GRESB results

2025 GRESB Real Estate and Infrastructure Assessments

October 2025

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#1 in peer group

For 5 real estate strategies, versus 4 in 2024

100% 4 or 5-stars

On all 28 disclosed real estate strategies

89/100 average

GRESB score for all real estate and infrastructure strategies

Progress in action

Following on from previous years, UBS Asset Management's Global Real Assets (GRA)[1] sustainability efforts continue to be recognized with strong results in the 2025 GRESB Real Estate and Infrastructure Assessments.[2]

Overall, we saw improvements in GRESB scores across 70% of submitted strategies. Our submission included 33 strategies from across the globe, including Switzerland, Germany, Japan, US and UK, comprising 32 real estate strategies and one infrastructure strategy.[3]

Important information
GRESB (Global Real Estate Sustainability Benchmark) is a third-party organization that provides sustainability data to financial markets. GRESB collects, validates, scores, and independently benchmarks sustainability data to provide business intelligence, engagement tools, and regulatory reporting solutions. GRESB is widely used by investors, asset managers, and the broader industry to benchmark ESG performance across real assets.[4] UBS has been a member of GRESB for over a decade. UBS submitted 2024 data to GRESB for the 2025 Assessments. For more information about GRESB, please consult the webpage *here* and learn more about GRESB's scoring methodology *here*. GRESB is compensated annually by its members for the assessments, find out more *here*. GRESB fees are standardized and not linked to assessment outcomes. GRESB applies a consistent methodology across all participants, which we do not influence.

Real estate assessment
Of the 28 disclosed UBS real estate strategies, 13 achieved the highest rating of 5 stars and 15 strategies were rated 4 stars.[5] 10 strategies received a star increase, while four strategies saw their stars decrease.

Infrastructure assessment
Our single infrastructure strategy submitted improved its score by 2 points and achieved a 3 stars rating.

Competency proved by data
100% of our disclosed UBS real estate strategies received either 4 or 5 stars and an average score of 89, surpassing the GRESB real estate average of 79.

Five funds ranked 1st in their respective peer-groups, versus four in 2024, showing sustained strong ESG performance versus our peers.[6]

Strategies submitted to GRESB are assessed across three components: Management, and, either one or both of Performance and Development:

Management: Measures an entity's strategy and leadership management, policies and processes, risk management and stakeholder engagement approach. All of our submitted discretionary strategies in real estate and infrastructure received full marks (30/30), versus the GRESB average of 28/30.

Performance: Measures indicators such as energy consumption, GHG emissions, water consumption and waste. Of the 28 disclosed UBS real estate strategies, we scored a total average of 59/70 – comfortably exceeding the 51/70 GRESB average. Our infrastructure strategy achieved a score of 65/70, versus the GRESB average of 62/70.

Development: Dedicated to entities involved in new construction, our UK life sciences strategy[7] achieved the maximum score of 70/70 surpassing the 61/70 GRESB average.

About GRESB
GRESB is a third-party organization which assesses the sustainability performance of real assets worldwide through their rigorous methodology. GRESB Assessments evaluate and benchmark the sustainability performance of real estate and infrastructure assets, providing standardized, validated data to capital markets. They offer participants insights into their performance relative to peers, a roadmap for improvement, and tools for investor engagement, all aligned with global and regional reporting standards.

The 2025 Assessments
In 2025, 1,002 fund managers completed 2,382 real estate assessments. On the infrastructure side, 186 managers completed 805 assessments across fund, asset, and development asset levels. GRESB membership includes over 150 institutional and financial investors with circa USD 53 trillion in assets under management, who can access GRESB data to assess and monitor ESG performance of their investments.

"We are proud to see another year of strong GRESB results, highlighting our continued commitment to providing clients an offering that meets their sustainability needs"

Olivia Muir
Head of Sustainability GRA, UBS Asset Management

Source: UBS Asset Management, Global Real Assets (GRA), scores based on 2025 GRESB Assessment data and includes 13 ex-CS real estate strategies.
Notes: **1** Formerly known as Real Estate and Private Markets (REPM). **2** The GRESB results are not indicative of the strategy's future ESG performance. **3** Of the 32 submitted UBS real estate strategies, four strategies are non-discretionary. Only discretionary strategies are disclosed. **4** The GRESB Standards are updated frequently and may impact both reporting and scoring. Detailed guidance on the 2025 updates can be found *here* for Real Estate and *here* for Infrastructure. **5** GRESB Ratings are based on quintiles, and 4/5 stars mean that our strategies are in the top 40% Quintile. Comparable peer information is not available. **6** Excluding these five funds, the remaining 23 disclosed funds ranked between 2nd and 47th, with peer group sizes ranging from 8 to 128. **7** Two strategies participated in the Development module, of which one is disclosed.

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