria reveals that 33 GRESB indicators are addressed by BREEAM In-Use as a whole. These translate to 48 touchpoints in Part 1 Asset performance and 71 touchpoints in Part 2 Management performance.



# Introducing BREEAM In-Use

BREEAM In-Use is a benchmarking and certification program available to all existing commercial and residential buildings.

The methodology allows for an independent assessment of two Parts: physical asset performance (Part 1) and operational management performance (Part 2). As each Part is independently scored and assessed, asset owners, managers and operators can determine where they would most value understanding their performance and select which Part(s) they wish to complete.

Certification is conducted by an independent, third-party licensed Assessor and can be applied for the whole building or for part of the building such as common areas. GRESB recognizes the area of the building certified, whether under one Part or both.



# About GRESB

GRESB assesses and benchmarks the ESG performance of real assets, providing standardized and validated data to the capital markets. GRESB Assessments capture information on ESG performance and sustainability best practices for real estate and infrastructure companies, funds and assets worldwide. The Assessments are guided by what investors and the industry consider to be material issues in the sustainability performance of real asset investments, and are aligned with international reporting frameworks, such as GRI, PRI, SASB, DJSI, TCFD recommendations, the Paris Climate Agreement, UN SDGs, region and country-specific disclosure guidelines.

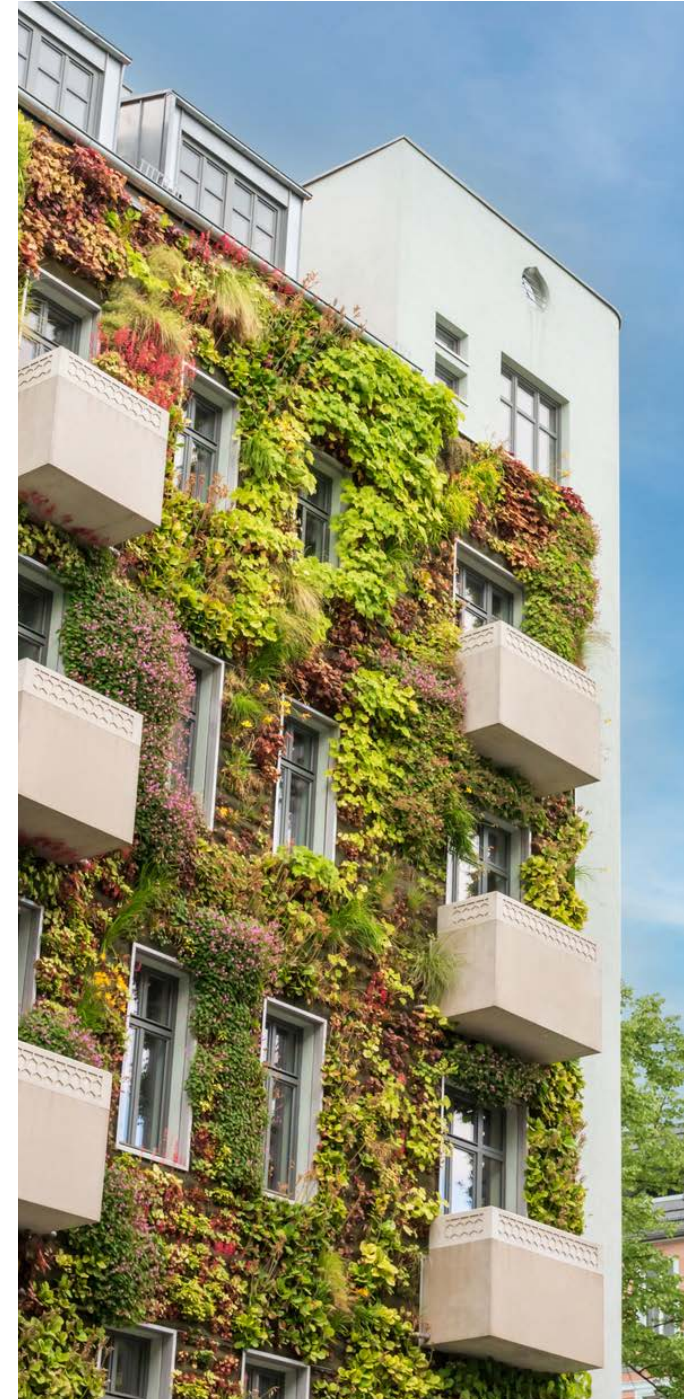
The GRESB Rating is an overall measure of how well ESG issues are integrated into the management and practices of investment companies and funds. The rating is calculated relative to the global performance of all reporting entities. The GRESB Rating thus provides investors with differentiation in overall ESG performance of the global property sector. If certain regions systematically perform better, they will on average have higher-rated companies and funds. The GRESB Rating (from 1 to 5 stars) is therefore a relative measure of ESG performance, not an absolute measure.

# About BREEAM

BREEAM assesses the asset level sustainability performance of new developments, existing buildings and renovations. Launched in 1990, BREEAM is the world's first 'green' building rating system and the most widely used with over 600,000 certificates issued for assets in 89 countries. The assessment and certification provide the opportunity for asset owners to measure and improve their performance while using certification to deliver transparency of the sustainability-linked risks and opportunities. When BREEAM is used on multiple assets within a portfolio, the power of the benchmarking and certification to grow and protect individual asset and portfolio value increases significantly.

The market-leading position of BREEAM comes from the fact that it is the only truly third-party assessed, science-

based standard in the world. BREEAM's holistic approach goes beyond 'green' to focus on sustainability. When environment, social and financial factors are considered together, solutions also become more holistic and drive business value. Our scalable, flexible and data-driven approach means that benchmarking and certifying asset performance with BREEAM not only delivers performance transparency through a credible, rigorous and internationally recognized certification but also translates asset-level data into insights to drive asset and portfolio level performance. Our science-backed standards, coupled with the renowned GRESB Rating, form a vanguard industry partnership that will continue to drive ESG initiatives forward within the commercial real estate sector.



# BREEAM programs accepted by GRESB

At its most direct, GRESB gives credit for BREEAM certification based on the percentage of the reporting entity's certified floor area. GRESB recognizes many certification programs around the world, awarding full or partial credit based on the breadth and rigor of the certification program.

All BREEAM standards are recognized for full credit by GRESB.

This includes the BREEAM In-Use programs:

- BREEAM International In-Use Commercial
- BREEAM International In-Use Residential
- BREEAM USA In-Use Commercial
- BREEAM USA In-Use Residential
- BREEAM USA In-Use Residential Plus



# Alignment

BREEAM In-Use (Commercial and Residential) and the 2024 GRESB Real Estate Standard and Reference Guide

## MANAGEMENT

### 2024 GRESB Indicator

#### **PO1 Policy on environmental issues**

Does the entity have a policy/policies on environmental issues?

- Biodiversity and habitat
- Climate/climate change adaptation
- Energy consumption
- Greenhouse gas emissions
- Indoor environmental quality
- Material sourcing
- Pollution prevention
- Renewable energy
- Resilience to catastrophe/disaster
- Sustainable procurement
- Waste management
- Water consumption

### BREEAM In-Use Part 1 Criteria

#### **Rsl 03 Natural hazard risk assessments**

Credits are awarded where the natural hazard policy/strategy includes evidence of the competence of the relevant organization or individual who developed it, the name(s) of the individual(s) that responsibility for the plan has been delegated to and evidence of how it was communicated appropriately to building users.

### BREEAM In-Use Part 2 Criteria

#### **Man 03 Maintenance policies and procedures**

Credits are awarded where

- a full set of O&M Manuals are fully available that cover heating and cooling systems, water distribution, ventilation, lighting, external shading, construction/specification details for building envelope and renewable and low carbon technologies where present
- a proactive maintenance policy/procedure is in place for the external site
- a proactive maintenance policy/procedure is in place for the building envelope
- a proactive maintenance policy/procedure is in place for HVAC systems as applicable and hot water
- a proactive maintenance policy/procedure is in place for Lighting
- there is a review of the Building Management Systems at least every 6 months by suitably qualified staff from the in-house Facilities Management team with additional credits available where that review is done by an accredited third party auditor

#### **Man 04 Environmental policies and procedures**

Credits are awarded where

- The building management organization has developed and implemented an environmental policy or plan
- The environmental policy or plan has been accredited to ISO 14001 or equivalent standards
- Improvement targets have been set for energy, water and waste/recycling

Exemplary credits are available

**2024 GRESB Indicator**

**BREEAM In-Use Part 1 Criteria**

**BREEAM In-Use Part 2 Criteria**

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- where the environmental management policy or plan addresses resilience and climate risks

**Hea 15 Smoking policy**

Credits are awarded where smoking is prohibited in all internal areas of the asset including any tenant spaces and within 20 horizontal feet (or greater where set in local legislation) of all asset entrances, openable windows and ventilation system air intakes.

**Wat 14 Water strategy**

Credits are awarded where the water strategy includes a proactive maintenance policy for installed water systems.

**Rsc 05 Sustainable procurement**

An asset pursuing a rating of Acceptable or above must demonstrate that the organization managing the asset has a procurement policy that at minimum requires all timber (and timber based) products used during the management of the asset to be legally harvested and traded.

Credits are awarded where the managing organization's plan

- addresses maintenance, repair, replacement and refurbishment activities for the asset
- addresses procurement of consumables and equipment

Additional credits are available where those credits are awarded and one or more of the following also apply:

- The sustainable procurement plan is used for direct procurement by the organization managing the asset
  - The organization managing the asset requires the use of the sustainable procurement plan for procurement by its contractors who undertake work on the asset Or, the sustainable procurement plan requirements are covered by the contractor's own procurement policies/plan
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**2024 GRESB Indicator**

**BREEAM In-Use Part 1 Criteria**

**BREEAM In-Use Part 2 Criteria**

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Exemplary credits are available for each of the following

- The organization managing the asset requires the use of the sustainable procurement plan for procurement by the occupant(s) Or, the sustainable procurement plan requirements are covered by the occupant's own procurement policies/plan

- The organization managing the asset has a third party certified environmental management system (EMS) to ISO 14001:2015 (or another type of certification/ assurance that is accepted nationally as an acceptable alternative). The sustainable procurement plan is coordinated with the EMS

**Pol 07 Inspection of watercourse pollution prevention features**

Credits are awarded where the maintenance policy covers

- Inspection and maintenance of secondary containment areas.
  - Light liquid separators and detailed inspection and maintenance to be carried out
  - Grease separators and detailed inspection and maintenance to be carried out
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**2024 GRESB Indicator**

**BREEAM In-Use Part 1 Criteria**

**BREEAM In-Use Part 2 Criteria**

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**PO2 Policy on social issues**

Does the entity have a policy/policies on social issues?

- Child labor
- Community development
- Customer satisfaction
- Employee engagement
- Employee health & well-being
- Employee remuneration
- Forced or compulsory labor
- Freedom of association
- Health and safety: community
- Health and safety: contractors
- Health and safety: employees
- Health and safety: tenants/customers
- Human rights
- Diversity, equity and inclusion
- Labor standards and working conditions
- Social enterprise
- Stakeholder relations

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**Man 02 Management engagement and feedback**

- Credits are awarded where there is proactive engagement with neighbors and community, including a procedure to deal with neighbor complaints and where occupant satisfaction surveys are conducted at least once every three years (with those done by a third party gaining additional credits).

## MANAGEMENT: RISK MANAGEMENT

### 2024 GRESB Indicator

### BREEAM In-Use Part 1 Criteria

### BREEAM In-Use Part 2 Criteria

#### RM1 Environmental Management System (EMS)

Does the entity have an Environmental Management System?

- The entity has an Environmental Management System aligned with ISO 14001.
- The entity has an Environmental Management System aligned with EMAS.
- The EMS is externally certified by an independent third-party using ISO 14001.
- The EMS is externally certified by an independent third party using EMAS.

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#### Man 04 Environmental policies and procedures

Credits are awarded where the building management organization's environmental management policy or plan has been certified to ISO 14001 or equivalent.

#### Rsc 05 Sustainable procurement

Credits are awarded where the managing organization's plan

- addresses maintenance, repair, replacement and refurbishment activities for the asset
  - addresses procurement of consumables and equipment
- For services, the plan is required to provide preferential treatment to supplier organizations that have been third party certified to ISO 14001 or equivalent.

Exemplary credits are available where the organization managing the asset has a third party certified environmental management system to ISO 14001 or equivalent.

#### RM3.1 Social risk assessments

Has the entity performed social risk assessments within the last three years?

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#### Rsl 08 Social risk and opportunities

2024 GRESB Indicator	BREEAM In-Use Part 1 Criteria	BREEAM In-Use Part 2 Criteria
<ul style="list-style-type: none"> <li>- Child labor</li> <li>- Community development</li> <li>- Customer satisfaction</li> <li>- Employee engagement</li> <li>- Employee health &amp; well-being</li> <li>- Employee remuneration</li> <li>- Forced or compulsory labor</li> <li>- Freedom of association</li> <li>- Health and safety: community</li> <li>- Health and safety: contractors</li> <li>- Health and safety: employees</li> <li>- Health and safety: tenants/customers</li> <li>- Human rights</li> <li>- Diversity, equity and inclusion</li> <li>- Labor standards and working conditions</li> <li>- Social enterprise</li> <li>- Stakeholder relations</li> </ul>	<p style="text-align: center;">-</p>	<p>Credits awarded where the asset has been assessed for exposure to social risks and opportunities through a risk assessment process with additional credits available where the asset has externally disclosed the metrics used.</p>
<p><b>RM5 Climate resilience</b>            Does the entity’s climate strategy incorporate resilience?            Does the process of evaluating the resilience of the entity’s strategy involve the use of scenario analysis?</p> <p>Transition scenarios</p> <ul style="list-style-type: none"> <li>- CRREM 2C</li> <li>- CRREM 1.5C</li> <li>- IEA SDS</li> <li>- IEA B2DS</li> <li>- EA NZE2050</li> <li>- IPR FPS</li> <li>- NGFS Current Policies</li> <li>- NGFS Nationally determined contributions</li> <li>- NGFS Immediate 2C scenario with CDR</li> <li>- NGFS Immediate 2C scenario with limited CDR</li> <li>- NGFS Immediate 1.5C scenario with CDR</li> </ul>	<p><b>Rsl 01 Flood risk assessment</b>            Exemplary credits are available where the flood risk assessment contains an allowance for climate change, specifically a Medium or High Emissions Scenario from a robust climate model and covering a reasonable time period for the buildings such as the 2050s and beyond.</p> <p><b>Rsl 03 Natural hazard risk assessment</b>            Credits are awarded where a risk assessment has been carried out to understand the asset’s exposure to current natural hazards (some of which will be enhanced by climate change) and emergency plans have been developed to respond to them.</p>	<p><b>Rsl 06 Emergency plans and climate-related physical risks</b>            Credits are awarded based on the scope of the emergency plan, with credits given for protecting property and additionally where it protects the environment. Exemplary credits are available where the asset provides a community space in emergencies and demonstrates how they coordinate with the community. Additional exemplary credits are available where the asset has been assessed for climate-related physical risks and the risks posed to the asset value and the community have been identified.</p> <p><b>Rsl 07 Climate-related transition risks and opportunities</b>            Credits are awarded where the asset has been assessed for exposure to climate-related transition risks and opportunities through a risk assessment process with additional credits available where the asset has externally disclosed the metrics used.</p>

**2024 GRESB Indicator**

**BREEAM In-Use Part 1 Criteria**

**BREEAM In-Use Part 2 Criteria**

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- NGFS Immediate 1.5C scenario with limited CDR
- NGFS Delayed 2C scenario with CDR
- NGFS Delayed 2C scenario with limited CDR
- SBTi
- SSP1-1.9
- SSP1-2.6
- SSP4-3.4
- SSP5-3.4OS
- SSP2-4.5
- SSP4-6.0
- SSP3-7.0
- SSP5-8.5
- TPI

Physical scenarios

- RCP2.6
  - RCP4.5
  - RCP6.0
  - RCP8.5
  - SSP1-1.9
  - SSP4-3.4
  - SSP5-3.4OS
  - Energy SSP3-7.0
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## 2024 GRESB Indicator

## BREEAM In-Use Part 1 Criteria

## BREEAM In-Use Part 2 Criteria

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### RM6.1 Transition risk identification

Does the entity have a systematic process for identifying transition risks that could have a material financial impact on the entity?

- Policy and legal
  - Increasing price of GHG emissions
  - Enhancing emissions-reporting obligations
  - Mandates on and regulation of existing products and services
  - Exposure to litigation
- Technology
  - Substitution of existing products and services with lower emissions options
  - Unsuccessful investment in new technologies
  - Costs to transition to lower emissions technology
- Market
  - Changing customer behavior
  - Uncertainty in market signals
  - Increased cost of raw materials
- Reputation
  - Shifts in consumer preferences
  - Stigmatization of sector
  - Increased stakeholder concern or negative stakeholder feedback

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### Rsl 07 Climate-related transition risks and opportunities

Credits are awarded where the asset has been assessed for exposure to climate-related transition risks and opportunities through a risk assessment process with additional credits available where the asset has externally disclosed the metrics used.

## 2024 GRESB Indicator

## BREEAM In-Use Part 1 Criteria

## BREEAM In-Use Part 2 Criteria

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### **RM6.2 Transition risk impact assessment**

Does the entity have a systematic process to assess the material financial impact of transition risks on the business and/or financial planning of the entity?

- Policy and legal
    - Increasing price of GHG emissions
    - Enhancing emissions-reporting obligations
    - Mandates on and regulation of existing products and services
    - Exposure to litigation
  - Technology
    - Substitution of existing products and services with lower emissions options
    - Unsuccessful investment in new technologies
    - Costs to transition to lower emissions technology
  - Market
    - Changing customer behavior
    - Uncertainty in market signals
    - Increased cost of raw materials
  - Reputation
    - Shifts in consumer preferences
    - Stigmatization of sector
    - Increased stakeholder concern or negative stakeholder feedback
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### **Rsl 07 Climate-related transition risks and opportunities**

Credits are awarded where the asset has been assessed for exposure to climate-related transition risks and opportunities through a risk assessment process with additional credits available where the asset has externally disclosed the metrics used.

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## 2024 GRESB Indicator

## BREEAM In-Use Part 1 Criteria

## BREEAM In-Use Part 2 Criteria

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### RM6.3 Physical risk identification

Does the entity have a systematic process for identifying physical risks that could have a material financial impact on the entity?

- Acute hazards
  - Extra tropical storm
  - Flash flood
  - Hail
  - River flood
  - Storm surge
  - Tropical cyclone
- Chronic stressors
  - Drought stress
  - Fire weather stress
  - Heat stress
  - Precipitation stress
  - Rising mean temperatures
  - Rising sea levels

### Rsl 01 Flood risk assessment

Exemplary credits are available where the flood risk assessment contains an allowance for climate change, specifically a Medium or High Emissions Scenario from a robust climate model and covering a reasonable time period for the buildings such as the 2050s and beyond.

### Rsl 03 Natural hazard risk assessment

Credits are awarded where a risk assessment has been carried out to understand the asset's exposure to current natural hazards (some of which will be enhanced by climate change) and emergency plans have been developed to respond to them.

### Rsl 06 Emergency plans and climate-related physical risks

Credits are awarded based on the scope of the emergency plan, with credits given for protecting property and additionally where it protects the environment. Exemplary credits are available where the asset provides a community space in emergencies and demonstrates how they coordinate with the community. Additional exemplary credits are available where the asset has been assessed for climate-related physical risks and the risks posed to the asset value and the community have been identified.

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### RM6.4 Physical risk impact assessment

Does the entity have a systematic process for the assessment of material financial impact from physical climate risks on the business and/or financial planning of the entity?

- Direct impacts – has the process concluded there are material impacts to the entity?
  - Increased capital costs
- Indirect impacts – has the process concluded there are material impacts to the entity?
  - Drought stress
  - Increased insurance premiums and potential for reduced availability of insurance on assets in “high-risk” locations
  - Increased operating costs
  - Reduced revenue and higher costs from negative impacts on workforce
  - Reduced revenue from decreased production capacity
  - Reduced revenues from lower sales/output
  - Write-offs and early retirement of existing assets

### Rsl 01 Flood risk assessment

Exemplary credits are available where the flood risk assessment contains an allowance for climate change, specifically a Medium or High Emissions Scenario from a robust climate model and covering a reasonable time period for the buildings such as the 2050s and beyond.

### Rsl 03 Natural hazard risk assessment

Credits are awarded where a risk assessment has been carried out to understand the asset's exposure to current natural hazards (some of which will be enhanced by climate change) and emergency plans have been developed to respond to them.

### Rsl 06 Emergency plans and climate-related physical risks

Credits are awarded based on the scope of the emergency plan, with credits given for protecting property and additionally where it protects the environment. Exemplary credits are available where the asset provides a community space in emergencies and demonstrates how they coordinate with the community. Additional exemplary credits are available where the asset has been assessed for climate-related physical risks and the risks posed to the asset value and the community have been identified.



## MANAGEMENT: STAKEHOLDER ENGAGEMENT

### 2024 GRESB Indicator

### BREEAM In-Use Part 1 Criteria

### BREEAM In-Use Part 2 Criteria

#### SE1 Employee training

Does the entity provide training and development for employees?

- Professional training
- ESG-specific training

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#### Man 01 Building user guide

Credits are awarded where the building user guide has been made available to all building users, including building management staff and help them access, understand and operate the building efficiently and in accordance with the original design intent. This includes responsibility for the building's environmental strategy.

#### SE6 Supply chain engagement program

Does the entity include ESG-specific requirements in its procurement processes?

- Elements of the supply chain engagement program
  - Developing or applying ESG policies
  - Planning and preparation for engagement
  - Development of action plan
  - Implementation of engagement plan
  - Training
  - Program review and evaluation
  - Feedback sessions with stakeholders
- All topics included
  - Business ethics
  - Child labor
  - Environmental process standards
  - Environmental product standards
  - Health and safety: employees
  - Health and well-being
  - Human health-based product standards
  - Human rights
  - Labor standards and working conditions
- External parties to whom they apply
  - Contractors
  - Supplier
  - Supply chain (beyond 1 tier suppliers and contractors)

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#### Rsc 05 Sustainable procurement

An asset pursuing a rating of Acceptable or above must demonstrate that the organization managing the asset has a procurement policy that at minimum requires all timber (and timber based) products used during the management of the asset to be legally harvested and traded.

Credits are awarded where the managing organization's plan

- addresses maintenance, repair, replacement and refurbishment activities for the asset
- addresses procurement of consumables and equipment

Additional credits are available where those credits are awarded and one or more of the following also apply:

- The sustainable procurement plan is used for direct procurement by the organization managing the asset
- The organization managing the asset requires the use of the sustainable procurement plan for procurement by its contractors who undertake work on the asset Or, the sustainable procurement plan requirements are covered by the contractor's own procurement policies/plan

2024 GRESB Indicator	BREEAM In-Use Part 1 Criteria	BREEAM In-Use Part 2 Criteria
-	-	<p>Exemplary credits are available for each of the following</p> <ul style="list-style-type: none"> <li>- The organization managing the asset requires the use of the sustainable procurement plan for procurement by the occupant(s) Or, the sustainable procurement plan requirements are covered by the occupant’s own procurement policies/plan</li> <li>- The organization managing the asset has a third party certified environmental management system (EMS) to ISO 14001:2015 (or another type of certification/ assurance that is accepted nationally as an acceptable alternative). The sustainable procurement plan is coordinated with the EMS</li> </ul> <p><b>Rsl 08 Social risk and opportunities</b> Credits awarded where the asset has been assessed for exposure to social risks and opportunities through a risk assessment process with additional credits available where the asset has externally disclosed the metrics used.</p>
<p><b>SE7.1 Monitoring property/asset managers</b> Does the entity monitor property/asset managers’ compliance with the ESG-specific requirements in place for this entity?</p> <ul style="list-style-type: none"> <li>- Compliance monitored for               <ul style="list-style-type: none"> <li>- Internal property/asset managers</li> <li>- External property/asset managers</li> <li>- Both internal and external property/asset managers</li> </ul> </li> <li>- All methods used               <ul style="list-style-type: none"> <li>- Checks performed by independent third party</li> <li>- Property/asset manager ESG training</li> <li>- Property/asset manager self-assessments</li> <li>- Regular meetings and/or checks performed by the entity’s employees</li> <li>- Require external property/asset managers’ alignment with a professional standard</li> </ul> </li> </ul>	<p>Pursuing BREEAM In-Use certification can act as a check to ensure that the ESG requirements set out by the owners and/ or building management organizations are being implemented during the operation of the asset. BREEAM certification requires the use of a third-party assessor, trained and licensed by BRE but appointed by the client, to conduct independent verification that the asset is delivering the performance claimed.</p> <p>BRE offers the BREEAM Advisory Professional (AP) Operations credential so staff may demonstrate that they have the knowledge, skills and experience to leverage BREEAM In-Use to operate sustainable, healthy, resilient and productive assets.</p>	

## 2024 GRESB Indicator

## BREEAM In-Use Part 1 Criteria

## BREEAM In-Use Part 2 Criteria

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### **SE7.2 Monitoring external suppliers/service providers** -

Does the entity monitor other direct external suppliers' and/or service providers' compliance with the ESG-specific requirements in place for this entity?

- Checks performed by an independent third party
- Regular meetings and/or checks performed by external property/asset managers
- Regular meetings and/or checks performed by the entity's employees
- Require supplier/service providers' alignment with a professional standard
- Supplier/service provider ESG training
- Supplier/service provider self-assessments

### **Rsc 05 Sustainable procurement**

An asset pursuing a rating of Acceptable or above must demonstrate that the organization managing the asset has a procurement policy that at minimum requires all timber (and timber based) products used during the management of the asset to be legally harvested and traded.

Credits are awarded where the managing organization's plan

- addresses maintenance, repair, replacement and refurbishment activities for the asset
- addresses procurement of consumables and equipment

Additional credits are available where those credits are awarded and one or more of the following also apply:

- The sustainable procurement plan is used for direct procurement by the organization managing the asset
- The organization managing the asset requires the use of the sustainable procurement plan for procurement by its contractors who undertake work on the asset Or, the sustainable procurement plan requirements are covered by the contractor's own procurement policies/plan

Exemplary credits are available for each of the following

- The organization managing the asset requires the use of the sustainable procurement plan for procurement by the occupant(s) Or, the sustainable procurement plan requirements are covered by the occupant's own procurement policies/plan
  - The organization managing the asset has a third party certified environmental management system (EMS) to ISO 14001:2015 (or another type of certification/assurance that is accepted nationally as an acceptable alternative). The sustainable procurement plan is coordinated with the EMS
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## 2024 GRESB Indicator

## BREEAM In-Use Part 1 Criteria

## BREEAM In-Use Part 2 Criteria

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### SE8 Stakeholder grievance process

Is there a formal process for stakeholders to communicate grievances?

- Characteristics included:
  - Accessible and easy to understand
  - Anonymous
  - Dialogue based
  - Equitable & rights compatible
  - Improvement based
  - Legitimate & safe
  - Predictable
  - Prohibitive against retaliation
  - Transparent
- Stakeholders this applies to:
  - Contractors
  - Suppliers
  - Supply chain (beyond tier 1 suppliers and contractors)
  - Clients/Customers
  - Community/Public
  - Employees
  - Investors/Shareholders
  - Regulators/Government
  - Special interest groups (NGO's, Trade Unions, etc.)

### Man 02 Management engagement and feedback

Credits are awarded where there is proactive engagement with neighbors and community, including a procedure to deal with stakeholder complaints and where occupant satisfaction surveys are conducted at least once every three years (with those done by a third party gaining additional credits).

## PERFORMANCE: RISK ASSESSMENT

### 2024 GRESB Indicator

#### **RA1 Risk assessments performed on standing investments portfolio**

Has the entity performed asset-level environmental and/or social risk assessments of its standing investments during the last three years?

- Biodiversity and habitat
- Building safety and materials
- Climate/climate change adaptation
- Contaminated land
- Energy efficiency
- Energy supply
- Flooding
- GHG emissions
- Health and well-being
- Indoor environmental quality
- Natural hazards
- Regulatory
- Resilience
- Socio-economic
- Transportation
- Waste management
- Water efficiency
- Water supply
- Aligned with a third-party standard
  - To ISO 31000
  - To other

### BREEAM In-Use Part 1 Criteria

#### **Rsc 01 Condition survey**

Credits awarded where condition surveys have been carried out within the last 5 years with more credits offered where the survey has been carried out to a third party standard or by an independent third party to the organization managing the asset.

#### **Rsc 03 Resources inventory**

Credits are awarded where a resources inventory has been conducted with the level of credits offered depending on the depth of the inventory process.

#### **Rsc 04 Future adaptation**

Credits are awarded where the design of the building allows for future adaptation to meet changing demands such as variations in use and functionality. Exemplary credits are available where a building-specific functional adaptation strategy study has been undertaken.

#### **Rsl 01 Flood risk assessment**

Exemplary credits are available where the flood risk assessment contains an allowance for climate change, specifically a Medium or High Emissions Scenario from a robust climate model and covering a reasonable time period for the buildings such as the 2050s and beyond.

#### **Rsl 03 Natural hazard risk assessment**

Credits are awarded where a risk assessment has been carried out to understand the asset's exposure to current natural hazards (some of which will be enhanced by climate change) and emergency plans have been developed to respond to them.

### BREEAM In-Use Part 2 Criteria

#### **Rsl 06 Emergency plans and climate-related physical risks**

Credits are awarded based on the scope of the emergency plan, with credits given for protecting property and additionally where it protects the environment. Exemplary credits are available where the asset provides a community space in emergencies and demonstrates how they coordinate with the community. Additional exemplary credits are available where the asset has been assessed for climate-related physical risks and the risks posed to the asset value and the community have been identified.

#### **Rsl 07 Climate-related transition risks and opportunities**

Credits are awarded where the asset has been assessed for exposure to climate-related transition risks and opportunities through a risk assessment process with additional credits available where the asset has externally disclosed the metrics used.

#### **Rsl 08 Social risk and opportunities**

Credits awarded where the asset has been assessed for exposure to social risks and opportunities through a risk assessment process with additional credits available where the asset has externally disclosed the metrics used.

2024 GRESB Indicator	BREEAM In-Use Part 1 Criteria	BREEAM In-Use Part 2 Criteria
<p><b>RA2 Technical building assessments</b>                      Technical building assessments performed during the last three years:</p> <ul style="list-style-type: none"> <li>- Energy</li> <li>- Water</li> <li>- Waste</li> </ul>	<p style="text-align: center;">-</p>	<p><b>Ene 22 Energy audit</b>                      Credits are awarded where an energy audit has been carried out with additional credits awarded where measures have been implemented based on the payback period.</p>
<p><b>RA3 Energy Efficiency Measures (last 3 years-number of assets and % of portfolio coverage)</b></p> <ul style="list-style-type: none"> <li>- Automatic Meter Readings (AMR)</li> <li>- Automation system upgrades / replacements</li> <li>- Management Systems upgrades / replacements</li> <li>- Installation of high-efficiency equipment and appliances</li> <li>- Installation of on-site renewable energy</li> <li>- Occupier engagement / information technologies</li> <li>- Smart grid / smart building technologies</li> <li>- Systems commissioning or retro-commissioning</li> <li>- Wall / roof insulation</li> <li>- Window replacements</li> </ul>	<p>The Part 1 asset energy calculator (inclusive of Ene 01 – 09) accounts for the following aspects of energy efficiency:</p> <ul style="list-style-type: none"> <li>- Ene 03 Envelope performance</li> <li>- Ene 04 Air permeability of the envelope</li> <li>- Ene 05 Cooling</li> <li>- Ene 06 Heating</li> <li>- Ene 07 Internal lighting</li> <li>- Ene 08 Ventilation</li> <li>- Ene 09 Water heating</li> </ul> <p>Additionally, all the other issues within the Energy category contribute:</p> <ul style="list-style-type: none"> <li>- Ene 10 Demand side management capabilities</li> <li>- Ene 11 Installed controls</li> <li>- Ene 12 Local energy performance assessment</li> <li>- Ene 13 Solar photovoltaic (PV) panels</li> <li>- Ene 14 Solar thermal panels</li> <li>- Ene 15 Monitoring energy uses</li> <li>- Ene 16 Monitoring tenanted areas</li> <li>- Ene 17 External lighting</li> <li>- Ene 18 Energy efficient transport systems</li> </ul>	<p>The performance outcome from these types of measures would be recognized through Ene 19 Energy consumption which calculates energy used from all sources and converts it to carbon emissions. Ene 21 Renewable energy generated recognizes all the energy generated on-site and forms part of the calculation of the overall asset carbon performance.</p>

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## 2024 GRESB Indicator

## BREEAM In-Use Part 1 Criteria

## BREEAM In-Use Part 2 Criteria

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### RA4 Water Efficiency Measures (last 3 years-number of assets and % portfolio coverage)

- Automatic Meter Readings (AMR)
- Cooling tower
- Drip/Smart irrigation
- Drought tolerant / native landscaping
- High efficiency / dry fixtures
- Leak detection system
- Metering of water subsystems
- On-site waste water treatment
- Reuse of storm water and/or grey water

**Wat 01 Water monitoring** addresses water metering with increased credits offered the more specific the monitoring is (site, building, high water use systems).

High-efficiency fixtures are recognized for toilets (**Wat 02**), urinals (**Wat 03**), handwashing sink faucets (**Wat 04**), showers (**Wat 05**) and appliances (**Wat 06**).

Prevention of water leaks is addressed in

- **Wat 07 Leak detection system**
- **Wat 08 Leak prevention**
- **Wat 09 Isolation valves**

**Wat 10 Reducing utility-supplied water consumption** encourages the harvesting and reuse of graywater, blackwater and rainwater.

**Wat 11 Water consumption** reports the asset's annual water consumption from utility-supplied clean water.

**Wat 12 Water recycling** reports the asset's annual water consumption from alternative supplies, including treated or untreated sources with graywater, blackwater and rainwater recognized.

**Wat 13 Water consumption reporting** awards credits based on how the water consumption data is used by the asset.

**Wat 14 Water strategy** provides credits where a water strategy is in place to drive water efficiency and waste reduction specifically on appliances, with additional credits available where it is paired with a proactive maintenance policy for installed water systems.

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### RA5 Waste management measures (last 3 years-number of assets and % portfolio coverage)

- Composting landscape
- Ongoing waste performance monitoring
- Recycling
- Waste stream management
- Waste stream audit

### Rsc 02 Reuse and recycling facilities

Credits are awarded where suitable facilities are available for segregating, storing and collecting waste starting with just the managing entity and additional credits where it incorporates occupant waste as well. Exemplary credits are offered where construction waste is segregated, stored and collected and additionally if there is a storage space for reusable construction products.

### Rsc 06 Optimizing resource use, reuse and recycling

Credits are awarded in two aspects:

- **Data collection:** for the recording of waste data at minimum for the organization managing the entity with additional credits available where it is also recorded for waste generated by the occupants.
  - **Focus on reduction, reuse and recycling of waste:** reuse and recycling of waste from the asset being optimized through target setting and encouraging occupant participation.
-

## PERFORMANCE: TARGETS

### 2024 GRESB Indicator

### BREEAM In-Use Part 1 Criteria

### BREEAM In-Use Part 2 Criteria

#### T1.1 Portfolio improvement targets

Has the entity set long-term performance improvement targets?

- Energy consumption
- Renewable energy use
- GHG emissions
- Water consumption
- Waste diverted from landfill
- Building certifications
- Data coverage

-

#### Man 04 Environmental policies and procedures

Credits are awarded where

- The building management organization has developed and implemented an environmental policy or plan
- The environmental policy or plan has been accredited to ISO 14001 or equivalent standards
- Improvement targets have been set for energy, water and waste/recycling

Exemplary credits are available where

- The environmental management policy or plan addresses resilience and climate risks

#### Man 05 Green lease

Credits are awarded based on the percentage of tenants included in the sharing of environmental data. Additional credits are awarded where that is paired with targets for Energy, Water and Waste reductions.

#### Ene 23 Energy consumption reporting

Credits are available where energy consumption is recorded and compared against asset targets, with additional credits available depending on whether that data is internally or externally reported.

#### Ene 34 Reduction of carbon emissions

Credits are available based on the average annual reduction in carbon emissions of the asset over the last 3 years, starting at 5% with maximum credits offered for 15% or greater reductions.

**Wat 11 Water consumption** reports the asset's annual water consumption from utility-supplied clean water, with credits awarded where compared to targets.



2024 GRESB Indicator	BREEAM In-Use Part 1 Criteria	BREEAM In-Use Part 2 Criteria
-	-	<p><b>Wat 14 Water strategy</b> provides credits where a water strategy is in place to drive water efficiency and waste reduction specifically on appliances, with additional credits available where it is paired with a proactive maintenance policy for installed water systems.</p> <p><b>Optimizing resource use, reuse and recycling</b> Credits are awarded in two aspects:</p> <ul style="list-style-type: none"> <li>- Data collection: for the recording of waste data at minimum for the organization managing the entity with additional credits available where it is also recorded for waste generated by the occupants.</li> <li>- Focus on reduction, reuse and recycling of waste: reuse and recycling of waste from the asset being optimized through target setting and encouraging occupant participation.</li> </ul>
<p><b>T1.2 Net Zero Targets</b> Has the entity set GHG reduction targets aligned with Net Zero?</p> <ul style="list-style-type: none"> <li>- Target scope</li> <li>- Does it include embodied carbon?</li> <li>- Baseline year</li> <li>- Interim year</li> <li>- Interim target (%)</li> <li>- End year</li> <li>- Percentage of portfolio covered</li> <li>- Is the target aligned with a Net Zero target-setting framework?</li> <li>- Is the target science-based?</li> <li>- Is the target third-party validated?</li> <li>- Is the target publicly communicated?</li> </ul>	<p>BREEAM standards provide an understanding of whether the assets within the entity are meeting the targets set. No issues specifically encourage the setting of a Net Zero Carbon target for embodied or operational carbon, but the closer the asset performs to operational Net Zero Carbon, the more credits are awarded.</p>	

## PERFORMANCE: TENANTS & COMMUNITY

### 2024 GRESB Indicator

### BREEAM In-Use Part 1 Criteria

### BREEAM In-Use Part 2 Criteria

#### TC1 Tenant engagement program

Does the entity have a tenant engagement program in place that includes ESG-specific issues?

- Building/asset communication
- Feedback sessions with individual tenants
- Provide tenants with feedback on energy/water consumption
- Social media/online platform
- Tenant engagement meetings
- Tenant ESG guide
- Tenant ESG training
- Tenant events focused on increasing ESG awareness

-

#### Man 02 Management engagement and feedback

Credits are awarded for each of the following proactive tenant engagement activities:

- Formal communications between building management and building users
- Regular meetings between building management and building users
- Building users provided information relating to the environmental policies and performance of the asset

#### TC2.1 Tenant satisfaction survey

Has the entity undertaken tenant satisfaction surveys within the last three years?

- Internally
- By an independent third party
- Includes quantitative metrics
  - Net Promoter Score
  - Overall satisfaction score
  - Satisfaction with communication
  - Satisfaction with property management
  - Satisfaction with responsiveness
  - Understanding tenant needs
  - Value for money

-

#### Man 02 Management engagement and feedback

Credits are awarded where occupant satisfaction surveys are conducted at least once every three years (with those done by a third party gaining additional credits). Survey process is required to cover at a minimum

- Internal environmental conditions
- Internal environmental controls
- Internal fit-out and contents
- Communal facilities in the building

Targets must be set for all topics for which building occupants have highlighted issues. Results and targets must be disseminated to all building users. Progress on targets must be reviewed annually.

## 2024 GRESB Indicator

## BREEAM In-Use Part 1 Criteria

## BREEAM In-Use Part 2 Criteria

### TC2.2 Program to improve tenant satisfaction

Does the entity have a program in place to improve tenant satisfaction based on the outcomes of the survey referred to in TC2.1?

- Development of an asset-specific action plan
- Feedback sessions with asset/property managers
- Feedback sessions with individual tenants

-

### Man 02 Management engagement and feedback

Credits are awarded for each of the following proactive tenant engagement activities:

- Formal communications between building management and building users
- Regular meetings between building management and building users
- Building users provided information relating to the environmental policies and performance of the asset

Credits are awarded where occupant satisfaction surveys are conducted at least once every three years (with those done by a third party gaining additional credits). Survey process is required to cover at a minimum

- Internal environmental conditions
- Internal environmental controls
- Internal fit-out and contents
- Communal facilities in the building

Targets must be set for all topics for which building occupants have highlighted issues. Results and targets must be disseminated to all building users. Progress on targets must be reviewed annually.

### TC3 Fit-out & refurbishment program for tenants on ESG

Does the entity have a fit-out and refurbishment program in place for tenants that includes ESG-specific issues?

- Fit-out and refurbishment assistance for meeting the minimum fit out standards
- Tenant fit-out guides
- Minimum fit-out standards are prescribed
- Procurement assistance for tenants

### Rsc 03 Resources inventory

Credits are awarded where a resources inventory has been conducted with the level of credits offered depending on the depth of the inventory process. For extended resources inventory, the following information for each significant resource is required:

- guidance on maintaining value through planned maintenance, repair, replacement (of constituent components), and refurbishment construction
- guidance on maintaining value during disassembly and demolition activities during, or at the end of, the asset's life (depending on the estimated remaining service life of the resource and the estimated remaining life of the asset).

### Hea 16 Indoor air quality management

Credits are available where procedures or plans minimize the impacts on the asset's indoor air quality during maintenance, redecoration, refurbishment or tenant improvements of the asset.

**Wat 14 Water strategy** provides credits where a water strategy is in place to drive water efficiency and waste reduction specifically on appliances during refurbishment.

### Rsc 05 Sustainable procurement

Exemplary credits are available where the organization managing the asset requires the use of the sustainable procurement plan for procurement by the occupant(s) or, the sustainable procurement plan requirements are covered by the occupant's own procurement policies/plan.

## 2024 GRESB Indicator

## BREEAM In-Use Part 1 Criteria

## BREEAM In-Use Part 2 Criteria

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### **TC4 ESG-specific requirements in lease contracts (green leases)**

Does the entity include ESG-specific requirements in its standard lease contracts?

- Cooperation and Works
  - Environmental initiatives
  - Enabling upgrade works
  - ESG management collaboration
  - Premises design for performance
  - Managing waste from works
  - Social initiatives
- Management and Consumption
  - Energy management
  - Water management
  - Waste management
  - Indoor environmental quality management
  - Sustainable procurement
  - Sustainable utilities
  - Sustainable transport
  - Sustainable cleaning
- Reporting and Standards
  - Information sharing
  - Performance rating
  - Design/development rating
  - Performance standards
  - Metering
  - Comfort

-

### **Man 05 Green lease**

Credits are awarded based on the percentage of tenants included in the sharing of environmental data. Additional credits are awarded where that is paired with targets for Energy, Water and Waste reductions.

## 2024 GRESB Indicator

## BREEAM In-Use Part 1 Criteria

## BREEAM In-Use Part 2 Criteria

### TC5.1 Tenant health & well-being program

Does the entity have a program for promoting health & wellbeing of tenants, customers, and local surrounding communities?

- Needs assessment
- Goal setting
- Action
- Monitoring

Tenant health and well-being actions and monitoring can be assessed in the following areas:

- **Hea 03 Internal and external lighting levels**
- **Hea 04 Lighting control**
- **Hea 07 User comfort control**
- **Hea 09 Carbon dioxide sensors**
- **Hea 10 Carbon monoxide detection**

### Man 02 Management engagement and feedback

Credits are awarded where occupant satisfaction surveys are conducted at least once every three years (with those done by a third party gaining additional credits). Survey process is required to cover at a minimum

- Internal environmental conditions
- Internal environmental controls
- Internal fit-out and contents
- Communal facilities in the building

Targets must be set for all topics for which building occupants have highlighted issues. Results and targets must be disseminated to all building users. Progress on targets must be reviewed annually.

### TC5.2 Tenant health & well-being measures

Does the entity take measures to incorporate the health & well-being program for tenants and local communities described in TC5.1?

- Needs assessment
  - Tenant survey
  - Community engagement
  - Use of secondary data
  - Goal setting
  - Action
  - Monitoring
- Creation of goals to address
  - Mental health and well-being
  - Physical health and well-being
  - Social health and well-being
- Action to promote health through
  - Acoustic comfort
  - Biophilic design
  - Community development
  - Physical activity
  - Healthy eating
  - Hosting health-related activities for surrounding community

The Health and Wellbeing category covers the following topics

- **Hea 01 Daylighting** to ensure asset users have access to good levels of daylight
- **Hea 02 Control of glare from sunlight** to recognize features that control glare in occupied spaces
- **Hea 03 Internal and external lighting levels** to ensure appropriate lighting is provided to enable asset users to perform visual tasks efficiently and accurately
- **Hea 04 Lighting control** encourage the provision of lighting that allows asset users to have an appropriate level of control.
- **Hea 05 Minimizing flicker from lighting system** to encourage the installation of lighting systems that minimize the impact of flicker on asset users.
- **Hea 06 View out** to allow asset users the opportunity for the relaxation afforded by a change of scene and a change from a constant focus at workstations
- **Hea 07 User comfort control** to recognize the provision of controls allowing asset users to optimize their comfort levels.
- **Hea 08 Ventilation system air intakes and exhausts** to ensure that the asset ventilation system minimizes the entry of external sources of air pollution.
- **Hea 09 Carbon dioxide sensors and Hea 10 Carbon monoxide sensors** to monitor internal conditions and protect users from harmful effects.

### Man 02 Management engagement and feedback

Credits are awarded for each of the following proactive tenant engagement activities:

- Formal communications between building management and building users
- Regular meetings between building management and building users
- Building users provided information relating to the environmental policies and performance of the asset

Credits are awarded where occupant satisfaction surveys are conducted at least once every three years (with those done by a third party gaining additional credits). Survey process is required to cover at a minimum

- Internal environmental conditions
- Internal environmental controls
- Internal fit-out and contents
- Communal facilities in the building

Targets must be set for all topics for which building occupants have highlighted issues. Results and targets must be disseminated to all building users. Progress on targets must be reviewed annually.

## 2024 GRESB Indicator

## BREEAM In-Use Part 1 Criteria

## BREEAM In-Use Part 2 Criteria

- Improving infrastructure in areas surrounding assets
- Inclusive design
- Indoor air quality
- Lighting controls and/or daylight
- Physical and/or mental healthcare access
- Social interaction and connection
- Thermal comfort
- Urban regeneration
- Water quality
- Monitor outcomes by tracking
  - Environmental quality
  - Program performance
  - Population experience and opinions

- **Hea 11 Provision of rest areas** to encourage breaks away from work areas
- **Hea 12 Inclusive design** to recognize and encourage assets to consider users of all needs according to Universal Design principles.
- **Hea 13 Drinking water provision** to ensure clean and fresh sources of drinking water are provided for asset users.
- **Tra 01 Alternative modes of transport** encourages cycling

Additionally, the Health and Well-being category covers the following topics:

- **Hea 14 Thermal comfort** to ensure users are comfortable
- **Hea 15 Smoking policy** to recognize and encourage the health benefits of a smoke-free environment and to minimize fire risk
- **Hea 16 Indoor air quality management** to encourage and support healthy internal environments
- **Hea 17 Acoustic conditions** to ensure user comfort
- **Hea 18 Legionella risk management** to ensure water systems are managed to minimize Legionella risks
- **Hea 19 Drinking water management** to ensure the number and location of drinking water outlets meet the needs of the asset users.

### TC6.1 Community engagement program

Does the entity have a community engagement program in place that includes ESG-specific issues?

- Community health and well-being
- Effective communication and process to address community concerns
- Enhancement programs for public spaces
- Employment creation in local communities
- Research and network activities
- Resilience, including assistance or support in case of disaster
- Supporting charities and community groups
- ESG education program

### Rsl 06 Emergency plans and climate-related physical risks

Credits are awarded based on the scope of the emergency plan, with credits given for protecting property and additionally where it protects the environment. Exemplary credits are available where the asset provides a community space in emergencies and demonstrates how they coordinate with the community. Additional exemplary credits are available where the asset has been assessed for climate-related physical risks and the risks posed to the asset value and the community have been identified.

## PERFORMANCE: ENERGY

### 2024 GRESB Indicator

### BREEAM In-Use Part 1 Criteria

### BREEAM In-Use Part 2 Criteria

#### EN1 Energy consumption

Total energy consumption of the portfolio

- Whole building – Landlord controlled
  - Fuels
  - District Heating & Cooling
  - Electricity
- Whole building – tenant controlled
  - Fuels
  - District Heating & Cooling
  - Electricity
- Base Building – Common Areas
  - Fuels
  - District Heating & Cooling
  - Electricity
- Base Building – Shared Services
  - Fuels
  - District Heating & Cooling
  - Electricity
- Tenant Spaces – Landlord Controlled
  - Fuels
  - District Heating & Cooling
  - Electricity
- Tenant Spaces – Tenant Controlled
  - Fuels
  - District Heating & Cooling
  - Electricity
- Outdoor/Exterior Areas/Parking – Landlord Controlled
  - Fuels
  - Electricity
- Outdoor/Exterior Areas/Parking – Tenant Controlled
  - Fuels
  - Electricity

-

**Ene 19 – 21 Operational energy** calculates the carbon emissions from the assessed area for the last 11-13 months and awards credits based on how the building's kgCO<sub>2</sub>eq/m<sup>2</sup> performance compares against an average building of its type and location, with maximum credits awarded when net zero carbon is achieved. Exemplary credits are available for net positive carbon performance.

Assessed area may or may not include tenant areas depending on how the assessment boundary was defined.

**Ene 19** captures all the fuel consumption. Fuel types recorded:

- Grid supply electricity
- Natural gas
- Burning oil/kerosene
- Gas oil
- Fuel oil
- Diesel
- Petrol (gasoline)
- LPG
- Other petroleum gas
- Coal
- Biodiesel
- Landfill gas
- Other biogas
- Wood
- Renewable heat source or renewable cooling source
- District heating
- District cooling

## PERFORMANCE: GHG

### 2024 GRESB Indicator

### BREEAM In-Use Part 1 Criteria

### BREEAM In-Use Part 2 Criteria

#### GH1 GHG emissions

Total GHG emission of the portfolio

- Whole Building – Scope 1 (tonnes)
- Whole Building – Scope 2 (tonnes)
  - Location Based (tonnes)
  - Market Based (tonnes)
- Whole Building – Scope 3 (tonnes)
  
- Outdoor/Exterior Areas/Parking – Scope 1 (tonnes)
- Outdoor/Exterior Areas/Parking – Scope 2 (tonnes)
  - Location Based (tonnes)
  - Market Based (tonnes)
- Outdoor/Exterior Areas/Parking – Scope 3 (tonnes)

Total data coverage of the portfolio

-

**Ene 19 – 21 Operational energy calculator** calculates the carbon emissions from the assessed area for the last 11-13 months and awards credits based on how the building's kgCO<sub>2</sub>eq/m<sup>2</sup> performance compares against an average building of its type and location, with maximum credits awarded when net zero carbon is achieved. Exemplary credits are available for net positive carbon performance.



## PERFORMANCE: WATER

### 2024 GRESB Indicator

### BREEAM In-Use Part 1 Criteria

### BREEAM In-Use Part 2 Criteria

#### WT1 Water use

Total water consumption of the portfolio

- Whole Building – Landlord Controlled (m3)
- Whole Building – Tenant Controlled (m3)
- Base Building Common Areas – Landlord Controlled (m3)
- Base Building Shared Services – Landlord Controlled (m3)
- Tenant Spaces – Landlord Controlled (m3)
- Tenant Spaces – Tenant Controlled (m3)

Total data coverage of the portfolio

Reused and recycled water

- On-site water reuse (m3)
- On-site water capture (m3)
- On-site water extraction (m3)
- Off-site purchased (m3)

-

**Wat 11 Water consumption** reports the asset's annual water consumption from utility-supplied clean water.

**Wat 12 Water recycling** reports the asset's annual water consumption from alternative supplies, including treated or untreated sources with graywater, blackwater and rainwater recognized.

## PERFORMANCE: WATER

### 2024 GRESB Indicator

### BREEAM In-Use Part 1 Criteria

### BREEAM In-Use Part 2 Criteria

#### WS1 Waste management

Total water consumption of the portfolio

- Non-hazardous
  - Whole Building – Landlord Controlled (tonnes)
  - Whole Building – Tenant Controlled (tonnes)
- Hazardous
  - Whole Building – Landlord Controlled (tonnes)
  - Whole Building – Tenant Controlled (tonnes)

-

#### Rsc 06 Optimizing resource use, reuse and recycling

Credits are awarded in two aspects:

- **Data collection:** for the recording of waste data at minimum for the organization managing the entity with additional credits available where it is also recorded for waste generated by the occupants.
- **Focus on reduction, reuse and recycling of waste:** reuse and recycling of waste from the asset being optimized through target setting and encouraging occupant participation.

2024 GRESB Indicator	BREEAM In-Use Part 1 Criteria	BREEAM In-Use Part 2 Criteria
<ul style="list-style-type: none"> <li>- Landfill</li> <li>- Incineration</li> <li>- Diverted – reuse</li> <li>- Diverted – waste to energy</li> <li>- Diverted – recycling</li> <li>- Other / Unknown</li> </ul>	-	<p>Data is required to be broken down into Hazardous and Non-hazardous and then further by end destination (Landfill, Incineration, Reuse, Waste to Energy, Recycling).</p>

**PERFORMANCE: DATA MONITORING & REVIEW**

2024 GRESB Indicator	BREEAM In-Use Part 1 Criteria	BREEAM In-Use Part 2 Criteria
<p><b>MR1 External review of energy data</b>                      Has the entity's energy consumption data reported in EN1 been reviewed by an independent third party?</p> <ul style="list-style-type: none"> <li>- Externally checked</li> <li>- Externally verified</li> <li>- Eternally assured</li> </ul>	<p><i>Part 1 addresses the energy efficiency of the building envelope, installed systems, fixtures and fittings along with on-site renewable energy generational capacity and energy monitoring and management capabilities. This influences the energy consumption of the building but the measurement and collection of consumption data sits in Part 2.</i></p>	<p>Assets are required to use a licensed independent third-party Assessor who checks the data, conducts an on-site visit to verify that the data is accurate and awards or denies the credits pursued. The Assessor's evaluation (assessment) is submitted to BRE where it undergoes a Quality Assurance review that randomly selects issues to review, ensuring the submissions are consistently high quality.</p> <p>The submission of energy data is not a requirement for certification in BREEAM. However, without providing this data, the BREEAM overall score for the asset will be significantly limited due to the scoring methodology.</p>
<p><b>MR2 External review of GHG data</b>                      Has the entity's GHG data reported in GH1 been reviewed by an independent third party?</p> <ul style="list-style-type: none"> <li>- Externally checked</li> <li>- Externally verified</li> <li>- Eternally assured</li> </ul>	-	<p>Data submitted to BREEAM often form just a part of the GHG data that makes up an entity's full reporting. BREEAM supports this process, providing checking and verification of at least a portion of the data.</p>

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## 2024 GRESB Indicator

## BREEAM In-Use Part 1 Criteria

## BREEAM In-Use Part 2 Criteria

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### MR3 External review of water data

Has the entity's water data reported in WT1 been reviewed by an independent third party?

- Externally checked
- Externally verified
- Eternally assured

-

Assets are required to use a licensed independent third-party Assessor who checks the data, conducts an on-site visit to verify that the data is accurate and awards or denies the credits pursued. The Assessor's evaluation (assessment) is submitted to BRE where it undergoes a Quality Assurance review that randomly selects issues to review, ensuring the submissions are consistently high quality.

The submission of water data is not a requirement for certification in BREEAM. However, without providing this data, the BREEAM overall score for the asset will be significantly limited due to the scoring methodology.

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### MR4 External review of waste data

Has the entity's waste data reported in WS1 been reviewed by an independent third party?

- Externally checked
- Externally verified
- Eternally assured

-

Assets are required to use a licensed independent third-party Assessor who checks the data, conducts an on-site visit to verify that the data is accurate and awards or denies the credits pursued. The Assessor's evaluation (assessment) is submitted to BRE where it undergoes a Quality Assurance review that randomly selects issues to review, ensuring the submissions are consistently high quality.

The submission of waste data is not a requirement for certification in BREEAM. However, without providing this data, the BREEAM overall score for the asset will be significantly limited due to the scoring methodology.

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## PERFORMANCE: BUILDING CERTIFICATIONS

### 2024 GRESB Indicator

#### **BC1.2 Operational building certifications**

Standing investments that hold a valid operational green building certificate.

Operational building certificates issued within the last three years are provided full recognition. Operational building certificates issued four years ago are given 50% weighting and those five years or older are provided no credit.

### BREEAM In-Use Part 1 Criteria

GRESB provides full credit for assessed area certified under BREEAM In-Use, whether one or both Parts and at any certification level.

Additionally, BREEAM In-Use certificates are valid for three years, providing full recognition and validity for their duration.

### BREEAM In-Use Part 2 Criteria