Introduction to WiredScore

Why digital connectivity is the fourth utility.

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Rory Young

Head of National Markets

WiredScore

£269,000

—

The current average cost per hour of downtime
is 3x what it was two years ago.

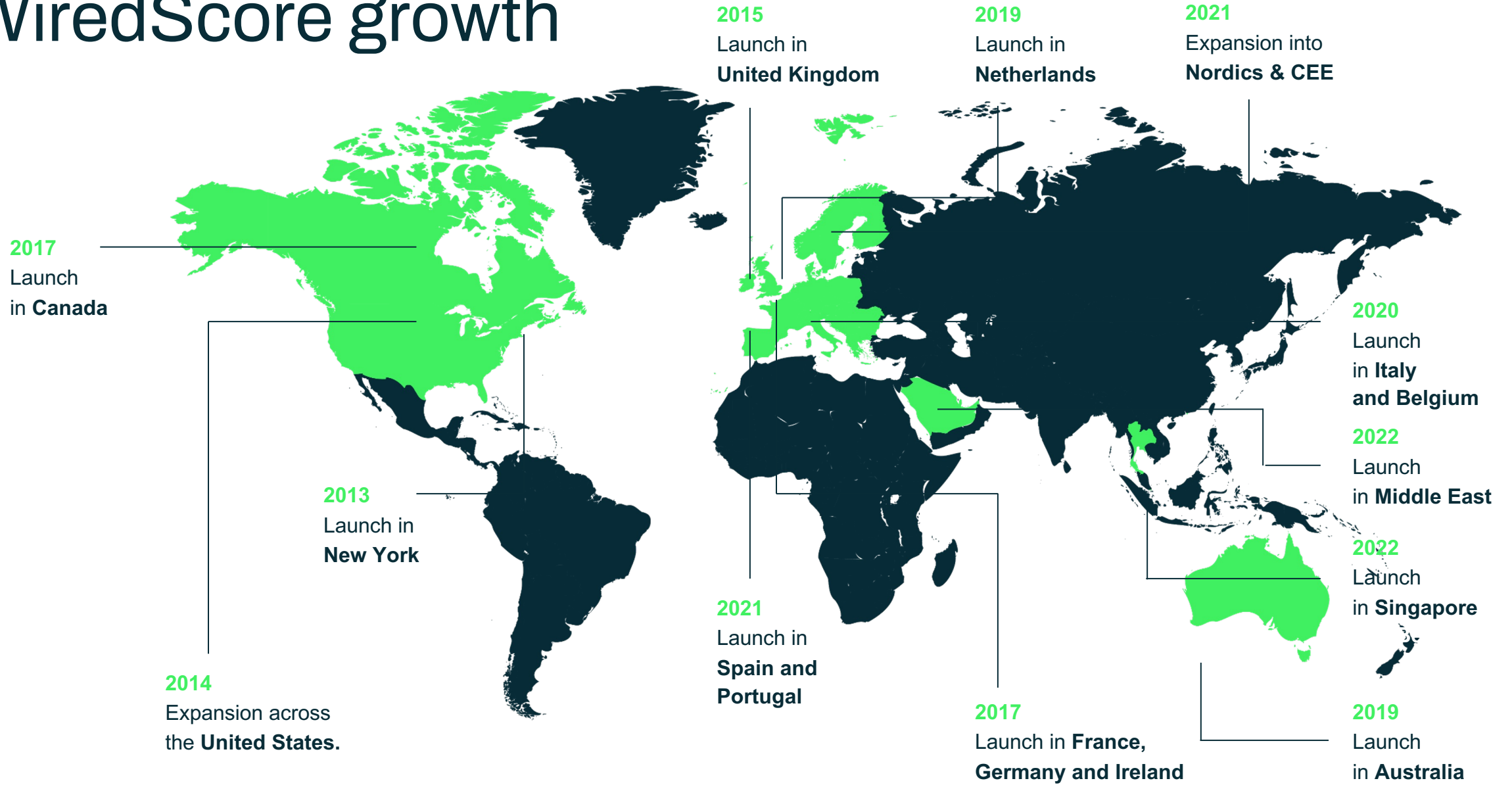*Source: Gartner, the cost of downtime.*

WiredScore

70%

Of internet outages are caused by the physical infrastructure of a building

Source: Ontrack

WiredScore sets the global standard for technology in buildings.

WiredScore growth

2015
Launch in
United Kingdom

2019
Launch in
Netherlands

2021
Expansion into
Nordics & CEE

2017
Launch
in **Canada**

2020
Launch
in **Italy
and Belgium**

2022
Launch
in **Middle East**

2013
Launch in
New York

2021
Launch in
**Spain and
Portugal**

2022
Launch
in **Singapore**

2014
Expansion across
the **United States.**

2017
Launch in **France,
Germany and Ireland**

2019
Launch
in **Australia**

WiredScore

5

There is strength is numbers…

950m+
Square feet committed to certification

1,000+
Clients

8m+
People live and work in buildings certified by WiredScore

160+
Cities

WiredScore

Global client base

Newcastle Buildings

1 Strawberry Lane, Home Group

The Lumen, L&G

Portland House

WiredScore

The rate of change in technology always outpaces the rate of change in buildings.

This causes issues for both the users of the building and the landlords.

WiredScore

Certification provides the solution, using data to close the gap between evolving user requirements and owner responsibilities.

Our certifications.

Certification levels.

WiredScore
Under Certification

WiredScore
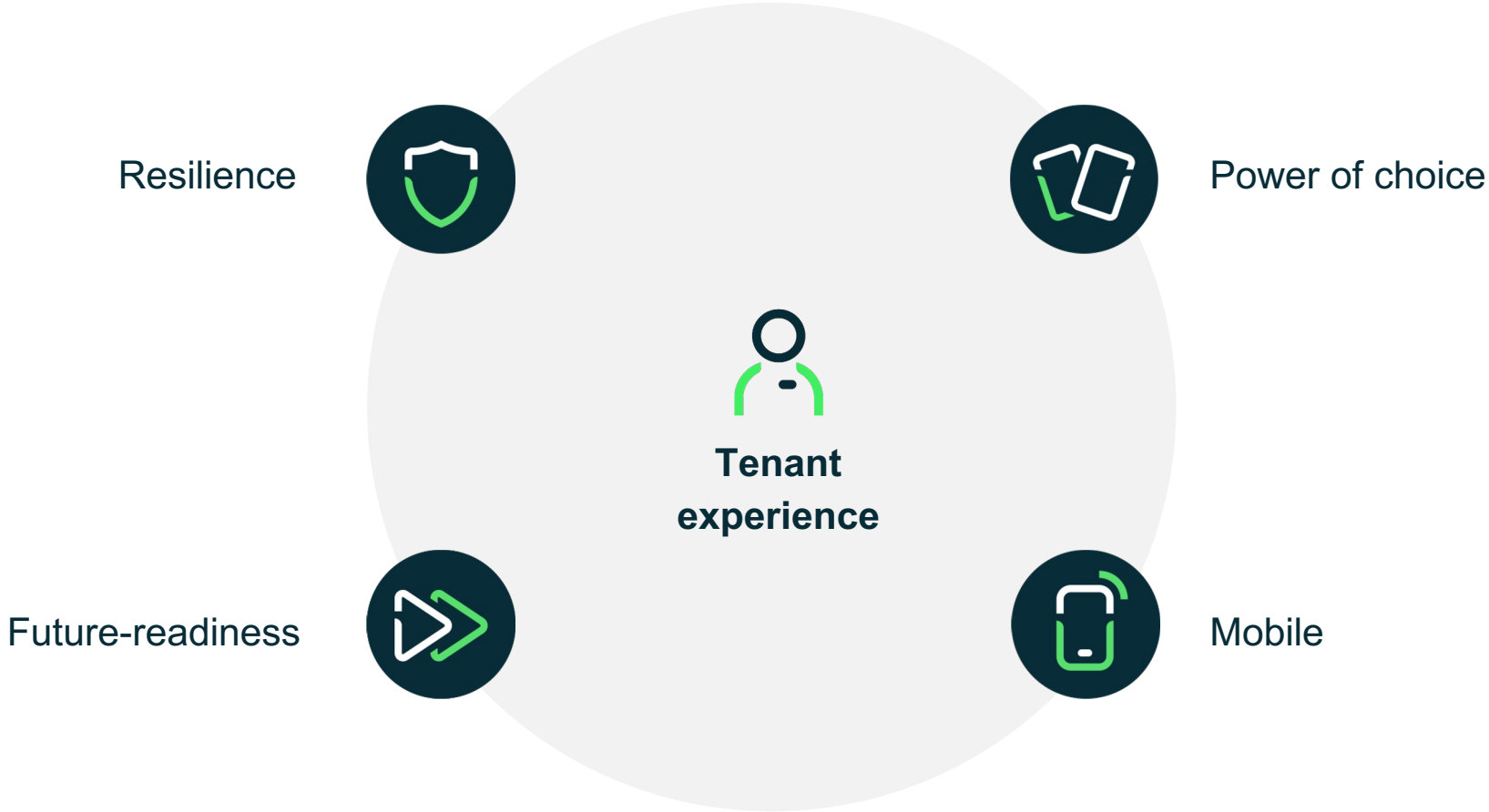**CERTIFIED**

WiredScore
SILVER

WiredScore
GOLD

WiredScore
PLATINUM

WiredScore certification.

What matters to tenants?

Resilience

Power of choice

Tenant experience

Future-readiness

Mobile

WiredScore office – what we measure.

Connectivity and mobile

Internet and service offerings.

Mobile connectivity.

Building infrastructure

Points of entry.

Telecommunications room.

Risers.

Resilience

Backup power.

Flood measures.

Access readiness.

Telecoms procedures and access guide for operators.
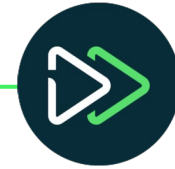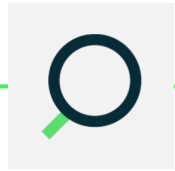
Innovation.

Enhanced connectivity through innovation.
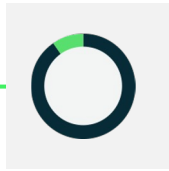
WiredScore

The certification process.

| Information | Review | Reports | Finalise | Promote |

Benefits of WiredScore

Why landlords choose us.

Building benefits

Leasing and brand value

Optimised design, operation and delivery

Increased asset value

Reporting benefits

ESG

Portfolio reporting

Investor reporting

Market Impact

Connectivity matters

The question:
What are occupiers looking for in an office after the pandemic.

58%	48%	39%	30%
Internet connectivity	Air quality	Office equipment	Being around colleagues

9.3%
Midtown

9.6%
City fringe

0.3%
City core

1.6%
West end

15.2%
Southbank

5.9%
Docklands
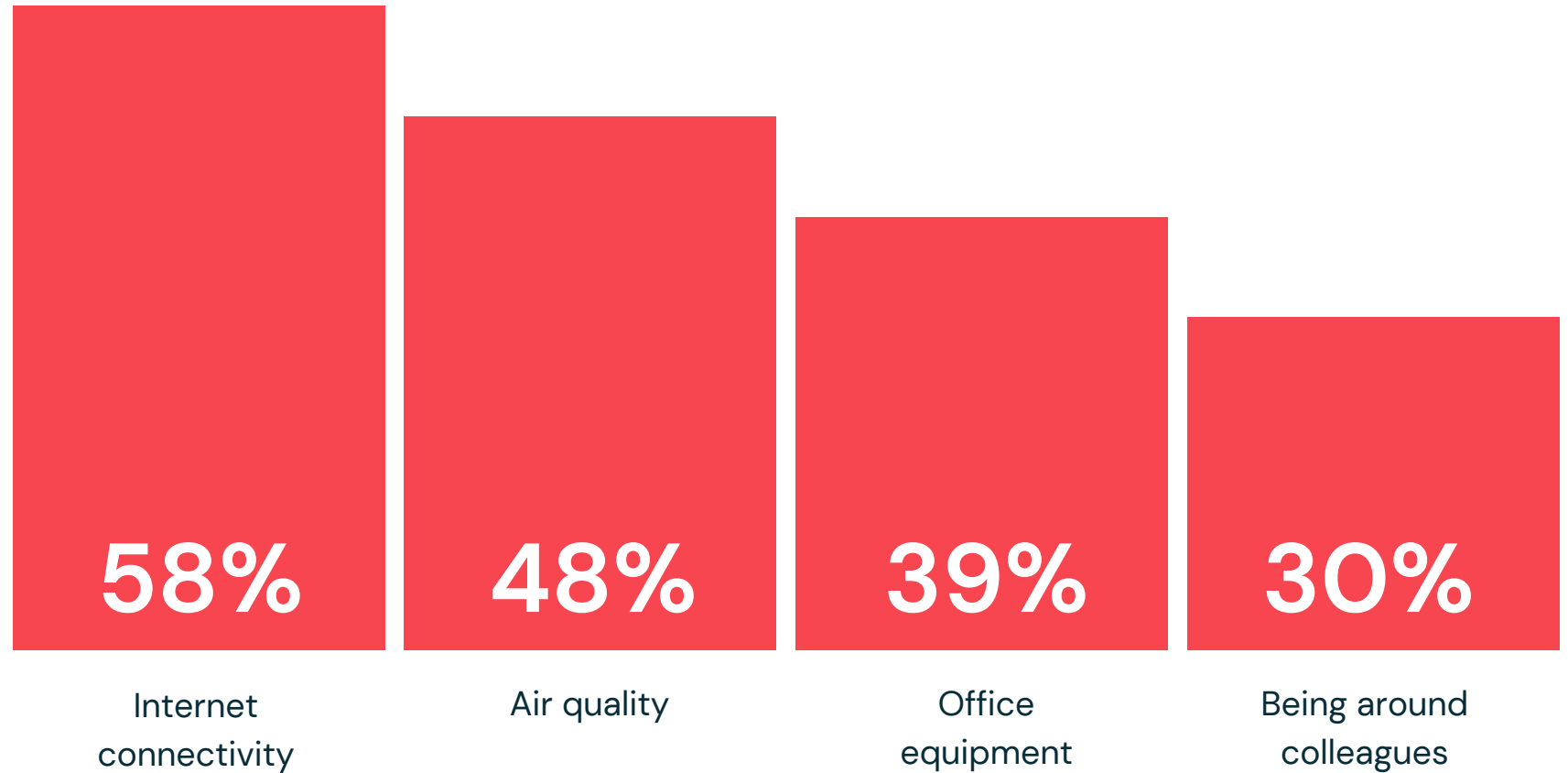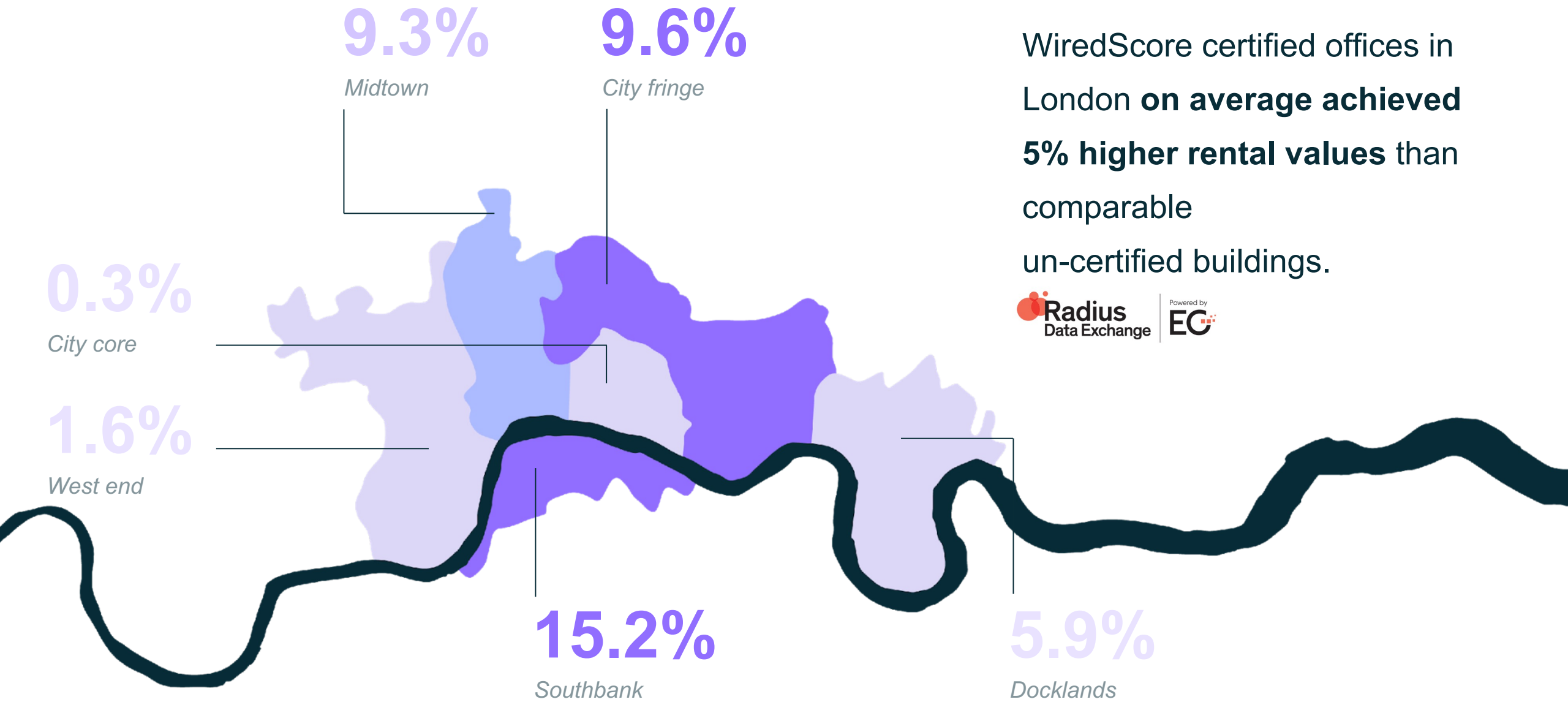
WiredScore certified offices in London **on average achieved 5% higher rental values** than comparable un-certified buildings.

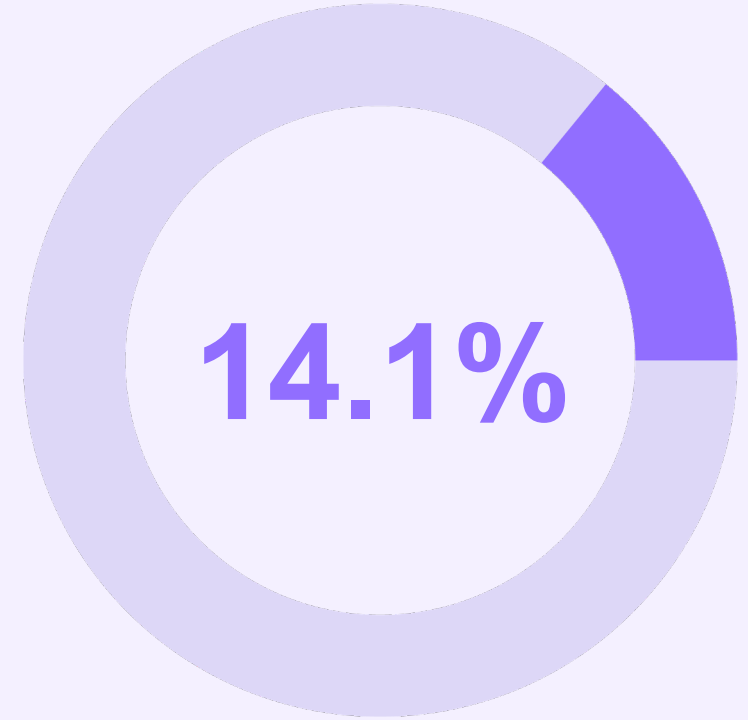Radius Data Exchange | Powered by EG

WiredScore

Attracting the right tenants.

TMT Occupiers are more than twice as likely to occupy a WiredScore certified building than a non-certified building.

30.2%
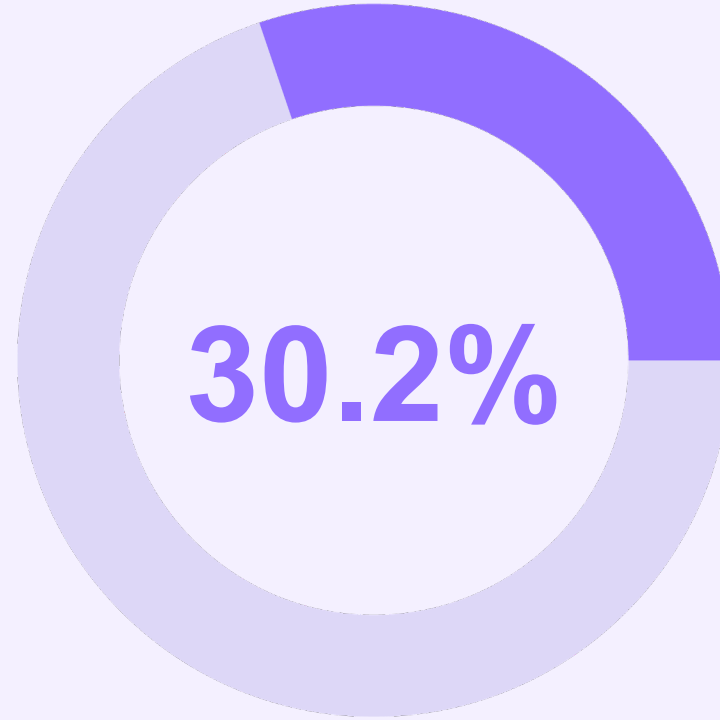
Current footprint of WiredScore certified buildings.

14.1%

Current footprint of comparable buildings.

WiredScore

Radius Data Exchange | Powered by EG

Moody's Report

WiredScore certification drives higher occupancy

WiredScore certified buildings have on average 3.8% lower vacancy than comparable non-certified buildings

WiredScore certification drives higher rents

Rents in WiredScore certified buildings are on average $6.50 higher per sq ft than comparable non-certified buildings

WiredScore certification drives longer leases

Nationally (USA), average lease lengths in WiredScore certifications buildings are 9 months longer than comparable non-certified buildings

MOODY'S | CRE
ANALYTICS

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Digital Connectivity and the Evolving Office Sector

Technological, demographic, and economic factors have all led to a drop in office space usage intensity. Consequently, uncertainty surrounds the sector as remote work persists for the segment of the labor market that can perform their jobs effectively from home – or really, now, from anywhere.

Flexible work arrangements, whether hybrid or work from anywhere, is now one of the top features applicants seek in a new role.[1] Additionally, despite strong macroeconomic headwinds through decades-high inflation, negative real GDP growth, and a rising interest rate environment, the labor market remains quite tight, with better-than-expected monthly total nonfarm payroll employment growth, a 3.5% unemployment rate that is generally considered targeted full employment, and the ratio of the number of unemployed persons per job opening stands at approximately 1:2.[2]

The strong labor market looms over the return-to-office conversation because employees are still in a comparatively strong position to make demands like remote work. Office spaces are progressively used for gathering rather than simply day-to-day work. Therefore, as companies reassess the square footage they lease in the face of changing needs, office landlords must attract corporate tenants and the employees that populate them by providing appealing properties and spaces.

One way to do this is to provide the technology platform that modern office tenants require. In this paper, the effects of a digitally well-connected office building on space market fundamentals will be explored using data from Moody's Analytics CRE and WiredScore, the company setting the global standard for technology in the built world.

WiredScore

Accredited Professionals

AP organizations.

Questions?

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