



Simone Arena

ESG data management in real estate

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“ You can’t
manage what
you don’t
measure ”

Peter Drucker



The business' dilemma on sustainability

Business leaders are often faced with the **choice** between:



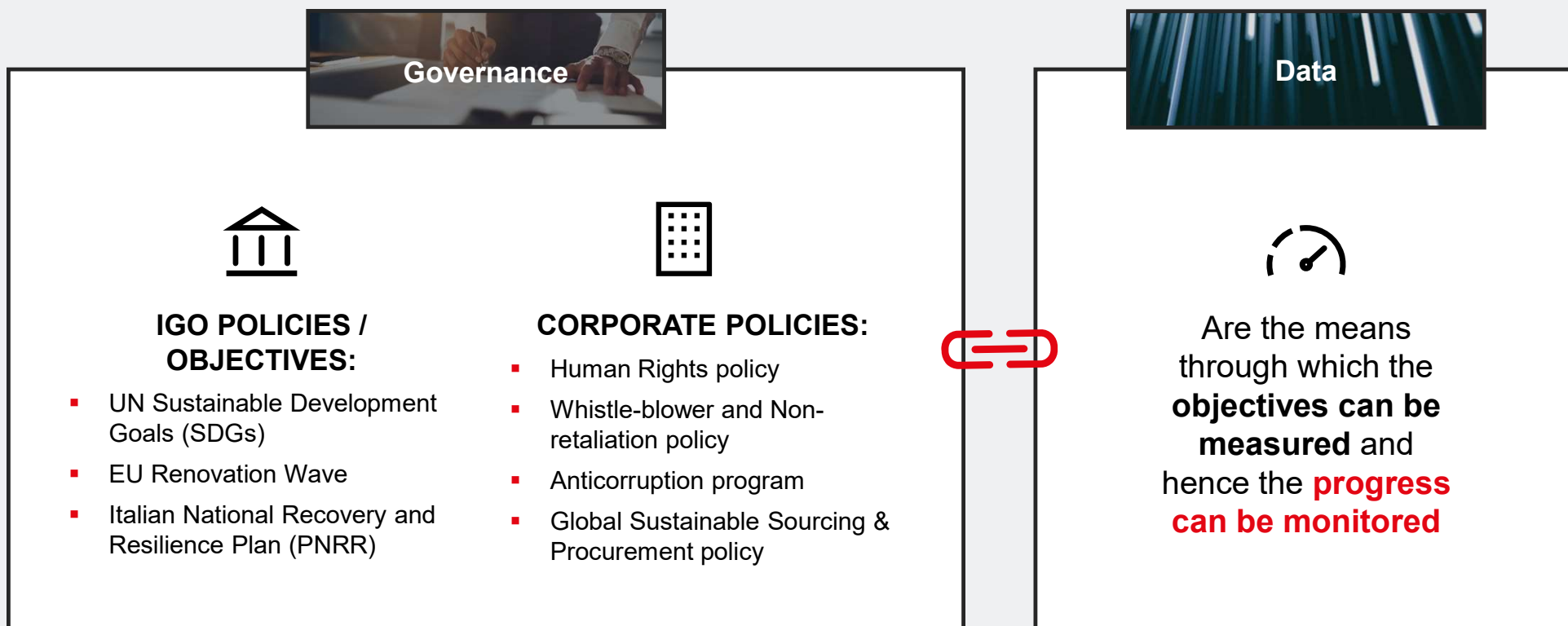
Operational performance



Achieving sustainability targets





Right tools and **data driven-insights** allow
them to fuel both objectives

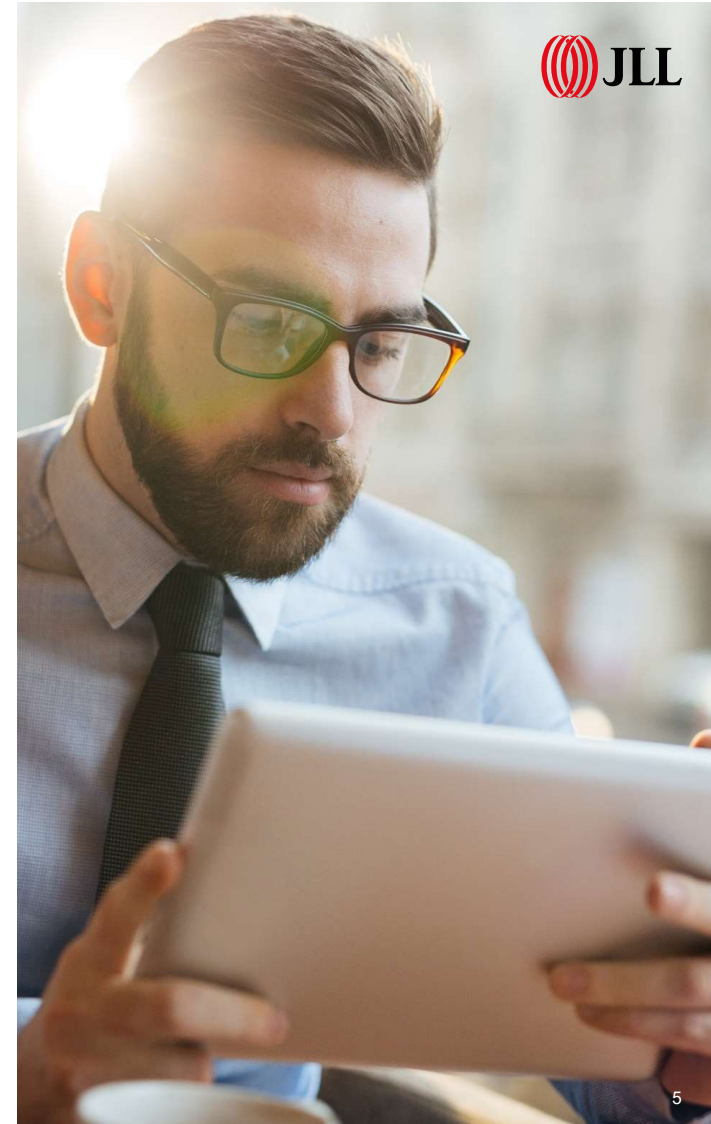
Governance and data are the framework within which to move



Nine key metrics to track sustainability progress / 1

Top Financial metrics:

-  Utility costs
-  Asset value
-  Maintenance
-  Results of specific activities



Nine key metrics to track sustainability progress / 2

Key Environmental metrics:



Energy
reduction



Energy use
intensity



Water
usage



Waste reduction
and diversion



Carbon
emissions

CASE STUDY

Accelerating Sustainability Progress

Global bank cuts emissions by 50%, meeting its sustainability targets 3 years ahead of schedule



A major international finance institution aspired to drastically reduce their global energy consumption. Sustainability has been in the fabric of the client's DNA for more than a decade and in 2010, they publicly started goals of reducing global energy consumption by 2-3% annually as well as reducing carbon emissions by 40% per-full-time employee over a 10-year period, across the client's 37M s.f. portfolio spanning 50+ countries.



CLIENT TYPE | Financial Services
PORTFOLIO | 37M s.f.

SPACE TYPES | Office, Retail branches, Data centers
GEOGRAPHIES | Global



Approach

JLL proposed a broad facilities management-led no/low-cost and capital sustainability program to reduce both energy consumption and carbon emissions over a 10-year period by:

- Creating a comprehensive global organization to drive sustainability goals
- Appointing a global sustainability lead, regional leads, energy champions and managers, all of whom engaged 1,800 facilities staff on the account
- Implementing JLL's **technology tools and dashboards** to visualize utility cost and consumption, carbon emissions, waste streams and project pipelines
- Leveraging existing technology to provide simple, efficient, and low-cost development and adoption
- Providing **data transparency** at every level of the organization and giving leadership the confidence that they would hit their energy-saving goals
- Benchmarking more than 80% of the client's global utility bills
- Providing **cloud-based dashboards** of a building's optimal vs. actual performance in addition to monthly bill data
- Indicating savings potential and informing the evaluation of projects in the pipeline

Results

\$100 million USD in cost avoidance since the start of partnership

Achieved **\$10 million USD per year** in water cost avoidance

50% reduction in carbon emissions and water consumption, **meeting reduction targets 3 years ahead of schedule**

Elimination of single-use plastics in catering

72% reduction in overall waste volumes

Data collection and sustainability goals

Data collection is often:



Siloed

or



Partial

or



Lagged

**This compromises or slow downs
the achievement of **sustainability
goals.****



Criticalities:

- Manual data collection and storage processes
- Lack of data standardisation
- Decentralised and complex data privacy management systems
- Lack of integrated software solutions
- Limited expertise

Important to do:



Centralise and
structure information



Generate trust in
data and technology

This is a big challenge that can be overcome through a combination of **collaboration, regulation and investment** in the development of increasingly timely data platforms.



Thank You



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