



WiredScore

Digital Risks in Real Estate

What we'll cover

01 About WiredScore

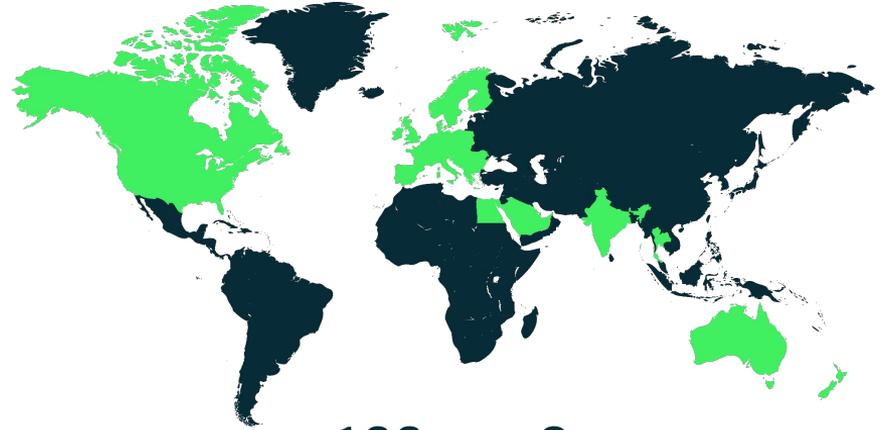
02 WiredScore & Digital Risks

03 WiredScore Cyber Foundations

WiredScore **About**

WiredScore sets the global standard
for technology in the built world
through certification and education.

1000+ of the world's leading real estate owners, developers and operators use WiredScore



160+
Cities

9m+
People in WiredScore buildings



WiredScore **Office** Home Industrial

SmartScore **Office**

Cyber Foundations

WiredScore **And Digital Risks**

WiredScore

What we measure

- Internet Service Provision
- Mobile Performance
- Digital Services
- Infrastructure Setup
- Technology Resilience
- Future Readiness

Enhancements for 2026

- Mobile Performance
- Enhanced technology resilience

SmartScore

What we measure

- Access and Navigation
- Wellbeing
- Sustainability Technology
- Digital Services
- Operational Excellence
- Safety and Security
- Systems Integration
- Cybersecurity
- Data Management

Enhancements for 2026

- Cybersecurity
- Sustainability Technology

Cyber Foundations

What we measure

- Governance
- Building Systems
- Cyber Controls
- System Vulnerabilities

Focus for 2026

- Portfolio deployment with landlords

How WiredScore supports the outputs of the RICS Digital risks in real estate review

WiredScore

WiredScore certification recognizes and promotes best-in-class digitally connected buildings globally.

SmartScore

SmartScore certification recognizes and promotes technologically advanced smart buildings globally.

Cyber Foundations

Cybersecurity assessment for real estate.

4.1.1 Duty to manage building systems and digital infrastructure

- Physical security of telecoms rooms
- Wi-Fi security
- Diversity of connectivity services

4.1.3 Data management and privacy

- Data management and privacy policies
- Building cybersecurity policies

4.1.2 Responsibility for digital risks

- Cyber assessments and training
- Network and supply chain managements
- Vulnerability and threat monitoring

Building digital risk management

Derwent case study

Derwent's evolution

First clear split between corporate IT and building/OT cyber risk in reporting. **2019**

The risk of a cyber-attack on buildings was considered stable but expected to grow as buildings become more connected. **2021**

Building managers given more **cyber security training** and the Group worked with suppliers to design network architectures that segregate building networks and embed security by design. **2023**

Intelligent buildings continue to broaden the threat landscape and there is a heightened risk ...cyber security assessments and independent security penetration tests have been commissioned across the portfolio. **2024**

Derwent & WiredScore

10

Years in partnership

33

Total certifications

3.3m

Sq Feet certified

21

WiredScore certifications

12

SmartScore certifications

2015 A launch client for WiredScore in the UK

2020 Joined the WiredScore Smart Council

2021 A launch client for SmartScore in the UK

2022 WiredScore moved into a Derwent building

2025 WiredScore conducted a cyber foundations pilot in partnership with Derwent

WiredScore
Cyber Foundations

3x
increase

*in the number of
organizations facing 5+ OT
cyber incidents in 2024
compared to 2023*

32%
average

*in the credits achieved
within SmartScore
cybersecurity category*

Cyber attacks can happen on IT and OT systems

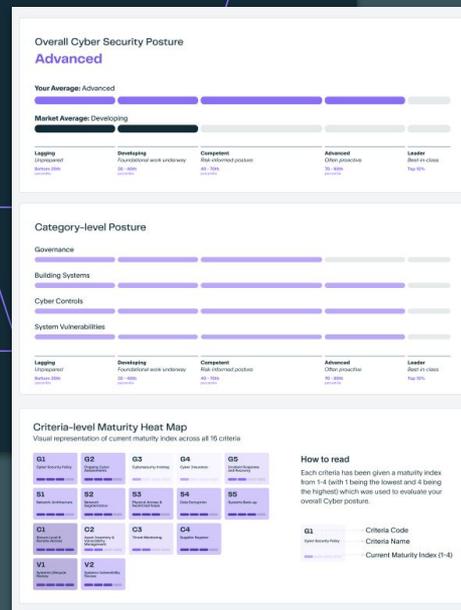


Most CRE organisations have at least some IT protective measures in place

CRE is **lagging** in OT protective measures

Cyber Foundations assesses and benchmarks the cybersecurity maturity of building portfolios, providing a standardized framework to manage risk and demonstrate resilience at scale.

WiredScore Cyber Foundations Assessment Report



The problem space

- 1 The cyber threat landscape is complex and rapidly evolving.
- 2 Setting cyber standards and managing risk across a portfolio is a major challenge.
- 3 There is a lack of transparency around these risks among investors, owners, operators, and occupiers.

The value of:
**WiredScore Cyber
Foundations
for Landlords**

- **Understand and benchmark** your cyber maturity
- **Reduce** your risk exposure
- **Communicate** your cyber posture

The value of:
**WiredScore Cyber
Foundations
for Operators**

- **Be proactive** rather than reactive
- Position yourselves as **experts**
- **Standardize** and **scale** cyber offering

What we cover

Assessed at portfolio level



Governance

Policies, processes, and standards to ensure cybersecurity aligns with organizational goals and requirements.

Criteria

- Cybersecurity policy
- Ongoing cyber assessments
- Cyber awareness training
- Cyber insurance
- Incident response and recovery
- Supplier register
- Organisational risk management

Assessed across each building *(covers building technology systems)*



Building Systems

The structured planning and architecture of systems to ensure security, scalability, and resilience against cyber threats.

Criteria

- Network architecture
- Network segmentation
- Physical access and restricted areas
- Data encryption
- Systems back-up



Cyber Controls

Safeguards and measures implemented to detect, prevent, and mitigate cybersecurity risks and threats.

Criteria

- Secure remote access
- Asset inventory & vulnerability management
- Threat monitoring



System Vulnerabilities

Identify known vulnerabilities that can be caused by out of date firmware and end-of-life devices in use.

Criteria

- Systems lifecycle review
- Systems vulnerability review

Systems we look at: HVAC, Lighting, Access Control, Elevators, CCTV, AV systems (i.e. lobby screens)

Questions?