



CRREM Property Types

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CRREM
CARBON RISK REAL ESTATE MONITOR

CRREM Global Pathways

CRREM's science-based decarbonization and EUI pathways reflect the emissions and energy intensity levels buildings must meet to stay aligned with a 1.5°C warming scenario. The CRREM Pathways cover a wide range of property typesⁱ across 44 countries and are publicly available for open-access use.

PROPERTY TYPE DEFINITIONS

Office: Includes free-standing offices, office terraces, unattributed office buildings and office parks.

Retail – High Street: Retail buildings located on the high street in a particular area, usually terraced buildings located in the city centre or other high-traffic pedestrian zones.

Retail – Shopping Centre: Enclosed centres for retail purposes. Examples may include, but are not limited to: regional malls and shopping malls.

Retail – Warehouse: Refers to buildings in an unenclosed retail space, otherwise known as a strip centre or strip mall, whereby buildings are usually stand-alone and situated side-by-side with their entrance facing a main street or carpark.

Enclosed Retail Mall: Large-scale, fully enclosed retail centres with shared internal circulation and climate-controlled common areas. Examples may include, but are not limited to: regional shopping centres, mega malls, outlet malls and multi-level enclosed retail complexes.

Retail Store: Retail Store refers to individual stores used to conduct the retail sale of non-food consumer goods such as Department Stores, Discount Stores, Drug Stores, Dollar Stores, Hardware Stores, and Apparel/Specialty Stores (e.g., books, clothing, office products, sporting goods, toys, home goods, and electronics). Buildings containing multiple stores should be classified as enclosed mall, lifestyle center, or strip mall. The area should include all space within the building(s), including sales areas, storage areas, offices staff break rooms, elevators, and stairwells.

Strip Shopping Center: Strip mall refers to buildings comprising more than one retail store, restaurant, or other business, in an open-air configuration where each establishment has an exterior entrance to the public and there are no internal walkways. Examples may include, but are not limited to: neighbourhood retail strips, convenience centres and small plaza retail units.

Residential Single Family: Detached or semi-detached dwellings designed for occupancy by a single household. Examples may include, but are not limited to: detached houses, bungalows, townhouses and duplexes.

Residential Multi Family: Buildings containing multiple separate dwelling units within a single structure. Examples may include, but are not limited to: apartment buildings, condominiums, social housing blocks and purpose-built rental buildings.

Large Multi-Family – Low Rise (>20 Units): The count of all individual private apartments/ condominiums (both occupied and unoccupied) located in an individual building that is 1 to 4 stories in height.



Large Multi-Family - High Rise (>20 Units): The count of all individual private apartments/ condominiums (both occupied and unoccupied) located in an individual building that is 10 or more stories in height.

Small Multi-Family - High Rise (<20 Units): The count of all individual private apartments/ condominiums (both occupied and unoccupied) located in an individual building that is 10 or more stories in height.

Industrial – Distribution Warehouse Warm: Refers to a building in an unenclosed space, usually these are stand-alone buildings situated by a car park or truck loading areas as they act as a shipping hub, receiving shipments and holding items until they are loaded onto trucks and distributed elsewhere. Often the warehouses are in the form of large halls and are located around the outskirts of cities.

Industrial – Distribution Warehouse Cooled: Refers to a building in an unenclosed space, usually these are stand-alone buildings situated by a car park or truck loading areas as they act as a shipping hub. Operators of cold storage warehouses and refrigerated distribution centres require reliable temperature control to ensure the quality and shelf life. These assets have a higher energy-intensity on average due to cooling large open spaces, cold rooms and low temperature-controlled environments.

Shipping/Distribution Warehouse: refers to unrefrigerated buildings that are used for the temporary storage and redistribution of goods, manufactured products, merchandise or raw materials. Buildings that are used primarily for assembling, modifying, manufacturing, or growing goods, products, merchandise or raw material should be classified as Manufacturing Facility.

Self-Storage: Self-Storage Facility refers to buildings that are used for private storage. Typically, a single Self Storage Facility will contain a variety of individual units that are rented out for the purpose of storing personal belongings. Examples include, but are not limited to: climate-controlled storage facilities, drive-up storage centres and multi-storey self-storage buildings.

Lodging, Leisure & Recreation: Includes lodging, sports club houses, gyms, sports stadia, indoor sports arenas, halls, swimming pools, theatre and auditoria.

Hotel: Includes hotels, motels, youth hostels, lodging, and resorts.

Health Care: Buildings used for the purpose of primary health care. Examples may include, but are not limited to: hospitals, clinics, physical therapy centres and mental health centres.

Inpatient Healthcare: Healthcare facilities where patients are admitted for overnight stays and ongoing clinical care. Examples may include, but are not limited to: hospitals, rehabilitation centres, psychiatric inpatient facilities and long-term care hospitals.

Outpatient Healthcare: Healthcare facilities providing medical services that do not require overnight admission. Examples may include, but are not limited to: clinics, day surgery centres, diagnostic imaging centres and physical therapy practices.

ⁱ INREV. (n.d.). Global definitions database. Retrieved April 28, 2026, from <https://www.inrev.org/definitions/>

GRESB. (2025). Real Estate standard and reference guide: Appendix 5 – Property types classification. GRESB. https://documents.gresb.com/generated_files/real_estate/2025/real_estate/reference_guide/complete.html#property_types_classification

U.S. Environmental Protection Agency. (n.d.). Glossary. ENERGY STAR Portfolio Manager. Retrieved April 28, 2026, from <https://portfoliomanager.energystar.gov/pm/glossary>

