



G R E S B  
Green Star 2015

# Brandywine Realty Trust

Brandywine Realty Trust

## **GRESB Benchmark Report 2015**

DATE: 16 Aug 2019 1:10:47pm Fri UTC

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# Brandywine Realty Trust

## Peer Group

Legal Structure: Listed  
 Sector: Office  
 Region: United States of America  
 Peers: 12

## Participation



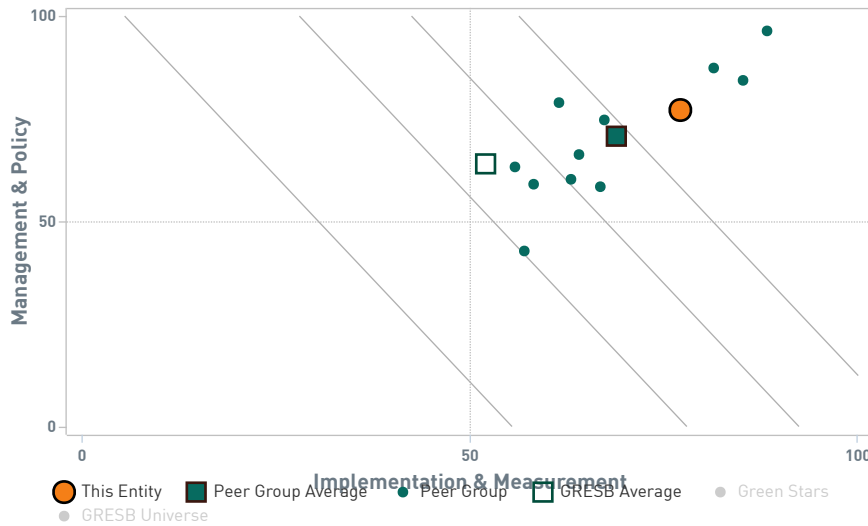
G R E S B  
 Green Star 2015



**77**  
 100  
**GRESB Score**  
 GRESB Average 55



## GRESB Quadrant Model



## GRESB Dimensions



**Implementation & Measurement**  
 GRESB Average 52

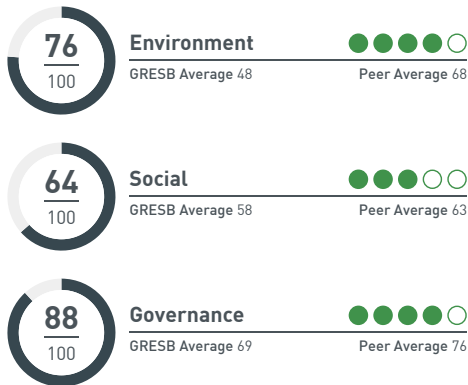


**Management & Policy**  
 GRESB Average 64



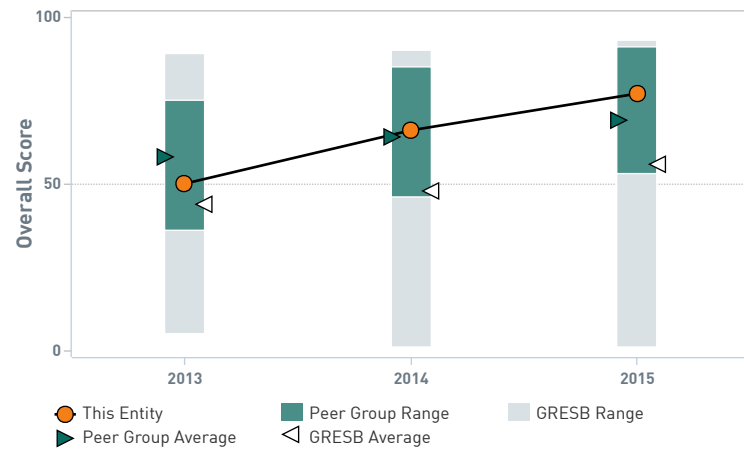
Top quantile ●●●●● Bottom quantile ●○○○○

## ESG Breakdown

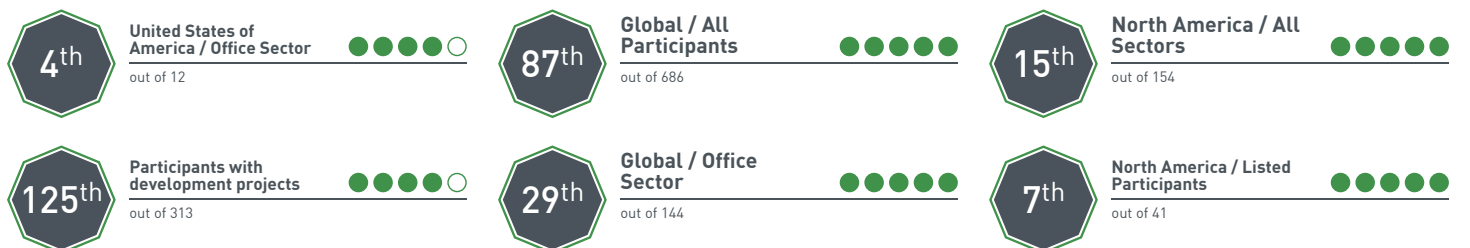


## Historical Trend

➔ 11% Improved



## Rankings



# Aspects



Aspect	Weight in GRESB Score	This Entity	Peer Group	GRESB
<b>Management</b>	8.7%	90 <sup>+23</sup>	PEER 84 <sup>+21</sup> AVERAGE	GLOBAL 77 <sup>+8</sup> AVERAGE
<b>Policy &amp; Disclosure</b>	10.1%	86 <sup>+40</sup>	PEER 75 <sup>+20</sup> AVERAGE	GLOBAL 66 <sup>+9</sup> AVERAGE
<b>Risks &amp; Opportunities</b>	11.6%	94 <sup>+34</sup>	PEER 87 <sup>+16</sup> AVERAGE	GLOBAL 67 <sup>+7</sup> AVERAGE
<b>Monitoring &amp; EMS</b>	9.4%	83 <sup>+4</sup>	PEER 77 <sup>+19</sup> AVERAGE	GLOBAL 58 <sup>+5</sup> AVERAGE
<b>Performance Indicators</b>	24.2%	62 <sup>+23</sup>	PEER 51 <sup>+15</sup> AVERAGE	GLOBAL 39 <sup>+8</sup> AVERAGE
<b>Building Certifications</b>	10.8%	76 <sup>+55</sup>	PEER 77 <sup>+11</sup> AVERAGE	GLOBAL 34 <sup>+5</sup> AVERAGE
<b>Stakeholder Engagement</b>	25.3%	75 <sup>+27</sup>	PEER 66 <sup>+17</sup> AVERAGE	GLOBAL 57 <sup>+10</sup> AVERAGE
<b>New Construction &amp; Major Renovations</b>	0%	39 <sup>-13</sup>	PEER 63 <sup>+22</sup> AVERAGE	GLOBAL 44 <sup>+5</sup> AVERAGE

## Entity & Peer Group Characteristics

### This Entity

<b>Country:</b>	United States of America
<b>Sector:</b>	Office
<b>Legal Status:</b>	Listed
<b>Activity:</b>	Management and Development

### Peer Group (12 entities)

<b>Country:</b>	United States of America
<b>Sector:</b>	Office
<b>Legal Status:</b>	Listed

#### Countries

No data available.

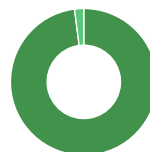
#### Peer Group Countries

No data available.



#### Sectors

■ [100%] Office



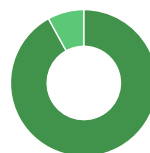
#### Peer Group Sectors

■ [97%] Office  
■ [2%] Retail, High Street



#### Management Control

■ [95%] Managed  
■ [5%] Indirect



#### Peer Group Management Control

■ [92%] Managed  
■ [8%] Indirect

## Third Party Validation

Question	Data Review
24.4	Energy consumption data reported <b>No third party validation</b>
25.3	GHG emissions data reported <b>No third party validation</b>
26.3	Water consumption data reported <b>No third party validation</b>
27.2	Waste management data reported <b>No third party validation</b>

## Reporting Boundaries

“ Reported are 100% owned assets.

## Management Sustainability Objectives

POINTS: 10.8/12  
WEIGHT: 8.7%

Q1.1 POINTS: 0.8/1 ↗Improvement

### Sustainability objectives

	Percentage of Peers
<input checked="" type="radio"/> Yes	100% 

#### The objectives are

<input checked="" type="radio"/> Publicly available	92% 
---	---



#### Percentage of Peers

- [92%] 🔗 Online [ACCEPTED]
- [8%] (no answer provided)

### Communicated objectives

[PARTIAL POINTS]

“ The Green Team meets on a regular basis to evaluate current practices, determine priorities in carrying out this policy, and educate and motivate employees to move toward sustainable practices. Anyone with ideas for improving the company’s performance is encouraged to contact a member of the Green Team. The Green Team will make periodic reports to management and will post results on line regarding the progress the Company is making toward sustainability.

Purchasing: Sustainability shall be considered in the purchase of supplies, equipment, and services. Examples of sustainability criteria are recyclability, biodegradability, recycled content, waste minimization, hazardous chemical free, energy conservation, resource conservation, locally manufactured, and organic.

Waste Reduction and Recycling: Subject to security and other requirements, policies shall be established that minimize the use of paper.

Systems will be established to minimize disposables and packaging, reuse equipment and supplies where feasible, and maximize recycling of all items that can be recycled in this region.

Energy: Policies shall be established that encourage energy conservation and efficiency in heating/cooling, lighting, and equipment. This includes negotiations and discussion with tenants and utility providers.

Travel: The Sustainability team shall consider means for reducing business travel, including teleconferencing options, and strategies for reducing the impact of travel, including fuel efficiency and Flex Car.

Commuting: The company management shall consider commuter initiatives to support telecommuting, use of mass transit, carpooling and bikes.

For more information about our Environmental, Social and Governance practices, please visit the Sustainability, Governance and Community Service sections of our website at [www.brandywinerealty.com](http://www.brandywinerealty.com)

<input type="radio"/> Not publicly available	8%	
<input type="radio"/> No	0%	

**Q1.2** POINTS: 1/1

**Sustainability objectives in business strategy**

<input checked="" type="radio"/> Yes	Percentage of Peers	100%	
--------------------------------------	---------------------	------	--

The objectives are incorporated as follows:

[FULL POINTS]

“ The implementation of Brandywine’s sustainability objectives are an integral part of our commitment to provide excellent office environments to our customers, our employees and our vendor service providers. To ensure that implementation we have created a Sustainability Advisory Group or Green Team lead by the Sustainability Coordinator. The Sustainability Coordinator position is appointed by the CEO/President. The senior leaders of the Green Team meet on a regular basis to evaluate practices, determine priorities and educate and motivate employees. Our sustainability objectives are incorporated into our decisions regarding purchasing, corporate travel, commuting, waste and recycling, energy procurement and investment in energy and water saving measures. We recognize the important role our tenants play in the environmental impact of our portfolio. As such, we are continually focusing on ways to educate our tenants and on realizing cost savings through tenant awareness. The implementation of our sustainability objectives is integrated into our corporate operations as well as the life cycle of the office buildings we manage including asset acquisitions, asset management, property management construction, and disposition.

<input type="radio"/> No	0%	
<input type="radio"/> Not applicable	0%	

**Q2** POINTS: 3/3

**Responsibility to implement sustainability**

<input checked="" type="radio"/> Yes	Percentage of Peers	100%	
--------------------------------------	---------------------	------	--

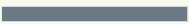
<input checked="" type="checkbox"/> Dedicated employee(s) for whom sustainability is the core responsibility	67%	
Job title: Director of Operations	[ACCEPTED]	
<input checked="" type="checkbox"/> Employee(s) for whom sustainability is among their responsibilities	75%	
Job title: Director of Corporate Maintenance	[ACCEPTED]	
<input checked="" type="checkbox"/> External consultants/manager	67%	
Name of the organization: Lord Green Real Estate Strategies	[ACCEPTED]	
Website: www.lordgreenstrategies.com	[ACCEPTED]	
<input checked="" type="checkbox"/> Other	25%	
Internal Departments: Engineering & Property Management	[ACCEPTED]	

<input type="radio"/> No	0%	
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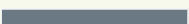





Q3 POINTS: 2/2


Sustainability taskforce or committee

Percentage of Peers

Yes 100% 

**Members are:**

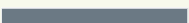
<input type="checkbox"/> Board of Directors	25%	
<input checked="" type="checkbox"/> Senior Management Team	100%	
<input checked="" type="checkbox"/> Fund/portfolio managers	58%	
<input checked="" type="checkbox"/> Asset managers	83%	
<input checked="" type="checkbox"/> Property managers	92%	
<input checked="" type="checkbox"/> External consultants	58%	
Name of the organization: Lord Green Real Estate Strategies		[ACCEPTED]
<input type="checkbox"/> Other	50%	

No 0% 


Q4 POINTS: 1/1

Sustainability decision-maker

Percentage of Peers

Yes 100% 


**The individual is part of**



**Percentage of Peers**

■ [67%] Senior Management Team


■ [33%] Board of Directors

No 0% 

Q5 POINTS: 0/1

Communication to sustainability decision-maker

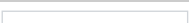
Percentage of Peers


Yes 100% 

**Process**

[NO POINTS]


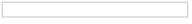

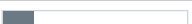

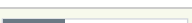
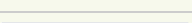



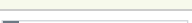
“ The most senior decision maker is a member of the Sustainability Advisory Group and therefore works together with other team members to form sustainability initiatives; thereby the decision maker is a part of the process from inception. As a member of the Sustainability Advisory Group, he is kept informed about sustainability performance.

No 0% 

Not applicable 0% 



Employee sustainability performance targets

		Percentage of Peers
<input checked="" type="radio"/> Yes		92% 
<b>These factors apply to:</b>		
<input type="checkbox"/>	Board of Directors	0% 
<input checked="" type="checkbox"/>	Senior Management Team	50% 
<input type="checkbox"/>	Acquisitions team	17% 
<input type="checkbox"/>	Client services team	17% 
<input checked="" type="checkbox"/>	Fund/portfolio managers	33% 
<input checked="" type="checkbox"/>	Asset managers	33% 
<input checked="" type="checkbox"/>	Property managers	75% 
<input type="checkbox"/>	All employees	0% 
<input checked="" type="checkbox"/>	Other	67% 
	Internal Department: Engineering	[ACCEPTED]
<input type="radio"/> No		8% 

## Performance Indicators

POINTS: 20.6/33.5

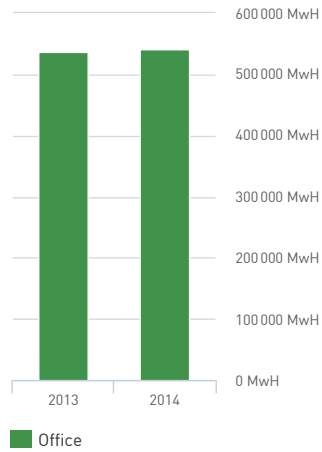
WEIGHT: 24.2%

### Summary

## Performance Highlights

### Energy Consumption

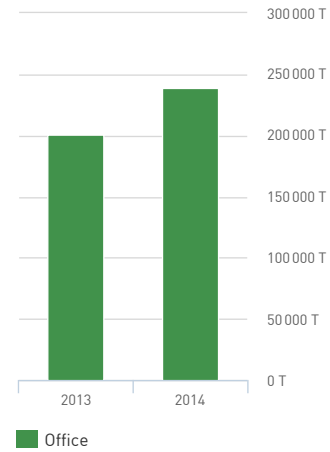
POINTS: 9.7/16.5  Improvement



Office

### GHG Emissions

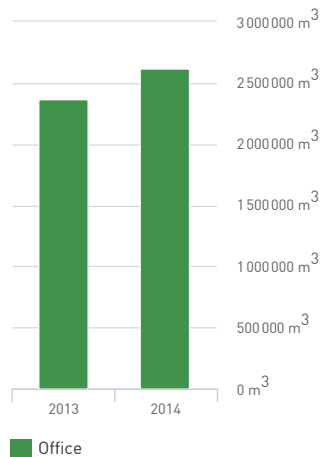
POINTS: 2.3/4.5  Improvement



Office

### Water Consumption

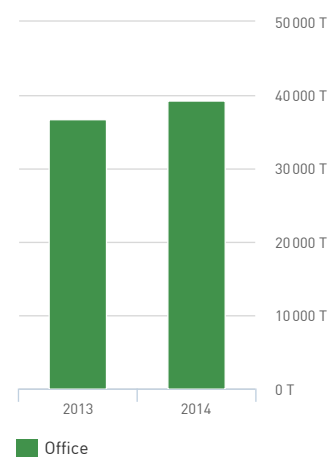
POINTS: 2.4/4.5  Improvement



Office

### Waste Management

POINTS: 3.3/5



Office

## Targets

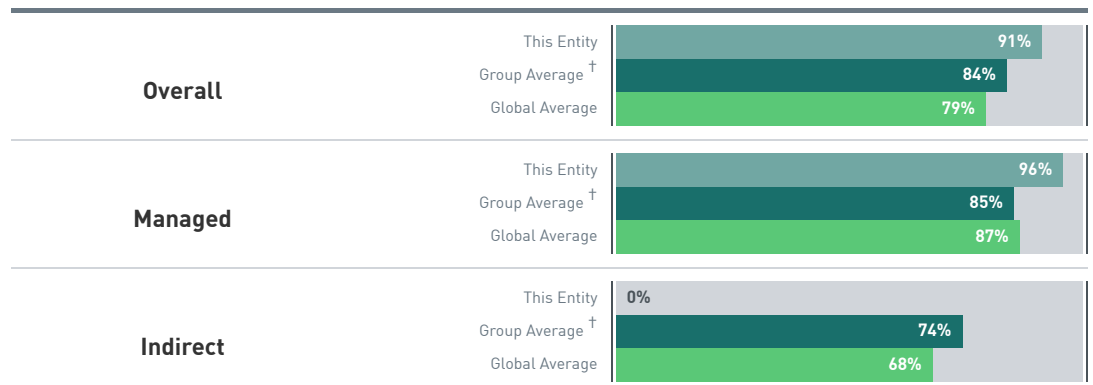
POINTS: 3/3

Area	Target type	Long-term target	Baseline year	End year	2014 target	2014 Peer avg target	Are these targets communicated externally?
Energy consumption	Intensity-based	15%	2010	2015	3%	2.41%	Yes
GHG emissions	Intensity-based	15%	2010	2015	3%	1.5%	Yes
Water consumption	Intensity-based	15%	2010	2015	3%	2.0%	Yes
Waste diverted from landfill	Intensity-based	15%	2010	2015	3%	2.08%	Yes
Cleaning & Purchasing	Intensity-based	15%	2010	2015	3%	1.71%	Yes

# Energy Consumption

## Data Coverage

POINTS: 6.5/8

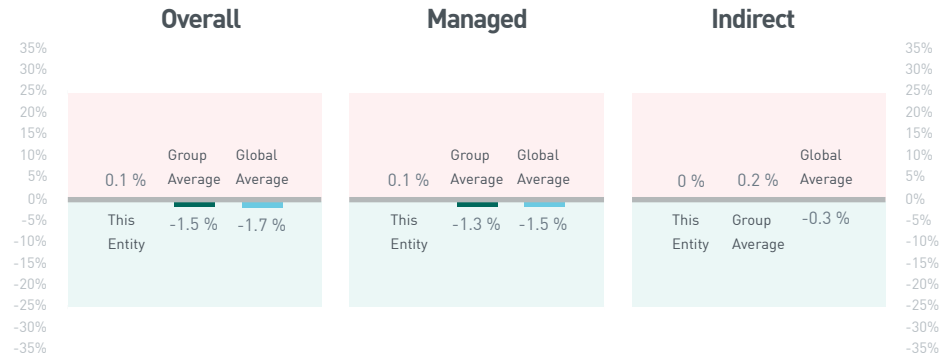


† Comparison Group: Office / United States of America  
 Directly managed assets make up 95.3% of total assets for Brandywine Realty Trust.  
 Indirectly managed assets make up 4.7% of total assets for Brandywine Realty Trust.  
 Average data coverage is calculated based on the fraction of companies/funds that report data. Data availability for the categories above is: Overall: 89% group, 55% global. Managed assets: 88% group, 54% global. Indirectly managed assets: 22% group, 11% global.

## Change in Like-for-like Energy Consumption between 2013-2014

POINTS: 0/3

0.1 % overall increase



Comparison Group: Office / United States of America  
 Like-for-like changes beyond 25% are excluded from scoring and displayed averages.  
 Directly managed assets make up 95.3% of total assets for Brandywine Realty Trust.  
 Indirectly managed assets make up 4.7% of total assets for Brandywine Realty Trust.

## Impact of Change

Energy Consumption **INCREASE**

640 MWh



Equivalent of:

57 Homes

Notes on energy data

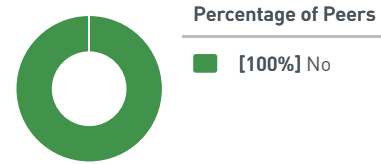
“ (a) reporting is based on data derived from Energy Star program Portfolio Manager (b) assets omitted due to direct billing to tenant from utility, c) like for like exclusions are properties purchased or sold in 2013 and 2014.  
 Note: row 12 is data center energy consumption.

### Energy Consumption Intensities

POINTS: 1.3/2

No intensities data for Energy Consumption for Office

Peers with intensity data



Comparison Group: Office / United States of America

### Elements for which intensities are normalized in the calculations

	Percentage of Peers
<input type="checkbox"/> Occupancy rate	25%
<input type="checkbox"/> Footfall	0%
<input type="checkbox"/> Operational hours	8%
<input type="checkbox"/> Weather conditions	33%
<input type="checkbox"/> Degree days	25%
<input type="checkbox"/> Air conditioning and/or natural ventilation	8%
<input type="checkbox"/> Building age	8%
<input checked="" type="checkbox"/> Other	8%
Other selected. Please describe:: None of the above <span style="color: orange;">[NOT ACCEPTED]</span>	
<input type="checkbox"/> None of the above	25%

Energy intensity calculation method

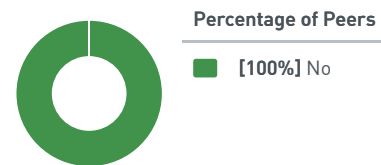
“ (a) EUI calculations are derived from the Energy Star program Portfolio Manager; b) Values are Weather Normalized Site EUI (kBtu/ft<sup>2</sup>) based on like for like; c) EUI values help to determine capital improvement decisions to improve energy efficiencies

### Renewable Energy

POINTS: 2/2

No renewable energy data for Office

Peers with renewable energy data



Comparison Group: Office / United States of America

Scope I

6 433 T

Direct greenhouse gas emissions by weight in metric tonnes CO<sub>2</sub>

Scope II

232 709 T

Indirect greenhouse gas emissions by weight in metric tonnes CO<sub>2</sub>

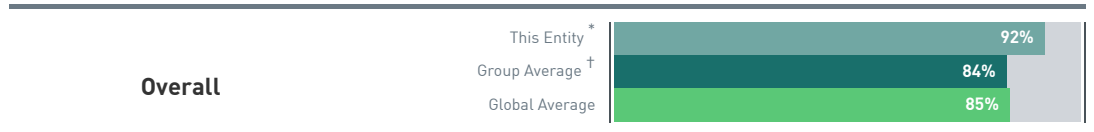
Scope III

N/A

Emissions by tenants in metric tonnes CO<sub>2</sub>

Data Coverage

POINTS: 1.7/2

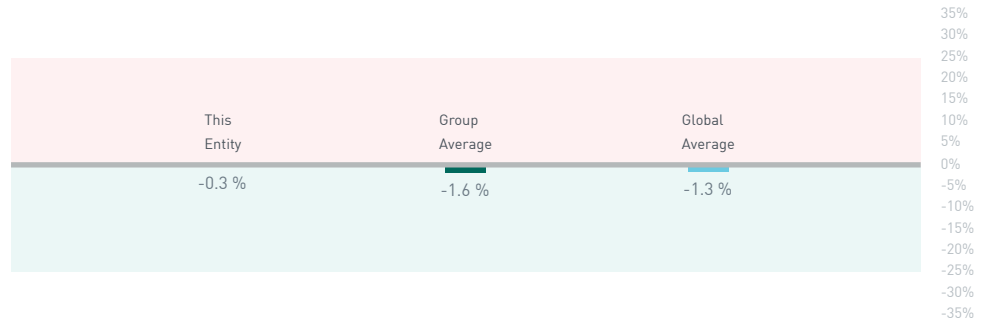


\* Data coverage calculated based on lettable floor area only  
 † Comparison Group: Office / United States of America  
 Average data coverage is calculated based on the fraction of companies/funds that report data. Data availability for the categories above is: Overall: 82% group, 48% global.

Change in Like-for-like GHG Emissions between 2013-2014

POINTS: 0.1/0.5

0.3 % overall decrease



Comparison Group: Office / United States of America  
 Like-for-like changes beyond 25% are excluded from scoring and displayed averages.  
 Directly managed assets make up 95.3% of total assets for Brandywine Realty Trust.  
 Indirectly managed assets make up 4.7% of total assets for Brandywine Realty Trust.

Impact of Change

GHG Emissions **Reduction**  
 -491 tonnes

Equivalent of:  
 102 Automobiles

Notes on GHG data

“ (a,b,c) Calculations derived from the Energy Star program Portfolio Manager; d) like for like exclusions are properties purchased or sold in 2013 and 2014

**GHG Emission Intensities**

POINTS: 0.5/1

No intensities data for GHG Emissions for Office

Peers with intensity data



Percentage of Peers

[100%] No

Comparison Group: Office / United States of America

**Elements for which intensities are normalized in the calculations**

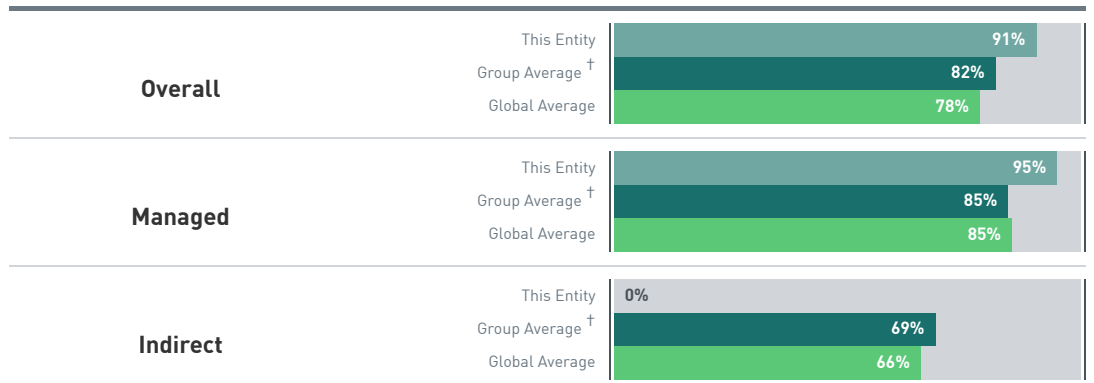
	Percentage of Peers
<input type="checkbox"/> Occupancy rate	25%
<input type="checkbox"/> Footfall	0%
<input type="checkbox"/> Operational hours	8%
<input type="checkbox"/> Weather conditions	33%
<input type="checkbox"/> Degree days	25%
<input type="checkbox"/> Air conditioning and/or natural ventilation	8%
<input type="checkbox"/> Building age	8%
<input checked="" type="checkbox"/> Other	8%
Other selected. Please describe: None of the above <span style="color: orange;">[NOT ACCEPTED]</span>	
<input type="checkbox"/> None of the above	25%

GHG intensity calculation method

“ (a) Total GHG Emissions Intensity (kgCO2e/ft²) calculated in Energy Star program Portfolio Manager; (b) Values based on like for like data (c) data helps to determine capital improvement decisions to improve energy efficiencies

Data Coverage

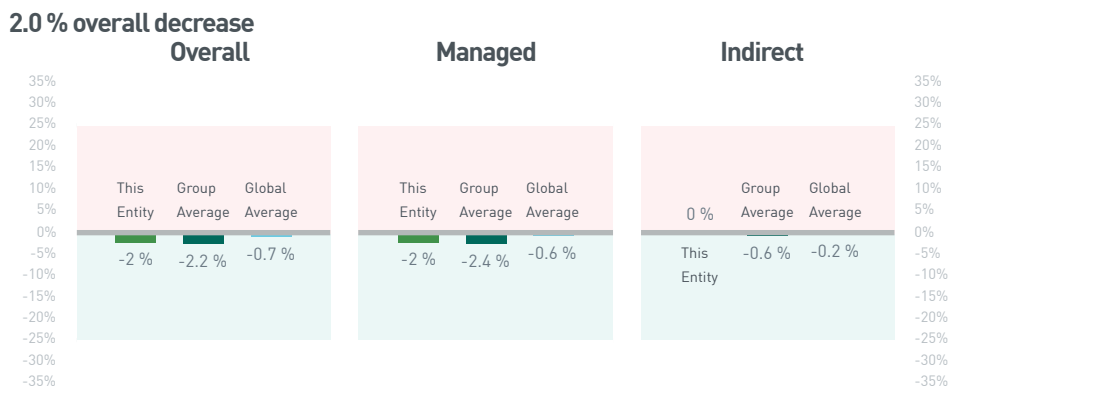
POINTS: 1.6/2



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 Directly managed assets make up 95.3% of total assets for Brandywine Realty Trust.  
 Indirectly managed assets make up 4.7% of total assets for Brandywine Realty Trust.  
 Average data coverage is calculated based on the fraction of companies/funds that report data. Data availability for the categories above is: Overall: 87% group, 52% global. Managed assets: 86% group, 51% global. Indirectly managed assets: 21% group, 9% global.

Change in Like-for-like Water Use between 2013-2014

POINTS: 0.2/0.5



Comparison Group: Office / United States of America  
 Like-for-like changes beyond 25% are excluded from scoring and displayed averages.  
 Directly managed assets make up 95.3% of total assets for Brandywine Realty Trust.  
 Indirectly managed assets make up 4.7% of total assets for Brandywine Realty Trust.

Impact of Change

**Water Use Reduction**

-23 859 m<sup>3</sup>

Equivalent of:

10 Olympic Swimming Pools

Notes on water data

“(a)(b) Calculation based on like for like consumption data for all water sources (gal/ft<sup>2</sup>); c) data is reviewed to expose areas of needed efficiencies.

**Water Use Intensities**

POINTS: 0.5/1

No intensities data for Water Use for Office

Peers with intensity data



Percentage of Peers

[100%] No

Comparison Group: Office / United States of America

**Elements for which intensities are normalized in the calculations**

	Percentage of Peers
<input type="checkbox"/> Occupancy rate	25%
<input type="checkbox"/> Footfall	0%
<input type="checkbox"/> Operational hours	8%
<input type="checkbox"/> Weather conditions	33%
<input type="checkbox"/> Degree days	25%
<input type="checkbox"/> Air conditioning and/or natural ventilation	8%
<input type="checkbox"/> Building age	8%
<input checked="" type="checkbox"/> Other	8%
Other selected. Please describe: None of the above <span style="color: orange;">[NOT ACCEPTED]</span>	
<input type="checkbox"/> None of the above	25%

Water intensity calculation method

“(a) (b) Calculation based on like for like consumption data for all water sources (gal/ft<sup>2</sup>); c) data is reviewed to expose areas of needed efficiencies.



## Waste Management

### Waste Management

No waste management data for Office

Peers with data



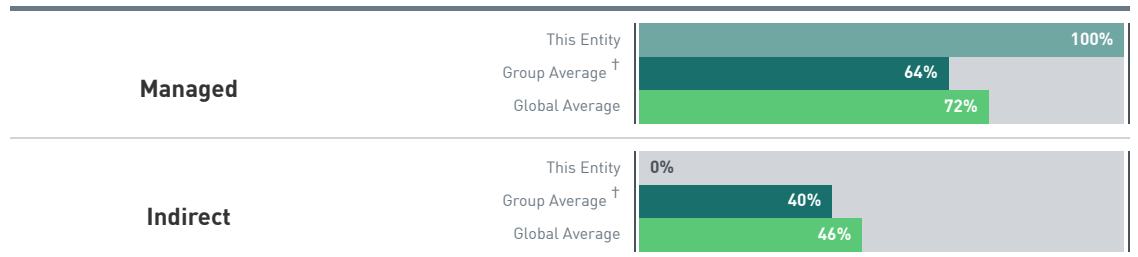
Percentage of Peers

[100%] No

Comparison Group: Office / United States of America

## Data Coverage

POINTS: 1.9/2



† Comparison Group: Office / United States of America  
 Directly managed assets make up 95.3% of total assets for Brandywine Realty Trust.  
 Indirectly managed assets make up 4.7% of total assets for Brandywine Realty Trust.  
 Average data coverage is calculated based on the fraction of companies/funds that report data. Data availability for the categories above is: Managed assets: 100% group, 100% global. Indirectly managed assets: 96% group, 98% global.

POINTS: 1.4/2

No waste streams data for Office

Peers with data



Percentage of Peers

[100%] No

Comparison Group: Office / United States of America

“ Data values as provided by 3rd party vendors.

## Certifications & Energy Ratings

POINTS: 11.4/15

WEIGHT: 10.8%

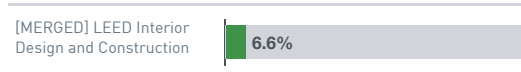
### Office

#### Q29 POINTS: 8/10 ↗ Improvement

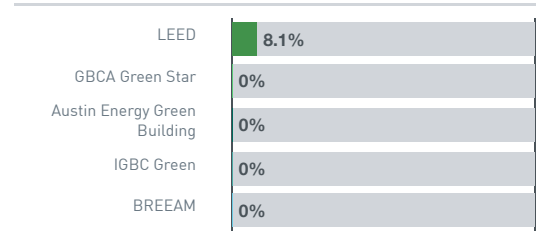
Does the entity's portfolio include standing investments that obtained a green building certificate at the time of design and/or construction?

#### Green building certificates: time of construction

Coverage by Certification



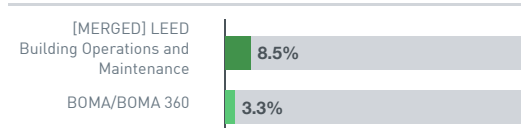
Average Coverage by Certification Brand



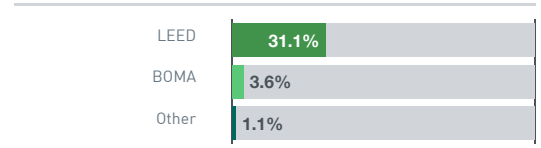
Comparison: Office / United States of America

#### Green building certificates: operational performance

Coverage by Certification



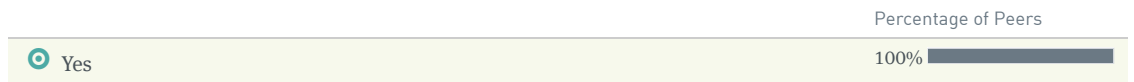
Average Coverage by Certification Brand



Comparison: Office / United States of America

#### Q30 POINTS: 3.4/5 ↗ Improvement

Does the entity's portfolio include standing investments that obtained an energy rating?



Specify the rating scheme used and the percentage of the portfolio rated (multiple answers possible).

- EU EPC (Energy Performance Certificate) for % of the portfolio based on floor area 8%

	This Entity	Peer Group Average
Percentage of portfolio covered by floor area:	0.0%	1.0%
- NABERS Energy 8%

	This Entity	Peer Group Average
Percentage of portfolio covered by floor area:	0.0%	9.4%
- ENERGY STAR 100%

	This Entity	Peer Group Average
Percentage of portfolio covered by floor area:	76.25%	68.2%
Floor area weighted score:	81.0	79.16
- Government energy efficiency benchmarking 8%

	This Entity	Peer Group Average
Percentage of portfolio covered by floor area:	0.0%	9.76%

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<input checked="" type="radio"/> Other	0%	<input type="text"/>
<input type="radio"/> No	0%	<input type="text"/>
<input type="radio"/> Not applicable	0%	<input type="text"/>

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