



G R E S B
★ ★ ★ ★ ★ 2017

The UNITE Group Plc

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GRESB Benchmark Report 2017

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The UNITE Group Plc

Participation & GRESB Score



Peer Comparison

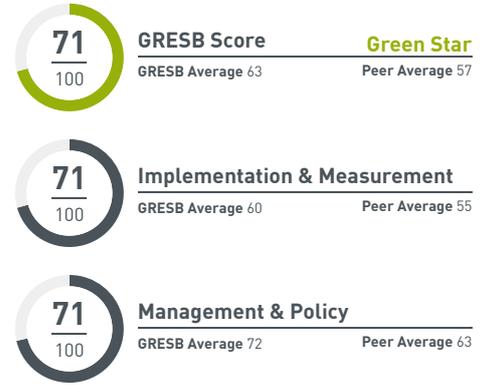
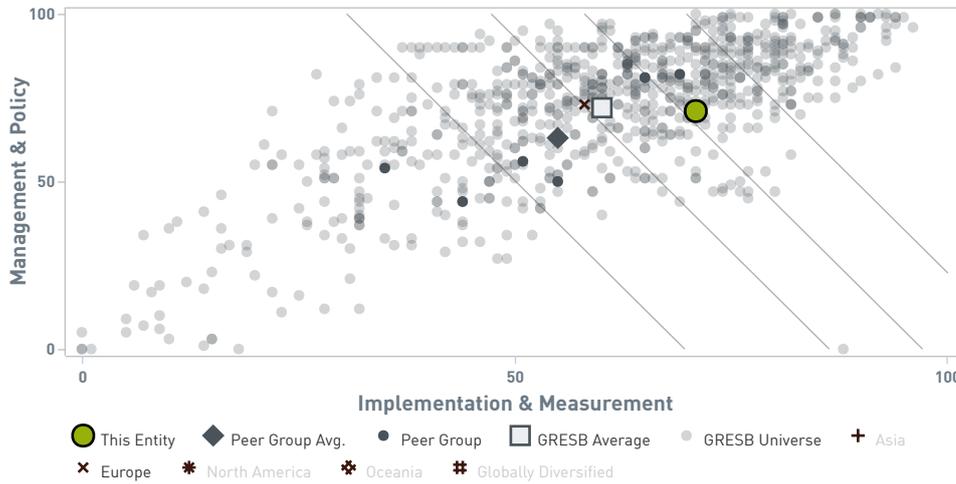


Europe | Residential | Listed
out of 7



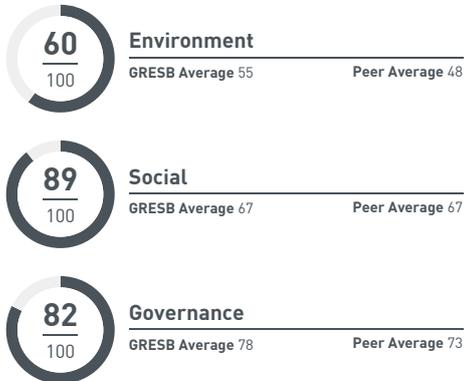
G R E S B
☆☆☆☆☆ 2017

GRESB Model

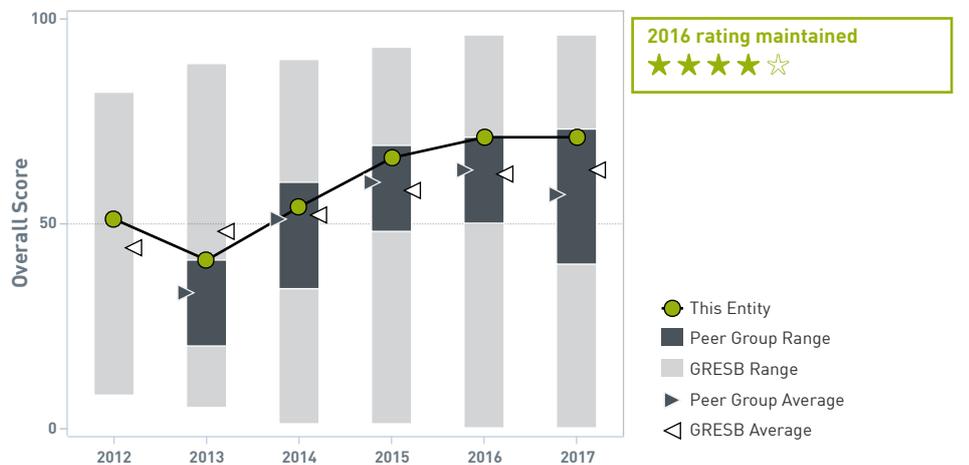


Performance data reported at asset level

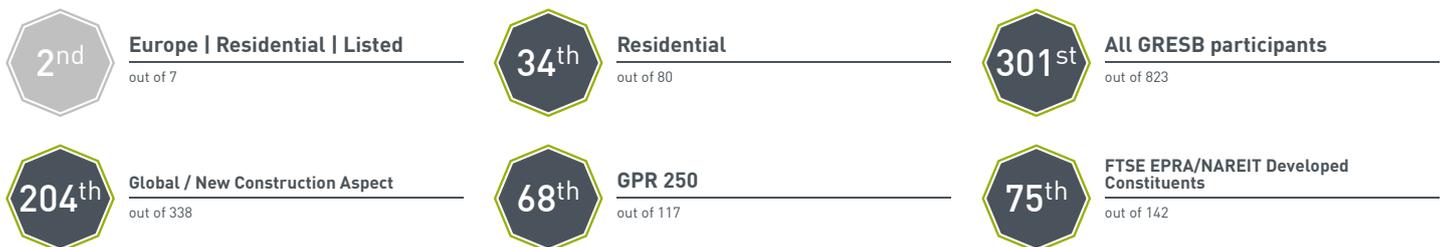
ESG Breakdown



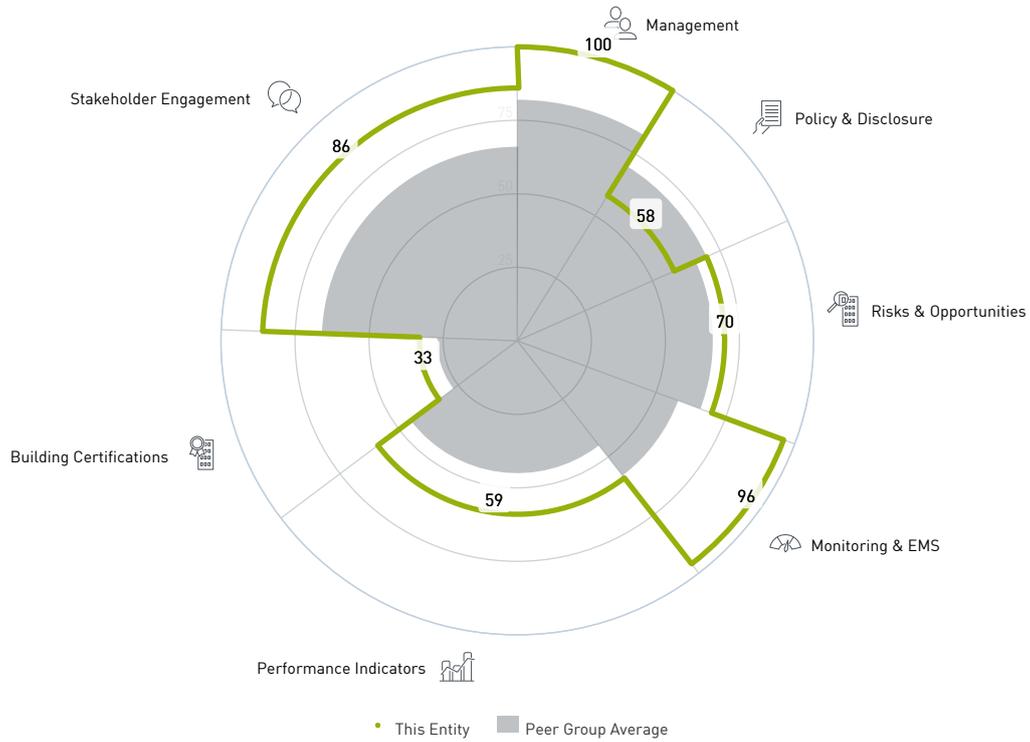
Trend



Rankings



GRESB Aspects



Aspect Weight in GRESB Score	This Entity	Peer Group		GRESB
Management 8.8%	100 +4	PEER 82 -10 AVERAGE		GRESB 88 +3 AVERAGE
Policy & Disclosure 9.5%	58 -15	PEER 70 -6 AVERAGE		GRESB 75 +4 AVERAGE
Risks & Opportunities 12.4%	70 -15	PEER 66 -8 AVERAGE		GRESB 67 +3 AVERAGE
Monitoring & EMS 8.8%	96 +8	PEER 58 -12 AVERAGE		GRESB 69 +3 AVERAGE
Performance Indicators 25.2%	59 +5	PEER 45 +5 AVERAGE		GRESB 50 +2 AVERAGE
Building Certifications 10.9%	33 -14	PEER 27 -6 AVERAGE		GRESB 46 +2 AVERAGE
Stakeholder Engagement 24.5%	86 +11	PEER 66 -3 AVERAGE		GRESB 67 +3 AVERAGE
New Construction & Major Renovations 0%	47 +12	PEER 53 +9 AVERAGE		GRESB 51 +6 AVERAGE

Portfolio Impact



Impact Reduction Targets

	Type	Long-term target	Baseline year	End year	2016 target	Portfolio coverage	Externally communicated
☁ GHG	Absolute	0.0%	2014	2025	-	≥75, ≤100%	No
✍ GHG Emissions	Intensity-based	50.0%	2014	2025	-	≥75, ≤100%	No

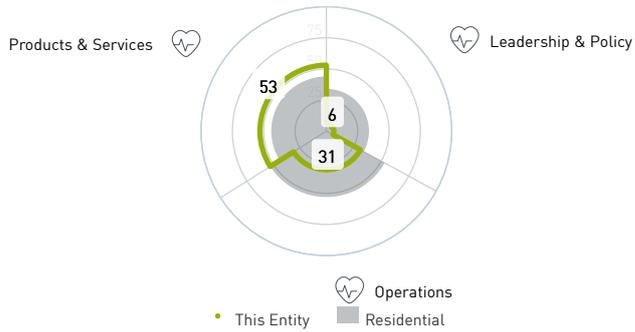
Health & Well-being — Score & Peer comparison



GRESB Model



Aspects



Aspect	This Entity	Peer Group		ALL H & W
Leadership & Policy	6	PEER 22 AVERAGE -11		GRESB 54 AVERAGE -10
Operations	31	PEER 63 AVERAGE +23		GRESB 70 AVERAGE +15
Products & Services	53	PEER 56 AVERAGE +13		GRESB 52 AVERAGE +17

Rankings



Entity & Peer Group Characteristics

This Entity

Peer Group Geography:	Europe
Peer Group Sector:	Residential
Legal Status:	Listed
Total GAV:	\$5.34 Billion
Activity:	Management and development of assets

Peer Group [7 entities]

Peer Group Geography:	Europe
Peer Group Sector:	Residential
Legal Status:	Listed
Average GAV:	\$8.46 Billion



Countries

[100%] United Kingdom



Peer Group Countries

[43%] United Kingdom
[43%] Germany
[14%] Sweden



Sectors

[100%] Residential, Student Housing



Peer Group Sectors

[46%] Residential, Multi-family
[40%] Residential, Family Homes
[14%] Residential, Student Housing



Management Control

[100%] Managed



Peer Group Management Control

[100%] Managed

Peer Group Constituents

Peer Group Constituents

Deutsche Wohnen AG	Grand City Properties	Victoria Park
GRIP REIT Plc	The UNITE Group Plc	Vonovia SE
Grainger plc		

GRESB offers a customized benchmarking solution so that you can compare your performance against any peer group you choose. You are able to select specific peers by name (for listed entities), and/or choose from a range of peer group characteristics.

[Get your Customized Benchmark Report](#)

Validation

GRESB Validation

		% accepted/ full points	
All participant check All entities ✓ Text boxes, 'Other' answers, Table answers, Hyperlinks, Quantitative outliers	Validation plus Entity not selected Evidence (all)		
	Validation Interview Entity not selected Reporting boundaries, Supplemental questions		
	Evidence	34	91%
	'Other' answers	19	84%
	Text boxes	10	50%
Table answers	4	100%	
Total	67	84%	

Validation items not accepted

- 7.2 Policy & Disclosure | Sustainability Disclosure | 7.2 | Yes | Other

- 35.1 Stakeholder Engagement | Employees | 35.1 | Yes | Other

- 36 Stakeholder Engagement | Tenants/Occupiers | 36 | Yes | Other

- NC 1 New Construction & Major Renovations | Sustainability Requirements | NC 1 | Yes | Not publicly available

- Q25.4 Performance Indicators | Data Review | Q25.4 | Yes | Evidence

Validation items partially accepted

- 35.2 Stakeholder Engagement | Employees | 35.2 | Yes

- H1.2 Supplements | Health & Well-being | H1.2 | Yes | Evidence

- H1.2 Supplements | Health & Well-being | H1.2 | Yes | Evidence

- H5 Supplements | Health & Well-being | H5 | Yes | Evidence

- H5 Supplements | Health & Well-being | H5 | Yes | Evidence

- Q25.2 Performance Indicators | Residential, Student Housing | Energy Consumption | Q25.2 | Yes | Explain (a) the energy use intensity calculation method, (b) assumptions made in the calculation, and (c) how intensities are used by the entity in its operations (maximum 250 words)

- Q26.2 Performance Indicators | Residential, Student Housing | GHG Emissions | Q26.2 | Yes | Explain (a) the GHG emissions intensity calculation method, (b) assumptions made in the calculation, and (c) how intensities are used by the entity in its operations (maximum 250 words)

- Q27.2 Performance Indicators | Residential, Student Housing | Water Use | Q27.2 | Yes | Explain (a) the water use intensity calculation method, (b) assumptions made in the calculation, and (c) how intensities are used by the entity in its operations (maximum 250 words)

Quantitative outliers excluded

None

Third Party Assurance, Verification and Checks

Question	Points	Data Review
7.2 Organization's sustainability disclosure: Carbon Data		Externally assured by SGS UK Ltd
25.4 Energy consumption data reported	0 / 1.5	Externally assured by SGS UK Ltd
26.3 GHG emissions data reported	1 / 1.0	Externally assured by SGS UK Ltd
27.4 Water consumption data reported	0 / 1.0	No third party validation
28.2 Waste management data reported	0 / 1.0	Not applicable

Reporting Boundaries

 Reporting is along Financial Control lines as defined by GHG Protocol Reporting Guidelines, including all properties

under Unite Students Financial control rather than along Equity Share lines.

Disclaimer: 2017 Benchmark Report

The 2017 Benchmark Report (the “Report”) and the associated GRESB Scorecard (“Scorecard”) is based on information provided by GRESB participants by way of the GRESB annual assessment.

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