

15-Asset Office Portfolio -- First GRESB Qualification

The Challenge

Portfolio had never qualified for GRESB. 4 assets had coverage below 75%. Fund manager assumed data was complete.

EDRA(TM) Initial Assessment

EDRA Score	B Score	C Score	G Score
42	38	0 (gated)	55

Status Band: Dependent Mode

Reason Codes:

- COVERAGE_LT_75 (4 assets)
- COMPLETENESS_LT_75 (2 assets)

What EDRA(TM) Did

- Metering boundary audit across all 15 assets
- Tenant data collection program initiated
- 2 sub-meters installed for gap coverage
- Coverage validation against GRESB thresholds

Results After Data Completion

EDRA Score	B Score	C Score	G Score
71	78	62	68

Status Band: Decision-Grade

Reason Codes:

- All coverage codes resolved

Timeline: 3 weeks