



Storebrand Eiendomsfond Norge KS

Real Estate Assessment 2021-06-30 22:19:13

SUBMITTED: 2021-06-30 22:19:13

Storebrand Eiendomsfond Norge KS

GRESB Standing Investments Benchmark Report

2021

GRESB
Real Estate
Assessment

Storebrand Eiendomsfond Norge KS Storebrand Asset Management AS



Status: Non-listed
Strategy: Core
Location: Norway
Property Type: Diversified



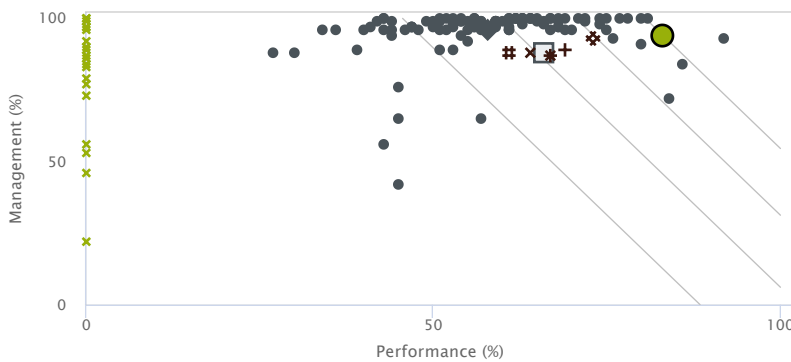
Northern Europe |
Diversified | Core
Out of 113



Rankings



GRESB Model



- This Entity
- ◆ Peer Group Avg.
- Peer Group
- GRESB Average
- GRESB Universe
- + Asia
- x Europe
- * Americas
- * Oceania
- # Globally diversified
- x Entities with only one component submitted

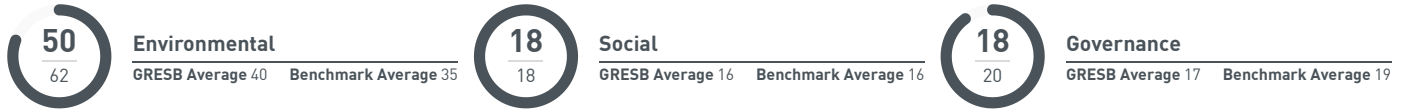


Please use this textbox to explain the results for investors

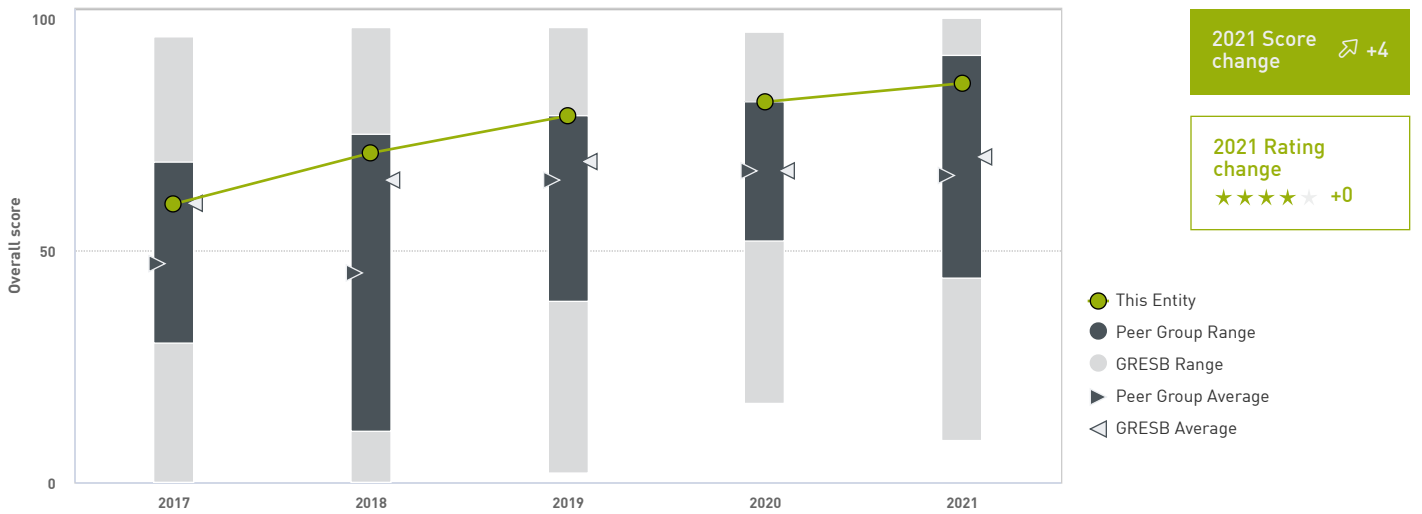
Add the info

Save

ESG Breakdown

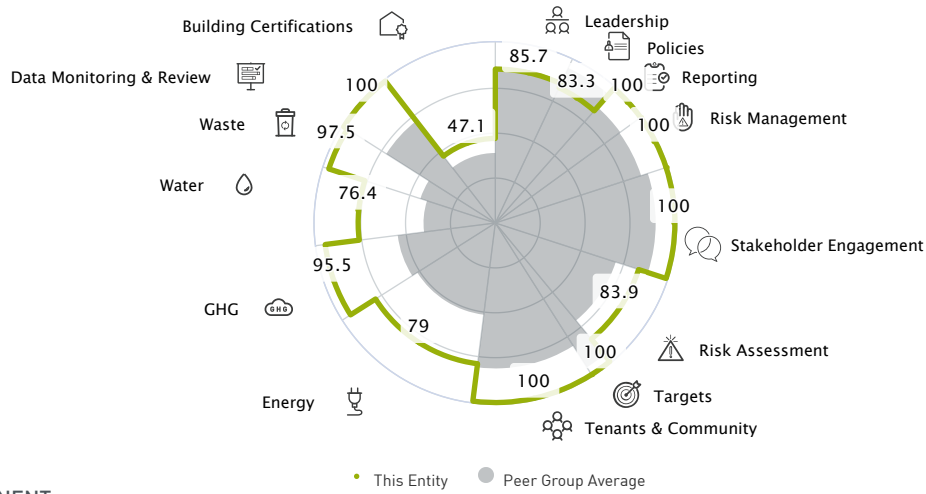


Trend



Note: In 2020, the GRESB Assessment structure fundamentally changed, establishing a new baseline for measuring Performance. As a result, GRESB advises against a direct comparison between 2020 GRESB Scores and prior year results. For more information, see the 2020 Benchmark Reports.

Aspect, Strengths & Opportunities



MANAGEMENT COMPONENT




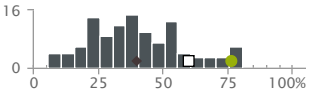

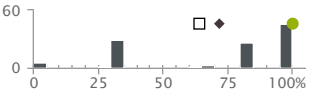
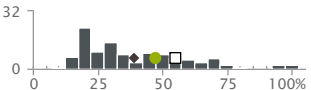
Europe | Core (517 entities)

ASPECT Number of points	Weight in Component	Weight in GRESB Score	Points Obtained	Benchmark Average	Benchmark Distribution
Leadership 7 points	23.3%	7%	6	6.09	
Policies 4.5 points	15%	4.5%	3.75	4.29	
Reporting 3.5 points	11.7%	3.5%	3.5	3.01	
Risk Management 5 points	16.7%	5%	5	4.27	
Stakeholder Engagement 10 points	33.3%	10%	10	8.93	

PERFORMANCE COMPONENT

Northern Europe | Diversified | Core (113 entities)

ASPECT Number of points	Weight in Component	Weight in GRESB Score	Points Obtained	Benchmark Average	Benchmark Distribution
Risk Assessment 9 points	12.9%	9%	7.55	6.34	
Targets 2 points	2.9%	2%	2	1.9	

ASPECT Number of points	Weight in Component	Weight in GRESB Score	Points Obtained	Benchmark Average	Benchmark Distribution
 Tenants & Community 11 points	15.7%	11%	11	8.91	
 Energy 14 points	20%	14%	11.06	7.21	
 GHG 7 points	10%	7%	6.68	3.84	
 Water 7 points	10%	7%	5.35	2.8	
 Waste 4 points	5.7%	4%	3.9	1.76	
 Data Monitoring & Review 5.5 points	7.9%	5.5%	5.5	3.96	
 Building Certifications 10.5 points	15%	10.5%	4.94	4.1	

Entity & Peer Group Characteristics

This entity		Peer Group (113 entities)	
Primary Geography:	Norway	Primary Geography:	Northern Europe
Primary Sector:	Diversified	Primary Sector:	Diversified
Nature of the Entity:	Private (non-listed) entity	Nature of the Entity:	Core
Total GAV:	\$1.67 Billion	Average GAV:	\$1.29 Billion
Reporting Period:	Calendar year		
Regional allocation of assets	100% Norway		90% United Kingdom 4% Sweden 2% Finland 2% Norway 2% Estonia < 1% Lithuania < 1% Latvia < 1% United States of America < 1% Republic of Korea < 1% Canada < 1% Italy

Sector allocation of assets	45% Office: Corporate 28% Industrial: Distribution Warehouse 14% Hotel 12% Retail: Retail Centers	22% Retail: Retail Centers 18% Industrial: Distribution Warehouse 16% Office: Corporate 7% Industrial: Industrial Park 6% Hotel 5% Retail: High Street 3% Industrial: Manufacturing 3% Mixed use: Office/Retail 2% Residential: Student Housing 2% Retail: Restaurants/Bars 2% Office: Other 2% Mixed use: Other 2% Lodging, Leisure & Recreation: Other 2% Residential: Multi-Family 1% Office: Business Park 1% Lodging, Leisure & Recreation: Fitness Center 1% Retail: Other < 1% Other < 1% Healthcare: Senior Homes < 1% Residential: Other < 1% Education: University < 1% Industrial: Other < 1% Healthcare: Healthcare Center < 1% Other: Parking (Indoors) < 1% Technology/Science: Data Center < 1% Residential: Family Homes < 1% Education: School < 1% Mixed use: Office/Residential < 1% Technology/Science: Laboratory/Life Sciences < 1% Mixed use: Office/Industrial < 1% Education: Other < 1% Office: Medical Office < 1% Lodging, Leisure & Recreation: Swimming Center < 1% Other: Self-Storage < 1% Residential: Retirement Living < 1% Lodging, Leisure & Recreation: Indoor Arena < 1% Healthcare: Other < 1% Lodging, Leisure & Recreation: Performing Arts < 1% Education: Library
Control	62% Landlord controlled 38% Tenant controlled	79% Tenant controlled 21% Landlord controlled

Peer Group Constituents

Aberdeen Standard Investments (14)	AEW Europe (2)	Aviva Investors (10)
BlackRock (2)	BMO Real Estate Partners (1)	Canada Life (1)
CBRE Global Investors (26)	CCLA Investment Management (1)	CCLA Investment Management Ltd (1)
Cordatus Partners (1)	DTZ Investors Ltd (7)	East Capital Real Estate (2)
EFTEN Capital (1)	Fiera Real Estate Investments Limited (1)	Hermes Real Estate (1)
Knight Frank Investment Management (1)	Legal & General Property (2)	Legal and General Property (6)
LGIM Real Assets (1)	Local Tapiola Real Estate Asset Management Ltd. (1)	Lothbury Investment Management Limited (2)
M&G Real Estate (6)	Novi Real Estate (1)	Nuveen Real Estate (2)
Peel Holdings (Media) Limited (1)	PGIM Real Estate (1)	Royal London (3)
Savills Investment Management (2)	Savills Investment Management LLP (1)	Schroder Real Estate Investment Management Limited (1)
Storebrand Fastigheter AB (1)	Threadneedle Portfolio Services Limited (4)	Tritax Management LLP (1)
UBS Asset Management (1)	Universities Superannuation Scheme (1)	Varma Mutual Pension Insurance Company (1)
Waypoint Investment Management Limited (1)		