

2018 HOW TO READ YOUR SCORECARD

PARTICIPATION & GRESB SCORE



Historical participation and the GRESB Score over the past 6 years.

PEER COMPARISON



Each entity is allocated to a peer group, based on the property type (the threshold is set at 75% GAV) and geographical location (the threshold is set at 60% GAV) of underlying assets.

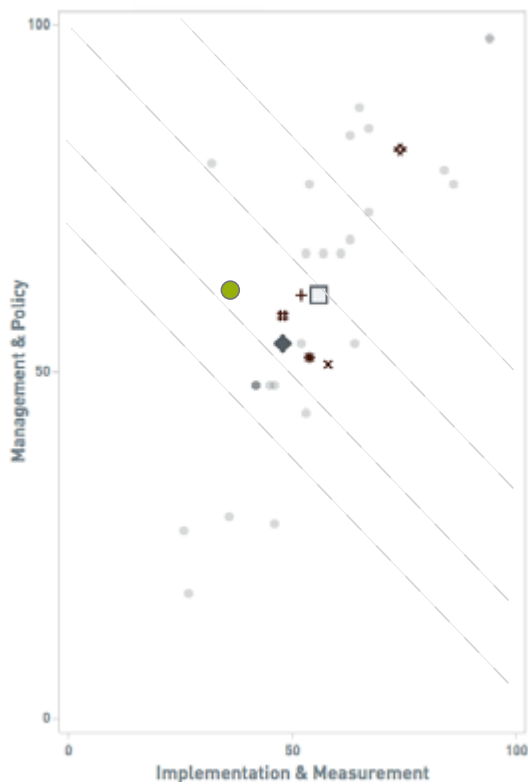
GRESB RATING



Overall measure of how well ESG issues are integrated into the management and practices of companies and funds. The rating is based on the GRESB Score and its quintile position relative to the GRESB universe.

GRESB MODEL

Scores disclosed to peers



As a default, GRESB does not disclose a participant's data to other participants. Participants can opt-in to disclose the entity's name (listed companies) or fund manager's name (non-listed entities), as well as the scores for the two dimensions.

to participants in the peer group that also opted to disclose their name and dimension scores.
Note: This functionality is only available in the Benchmark Report.

The sum of the scores for each Assessment indicator adds up to a maximum of 78 points.

The GRESB Developer Score is then expressed as a percentage – from 0 to 100. The GRESB Developer Score also shows relative performance based on the entity's quintile position – from 1 to 5. Every quintile and corresponding rating contains 20% of all participating companies and funds. If the entity performs in the top quintile, it receives a rating of 5 and is called a "GRESB 5 star rated entity"; if it falls in the bottom quintile, it receives a rating of 1 and is called a "GRESB 1 star rated entity". The GRESB Score is divided into two dimensions: Management & Policy (MP) and Implementation & Measurement (IM).

Management & Policy is defined as "the means by which a company or fund deals with or controls its portfolio and its stakeholders and/or a course or principle of action adopted by the company

or fund. Management & Policy can be interpreted as a leading indicator, providing information about the leadership and direction of the organization." The maximum score for Management & Policy is 50 points – this is 64% of the overall GRESB Developer Score – and is expressed as a percentage.

Implementation & Measurement is defined as "the process of executing a decision or plan or of putting a decision or plan into effect and/or the action of measuring something related to the portfolio. This dimension can be interpreted as a lagging indicator, providing information on actions and performance over the previous year." The maximum score for Implementation & Measurement is 28 points – this is 35.9% of the overall GRESB Developer Score and is expressed as a percentage.

ESG BREAKDOWN



Scores of Developer Assessment participants are not directly comparable to scores of Real Estate Assessment participants.

TREND



The **historical trend** shows the entity's performance development over previous years, relative to the peer group (constant over the years) and all GRESB participants. If the size of the peer group falls below four peers, no historical trend is provided for that year. The improvement badge shows the year-on-year improvement (2018 versus 2017) in the entity's GRESB Developer Score.

The GRESB Developer Score is broken down into separate scores for **Environmental, Social and Governance (ESG)** sustainability dimensions. These scores are calculated based on the allocation of individual questions to E, S, or G. Each indicator is assigned to only one category.

RANKINGS

3rd

Developer / Global

1/27

114th

Developer / Region

1/20

258th

Developer / Property Type

1/12

GRESB allocates an overall GRESB Score to each Assessment participant. However, it recognizes that the real estate sector and the sustainability issues that the sector must consider are highly complex and that within countries, regions and property types there are significant variations in the relationship between owner and occupier, manager and investor, and in the underlying regulatory environment.

Therefore, GRESB emphasizes to both participants and real estate investors that the measurement of absolute performance is only a single element of a broad range of metrics reported in the benchmark. The key to analyzing

GRESB data lies in peer group comparisons that take into account country, regional, sectoral and investment type variations. GRESB believes in the inclusion of its sustainability metrics in decision-making processes on sustainability issues. However, equally important is an active dialogue between investors, and companies and fund managers regarding sustainability issues.

GRESB ASPECTS



The GRESB Developer Assessment consists of a subset of indicators from the GRESB Real Estate Assessment, plus the 14 indicators in the New Construction & Major Renovations (NC&MR) Aspect.



Management (14.1% Developer Score)

This Aspect focuses on how the organization addresses sustainability implementation in the context of its overall business strategy.



Policy & Disclosure (16.7% Developer Score)

Institutional investors and other shareholders are primary drivers for greater sustainability reporting and disclosure among real estate companies and funds. Disclosure shows how ESG policies and management practices are being implemented by the entity, and what impact these practices have on the business.



Risks & EMS (10.3% GRESB Score)

This Aspect investigates the steps undertaken by organizations to stay abreast of sustainability risks related to bribery and corruption, climate change, environmental legislation, market risks and other material sustainability risks. The Aspect also addresses the implementation of opportunities for improvement.



Stakeholder Engagement (11.5% Developer Score)

Improving the sustainability performance of a real estate portfolio requires dedicated resources, a commitment from senior management and tools for measurement/management of resource consumption. It also requires the cooperation of other stakeholders, including tenants, suppliers, a participant's workforce and the local community.



New Construction & Major Renovations (47.4% Developer Score)

The built environment has a significant impact on ecological systems as well as the health, safety, and welfare of communities. In addition, construction activities consume resources such as water and natural materials, while the construction process generates large quantities of waste. Integrating sustainability into construction activities can help mitigate this negative impact, and at the same time improve the environmental efficiency of buildings in the operational phase. By implementing sustainable best practices in construction activities, organizations can also positively impact local communities. This Aspect addresses the entity's efforts to address ESG issues during the design, construction, and renovation of buildings.

Aspect Weight in Developer Score	This Entity	Peer Group		GRESB
Management 14.1%	79 -2	PEER 79 AVERAGE		GRESB 79 AVERAGE
Policy & Disclosure 16.7%	66 +5	PEER 79 AVERAGE		GRESB 79 AVERAGE
Risks & EMS 10.3%	51 +11	PEER 79 AVERAGE		GRESB 79 AVERAGE
Stakeholder Engagement 11.5%	66 +5	PEER 79 AVERAGE		GRESB 79 AVERAGE

The Aspect weight in the GRESB score based on the points allocated to each indicator within the aspect.

Aspect score evolution compared to last year.

The frequency distribution shows the Aspect scores obtained by the peers (grey bars), compared to the entity's Aspect score (green circle).

The GRESB average score for each Aspect and the evolution compared to last year's results.

■ ENTITY & PEER GROUP CHARACTERISTICS

This Entity

Benchmark Geography:	Asia
Benchmark Sector:	Office
Legal Status:	Non-listed
Total GAV:	\$756 Million
Activity:	Development



Countries
[100%] Netherlands

Peer Group

Benchmark Geography:	Asia
Benchmark Sector:	Industrial, Office
Legal Status:	Non-listed
Average GAV:	\$756 Million



Peer Group Countries
[25%] United Kingdom
[22%] France
[25%] Netherlands
[25%] Germany
[25%] All Others
[25%] Poland
[25%] Sweden
[25%] Spain
[25%] Italy
[25%] Belgium



Sectors
[25%] Industrial, Distribution Warehouse
[25%] Industrial, Manufacturing



Peer Group Sectors
[25%] Industrial, Distribution Warehouse
[25%] Industrial, Manufacturing

Entity characteristics:
The geographic location and property type characterization of participants is determined by a pre-set allocation threshold. It is set at 75 percent of the Gross Asset Value (GAV), while the threshold for determining the geographic location is set at 60 percent of the GAV. If a participant does not reach the threshold for allocation to a specific geography, it is allocated to “globally diversified.” Likewise, if a participant does not reach to a specific property type, it is allocated to “diversified.” Within the latter, three additional classifications are made: retail/office, residential/office, and office.

Peer group characteristics:
The peer group composition is determined by a simple set of rules and, to guarantee consistent treatment of all participants, involves no manual judgment or intervention.

PEER GROUP CONSTITUENTS

If the entity is a listed company, the Peer Group Constituents list includes all peer group entities with the entity name. If the entity is a non-listed company/fund, the Peer Group Constituents list includes the fund manager names of the peer group entities.

GRESB offers a customized benchmarking solution so that you can compare your performance against any peer group you choose. You are able to select specific peers by name (for listed entities), and/or choose from a range of peer group characteristics.

Get your customized benchmark report →

GRESB VALIDATION

GRESB Validation

 Guidance

All participant check

All entities ✓

Text boxes 'Other' answers
Table answers
Hypertlinks
Quantitative outliers

Validation plus

All entities ✓

MA1, PD3, PD5.1, R03.1, ME1, PI1.4, PI2.3, PI3.4, PI4.2, SE4.1

Validation Interview

Entity not selected

Reporting boundaries
Supplemental questions

	Items	% accepted/ full points
Evidence	23	87%
'Other' answers	6	33%
Text boxes	8	88%
Table answers	6	83%
Total	43	79%

All the data submitted in the benchmark goes through GRESB's data validation process.

There are three validation levels:

- **All Participant Checks:** For selected data points GRESB checks all benchmark submissions;
- **Validation Plus:** An additional desktop review on a selection of indicators. The review is undertaken by a member of the GRESB validation team who will review selected data points;

- **Validation Interviews:** An in-person meeting and/or a phone-call for a selection of Assessment participants. The review takes place with a member of the GRESB validation team for a maximum of half a day. In 2018, 2.5% entities including Developers were selected for a Validation Interview.

THIRD PARTY VALIDATION

Question

7.2 Organization's sustainability disclosure

Data Review

Externally checked by our consultant

Third party checks on sustainability disclosure provide investors and participants with confidence regarding the integrity and reliability of the reported data.

REPORTING BOUNDARIES



The participant can use this field to provide additional context for the information reported throughout the Assessment. This can include elements related to changes in the portfolio's composition, the organization's development strategy, reporting boundaries.

The purpose of this sample report is to demonstrate the appearance and format of GRESB's assessment. To protect data confidentially, the sample contains randomised data and does not include any real data submitted in the 2018 GRESB Assessment. As a result, displayed

data may contain inconsistencies which will not appear in a company or fund's actual Report.