



**GRIP** | **GREENING REAL ESTATE**  
INVESTMENT PORTFOLIOS

**DECARBONIZING AT SCALE:  
IFC'S GRIP PROGRAM FOR REAL ESTATE**

SEP 18, 2025



16<sup>TH</sup> ANNUAL  
**API** | **AFRICA PROPERTY**  
INVESTMENT SUMMIT

- GRIP (Greening Real Estate Investment Portfolios) is an advisory service, designed to help decarbonize real estate portfolios and it's offered as a value-added service to IFC's investment clients (and potential clients)
- GRIP is **not a standardized certification program**, but it's tailored to meet an organization's needs, with unique starting points and deliverables, culminating in a plan that identifies **short-term, mid-term, and long-term actions to reduce Scope 1, 2, and 3 emissions**
- GRIP is applicable to any client that **owns and operates a real estate portfolio**, including REITs, retail, hospitality, and warehouses, with the primary criterion being that **building load is the main driver of emissions**
- **GRIP complements** IFC's other climate mitigation and adaptation tools such as the **BRI (Building Resilience Index) and EDGE**, and is a one-stop shop for decarbonization and financing discussions

- Decarbonization is more than traditional energy efficiency measures and has a broader approach that considers the scopes of emissions and their sources
- GRIP addresses not only direct emissions (Scope 1 and 2) but also **Scope 3 emissions associated with third parties such as tenants**, and often facilitates collaboration beyond asset-level retrofits
- Creating a **Decarbonization Roadmap** is a holistic process that integrates **both supply and demand side interventions** and considers the portfolio as more than just the sum of individual assets, while taking asset-level actions into account
- GRIP's goal is to develop a plan to decarbonize a real estate portfolio to help the client organization get on the path of achieving **Net Zero by 2050**, and cut down energy needs and operational costs – all of which contribute towards making the **portfolio more resilient, manage risk better, and protect long-term value**

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