

# EDRA+

## ESG Data Readiness Assessment

A scored, codified diagnostic of portfolio data integrity across energy, water, and waste — benchmarked against framework thresholds and certification eligibility.

ASSETS

23

Multifamily portfolio

TOTAL GFA

5.76M

Square feet

REPORTING YEAR

2025

Calendar year

ENGAGEMENT

Tier 1

Free Diagnosis

PREPARED FOR

Sample Portfolio Holdings

[Anonymised — illustrative client]

PREPARED BY

EDRA · A product of Outsourcing Hub India

[edraindex.com](http://edraindex.com)

*Know it. Fix it. Report it.*

[edraindex.com](http://edraindex.com)

01 · SCORE SUMMARY

# Portfolio readiness *at a glance.*

A weighted, GFA-confidence-adjusted readiness score across 23 multifamily assets. The score sits in the Transition Mode band — usable for internal review, not yet ready for certification submission.

# 23

Total assets across one property type (multifamily). Geographic mix not disclosed in this report.

# 5.76M

Square feet of gross floor area. Average asset size 250,270 sqft.

# 3

Utility tracks assessed independently — Energy, Water, Waste — each gated by data integrity.

PORTFOLIO READINESS

# 65

/100

TRANSITION MODE

"Data reliable enough for internal review. Material gaps prevent certification submission without remediation."

<h2 style="margin: 0;">Energy</h2> <p style="font-size: 10px; color: #666;">Energy Star performance metrics, gated by completeness and coverage thresholds.</p> <h1 style="font-size: 36px; margin: 10px 0;">68.0</h1> <p style="font-size: 18px; margin: 0;">/100</p> <table style="width: 100%; font-size: 12px; margin-top: 10px;"> <tr> <td style="width: 15%;">TRACKED</td> <td style="text-align: right; font-weight: bold;">23 / 23</td> </tr> <tr> <td>ELIGIBLE</td> <td style="text-align: right; font-weight: bold;">17 / 23</td> </tr> </table>	TRACKED	23 / 23	ELIGIBLE	17 / 23	<h2 style="margin: 0;">Water</h2> <p style="font-size: 10px; color: #666;">Consumption intensity (gallons/sqft), with coverage and completeness gating.</p> <h1 style="font-size: 36px; margin: 10px 0;">60.5</h1> <p style="font-size: 18px; margin: 0;">/100</p> <table style="width: 100%; font-size: 12px; margin-top: 10px;"> <tr> <td style="width: 15%;">TRACKED</td> <td style="text-align: right; font-weight: bold;">22 / 23</td> </tr> <tr> <td>ELIGIBLE</td> <td style="text-align: right; font-weight: bold;">10 / 23</td> </tr> </table>	TRACKED	22 / 23	ELIGIBLE	10 / 23	<h2 style="margin: 0;">Waste</h2> <p style="font-size: 10px; color: #666;">GRESB-aligned: 60% diversion rate + 40% intensity. Requires 9-month minimum data.</p> <h1 style="font-size: 36px; margin: 10px 0;">46.9</h1> <p style="font-size: 18px; margin: 0;">/100</p> <table style="width: 100%; font-size: 12px; margin-top: 10px;"> <tr> <td style="width: 15%;">TRACKED</td> <td style="text-align: right; font-weight: bold;">20 / 23</td> </tr> <tr> <td>ELIGIBLE</td> <td style="text-align: right; font-weight: bold;">0 / 23</td> </tr> </table>	TRACKED	20 / 23	ELIGIBLE	0 / 23
TRACKED	23 / 23													
ELIGIBLE	17 / 23													
TRACKED	22 / 23													
ELIGIBLE	10 / 23													
TRACKED	20 / 23													
ELIGIBLE	0 / 23													

**KEY FINDINGS**

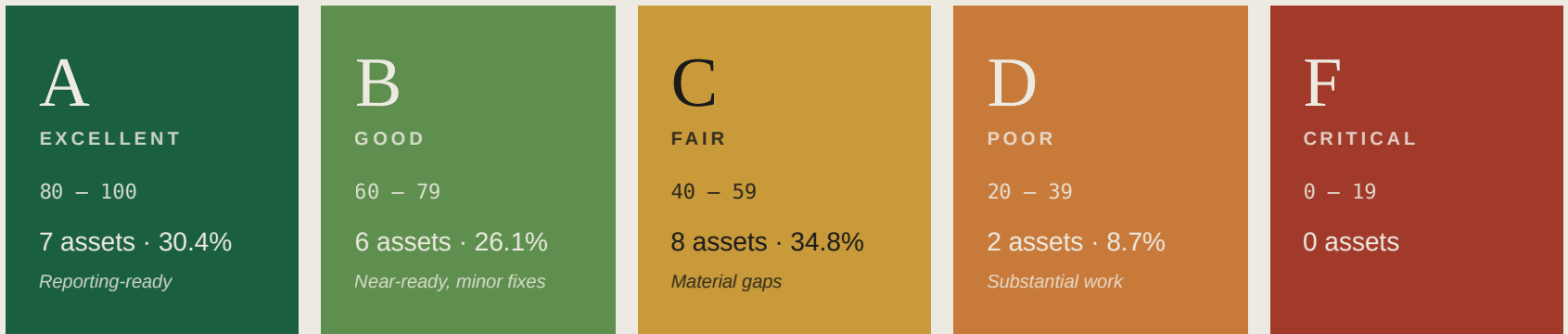
- Energy is the strongest track.** 17 of 23 assets eligible for Energy Star scoring; 13 already in B-band or better.
- Water has a coverage problem, not a tracking one.** 22 of 23 tracked, but only 10 pass the eligibility gate.
- Waste is portfolio-wide blocked.** Zero assets meet the 9-month minimum required for GRESB diversion scoring.
- One asset (Asset Quebec) requires triage.** Failing across all three utilities — the lowest scorer in every track.

02 · PERFORMANCE DISTRIBUTION

# Where the portfolio sits, *asset by asset.*

Energy performance band distribution across 23 assets. Bands are applied uniformly across utilities, with thresholds inherited from Energy Star quintile logic.

ENERGY PERFORMANCE DISTRIBUTION



FRAMEWORK ALIGNMENT · WHERE THIS PORTFOLIO STANDS TODAY

<p><b>GRESB</b></p> <p><b>Real Estate Assessment</b> · Submission viable but not optimal. Energy strong; water and waste require remediation.</p>	<p><b>ENERGY STAR</b></p> <p><b>Portfolio Manager</b> · 17 of 23 assets eligible for performance scoring today.</p>	<p><b>LEED O+M / EBOM</b></p> <p><b>Existing Buildings</b> · Not ready. Waste tracking falls below minimum thresholds.</p>
<p><b>BREEAM In-Use</b></p> <p>Submission feasible after water and waste remediation; 4–8 weeks of work.</p>	<p><b>CDP Climate</b></p> <p>Energy data sufficient for current cycle. Assured-ready after EDRA+ engagement.</p>	<p><b>Audit / Assurance</b></p> <p>Audit trail incomplete. Recoverable through Phase 2 (Fix It) of EDRA+.</p>

Multifamily	ENERGY		WATER		WASTE	
	23 assets · 5.76M sqft · Avg 250K sqft	AVG	65.0	AVG	59.1	AVG
	TRACKED	17/23	TRACKED	22/23	TRACKED	20/23
	B-SCORE	75.6	B-SCORE	78.2	B-SCORE	64.3
	C-SCORE	50.4	C-SCORE	30.4	C-SCORE	0.0

03 · UTILITY-SPECIFIC ANALYSIS

# Each track scored *independently*.

EDRA scores each utility against its own gating logic. A portfolio can be reporting-ready in one track and blocked in another — the breakdown below shows where remediation effort delivers the most value.

UTILITY TRACK	PORTFOLIO	ELIGIBLE	TOP BLOCKERS
<b>Energy</b> <i>Gated by data completeness and coverage thresholds.</i>	<b>68.0</b> <i>vs. avg 65.0</i>	<b>17/23</b> <i>73.9% of portfolio</i>	<b>6 assets blocked on completeness</b> <i>All under 60% data months</i>
<b>Why some assets fall out</b> Energy completeness varies dramatically — from 0% (Quebec, Alpha) to 100% (top quartile). The six blocked assets share a common pattern: <code>ENERGY_COMPLETENESS_LT_75</code> — fewer than 9 months of utility billing data on file. Data sourcing through Phase 2 (Fix It) typically resolves all six within 4–6 weeks.			

UTILITY TRACK	PORTFOLIO	ELIGIBLE	TOP BLOCKERS
<b>Water</b> <i>Consumption intensity (gallons/sqft) with coverage and completeness gating.</i>	<b>60.5</b> <i>vs. avg 61.3</i>	<b>10/23</b> <i>43.5% of portfolio</i>	<b>12 assets · Completeness</b> <i>Tracked but partial coverage</i>
<b>Why the gap matters</b> Water tracking is high (22 of 23) — but coverage is the structural failure. The dominant block is <code>WATER_COMPLETENESS_LT_75</code> : meters exist, but full-period coverage is missing. This is typically a tenant-data-collection problem, not a system problem. EDRA+ tenant outreach closes most of these in one cycle.			

UTILITY TRACK	PORTFOLIO	ELIGIBLE	TOP BLOCKERS
<b>Waste</b> <i>GRESB-aligned</i> <i>60% diversion rate + 40% intensity. 9-month minimum data requirement.</i>	<b>46.9</b> <i>vs. avg 46.4</i>	<b>0/23</b> <i>Portfolio-wide blocked</i>	<b>19 · 9-month rule</b> <i>1 · No analysis year</i>
<b>The structural break</b> Every tracked asset fails the same gate: <code>WASTE_COMPLETENESS_BELOW_9_MONTHS</code> . Diversion data exists for fewer than three quarters of the year on every asset assessed. This is a haulier-reporting cadence problem — not a measurement problem. Recoverable by Phase 2 (Fix It), but requires haulier-level data partnership, not tenant outreach.			

## 04 · PRIORITY ROADMAP

# What to fix first, *ranked by lift.*

The five highest-impact remediation actions for this portfolio. Estimated lift assumes Phase 2 (Fix It) execution — sourcing, cleaning, and completing data through tenant outreach, haulier engagement, and historical reconstruction.

01	<p><b>Recover the 9-month waste data gap across 19 assets</b></p> <p>Engage haulier partners to back-fill diversion and disposal records to a 9-month minimum on every tracked asset. This is the single biggest unlock — moves 19 assets from "Not Eligible" to "Submission Ready" on the waste track. Likely root cause: haulier-reporting cadence, not measurement gaps.</p>	<p>PORTFOLIO LIFT</p> <p><b>+15.2</b></p>
02	<p><b>Close the energy completeness gap on 6 blocked assets</b></p> <p>Source missing utility billing months for the six assets currently blocked under ENERGY_COMPLETENESS_LT_75 . Alpha, Echo, Foxtrot, Juliet, Papa, Quebec — all under 60% completeness. Sourcing through utility portals and tenant outreach typically resolves within 4–6 weeks.</p>	<p>PORTFOLIO LIFT</p> <p><b>+6.4</b></p>
03	<p><b>Resolve water completeness on 12 tracked assets</b></p> <p>Fill the gap between "tracked" and "eligible" — water meters exist, but coverage is partial. Tenant outreach closes most of these in one reporting cycle. Highest priority: assets with B-Score above 75 already (Delta, Mike, Oscar) where completeness is the only remaining block.</p>	<p>PORTFOLIO LIFT</p> <p><b>+4.1</b></p>
04	<p><b>Triage Asset Quebec as a single-asset workstream</b></p> <p>Sole asset failing across all three utilities (Energy 25.9, Water 12.0, Waste 12.0). Energy coverage at 0%, no utility meters reported. Likely a data-pipeline failure rather than a real performance issue. Resolve as an isolated investigation before treating it as a fix candidate.</p>	<p>PORTFOLIO LIFT</p> <p><b>+1.8</b></p>
05	<p><b>Onboard the 3 untracked waste assets to a measurement program</b></p> <p>Foxtrot, Tango, Quebec currently have no waste tracking on record. Initiate haulier engagement and tenant communication for waste-stream visibility. Lower lift than items 1–3 but eliminates a structural blocker for the next reporting cycle.</p>	<p>PORTFOLIO LIFT</p> <p><b>+1.2</b></p>

05 · ASSET-LEVEL HEAT MAP

# Every asset, every utility — *at a glance.*

Twenty assets shown (3 omitted from source detail). Cells coloured by EDRA score band: deep green = A, light green = B, amber = C, light red = D, deep red = F.

#	ASSET	GFA	ENERGY	WATER	WASTE
1	Asset Alpha	123K	37.2	45.3	45.3
2	Asset Bravo	161K	65.9	69.0	41.3
3	Asset Charlie	201K	80.9	84.0	49.3
4	Asset Delta	145K	83.9	47.5	45.3
5	Asset Echo	311K	50.6	53.3	53.3
6	Asset Foxtrot	210K	46.6	51.5	16.0
7	Asset Golf	123K	58.1	63.0	49.3
8	Asset Hotel	104K	59.9	49.3	49.3
9	Asset India	507K	56.1	61.0	47.3
10	Asset Juliet	48K	46.1	49.3	49.3
11	Asset Kilo	118K	79.9	83.0	41.3
12	Asset Lima	467K	87.0	49.3	49.3
13	Asset Mike	195K	84.3	47.5	45.3
14	Asset November	742K	54.5	47.5	45.3
15	Asset Oscar	276K	83.9	87.0	45.3
16	Asset Papa	210K	44.4	87.0	45.3
17	Asset Quebec	198K	25.9	N/T	N/T
18	Asset Romeo	136K	65.9	41.3	41.3
19	Asset Sierra	303K	68.6	43.5	41.3
20	Asset Tango	79K	80.9	84.0	N/T

■ A · Excellent (80+)
 ■ B · Good (60–79)
 ■ C · Fair (40–59)
 ■ D · Poor (20–39)
 ■ F · Critical (<20)
 ■ N/T · Not Tracked

## 06 · METHODOLOGY OVERVIEW

# How EDRA scores *are produced.*

A three-plane scoring framework. Each plane is independently evaluated, with Plane C performance gated by Plane B data integrity — meaning portfolios cannot earn performance points on data that has not first cleared the integrity bar.

## PLANE A

## Asset Context *G-Score*

Non-gating contextual factors including building vintage, technology density, operating intensity, and irrigation practices. Captures "why is this building hard to score" without penalising it.

## PLANE B

## Data Integrity *B-Score*

Five components measuring data quality. The EDRA+ thesis sits here: **most ESG problems are not reporting problems — they are data problems.** A portfolio cannot earn meaningful performance credit until it clears the integrity bar.

## B1

Completeness

*Months with data*

## B2

Coverage

*% floor area metered*

## B3

Continuity

*Gap analysis*

## B4

Structural Integrity

*Field validation*

## B5

Assurance

*Governance & verification*

## PLANE C

## Performance *C-Score*

Utility-specific performance metrics — **gated by Plane B data integrity thresholds.** Energy uses Energy Star (1–100). Water uses consumption intensity (gallons/sqft). Waste follows GRESB methodology: 60% diversion rate + 40% intensity (kg/m<sup>2</sup>).

## COMPOSITE SCORING

Plane A, Plane B, and Plane C scores are combined into a single weighted EDRA score, then **GFA- and confidence-adjusted at the portfolio level.** Performance points cannot accrue until data integrity gates are cleared — a structural safeguard against scoring poor-quality data favourably. *Full weighting structure and gating thresholds are proprietary to EDRA and available under engagement.*

APPENDIX A · ASSET DETAIL

# Asset-by-asset *scorecards.*

Detailed scoring for assets 1–10. Each card shows EDRA scores and status across all three utility tracks, plus the principal blocking codes for any non-eligible assets.

<p><b>1 · Asset Alpha</b> <span style="float: right;"><i>Multifamily</i> 123,372 sqft</span></p> <hr/> <table border="0"> <tr> <td>ENERGY</td> <td>WATER</td> <td>WASTE</td> </tr> <tr> <td><b>37.2</b> BLOCKED</td> <td><b>45.3</b> TRACKED</td> <td><b>45.3</b> TRACKED</td> </tr> </table> <hr/> <p><b>Energy</b> COMPLETENESS_0% · WATER_LT_75 · NO_ANALYSIS_YEAR</p>	ENERGY	WATER	WASTE	<b>37.2</b> BLOCKED	<b>45.3</b> TRACKED	<b>45.3</b> TRACKED	<p><b>2 · Asset Bravo</b> <span style="float: right;"><i>Multifamily</i> 161,384 sqft</span></p> <hr/> <table border="0"> <tr> <td>ENERGY</td> <td>WATER</td> <td>WASTE</td> </tr> <tr> <td><b>65.9</b> ELIGIBLE</td> <td><b>69.0</b> TRACKED</td> <td><b>41.3</b> TRACKED</td> </tr> </table> <hr/> <p><b>Waste</b> COMPLETENESS_BELOW_9_MONTHS</p>	ENERGY	WATER	WASTE	<b>65.9</b> ELIGIBLE	<b>69.0</b> TRACKED	<b>41.3</b> TRACKED
ENERGY	WATER	WASTE											
<b>37.2</b> BLOCKED	<b>45.3</b> TRACKED	<b>45.3</b> TRACKED											
ENERGY	WATER	WASTE											
<b>65.9</b> ELIGIBLE	<b>69.0</b> TRACKED	<b>41.3</b> TRACKED											
<p><b>3 · Asset Charlie</b> <span style="float: right;"><i>Multifamily</i> 201,088 sqft</span></p> <hr/> <table border="0"> <tr> <td>ENERGY</td> <td>WATER</td> <td>WASTE</td> </tr> <tr> <td><b>80.9</b> ELIGIBLE</td> <td><b>84.0</b> TRACKED</td> <td><b>49.3</b> TRACKED</td> </tr> </table> <hr/> <p><b>Waste</b> COMPLETENESS_BELOW_9_MONTHS</p>	ENERGY	WATER	WASTE	<b>80.9</b> ELIGIBLE	<b>84.0</b> TRACKED	<b>49.3</b> TRACKED	<p><b>4 · Asset Delta</b> <span style="float: right;"><i>Multifamily</i> 145,000 sqft</span></p> <hr/> <table border="0"> <tr> <td>ENERGY</td> <td>WATER</td> <td>WASTE</td> </tr> <tr> <td><b>83.9</b> ELIGIBLE</td> <td><b>47.5</b> TRACKED</td> <td><b>45.3</b> TRACKED</td> </tr> </table> <hr/> <p><b>Water</b> COMPLETENESS_LT_75 · <b>Waste</b> 9_MONTHS</p>	ENERGY	WATER	WASTE	<b>83.9</b> ELIGIBLE	<b>47.5</b> TRACKED	<b>45.3</b> TRACKED
ENERGY	WATER	WASTE											
<b>80.9</b> ELIGIBLE	<b>84.0</b> TRACKED	<b>49.3</b> TRACKED											
ENERGY	WATER	WASTE											
<b>83.9</b> ELIGIBLE	<b>47.5</b> TRACKED	<b>45.3</b> TRACKED											
<p><b>5 · Asset Echo</b> <span style="float: right;"><i>Multifamily</i> 310,829 sqft</span></p> <hr/> <table border="0"> <tr> <td>ENERGY</td> <td>WATER</td> <td>WASTE</td> </tr> <tr> <td><b>50.6</b> BLOCKED</td> <td><b>53.3</b> TRACKED</td> <td><b>53.3</b> TRACKED</td> </tr> </table> <hr/> <p><b>Energy</b> COMPLETENESS_18.8% · <b>Water</b> LT_75 · <b>Waste</b> 9_MONTHS</p>	ENERGY	WATER	WASTE	<b>50.6</b> BLOCKED	<b>53.3</b> TRACKED	<b>53.3</b> TRACKED	<p><b>6 · Asset Foxtrot</b> <span style="float: right;"><i>Multifamily</i> 209,874 sqft</span></p> <hr/> <table border="0"> <tr> <td>ENERGY</td> <td>WATER</td> <td>WASTE</td> </tr> <tr> <td><b>46.6</b> BLOCKED</td> <td><b>51.5</b> TRACKED</td> <td><b>16.0</b> NOT TRACKED</td> </tr> </table> <hr/> <p><b>Energy</b> COMPLETENESS_8.3% · <b>Waste</b> NOT_TRACKED</p>	ENERGY	WATER	WASTE	<b>46.6</b> BLOCKED	<b>51.5</b> TRACKED	<b>16.0</b> NOT TRACKED
ENERGY	WATER	WASTE											
<b>50.6</b> BLOCKED	<b>53.3</b> TRACKED	<b>53.3</b> TRACKED											
ENERGY	WATER	WASTE											
<b>46.6</b> BLOCKED	<b>51.5</b> TRACKED	<b>16.0</b> NOT TRACKED											
<p><b>7 · Asset Golf</b> <span style="float: right;"><i>Multifamily</i> 123,226 sqft</span></p> <hr/> <table border="0"> <tr> <td>ENERGY</td> <td>WATER</td> <td>WASTE</td> </tr> <tr> <td><b>58.1</b> ELIGIBLE</td> <td><b>63.0</b> TRACKED</td> <td><b>49.3</b> TRACKED</td> </tr> </table> <hr/> <p><b>Waste</b> COMPLETENESS_BELOW_9_MONTHS</p>	ENERGY	WATER	WASTE	<b>58.1</b> ELIGIBLE	<b>63.0</b> TRACKED	<b>49.3</b> TRACKED	<p><b>8 · Asset Hotel</b> <span style="float: right;"><i>Multifamily</i> 104,208 sqft</span></p> <hr/> <table border="0"> <tr> <td>ENERGY</td> <td>WATER</td> <td>WASTE</td> </tr> <tr> <td><b>59.9</b> ELIGIBLE</td> <td><b>49.3</b> TRACKED</td> <td><b>49.3</b> TRACKED</td> </tr> </table> <hr/> <p><b>Water</b> LT_75 · <b>Waste</b> 9_MONTHS</p>	ENERGY	WATER	WASTE	<b>59.9</b> ELIGIBLE	<b>49.3</b> TRACKED	<b>49.3</b> TRACKED
ENERGY	WATER	WASTE											
<b>58.1</b> ELIGIBLE	<b>63.0</b> TRACKED	<b>49.3</b> TRACKED											
ENERGY	WATER	WASTE											
<b>59.9</b> ELIGIBLE	<b>49.3</b> TRACKED	<b>49.3</b> TRACKED											
<p><b>9 · Asset India</b> <span style="float: right;"><i>Multifamily</i> 506,584 sqft</span></p> <hr/> <table border="0"> <tr> <td>ENERGY</td> <td>WATER</td> <td>WASTE</td> </tr> <tr> <td><b>56.1</b> ELIGIBLE</td> <td><b>61.0</b> TRACKED</td> <td><b>47.3</b> TRACKED</td> </tr> </table> <hr/> <p><b>Waste</b> COMPLETENESS_BELOW_9_MONTHS</p>	ENERGY	WATER	WASTE	<b>56.1</b> ELIGIBLE	<b>61.0</b> TRACKED	<b>47.3</b> TRACKED	<p><b>10 · Asset Juliet</b> <span style="float: right;"><i>Multifamily</i> 48,466 sqft</span></p> <hr/> <table border="0"> <tr> <td>ENERGY</td> <td>WATER</td> <td>WASTE</td> </tr> <tr> <td><b>46.1</b> BLOCKED</td> <td><b>49.3</b> TRACKED</td> <td><b>49.3</b> TRACKED</td> </tr> </table> <hr/> <p><b>Energy</b> COMPLETENESS_25% · <b>Water</b> LT_75 · <b>Waste</b> 9_MONTHS</p>	ENERGY	WATER	WASTE	<b>46.1</b> BLOCKED	<b>49.3</b> TRACKED	<b>49.3</b> TRACKED
ENERGY	WATER	WASTE											
<b>56.1</b> ELIGIBLE	<b>61.0</b> TRACKED	<b>47.3</b> TRACKED											
ENERGY	WATER	WASTE											
<b>46.1</b> BLOCKED	<b>49.3</b> TRACKED	<b>49.3</b> TRACKED											

APPENDIX A · ASSET DETAIL (CONTINUED)

# Assets 11–20.

Detailed scoring for the remaining shown assets. Three additional assets in the portfolio (21–23) are reflected in the totals but were not included in the asset-level detail of the source extract.

11 · Asset Kilo *Multifamily*  
118,076 sqft

ENERGY	WATER	WASTE
79.9 ELIGIBLE	83.0 TRACKED	41.3 TRACKED

Waste COMPLETENESS\_BELOW\_9\_MONTHS

12 · Asset Lima *Multifamily*  
466,922 sqft

ENERGY	WATER	WASTE
87.0 ELIGIBLE	49.3 TRACKED	49.3 TRACKED

Water LT\_75 · Waste 9\_MONTHS

13 · Asset Mike *Multifamily*  
195,168 sqft

ENERGY	WATER	WASTE
84.3 ELIGIBLE	47.5 TRACKED	45.3 TRACKED

Water LT\_75 · Waste 9\_MONTHS

14 · Asset November *Multifamily*  
741,888 sqft

ENERGY	WATER	WASTE
54.5 ELIGIBLE	47.5 TRACKED	45.3 TRACKED

Water LT\_75 · Waste 9\_MONTHS

15 · Asset Oscar *Multifamily*  
275,828 sqft

ENERGY	WATER	WASTE
83.9 ELIGIBLE	87.0 TRACKED	45.3 TRACKED

Waste COMPLETENESS\_BELOW\_9\_MONTHS

16 · Asset Papa *Multifamily*  
209,618 sqft

ENERGY	WATER	WASTE
44.4 BLOCKED	87.0 TRACKED	45.3 TRACKED

Energy COMPLETENESS\_57.1% · Waste 9\_MONTHS

17 · Asset Quebec *Multifamily*  
198,262 sqft

ENERGY	WATER	WASTE
25.9 BLOCKED	12.0 NOT TRACKED	12.0 NOT TRACKED

Energy COMPLETENESS\_0% · COVERAGE\_0% · No meters · GFA missing

18 · Asset Romeo *Multifamily*  
136,192 sqft

ENERGY	WATER	WASTE
65.9 ELIGIBLE	41.3 TRACKED	41.3 TRACKED

Water LT\_75 · Waste 9\_MONTHS

19 · Asset Sierra *Multifamily*  
303,181 sqft

ENERGY	WATER	WASTE
68.6 ELIGIBLE	43.5 TRACKED	41.3 TRACKED

Water LT\_75 · Waste 9\_MONTHS

20 · Asset Tango *Multifamily*  
78,791 sqft

ENERGY	WATER	WASTE
80.9 ELIGIBLE	84.0 TRACKED	16.0 NOT TRACKED

Waste NOT\_TRACKED

## WHAT HAPPENS NEXT

# From diagnosed to *submission-ready*.

This report is the output of Phase 1 — Know It. The portfolio is scored, the gaps are codified, and the priority roadmap is in your hands. The next step is execution.

---

## PHASE 2 — FIX IT · RECOMMENDED PATH

### Close the gaps. Lift the score.

Close the five priority items in this report through structured remediation: haulier engagement for the waste-completeness gap, tenant outreach for water completeness, utility-portal sourcing for the six energy-blocked assets, single-asset triage for Asset Quebec, and waste-program onboarding for the three untracked assets. **Estimated lift to portfolio score: +28.7 points** — moving from Transition Mode to Decision Grade.

---

## PHASE 3 — REPORT IT · NEXT REPORTING CYCLE

### Submission-ready, on every framework.

Once data is remediated, EDRA+ prepares submission-ready packages for GRESB, ENERGY STAR, LEED, BREEAM, and audit. **Full audit trail** (field, original value, corrected value, approver, timestamp) included by default.



*Know it. Fix it. Report it.*

A product of Outsourcing Hub India  
edraindex.com