

Why green building certifications are more important than ever



Our speakers



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About Stoneweg US



STONEWEG

**Growing Investments,
Building Communities**

- Founded in 2016.
- Headquartered in St Petersburg Florida.
- \$1.9B assets under management - ~14,000 units, 55 Assets in 18 States
- Affiliated with Stoneweg SA, a Swiss-based real estate investment company.
- Stoneweg US serves as the exclusive US investment manager of Varia US Properties AG, a Swiss publicly traded multifamily real estate fund.
- Stoneweg US also partners with US and international equity investors to acquire and develop multifamily assets.
- Stoneweg is committed to Sustainability and has developed an ESG Platform.
- Our approach to ESG is Integrated and Triple-Bottom Line.



BETTER BUILDINGS,
TOGETHER.

About GBI

The Green Building Initiative (GBI) is an international, nonprofit organization whose mission is to *reduce climate impacts by improving the built environment* through education, standards, and assessments developed by an inclusive and collaborative global network.

Better buildings, **together.**

GBI delivers education and assessment services through two programs:



BETTER BUILDINGS,
TOGETHER.



GBI & Green Globes at a Glance



IS YOUR PROJECT THIRD-PARTY CERTIFIED BY GBI?

91,038,852 total square feet of certifications in progress

486,597,872 total square feet certified

2,712 total projects certified

947 federal projects certified or in progress

500+ total projects in progress

GBI's Green Globes is a holistic building and portfolio certification program offering 3-in-1 validation of sustainability, health and wellness, and resilience efforts. In 2022, GBI will have certified half a billion square feet of space in North America and is increasing its reach globally.



Third-party Recognition of Green Globes



Défense National
nationale Defence



G R E S B[®]



Public Works and
Government Services
Canada



WELL
BUILDING
STANDARD[™]



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Examples are not all inclusive.

Sampling of municipalities.



GRESB Scoring Structure

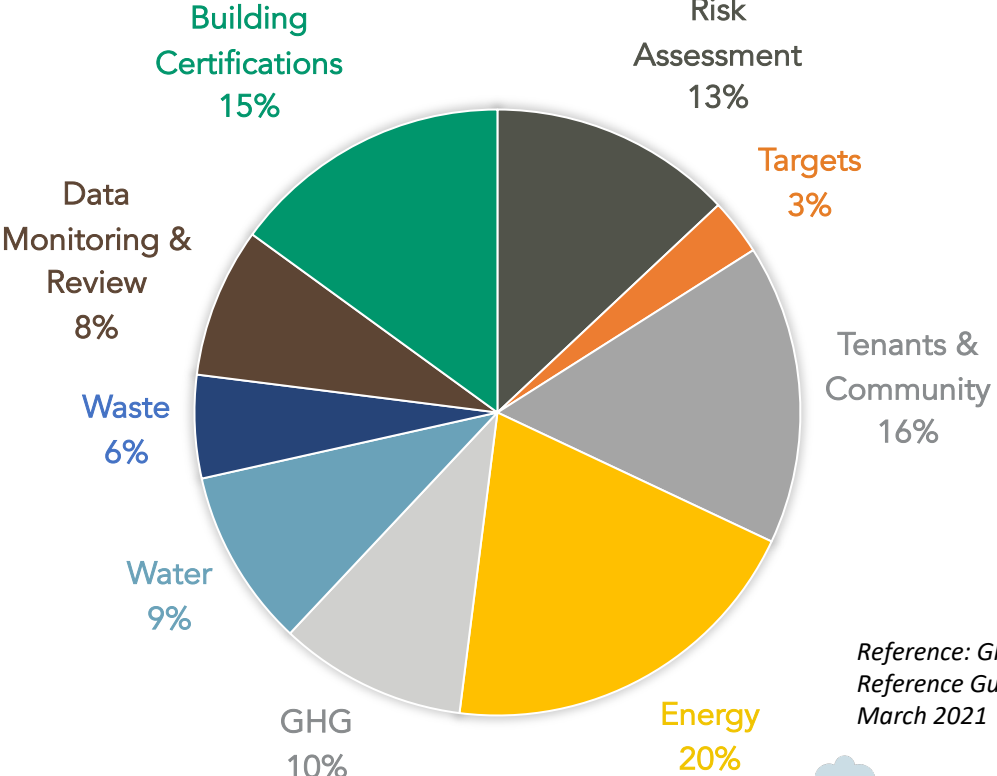
Green building certifications account for 10.5 points out of 70 points (or 15%) within the “Performance Component” (operational performance) of the GRESB Assessment, where the Performance Component is 70% of total GRESB scoring. Points are also available for building certifications under the Development Component (new construction). Green Globes can earn 8.5 points per sections BC1.1 and BC1.2. In contrast, ENERGY STAR certification can achieve a maximum of 2 points per section BC2 Energy Ratings.

However, achieving max scoring is not as simple as calculating X number of certifications = Y number of GRESB points.

Additional variables impact scoring, including number of certifications and your portfolio’s certified coverage (total number of square feet certified divided by total square footage).

Further, there is a bell curve approach to scoring where the performance of your peers also impacts the final number of points your portfolio earns in the building certification category.

GRESB PERFORMANCE COMPONENT



Reference: GRESB Reference Guide March 2021



GRESB Scoring Example

- This example compares 6 portfolios in a similar peer group with varying coverage percentages.
- Peer 5 would get “the most points” while Peer 2 would get “the least points”, based on certified coverage.
- Actual scoring changes year over year and is difficult to predict because your final score is impacted by your peer group scores.
- Certifying a higher percentage of your portfolio with Green Globes can positively impact scoring outcomes in the biggest certification scoring opportunity area.



GRESB Aspect BC1.2 Operational Building Certifications

Max of 10.5 points

- Peer 1 – 78% coverage, all validated
- Peer 2 – 10% coverage, all validated**
- Peer 3 – 12% coverage, all validated
- Peer 4 – 50% coverage, all validated
- Peer 5 – 90% coverage, all validated**
- Peer 6 – 11% coverage, all validated

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TOGETHER.



Green Globes and GRESB



GRESB validated the Green Globes certification as Tier 1 (highest possible scoring or “full points”) within the GRESB Real Estate Assessment.



A Green Globes volume program that includes a dedicated Green Globes Assessor can drive meaningful performance gains, accelerating the number of validated sustainable buildings in a portfolio.



Green Globes Multifamily

Green Globes Multifamily for NC & EB provide certification options that meets the needs of owners and project teams with multifamily projects pursuing financial incentive.



Fannie Mae

Fannie Mae Green Mortgage Loan Program

- Preferential pricing on loans secured by a multifamily property with a Fannie Mae-recognized green building certification.



Freddie Mac Multifamily Green Advantage®

- Discounted loan pricing for properties that have affordable rental units with a Freddie Mac-recognized green building certifications.



About Goby

Goby is the most intelligent, comprehensive, and intuitive platform for ESG management. Our platform helps businesses establish, monitor, and communicate ESG initiatives that:



Provide
an imperative to attract
and retain capital



Accelerate
sustainable and
responsible growth



Mitigate
enterprise risk

Get in touch!



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