

TCFD Report 2025

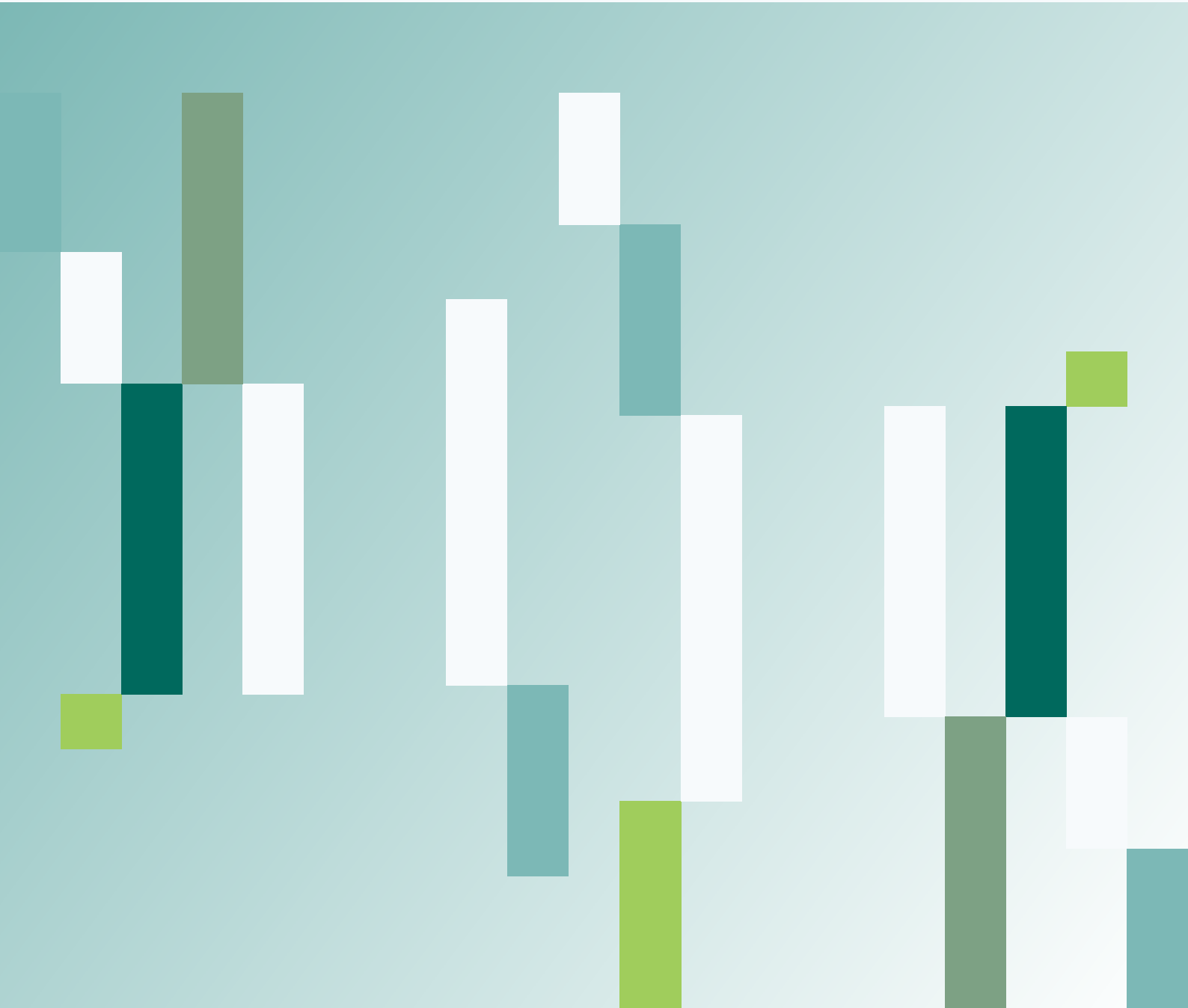


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1. Executive Summary

GRESB stands at the critical intersection of global capital markets and climate action, influencing approximately **USD 9 trillion** in real assets within a sector that accounts for nearly **40% of global greenhouse gas emissions (GHG)**. This inaugural Task Force on Climate-related Financial Disclosures (TCFD) report demonstrates our commitment to practicing the same transparency and rigor we advocate for across the assets we benchmark.

Our Climate Leadership Position

As the world's leading sustainability benchmark for real assets, GRESB has evolved from traditional benchmarking to become a catalyst for climate-informed investment decisions. The **2022 acquisition of Asset Impact** and **2024 majority investment from General Atlantic's BeyondNetZero fund** have strengthened our capacity to deliver forward-looking climate analytics while reinforcing our commitment to supporting the transition to a low-carbon economy.

Governance and Strategic Integration

Climate considerations are embedded throughout our organization—from board-level strategic oversight to day-to-day operations. The **GRESB Foundation** serves as our strategic compass, ensuring we remain ahead of shifting market demands and regulatory developments through independent governance that transforms potential transition risks into competitive advantages.

Climate Risk Management

Our scenario-based risk assessment identifies **transition risks** as our most material climate exposures, particularly regulatory evolution, changing client expectations, and technological disruption. We have implemented a comprehensive framework that evaluates risks across four key dimensions: **likelihood, impact, velocity, and adaptability**, enabling strategic responses that strengthen our market position.

Measurement and Targets

Having established our **2024 operational emissions baseline**, we are developing science-based targets aligned with our Net Zero Financial Service Providers Alliance (NZFSPA) commitments. Our measurement framework focuses on our most material emissions sources while tracking product alignment with net-zero transition principles through our Climate Action Plan.

Dual Impact Approach

While committed to reducing our own operational emissions, we recognize our greatest climate impact lies in enabling decarbonization across the assets we benchmark. Through **enhanced standards, forward-looking analytics, and industry collaboration**, we drive real-world emissions reductions where they matter most—in the buildings and infrastructure that shape the global economy.

This report reflects both the strength of our foundation and our next step in refining a systematic approach to climate leadership that will evolve as we deepen our capabilities and expand our impact on the global transition to net zero.

2.

GRESB's Climate Journey

2.1 Our Unique Position at the Climate-Finance Nexus

GRESB stands at a pivotal intersection between global capital markets and the built environment's climate transition. Our benchmarks influence how capital flows to real assets representing approximately USD 9 trillion in value, in a sector that accounts for nearly 40% of global greenhouse gas (GHG) emissions. This unique position grants us both extraordinary responsibility and opportunity: to transform how financial markets value climate action and to accelerate the decarbonization of the world's buildings and infrastructure.

As a mission-driven and investor-led organization, we provide actionable, transparent sustainability performance data and insights that shape investment decisions across real estate and infrastructure sectors globally. Our benchmarks have become the gold standard for measuring sustainability performance, facilitating meaningful comparisons across portfolios and enabling investors to integrate climate considerations into their investment strategies.

Yet we recognize that traditional benchmarking, while valuable, is not sufficient to address the climate crisis. The urgent need to limit global warming to 1.5°C requires not just measurement of where assets stand today, but a forward-looking assessment of transition readiness and physical resilience. It demands that financial institutions move beyond portfolio optimization to driving real emissions reductions in the assets they finance.

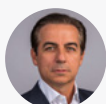
This recognition shapes our purpose: we aim to be more than just a provider of high-quality sustainability data; we strive to be a catalyst for transformative change in how capital markets address climate risk and opportunity.

2.2 Our Climate Commitment and Approach

This Task Force on Climate-related Financial Disclosures (TCFD) report is one component of our comprehensive approach to climate disclosure and action. While our [Climate Action Plan](#) focuses on how we enable industry transformation, and our future Impact Reports will address our broader environmental and social contributions, this TCFD report specifically details how we identify, assess, manage, and disclose climate-related risks and opportunities across our organization.



As stewards of the world's leading sustainability benchmark for real assets, we recognize that our influence comes with profound responsibility. This inaugural TCFD report marks not just a disclosure milestone, but a continuation of our longstanding commitment to practicing the same transparency and rigor we advocate for across the USD 9 trillion in assets we benchmark. While this report reflects the strength of the foundation we've built, it also represents the next step in refining a systematic approach to climate leadership—one that will evolve as we deepen our capabilities and expand our impact on the global transition to net zero.



Sebastien Roussotte, CEO, GRESB B.V

In November 2022, GRESB joined the Net Zero Financial Service Providers Alliance (NZFSPA), a global coalition committed to supporting the goal of net-zero GHG emissions by 2050 or sooner, in line with limiting global temperature increase to 1.5°C above pre-industrial levels. As a Research and Data member of this alliance, we have committed to:

- Aligning our relevant products and services with net-zero principles
- Building internal capability to understand climate-related risks and opportunities
- Addressing our own operational impacts through science-based targets
- Raising awareness with our stakeholders about the importance of net-zero strategies

The report provides transparency on four interconnected elements of our climate approach:

| Climate Governance | Climate Strategy | Risk Management | Metrics and Targets |
|---|---|--|--|
| How we structure leadership oversight, management responsibilities, and organizational processes to ensure effective climate stewardship. | How we identify climate-related risks and opportunities, assess their impacts under different scenarios, and embed climate considerations in our business planning. | How we identify, assess, and manage climate-related risks through our enterprise risk framework and mitigation strategies. | How we measure our climate performance, track progress against our commitments, and establish targets that align with our net-zero objectives. |

Throughout this report, we demonstrate our commitment to practicing what we advocate—applying the same principles of transparency, rigor, and climate integration that we encourage in our members. By sharing our journey through this inaugural TCFD report, we hope to contribute to collective learning and advancement in addressing the climate challenge across the financial and real asset sectors.

3. Climate Governance: Leadership & Oversight

3.1 Climate Leadership at GRESB

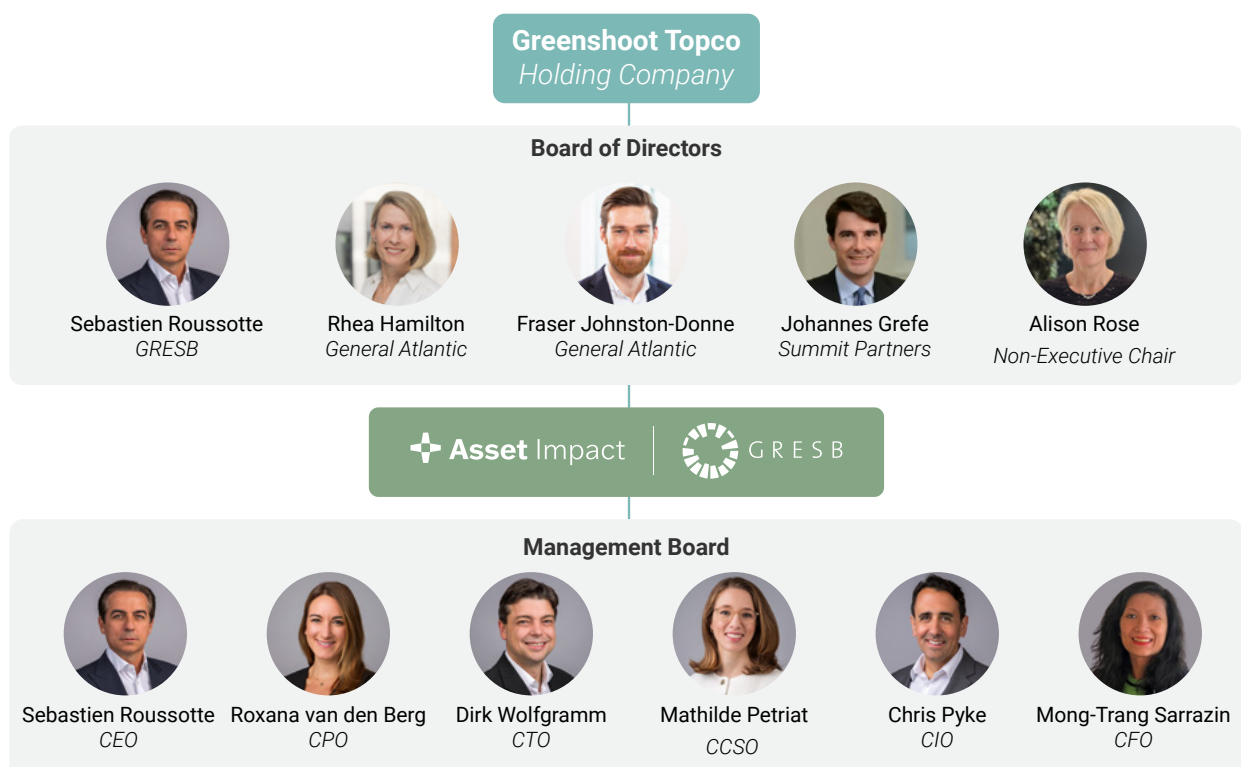
As a strategic partner for resilient and high-performing investments across real assets and high-impact industries that encourages transparency and robust climate oversight in our members, we hold ourselves to the same high standards. Our governance model, strengthened by the [2024 majority investment by General Atlantic's BeyondNetZero fund](#), embeds climate considerations throughout our organization—from board-level strategic oversight to day-to-day operational decisions.

Board Engagement and Strategic Direction

Climate oversight begins at the highest level of GRESB's governance structure. Our Board of Directors, which includes representatives from General Atlantic's BeyondNetZero fund, actively shapes our climate strategy and ensures alignment with our mission to drive sustainable real asset investment. As a portfolio company within an Article 9 Fund under the EU's Sustainable Finance Disclosure Regulation (SFDR), climate action is embedded in our organizational mandate and reflected in board-level priorities.

The Board periodically reviews climate-related matters, focusing on four key areas:

- Strategic alignment with BeyondNetZero's climate objectives and impact measurement framework
- Progress on science-based target commitments, including our pathway to halve our operational emissions by 2030 and achieving net-zero performance by 2050
- Regulatory compliance with evolving climate-related disclosure requirements
- Integration of climate considerations into product development and market strategies



Management's Climate Responsibilities

Day-to-day climate oversight is led by GRESB's management team, with our Director of Climate Change and ESG Manager serving as primary contacts for climate strategy implementation. They coordinate across departments to ensure climate considerations are integrated throughout our operations and report periodically to the Management Board on:

- Implementation of climate commitments, including our SBTi obligations
- Integration of climate considerations into product development and service offerings
- Climate-related disclosure requirements and performance reporting
- Resource allocation for climate initiatives
- Emerging regulatory developments and their strategic implications
- Alignment with industry frameworks and standards

The ESG Manager centralizes data tracking and reporting through a specialized platform, providing a structured framework for monitoring climate metrics and progress toward goals. This initiative represents a significant enhancement to our climate governance capabilities, supporting several key objectives that strengthen our organizational approach, and enhances our ability to make informed decisions based on consistent, high-quality climate data.

Our systematic approach to sustainability data management is designed to alleviate reporting burdens by streamlining data collection, automating routine calculations, and creating standardized reporting templates. This operational efficiency allows our ESG Manager and relevant governance bodies to focus more resources on implementing key climate initiatives rather than managing disparate data collection processes, ultimately accelerating our progress toward climate targets while maintaining the highest standards of data quality and transparency.

Climate Expertise Across Governance Levels

GRESB benefits from significant climate expertise within our leadership team, enhanced by the specialized knowledge gained through the Asset Impact acquisition. At the board level, connection with General Atlantic's BeyondNetZero fund provides access to climate investment expertise and impact measurement frameworks.

Our Director of Climate Change brings deep technical knowledge of climate science, policy, and metrics, representing GRESB in industry forums like the GHG Protocol's Scope 2 Technical Working Group, the SBTi's Expert Working Group on Scope 2, PCAF's Expert Advisory Group on Financing Toward Net-Zero Buildings, and CRREM's Risk Assessment Tool Task Force. Complementing this role, our ESG Manager focuses on operationalizing climate initiatives across departments, translating high-level climate strategy into practical implementation plans, coordinating cross-functional efforts, and ensuring consistency in our approach. Together, these specialized roles ensure that expertise flows through the organization, informing both our internal operations and the development of climate-focused products and services.

We continue to strengthen climate capabilities through:

Regular **knowledge-sharing sessions** with technical specialists within and outside the organization

Participation in **external working groups** on climate metrics and methodologies

Engagement with **academic partners** on climate research

Collaboration with standard-setting bodies on climate disclosure frameworks

This multi-level approach to climate expertise enables GRESB to maintain scientific credibility while developing practical solutions that address the real-world challenges faced by our members.

3.2 The GRESB Foundation: Navigating Climate Transition Through Independent Governance

A cornerstone of GRESB's climate governance structure is the GRESB Foundation, an independent, not-for-profit organization (incorporated as a Dutch Stichting) established in 2021. More than a governance body, the Foundation serves as GRESB's strategic compass for navigating the rapidly evolving climate transition landscape, ensuring we remain ahead of shifting market demands and regulatory developments that could otherwise present significant business risks for our organization.

This governance separation is fundamental to transforming potential transition risks into strategic opportunities that strengthen GRESB's market position.

The Foundation as Strategic Navigator

The GRESB Foundation functions as the institutional mechanism that steers GRESB toward continued relevance as climate-related market realities shift. Led by a 13-member Foundation Board comprising representatives from GRESB Investor, Participant, and Partner Members and Industry Partners and supported by more than 150 volunteers across Standards Committees, Working Groups, and Expert Resource Groups, the Foundation ensures our offerings evolve proactively rather than reactively to transition risks. By owning and governing the standards upon which GRESB B.V. performs its assessments, the Foundation addresses key transition risks including:

Regulatory Evolution

As climate disclosure requirements intensify globally, the Foundation anticipates and integrates emerging regulatory expectations into GRESB Standards before they become mandatory, positioning us ahead of compliance pressures

Market Sophistication

When institutional investors develop more advanced climate strategies, the Foundation guides our standards evolution to meet these sophisticated needs, transforming potential client expectation gaps into competitive advantages

Methodological Innovation

As climate science and risk assessment methodologies advance rapidly, the Foundation ensures GRESB Standards incorporate cutting-edge approaches, preventing technological obsolescence

Read more about the 2025 GRESB Foundation Roadmap and review the 2025 GRESB Standards Updates [here](#).

Transition Risk Mitigation Through Forward-Looking Standards

The Foundation's governance model directly addresses GRESB's most material transition risks by embedding anticipatory mechanisms into our standards development through a structured three-year planning horizon:

Policy and Regulatory Risks: The Foundation's annual standards review process systematically incorporates emerging climate disclosure frameworks and regulatory requirements. The 2025-2027 roadmap demonstrates this approach, with planned integration of TNFD frameworks for biodiversity reporting and enhanced alignment with EU taxonomy requirements.

Technology and Methodology Risks: Through Expert Resource Groups, Working Groups and Standards Committees, the Foundation channels cutting-edge climate analytics and assessment methodologies into GRESB Standards, preventing our approaches from becoming outdated as the field advances. Recent examples include the introduction of embodied carbon assessment across all

standard components and the development of sector-specific approaches starting with residential real estate differentiation.

Market and Client Expectation Risks: The Foundation's investor-led governance structure provides direct intelligence on evolving client needs. This is evidenced in the transition from process-based to performance-based scoring, with the 2025 Standards introducing operational efficiency recognition and enhanced differentiation among market leaders.

Converting Market Shifts into Strategic Opportunities

Rather than simply responding to transition risks, the Foundation's governance model positions GRESB to capitalize on market evolution through strategic partnerships and innovative approaches:

Standards Anticipation: The Foundation's "by industry, for industry" approach ensures early adoption of emerging requirements. The collaboration with Infrastructure Masons (iMasons) on data center-specific standards exemplifies how GRESB pioneers sector-specific assessments before market demand peaks.

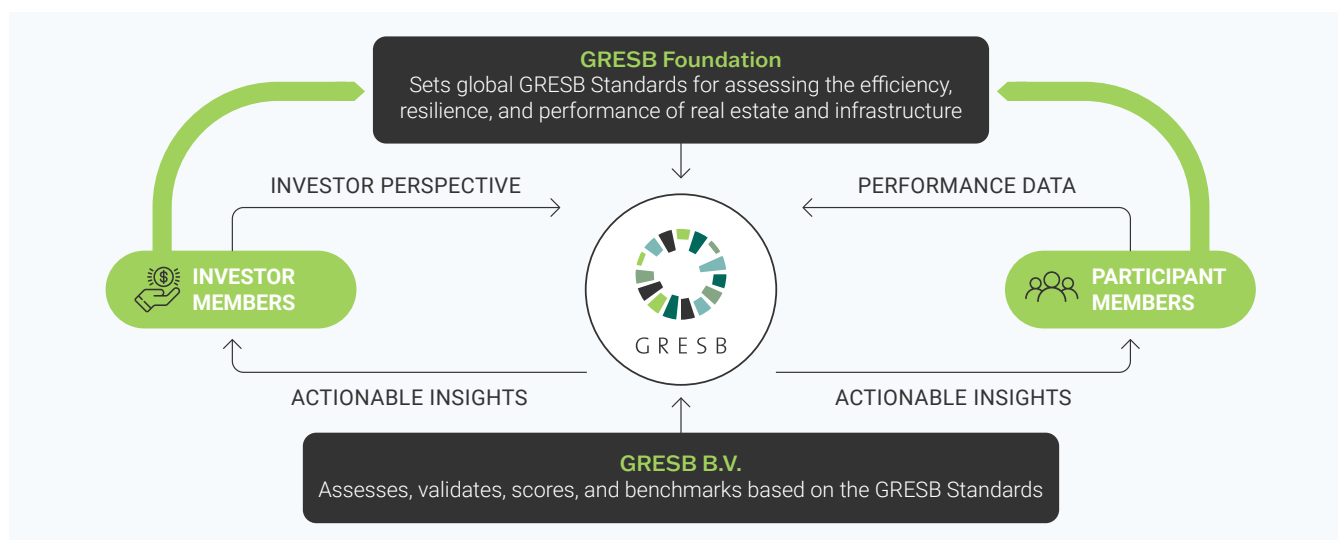
Competitive Differentiation: The Foundation's independent technical development ensures our standards reflect best-in-class climate science and methodology. The integration of third-party standards, such as the partnership with the International WELL Building Institute (IWBI) for social sustainability outcomes, creates competitive moats as markets mature.

Market Intelligence: The Foundation's industry-wide stakeholder engagement across more than 150 volunteers provides early signals of emerging opportunities, enabling strategic pivots through initiatives like the ESG Integrated Disclosure Project collaboration with private credit markets.

Governance as a Resilience Strategy

The Foundation's independence from GRESB B.V.'s commercial operations ensures our strategic direction is guided by long-term industry needs rather than short-term business pressures. This structure creates organizational resilience against transition risks by:

- Maintaining **objective evaluation** of climate trends and requirements without commercial bias
- Ensuring **continuous standards evolution** based on scientific advancement and **market development** through predictable multi-year implementation plans
- Building **industry-wide consensus** around climate assessment approaches, strengthening GRESB's role as the authoritative benchmark



Through this governance model, the GRESB Foundation transforms the inherent uncertainty of the climate transition from a source of business risk into a competitive advantage, ensuring GRESB remains the essential infrastructure for climate-informed investment decisions as the market continues to evolve.

4.

Strategy: Navigating the Climate Transition

4.1 GRESB at the Intersection of Climate Change and Finance

GRESB operates at a critical junction between global financial markets and the real asset sector's sustainability transition. As a strategic partner for resilient and high-performing investments across real assets and climate-critical industries, our strategic position is unique: we influence how capital flows toward sustainable real assets while being subject to the same climate-related forces reshaping the financial landscape. This unique position requires a strategic approach that demands:

Evolving our products and services to address emerging climate needs

Supporting our members' climate journey while advancing industry standards

Managing our own climate risks while capturing strategic opportunities

Demonstrating leadership in climate governance and disclosure

The [acquisition of Asset Impact in 2022](#) and investment from General Atlantic's Beyond NetZero fund in 2024 have strengthened our capacity to deliver forward-looking climate analytics and reinforced our commitment to supporting the transition to a low-carbon economy. These strategic moves position us to expand beyond traditional benchmarking into sophisticated climate risk assessment and transition planning, while maintaining our focus on standardized, validated data that drives real-world impact.

4.2 Our Climate Scenario Analysis Approach

To test the resilience of our business strategy against the transition risks most material to GRESB's operations, we have developed a scenario-based approach that explores how different rates and patterns of change in our key risk areas might affect our business model and strategic positioning. Rather than applying generic climate pathway scenarios, our approach focuses on the specific transition risks that could most significantly impact our organization: regulatory evolution, market dynamics, and technological advancement.

This targeted scenario framework allows us to explore multiple plausible futures for each identified transition risk, enabling more precise strategic planning and risk mitigation than broad climate pathway analysis would provide for our business context.

Scenario Development Framework

Our scenario analysis centers on the transition risks identified as most material to GRESB's strategic position, applying divergent scenarios to each risk category:

Regulatory Evolution Scenarios: We explore varying speeds and comprehensiveness of climate disclosure regulation implementation, from gradual voluntary adoption to rapid mandatory requirements across multiple jurisdictions, helping us anticipate different regulatory futures and prepare appropriate responses.

Market Sophistication Scenarios: We analyze different rates at which institutional investors develop climate expertise and expectations, ranging from steady incremental advancement to rapid market maturation, enabling us to position our offerings appropriately for various market evolution speeds.

Technological Disruption Scenarios: We examine varying paces of climate analytics innovation and competitive entry, from gradual methodological improvement to breakthrough technological shifts, ensuring our strategic planning accounts for different competitive landscapes.

Evolution of Client Expectation Scenarios: We model different trajectories for how our members' climate-related needs evolve, from steady enhancement of existing requirements to fundamental shifts in assessment approaches, allowing us to anticipate and prepare for changing market demands.

Reputation and Methodological Integrity Scenarios: We evaluate different levels of external scrutiny and market challenges to our benchmarking approach, enabling us to strengthen stakeholder trust through proactive transparency while establishing leadership in evolving sustainability measurement standards.

Time Horizon Analysis

These scenario explorations are applied across defined time horizons that align with our strategic planning cycles and the typical pace of change in the industry we service:

SHORT-TERM

**0–2 years
2025–2027**

Focus on immediate regulatory implementations, current market sophistication trends, and near-term technological developments that could affect our competitive position.

MEDIUM-TERM

**3–5 years
2028–2030**

Examine more substantial market evolution, regulatory harmonization across jurisdictions, and potential technological disruptions that could reshape the sustainability data landscape.

LONG-TERM

**6–10+ years
2031–2035+**

Explore fundamental shifts in how climate risk is assessed and integrated into financial decision-making, including potential paradigm changes in our industry.

Our scenario analysis informs strategic planning by revealing how different futures within each transition risk category might affect our business model, highlighting which risk mitigation measures require immediate attention versus longer-term preparation, and identifying emerging opportunities to develop products and services that remain relevant across multiple plausible futures.

4.3 Climate Landscape: Key Risks and Strategic Responses

GRESB's climate risk assessment encompasses both transition and physical risks as defined by the TCFD framework. **Transition risks**—arising from the shift toward a low-carbon economy—represent our most material climate-related exposures and include policy and legal risks, technology risks, market risks, and reputation risks. **Physical risks**—stemming from acute and chronic climate impacts—pose limited direct exposure to our digital-first operations but remain relevant for business continuity planning. Our approach to these risks emphasizes converting potential challenges into strategic opportunities through proactive mitigation strategies that strengthen our market position and enhance our ability to serve members navigating their own climate transitions.

GRESB Climate Risk Matrix: Key Risks and Strategic Responses

| Risk Category | Specific Risk | Priority | Time Horizon | Strategic Response |
|---------------|---|----------|-----------------|---|
| Regulatory | ESG Data Provider Regulations | ↑ HIGH | Short | Enhance governance & methodological transparency; engage with policymakers |
| | Enhanced Climate Disclosure Requirement | — MEDIUM | Short Medium | Track developments; participate in working groups; align frameworks |
| Technology | Disruptive Technologies | — MEDIUM | Medium Long | Embrace advancement through controlled testing; evaluate new technologies |
| Market | Changing Client Expectations | ↑ HIGH | Short Medium | Regular member consultation; annual framework updates; diverse solutions |
| | Market Consolidation | — MEDIUM | Medium | Monitor landscape; focus on differentiation; build strategic partnerships |
| Reputation | Methodology Criticisms | — MEDIUM | Short Medium | Transparent documentation; stakeholder consultation; continuous improvement |
| | Perceived Inadequacy of Metrics | — MEDIUM | Medium | Expand assessment scope; benchmark against frameworks; member feedback |
| Physical | Extreme Weather & Power Outages | ↓ LOW | Medium Long | Business continuity planning; remote work capabilities; decentralized structure |



Regulatory Evolution

The financial sector faces an accelerating wave of climate and sustainability regulations that directly impact GRESB's operations and create strategic opportunities to support our members.

ESG Data Provider Regulations

↑ HIGH-PRIORITY RISK

SHORT-TERM

Risk Identified

The emergence of regulations specifically targeting ESG ratings, benchmarks, and data providers could impose direct oversight, licensing requirements, and prescriptive methodological standards on our core business activities, potentially affecting our operational flexibility and increasing compliance costs.

Mitigation Strategy

GRESB is developing our response by planning enhancements to internal governance and methodological transparency, while preparing to engage more actively with policymakers and industry associations on emerging regulatory frameworks. Our existing work with the GRESB Foundation provides a governance structure that we believe can align with many proposed regulatory principles, positioning us to turn regulatory requirements into competitive advantages through early compliance and industry leadership.

Enhanced Climate Disclosure Requirements

— MEDIUM-PRIORITY RISK

SHORT-TERM

MEDIUM-TERM

Risk Identified

The proliferation of sustainability regulations involving climate disclosure mandates for corporations and asset managers (CSRD, SFDR, IFRS S2) represents a medium-priority risk in the short-to-medium term. The evolving nature of these requirements may necessitate continuous updates to our assessment frameworks to maintain their relevance alongside regulatory reporting needs.

Mitigation Strategy

Our approach includes tracking these developments across key markets, participating in industry working groups on disclosure standards, and ensuring our assessment frameworks can accommodate emerging requirements while reducing reporting burden through alignment with major frameworks. This positions us to capture market opportunities by providing solutions that address multiple regulatory requirements simultaneously.



Technological Disruption

The rapid evolution of climate analytics and technology presents both significant challenges and opportunities for GRESB's strategic position.

Disruptive Technologies

— MEDIUM-PRIORITY RISK

MEDIUM-TERM

LONG-TERM

Risk Identified

Emerging technologies like blockchain, AI, and IoT could disrupt traditional ESG assessment methodologies, potentially creating financial impacts through technology investments that become obsolete or fail to meet evolving client expectations for climate-informed decision-making.

Mitigation Strategy

GRESB is mitigating this risk by fully embracing technological advancements through controlled testing environments that allow us to evaluate new technologies' potential to enhance our climate assessment capabilities and scale our product offerings. This approach enables us to identify and adopt technologies that genuinely improve our climate-related services while avoiding investments in solutions that may not align with climate transition or prove financially viable in our operational context.



Market Sophistication & Evolution of Client Expectation

Market forces and evolving client needs are reshaping the sustainability data landscape, requiring GRESB to continuously adapt its strategic approach.

Changing Client Expectations

↑ HIGH-PRIORITY RISK

SHORT-TERM

MEDIUM-TERM

Risk Identified

Rapid shifts in what members and clients expect from climate risk assessments could result in our offerings becoming misaligned with market demands. Institutional investors increasingly demand granular asset-level insights, forward-looking climate metrics, alignment with specific frameworks, financial impact quantification, and real-time data access rather than annual cycles.

Mitigation Strategy

GRESB is responding through regular consultation with members on assessment methodologies, annual updates to assessment frameworks based on feedback, and product development informed by market trends. The diversity of our membership—spanning climate leaders to beginners—creates opportunities to develop solutions that serve sophisticated clients while welcoming new participants to the climate transition journey.viable in our operational context.

Market Consolidation

— MEDIUM-PRIORITY RISK MEDIUM-TERM

Risk Identified

Mergers and acquisitions in the sustainability data space by major financial data providers could create larger competitors with greater resources and established investor relationships, potentially challenging our market position.

Mitigation Strategy

While GRESB's specialized focus on real assets provides some protection, we are monitoring the competitive landscape, focusing on differentiation through methodological rigor and data quality, and building strategic partnerships to strengthen our market position. Our niche expertise and Foundation governance model create opportunities to establish deeper market relationships than generalist competitors.



Reputation and Methodological Integrity

As a benchmark provider and strategic partner to financial markets whose core value depends on methodological credibility, GRESB's reputation for integrity and quality is essential to our strategic position.

Methodology Criticisms

— MEDIUM-PRIORITY RISK SHORT-TERM MEDIUM-TERM

Risk Identified

Public questioning of assessment methodologies or data quality could undermine stakeholder confidence in our benchmarks, potentially affecting member retention and new client acquisition if stakeholders question whether our methodologies adequately capture climate risks.

Mitigation Strategy

GRESB addresses this risk through transparent documentation of methodology development and stakeholder consultation on significant changes. Our commitment to methodological rigor and continuous improvement supports the credibility essential to our role in the market, while creating opportunities to demonstrate thought leadership and build stronger stakeholder relationships through enhanced transparency.

Perceived Inadequacy of Metrics

— MEDIUM-PRIORITY RISK MEDIUM-TERM

Risk Identified

Criticism that GRESB's climate metrics are not comprehensive or stringent enough could result in competitive disadvantage as climate science evolves and net-zero commitments become more widespread.

Mitigation Strategy

We respond by gradually expanding assessment scope to cover emerging sustainability topics, benchmarking metrics against leading frameworks and scientific guidance, and enhancing specific metrics based on member feedback. This evolutionary approach balances methodological advancement with practical implementation realities while creating opportunities to lead industry development of next-generation climate metrics.



Physical Climate Considerations

While physical climate risks pose substantial challenges to the real asset sector GRESB serves, they represent more limited direct risks to our operations due to our digital-first business model.

Extreme Weather Events and Power Outages

↓ LOW-PRIORITY RISK

MEDIUM-TERM

LONG-TERM

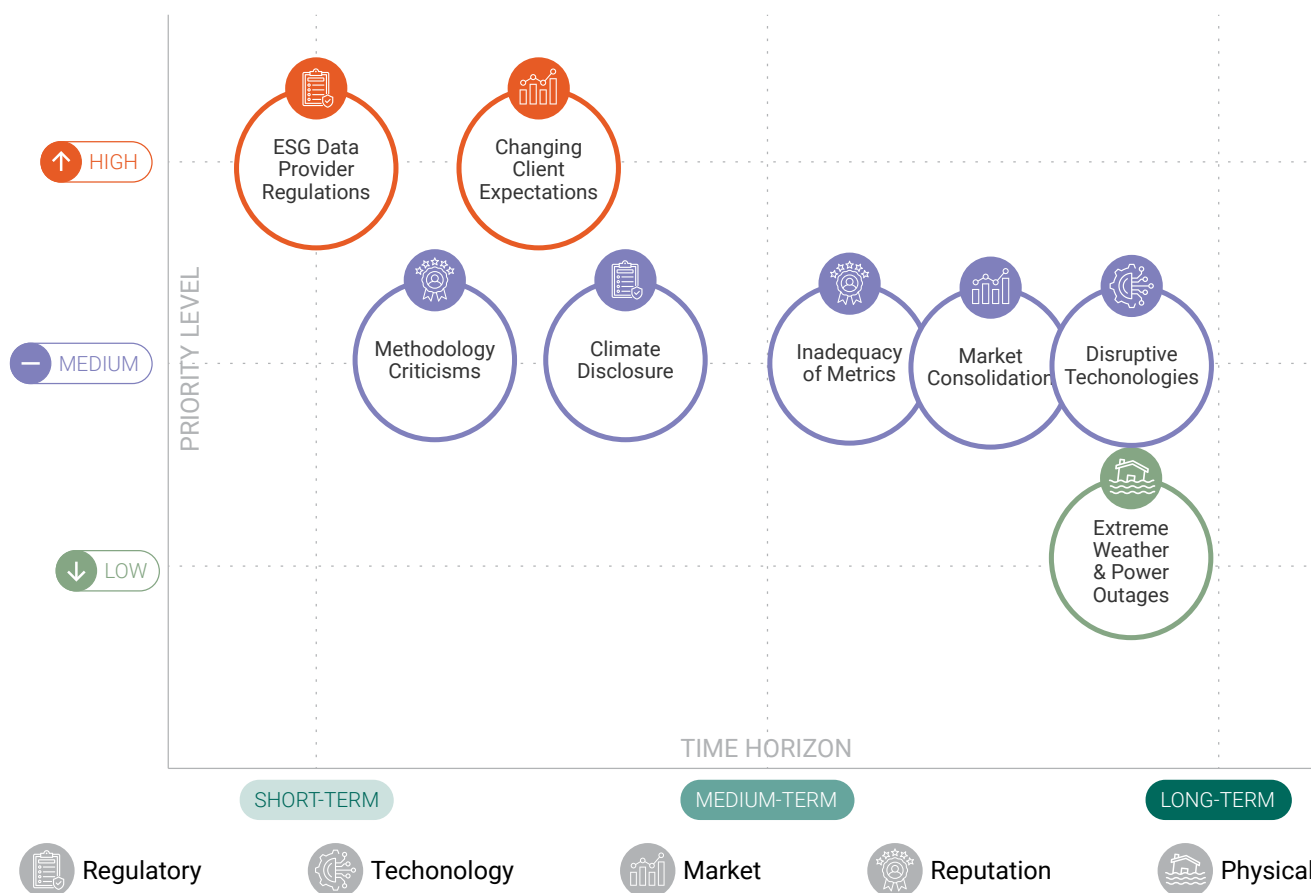
Risk Identified

Disruption to operations from severe storms, floods, wildfires, or weather-induced power failures could affect our ability to deliver services to members, though our digital-first model limits direct exposure.

Mitigation Strategy

GRESB has implemented basic business continuity planning, flexible work policies enabling remote work, and a decentralized team structure across multiple locations to mitigate these risks. As physical climate impacts intensify, we will continue to maintain hybrid work capabilities, consider climate risk in future office locations, and ensure critical functions can operate remotely during disruptions, while using our resilience as a competitive advantage in serving clients who may face greater physical climate exposure.

GRESB Climate Risk Timeline-Priority Matrix



5.

Risk Management: A Systematic Approach to Climate Resilience

5.1 Our Climate Risk Management Framework

At GRESB, effective climate risk management requires integration into our core operational and strategic decision-making. As an organization that helps our members assess and manage their own climate risks, we apply the same rigor and systematic approach to our internal practices.

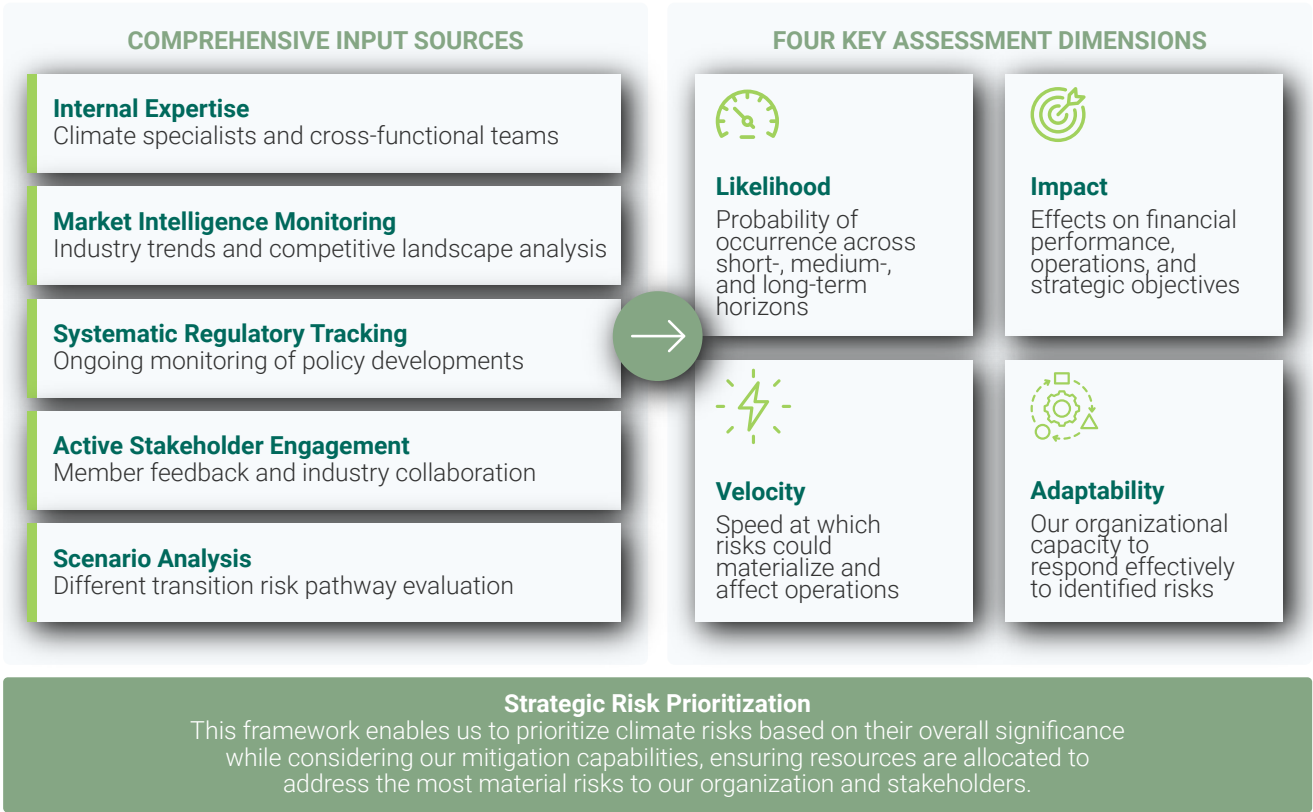
Our climate risk management approach is built on three foundational principles: **integration** with enterprise risk management to ensure comprehensive assessment alongside traditional business risks; **diverse expertise** leveraging both climate-specific knowledge and broader business expertise across the organization; and **dynamic adjustment** to evolve with emerging science, regulatory developments, and market expectations.

5.2 Risk Identification and Assessment Process

We have established a comprehensive climate risk identification process that draws on multiple sources to ensure comprehensive coverage, including internal expertise, market intelligence monitoring, systematic regulatory tracking, active stakeholder engagement, and scenario analysis across different transition risk pathways.

Our structured assessment methodology evaluates climate risks across four key dimensions: **likelihood** of occurrence across short-, medium-, and long-term horizons; **impact** on financial performance, operations, and strategic objectives; **velocity** at which risks could materialize; and **adaptability** reflecting our capacity to respond effectively. This framework allows us to prioritize climate risks based on their overall significance while considering our mitigation capabilities.

Climate Risk Identification & Assessment Process



5.3 Integration and Mitigation Strategies

Climate risk management is integrated into our broader enterprise risk framework through unified risk assessment criteria, coordinated governance structures, and aligned reporting to the Board of Directors. Our mitigation strategies are proportionate to our organizational scale, focusing on strategic risk mitigation through climate-informed product development, operational risk mitigation leveraging our cloud infrastructure and flexible working models, and reputational risk mitigation through enhanced methodology transparency and stakeholder engagement.

We maintain a forward-looking approach through systematic opportunity identification, assessment based on market potential and strategic alignment, and implementation planning for high-impact opportunities that advance our mission while managing downside risks.

6.

Metrics and Targets: Developing Our Climate Measurement Framework

6.1 Our Measurement Philosophy and Approach

GRESB's approach to climate metrics and targets reflects our unique position as both a provider of sustainability benchmarking services and an organization with our own climate impacts and responsibilities. We believe in measuring what matters—focusing on metrics that drive meaningful action, align with scientific understanding, and support our strategic objectives.

Our measurement framework is built on three core principles: **decision usefulness** to inform strategic decisions and drive operational improvements; **comparability and consistency** applying the same standards of rigor and transparency to our own reporting that we expect from our members; and a **forward-looking perspective** emphasizing metrics that help us understand future risks and opportunities rather than just historical performance.

6.2 Climate-Related Metrics: Establishing Our Baseline and Performance Framework

As an organization committed to climate leadership, we began measuring our greenhouse gas emissions in 2024, establishing our operational carbon footprint baseline. This initial assessment confirmed the emissions profile we expected given GRESB's operational model as a digital-first company with distributed teams.

Operational Emissions Profile

Our measurement confirmed that direct emissions (Scope 1) are minimal due to our business model, with no company-owned assets generating direct GHG emissions. Indirect emissions from purchased energy (Scope 2) are also limited as we operate only from leased or shared office spaces with no ownership or control of the building's energy provision. The most material portion of our footprint lies in value chain emissions (Scope 3), with particular significance in business travel (especially air travel), employee commuting across global locations, cloud-based software infrastructure services, and upstream leased assets.

Performance Metrics Development

Building on our 2024 baseline, we are developing performance metrics that target our most material emissions sources and support a comprehensive carbon reduction strategy prioritizing direct emissions cuts, with verified offsets considered for remaining emissions as we mature organizationally. Our measurement framework tracks product alignment with net-zero transition principles per our Climate Action Plan, alongside comprehensive environmental, social, and governance metrics that meet investor reporting standards and industry best practices.

6.3 Climate-Related Targets: Our Commitments and Aspirations

As a signatory to the Net Zero Financial Service Providers Alliance (NZFSPA), GRESB is committed to achieving net-zero emissions by 2050 or sooner. We are developing comprehensive targets across three key areas to be finalized in 2025:

Operational Emissions

We intend to commit to the Science Based Targets initiative's SME pathway for achieving net zero by 2050, alongside specific targets for reducing business travel emissions through selective travel policies and enhanced virtual collaboration.

Product and Service Alignment

Aligned with our NZFSPA commitments, we are developing targets to increase the percentage of revenue from products and services with high alignment to net-zero principles, improve data coverage for emissions across our benchmarks, and integrate climate scenario analysis capabilities across our core assessment products.

Market Engagement and Education

To fulfill our commitment to advance climate education and engagement, we are developing targets for structured climate education delivery to internal and external stakeholders, active participation in major climate-focused industry collaborations, and engagement with policymakers and standard setters to advocate for effective climate disclosure frameworks.

6.4 Monitoring and Accountability Framework

We are establishing a comprehensive monitoring and accountability framework that includes focused tracking systems with periodic Management Board reviews and Board of Directors updates, exploration of connections between climate objectives and management priorities, regular progress reporting applying transparency principles consistent with our member expectations, and an adaptive approach that periodically reassesses metrics and targets based on emerging insights and stakeholder feedback.

This integrated approach to climate metrics and targets ensures alignment between our organizational commitments and our mission to accelerate the transition to a sustainable built environment, while maintaining the flexibility to evolve with advancing climate science and market expectations.

7.

Conclusion and Forward-Looking Statement

As we conclude this inaugural TCFD report, GRESB stands at a pivotal intersection between global capital markets and the built environment—a sector representing approximately 40% of global greenhouse gas emissions. This unique position gives us both extraordinary responsibility and opportunity to drive meaningful climate action.

Key Insights and Our Path Forward

Throughout this report, three key themes have emerged that will guide our future direction: strategic integration of climate considerations into our business strategy, exemplified by our acquisition of Asset Impact and investment from General Atlantic's BeyondNetZero fund; dual impact approach recognizing that while we are committed to reducing our own emissions, our greatest impact lies in enabling decarbonization across the USD 9 trillion in assets we benchmark; and evolving capabilities as we systematically enhance our governance structures, risk management processes, and product offerings to better support climate-aligned investment decisions.

Our Commitment

As we advance our climate journey, we pledge to maintain the same standards of transparency, rigor, and accountability that we encourage in our members. GRESB embraces its role in influencing how capital flows to real assets, working collaboratively with our members, partners, and the broader financial community to accelerate the transition to a low-carbon economy—transforming how climate risks are assessed, climate opportunities are captured, and how the built environment contributes to a sustainable future.

About GRESB & Asset Impact



As a trusted partner to financial markets across real assets and climate-critical industries, GRESB delivers assessment-based solutions, actionable insights, and granular asset-level data to drive informed investment decisions and support the transition to a more sustainable, robust economy. Since 2009, GRESB has been the premier provider of sustainability data and benchmarks across real assets, serving more than 150 financial institutions and investors worldwide.

Asset Impact is a suite of GRESB products that support the financial sector in assessing and quantifying the climate impact of investments using an asset-based approach. With a focus on the most energy-intensive sectors, Asset Impact products link carbon emissions of physical assets to corporate ownership trees, from direct owners to parent companies and the securities they issue.

Our comprehensive and complementary datasets cover more than 2,200 real estate portfolios, 167 infrastructure funds, and 720 infrastructure assets through the annual GRESB Assessments, collectively valued at USD 9 trillion. And our Asset Impact database includes indicators of 65,000+ companies and 300,000+ physical assets—representing over 75% of global greenhouse gas emissions across 11 of the most carbon-intensive sectors.

Working with financial markets, we are helping drive the world towards a sustainable, resilient, and decarbonized future.

