



15
YEARS OF
INDUSTRY
PROGRESS

Regional Insights 2024

Tokyo Real Estate & Infrastructure

They say ESG is dead...

JUL 23RD 2022

ESG: Three letters that won't save the planet



Is that so?



More companies in GRESB!



G R E S B



GRESB Real Estate 2024 Stats



15

Sectors covered



2,223

Participants



~208k

Assets



80

Markets



\$7t

GAV

GRESB Infrastructure 2024 Stats



36

Sectors Covered



167

Funds

720

Assets



3,145

Facilities



81

Markets



\$468b

Funds GAV

\$1.59t

Assets GAV

Global GRESB Real Estate Participation

Year on Year Participation in Asia grew by 15%



15 sectors covered



2,223 participants



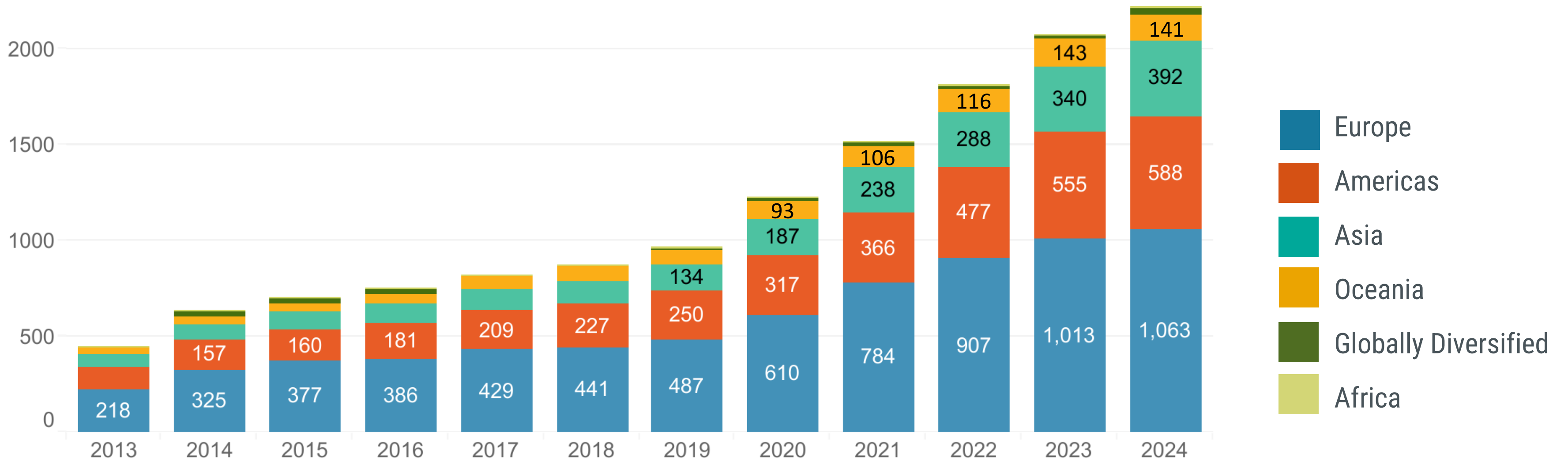
~208k assets



80 markets



\$7t gross asset value (GAV)



Global GRESB Infrastructure Participation

Asia grew by more than 17% from 2023



36 sectors covered



167 Funds
720 Assets



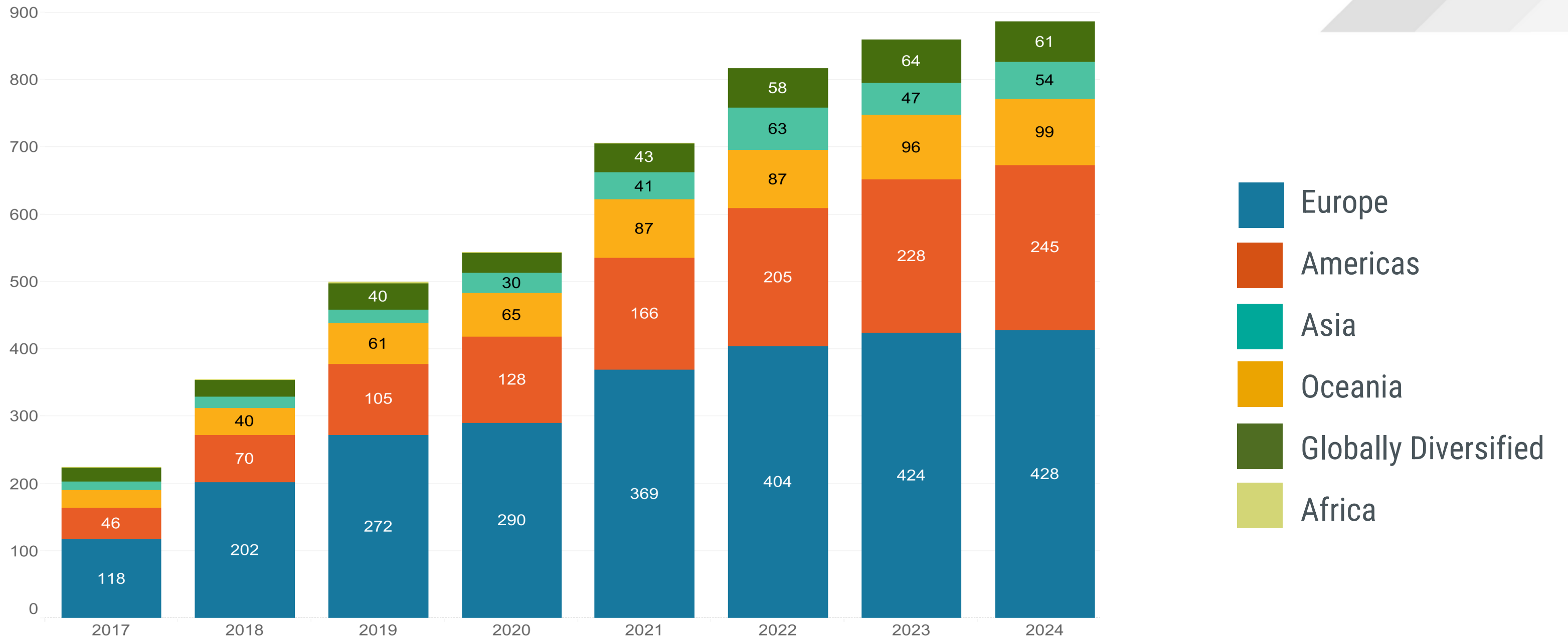
3,145 facilities



81 markets



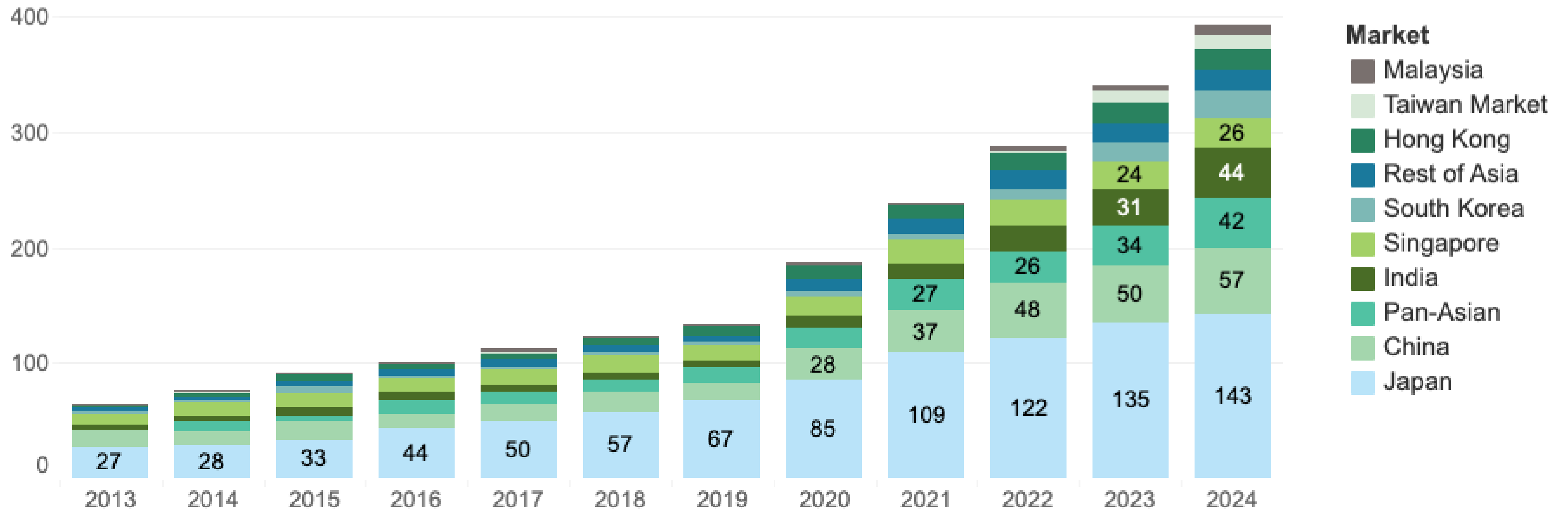
\$468b Funds GAV
\$1.59t Assets GAV



Real Estate Participation by Market

Asia

Japan has 143 participants – another steady increase!

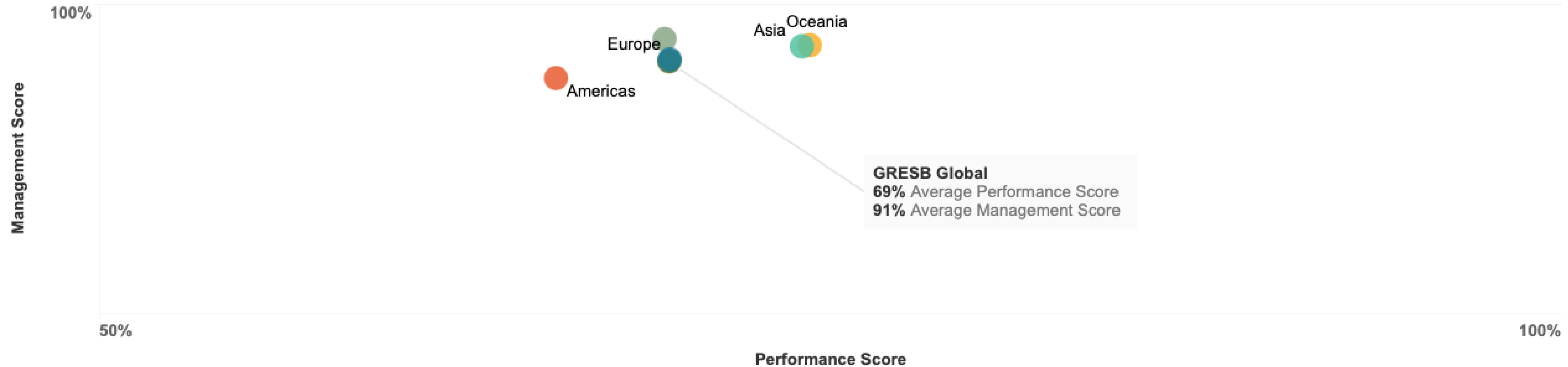


GRESB Model: Regional & Sector Average

Asia Real Estate – Standing Investments

**Asia 2023 & 2024:
93% Management; 74% Performance (80)**

Regional Average



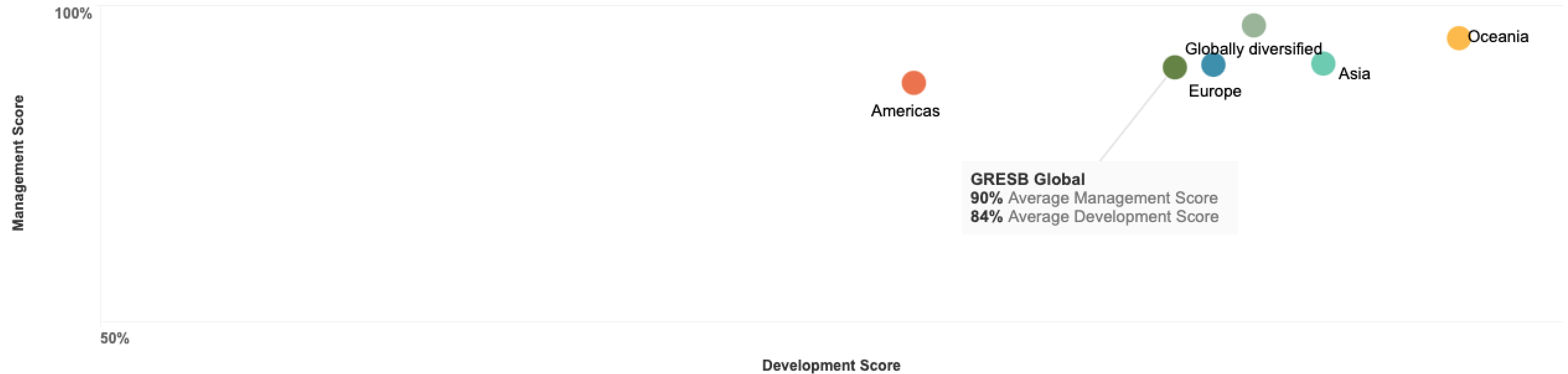
GRESB Model: Regional & Sector Average

Asia Real Estate – Development

Asia 2023: 90% Management; 83% Development (85)

Asia 2024: 91% Management; 89% Development (90)

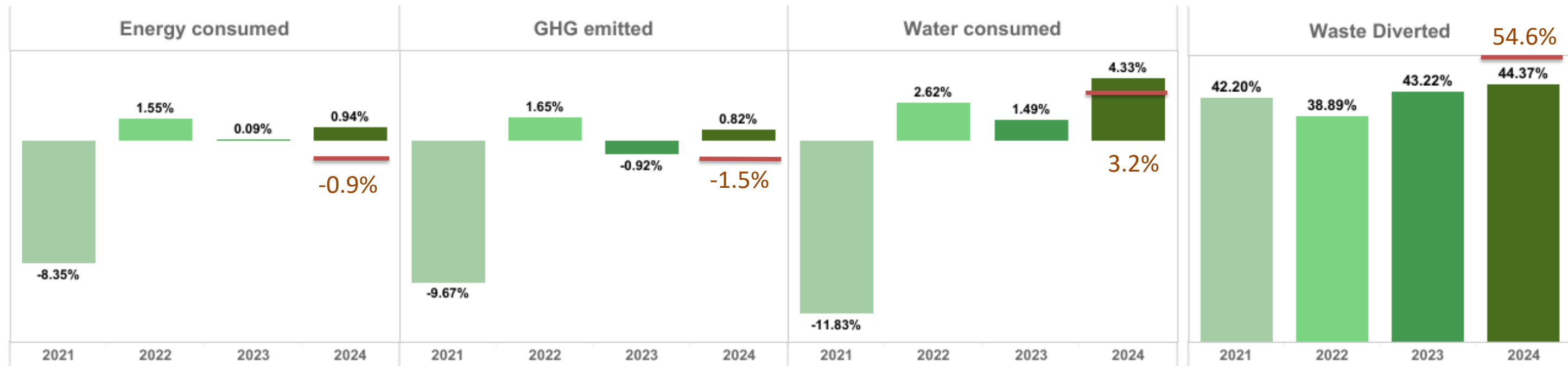
Regional Average



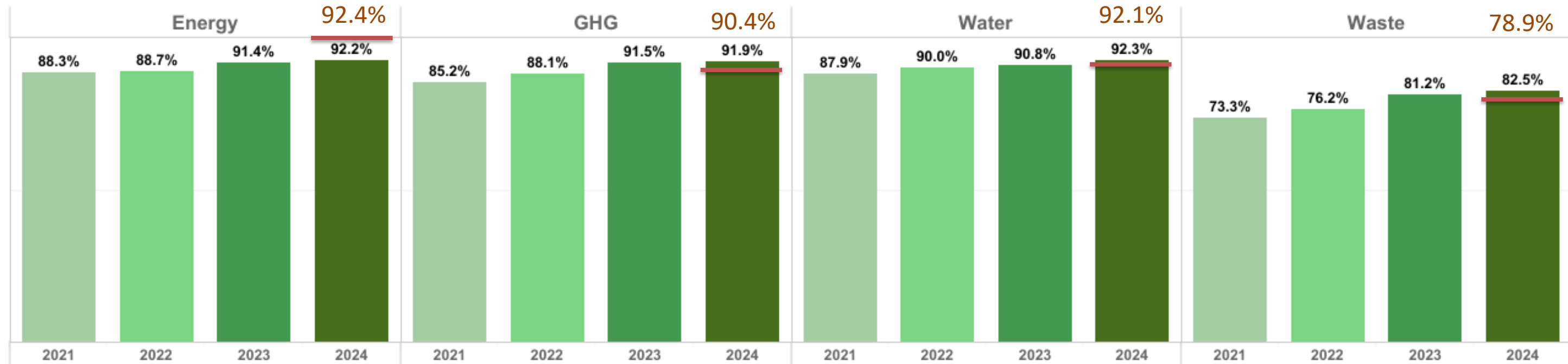
Consumption Metrics Aggregation

Asia

Japan has lower environmental consumption and lower data coverage



Data Coverage %

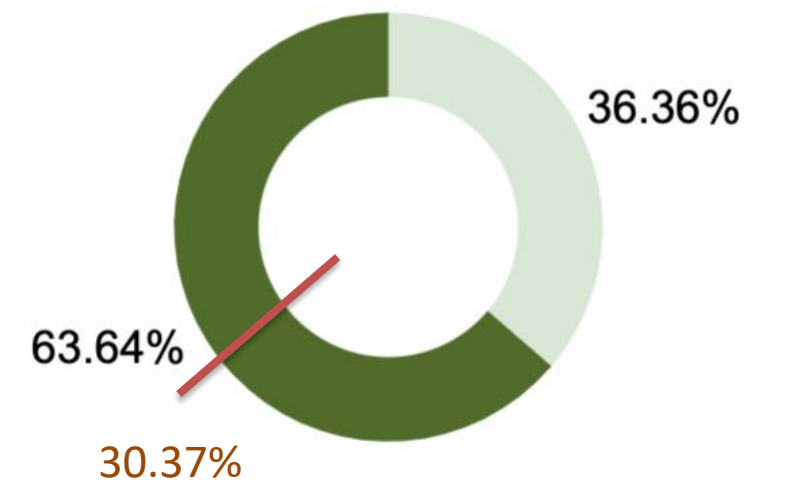
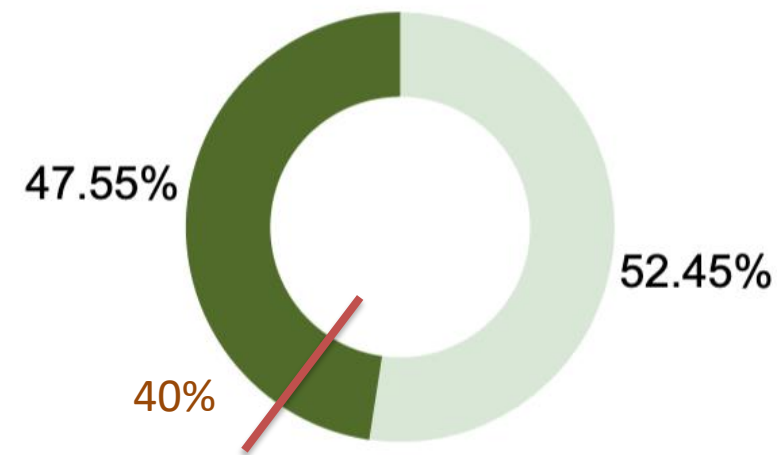
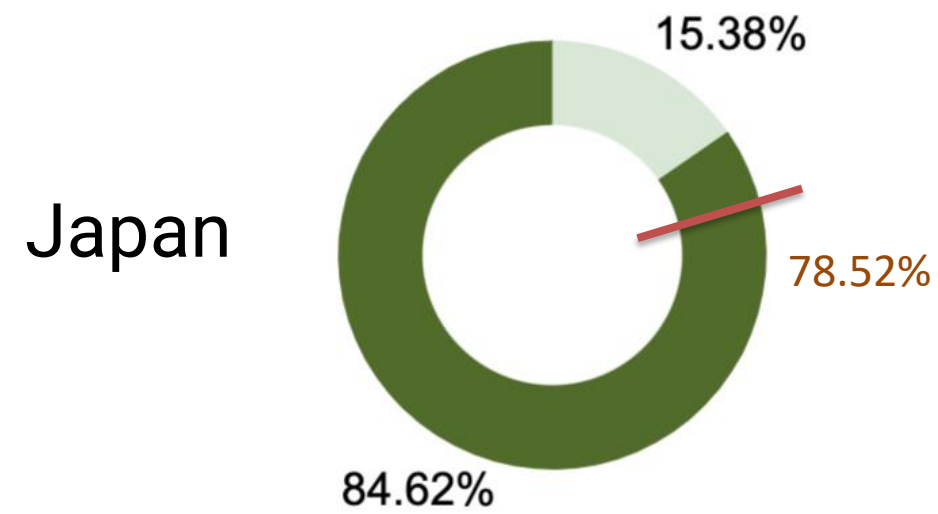
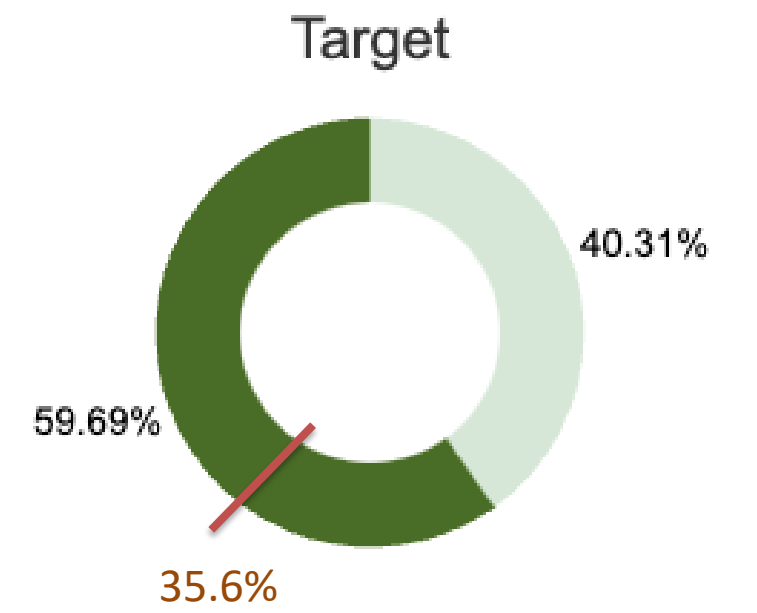
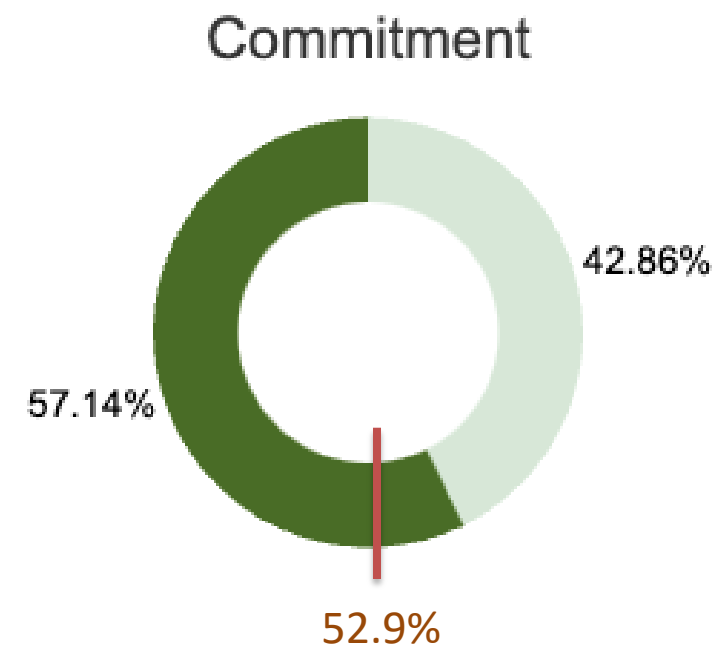
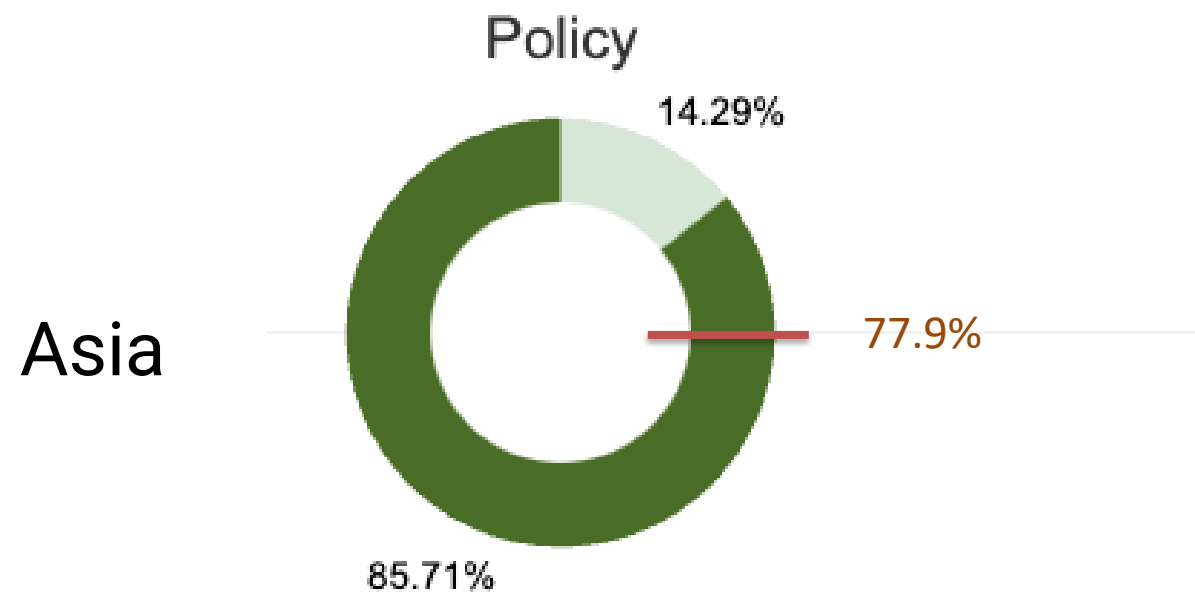


Real Estate Net Zero Progress

Asia | All sectors

Yes
No

2023



GRESB 2024 Real Estate Scoring Evaluation



What happened in 2024?

Key changes for the 2024 Real Estate Standard

- **Improved criteria:** More detail about physical and transition risks, separating non-operational energy loads like EV charging.
- **New data and methods:** A new amortization schedule for building certifications and asset-based, country-level performance benchmarking.



Preliminary Results

- We saw unanticipated, unintended impacts during the preliminary results period.
- We listened to feedback. We analysed the results. We made specific adjustments in the real estate assessment methodology.
 - **Improvements to Like-for-Like scoring** – *Non-applicable category for ineligible assets, particularly relevant to new acquisitions*
 - **Building Certification** – *Revised scoring approach*
- The result was a better assessment. Final results are more stable, with a more predictable distribution of outcomes. They are aligned with Foundation priorities.

GRESB Foundation & Standards



GRESB Foundation

Real Estate 2024 Changes

The Foundation believes that the GRESB Standard must continue to evolve to:

- **Raise the level** of sustainability practices and performance and increase differentiation among participants.
- Shift to **results-based** grading, relying on reliable and consistent data.
- Continue to provide **material and non-financial information** to support constructive engagement between investors and managers.

GRESB Standards – moving forward

Logic for implementation of Standards



General Principles, subject to final approval

For all changes that **do not** impact the official GRESB Score, proceed with full implementation in the 2025 Standard as initially intended.

For all changes **expected to impact** the official GRESB Score, proceed with soft implementation via “shadow scoring” in 2025 and full implementation in the 2026 Standard.

Conclusion

GRESB participants continue to raise the bar for management and performance – despite economic and, in some cases, political headwinds:

- ✓ More ambitious performance targets
- ✓ Increased data coverage
- ✓ Improved operational efficiency

There is much more to do to create value, reduce investment risk, and contribute to an economy-wide low-carbon transition.

The End

