



Storebrand Eiendom Trygg AS

Real Estate Assessment 2021-06-30 22:20:49

SUBMITTED: 2021-06-30 22:20:49

Storebrand Eiendom Trygg AS

GRESB Standing Investments Benchmark Report

2021
GRESB
Real Estate
Assessment

Storebrand Eiendom Trygg AS Storebrand Asset Management AS



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



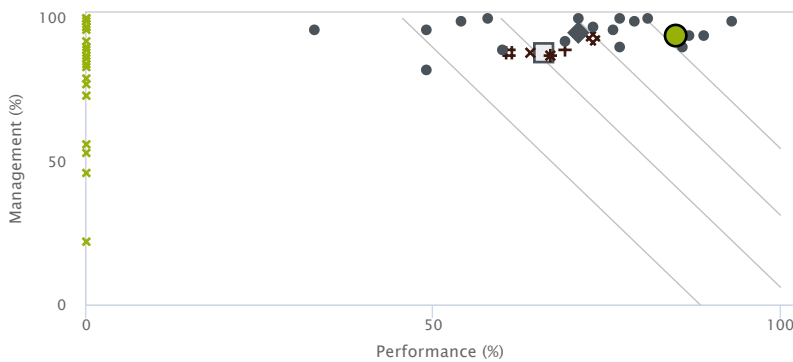
Northern Europe | Diversified - Office/Retail | Core
 Out of 19



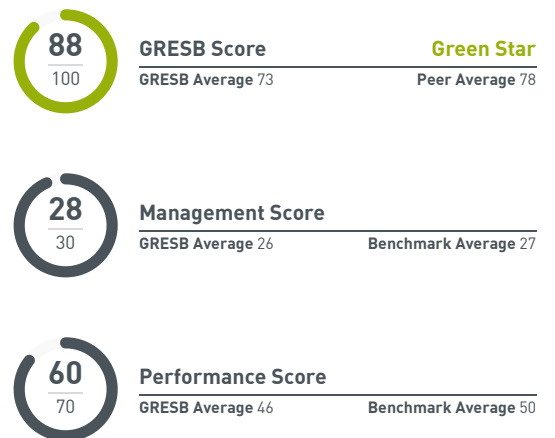
Rankings



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

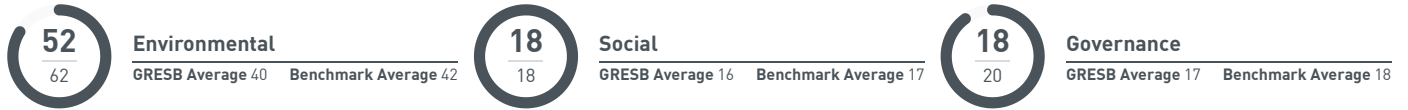


Please use this textbox to explain the results for investors

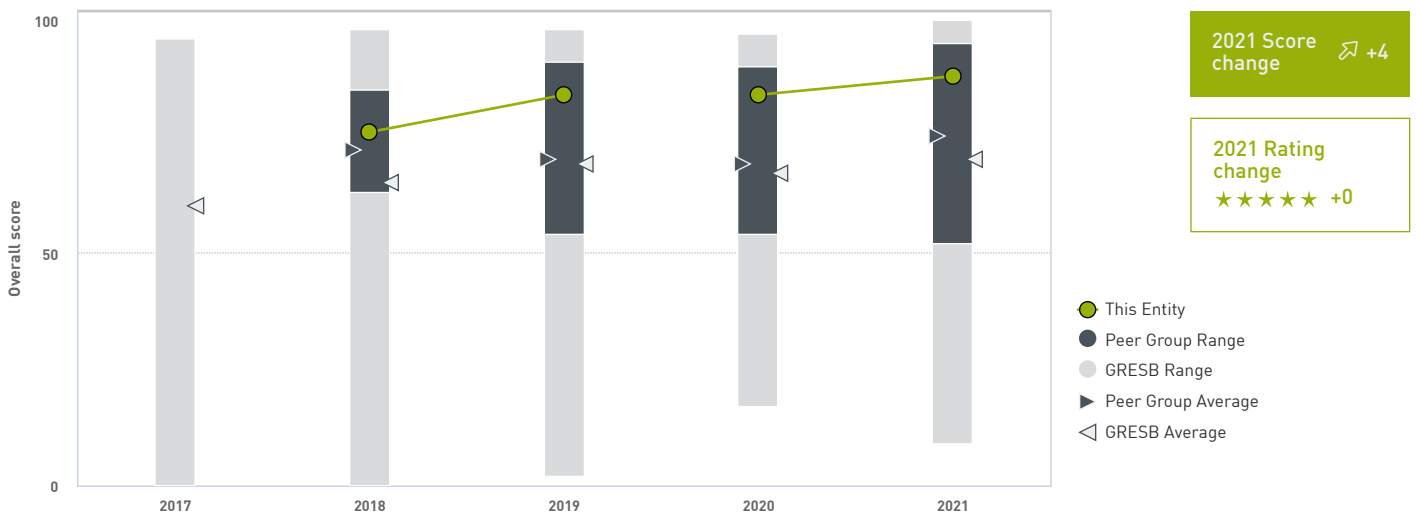
Add the info

Save

ESG Breakdown

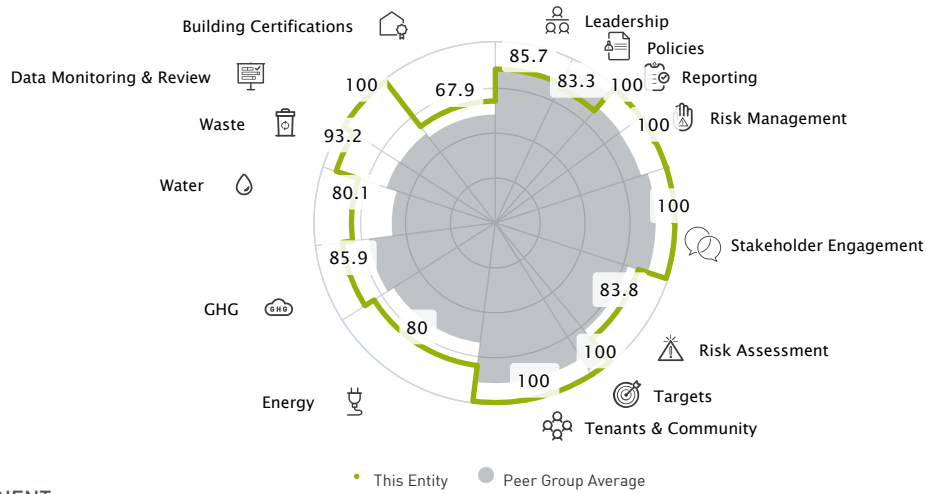


Trend



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


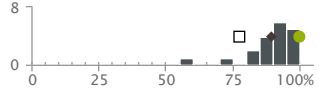

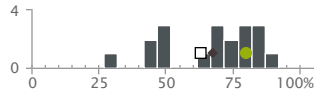

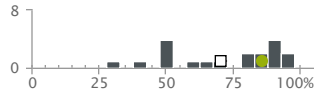

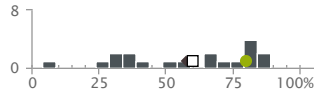

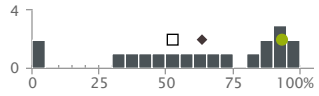

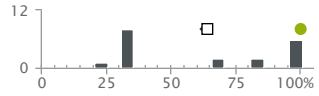

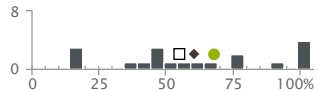
Europe | Core (517 entities)

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 - Office/Retail | Core (19 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%	7.54	6.99	
Targets 2 points	2.9%	2%	2	1.94	

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	9.82	
 Energy 14 points	20%	14%	11.2	9.41	
 GHG 7 points	10%	7%	6.02	4.97	
 Water 7 points	10%	7%	5.61	4.04	
 Waste 4 points	5.7%	4%	3.73	2.54	
 Data Monitoring & Review 5.5 points	7.9%	5.5%	5.5	3.46	
 Building Certifications 10.5 points	15%	10.5%	7.13	6.34	

Entity & Peer Group Characteristics

This entity		Peer Group (19 entities)	
Primary Geography:	Norway	Primary Geography:	Northern Europe
Primary Sector:	Diversified - Office/Retail	Primary Sector:	Diversified - Office/Retail
Nature of the Entity:	Private (non-listed) entity	Nature of the Entity:	Core
Total GAV:	\$1.63 Billion	Average GAV:	\$1.28 Billion
Reporting Period:	Calendar year		
Regional allocation of assets	100% Norway		42% United Kingdom 22% Norway 16% Ireland 9% Sweden 7% Finland 3% Denmark < 1% Russian Federation

Sector allocation of assets	64% Office: Corporate 28% Retail: Retail Centers 6% Other: Parking (Indoors) 1% Retail: High Street < 1% Retail: Other	42% Office: Corporate 24% Retail: Retail Centers 7% Retail: High Street 7% Mixed use: Office/Retail 6% Industrial: Distribution Warehouse 4% Office: Other 2% Mixed use: Other 2% Retail: Other 2% Hotel 2% Office: Business Park < 1% Other: Parking (Indoors) < 1% Education: School < 1% Lodging, Leisure & Recreation: Other < 1% Residential: Multi-Family < 1% Industrial: Industrial Park < 1% Retail: Restaurants/Bars < 1% Industrial: Manufacturing < 1% Residential: Family Homes < 1% Lodging, Leisure & Recreation: Fitness Center < 1% Technology/Science: Data Center < 1% Mixed use: Office/Industrial < 1% Residential: Other
Control	100% Landlord controlled 0% Tenant controlled	54% Landlord controlled 46% Tenant controlled

Peer Group Constituents

Aberdeen Standard Investments (2)	Aviva Investors (2)	CBRE Global Investors (1)
DNB Real Estate Investment Management (1)	Genesta Property Nordic (1)	IPUT plc (1)
Irish Life Investment Managers (1)	Kames Capital Plc (2)	LGIM Real Assets (1)
NBIM (1)	Niam AB (1)	Sponda Plc (1)
Storebrand Asset Management AS (1)	The Crown Estate (2)	

Validation

GRESB Validation

Automatic	Automatic validation is integrated into the portal as participants fill out their Assessments, and consists of errors and warnings displayed in the portal to ensure that Assessment submissions are complete and accurate.	
Manual	Manual validation takes place after submission, and consists of document and text review to check that the answers provided in Assessment are supported by sufficient evidence. The manual validation process reviews the content of all Assessment submissions for accuracy and consistency.	
Boundaries	The evidence provided in Performance R1.1 Reporting Characteristics is reviewed for a subset of participants to confirm that all direct real estate assets held by the reporting entity during the reporting year are included in the reporting boundaries.	Not Selected

Asset-level Data Validation

Logic Checks	There is a comprehensive set of validation rules implemented for asset-level reporting. These rules consist of logical checks on the relationships between different data fields in the Asset Portal. These errors appear in red around the relevant fields in the Asset Portal Data Editor, along with a message explaining the error. Participants cannot aggregate their asset data to the portfolio level, and therefore cannot submit their Performance Component, until all validation errors are resolved.
Outlier Detection	Based on statistical modelling, GRESB identifies outliers in reported performance data for selected indicators in the Real Estate Performance Component. This analysis is performed to ensure that all participating entities included in the benchmarking and scoring process are compared based on a fair, quality-controlled dataset.