



GRESB
REAL ESTATE

GRESB Real Estate Benchmark Report

2022

Fund Name

Manager Name

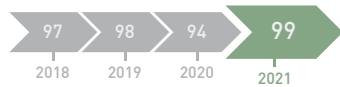
2022 GRESB Standing Investments Benchmark Report

Fund Name | Manager Name

GRESB Rating



Participation & Score



Peer Comparison



Oceania | Office

Out of 50

| | | | |
|------------------------------|--------------------------|-----------------------------|---------------------------------|
| Status: Non-listed | Strategy: Core | Location: Oceania | Property Type: Office |
|------------------------------|--------------------------|-----------------------------|---------------------------------|

Rankings



GRESB Score within Office / Oceania

Out of 40



GRESB Score within Office / Non-listed / Core

Out of 120



GRESB Score within Oceania / Non-listed / Core / Open end

Out of 70



Management Score within Oceania

Out of 110



Management Score within Oceania / Non-listed / Core

Out of 70



Management Score within Oceania / Non-listed / Core / Open end

Out of 60



Performance Score within Office / Oceania

Out of 40



Performance Score within Office / Non-listed / Core

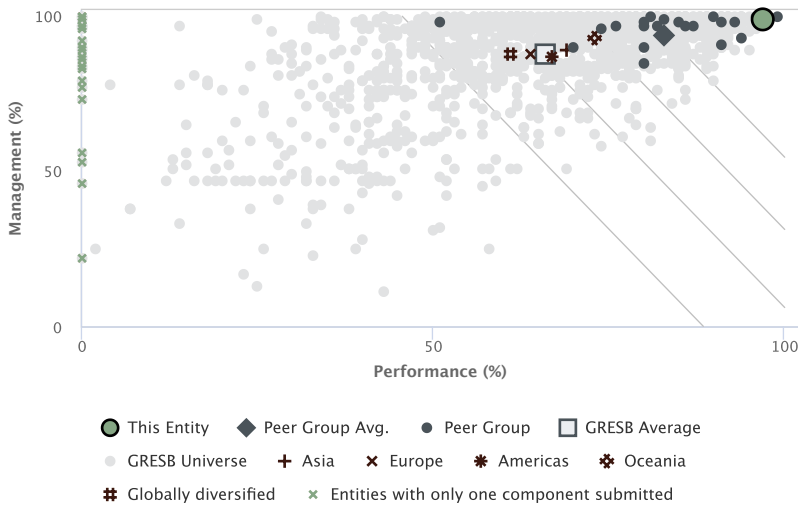
Out of 130



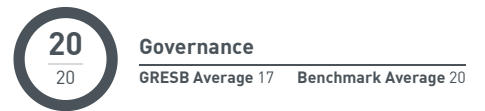
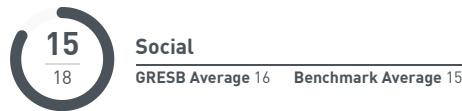
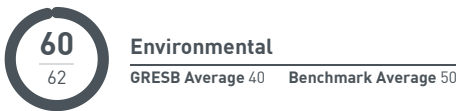
Performance Score within Oceania / Non-listed / Core / Open end

Out of 50

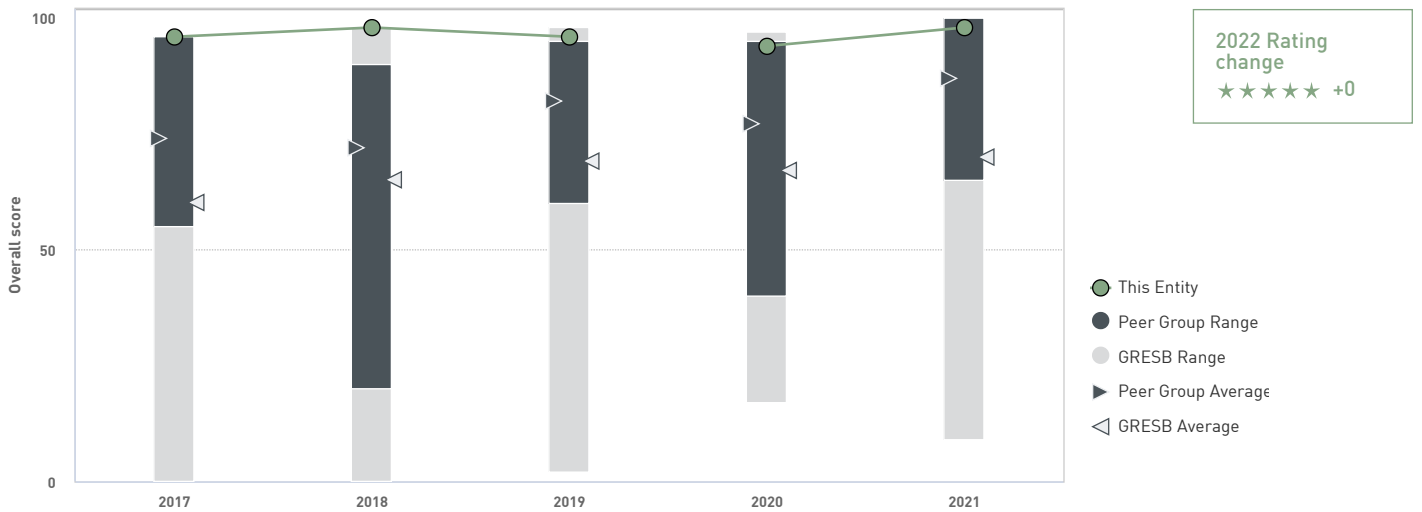
GRESB Model



ESG Breakdown

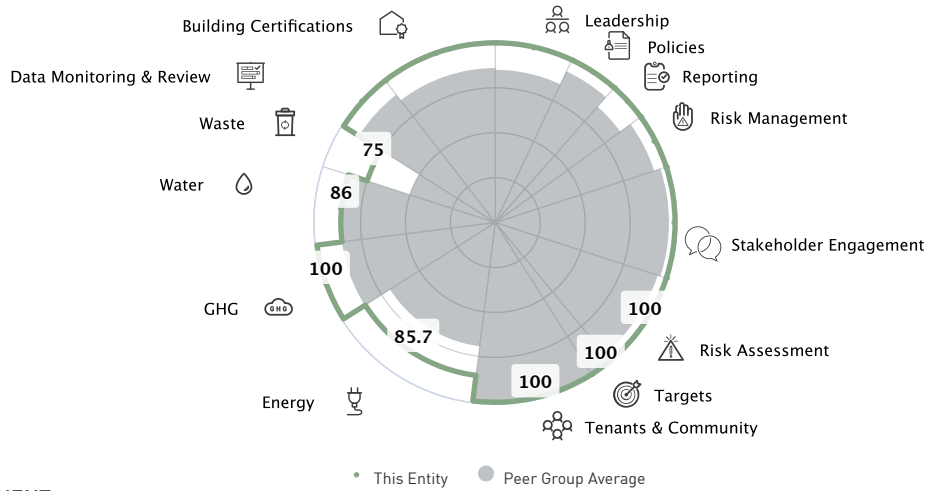


Trend



Note: In 2020, the GRESB Assessment structure fundamentally changed, establishing a new baseline for measuring Performance. As a result, GRESB advises against a direct comparison between 2020 GRESB Scores and prior year results. For more information, see the 2020 Benchmark Reports.

Aspect, Strengths & Opportunities



MANAGEMENT COMPONENT


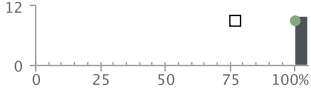

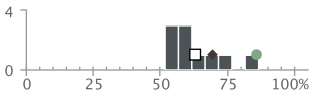

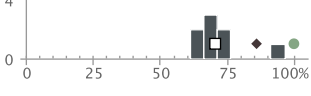

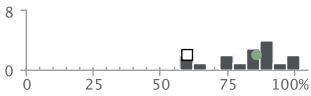

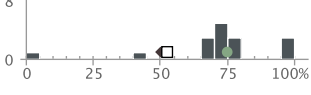

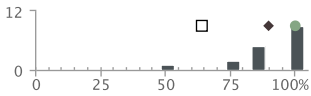

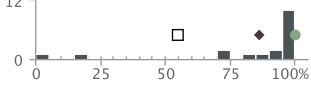
Oceania | Core (80 entities)

| ASPECT Number of points | Weight in Component | Weight in GRESB Score | Points Obtained | Benchmark Average | Benchmark Distribution |
|-------------------------------------|---------------------|-----------------------|-----------------|-------------------|------------------------|
| Leadership 7 points | 23.3% | 7% | 7 | 6 | |
| Policies 4.5 points | 15% | 4.5% | 4.5 | 4.2 | |
| Reporting 3.5 points | 11.7% | 3.5% | 3.5 | 2.9 | |
| Risk Management 5 points | 16.7% | 5% | 5 | 4.7 | |
| Stakeholder Engagement 10 points | 33.3% | 10% | 10 | 9.66 | |

PERFORMANCE COMPONENT

Australia | Office (50 entities)

| ASPECT Number of points | Weight in Component | Weight in GRESB Score | Points Obtained | Benchmark Average | Benchmark Distribution |
|-----------------------------|---------------------|-----------------------|-----------------|-------------------|------------------------|
| Risk Assessment 9 points | 12.9% | 9% | 9 | 8.5 | |
| Targets 2 points | 2.9% | 2% | 2 | 2 | |

| ASPECT Number of points | Weight in Component | Weight in GRESB Score | Points Obtained | Benchmark Average | Benchmark Distribution |
|---|------------------------|--------------------------|--------------------|----------------------|---|
|  Tenants & Community 11 points | 15.7% | 11% | 11 | 11 |  |
|  Energy 14 points | 20% | 14% | 12 | 10 |  |
|  GHG 7 points | 10% | 7% | 7 | 6 |  |
|  Water 7 points | 10% | 7% | 6 | 6 |  |
|  Waste 4 points | 5.7% | 4% | 3 | 2 |  |
|  Data Monitoring & Review 5.5 points | 7.9% | 5.5% | 5.5 | 5 |  |
|  Building Certifications 10.5 points | 15% | 10.5% | 10.5 | 9 |  |

Entity & Peer Group Characteristics

| This entity | | Peer Group (50 entities) | |
|--------------------------------------|--|--------------------------------|--|
| Primary Geography: | Oceania | Primary Geography: | Oceania |
| Primary Sector: | Office | Primary Sector: | Office |
| Nature of the Entity: | Private (non-listed) entity | Nature of the Entity: | Core |
| Total GAV: | \$10 Million | Average GAV: | \$1 Million |
| Reporting Period: | Calendar year | | |
| Regional allocation of assets | 100% Oceania | 70% Oceania | 30% Europe |
| Sector allocation of assets | 100% Office: Corporate | 97% Office: Corporate | < 1% Office: Other < 1% Retail: Restaurants/Bars < 1% Retail: Other < 1% Other: Parking (Indoors) |
| Control | 60% Landlord controlled 40% Tenant controlled | 50% Landlord controlled | 50% Tenant controlled |

Peer Group Constituents

Manager Name (15)

Validation

GRESB Validation

| | |
|-------------------|---|
| Automatic | Automatic validation is integrated into the portal as participants fill out their Assessments, and consists of errors and warnings displayed in the portal to ensure that Assessment submissions are complete and accurate. |
| Manual | Manual validation takes place after submission, and consists of document and text review to check that the answers provided in Assessment are supported by sufficient evidence. The manual validation process reviews the content of all Assessment submissions for accuracy and consistency. |
| Boundaries | The evidence provided in Performance R1.1 Reporting Characteristics is reviewed for a subset of participants to confirm that all direct real estate assets held by the reporting entity during the reporting year are included in the reporting boundaries. Not Selected |

Asset-level Data Validation

| | |
|--------------------------|---|
| Logic Checks | There is a comprehensive set of validation rules implemented for asset-level reporting. These rules consist of logical checks on the relationships between different data fields in the Asset Portal. These errors appear in red around the relevant fields in the Asset Portal Data Editor, along with a message explaining the error. Participants cannot aggregate their asset data to the portfolio level, and therefore cannot submit their Performance Component, until all validation errors are resolved. |
| Outlier Detection | Based on statistical modelling, GRESB identifies outliers in reported performance data for selected indicators in the Real Estate Performance Component. This analysis is performed to ensure that all participating entities included in the benchmarking and scoring process are compared based on a fair, quality-controlled dataset. |

Evidence Manual Validation

| | | | | | | | |
|-----|-------|-----|-----|-----|-------|-----|--|
| LE6 | P01 | P02 | P03 | RM1 | SE2.1 | RP1 | Annual Report Sustainability Report Integrated Report Corporate Website Reporting to Investors Other Disclosure |
| SE5 | TC2.1 | MR1 | MR2 | MR3 | MR4 | | |

■ = Accepted

■ = Partially Accepted

■ = Not Accepted/Duplicate

■ = No response

Manual Validation Decisions - Excluding Accepted Answers

| Evidence | | |
|---------------|--------------|------------------------|
| Indicator | Decision | Reason(s): |
| Other Answers | | |
| Indicator | Decision | Other answer provided: |
| SE3.2 | Duplicate | Text |
| SE6 | Duplicate | Text |
| TC2.1 | Not Accepted | Text |
| TC5.2 | Duplicate | Text |

Reporting Boundaries

Additional context on reporting boundaries

 Text

Applicable evidence

Evidence provided (but not shared with investors)

 [fake.pdf](#)

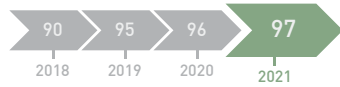
2022 GRESB Development Benchmark Report

Fund Name | Manager Name

GRESB Rating



Participation & Score



Peer Comparison



Oceania | Office | Core

Out of 15

Status:

Non-listed

Strategy:

Core

Location:

Oceania

Property Type:

Office

Rankings



GRESB Score within Office / Oceania

Out of 10



GRESB Score within Office / Non-listed / Core

Out of 30



GRESB Score within Oceania / Non-listed / Core / Open end

Out of 20



Management Score within Oceania

Out of 100



Management Score within Oceania / Non-listed / Core

Out of 70



Management Score within Oceania / Non-listed / Core / Open end

Out of 40



Development Score within Office / Oceania

Out of 10



Development Score within Office / Non-listed / Core

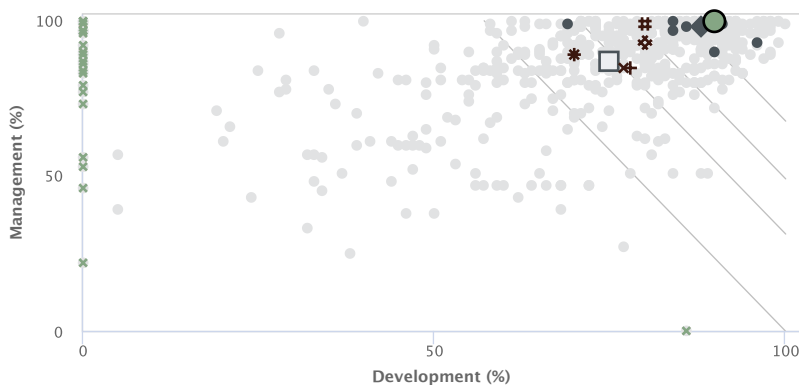
Out of 30



Development Score within Oceania / Non-listed / Core / Open end

Out of 20

GRESB Model



- This Entity
- ◆ Peer Group Avg.
- Peer Group
- GRESB Average
- GRESB Universe
- + Asia
- × Europe
- * Americas
- ✱ Oceania
- # Globally diversified
- × Entities with only one component submitted



GRESB Score

GRESB Average 79

Green Star

Peer Average 90



Management Score

GRESB Average 26

Benchmark Average 30



Development Score

GRESB Average 53

Benchmark Average 60

ESG Breakdown



Environmental
GRESB Average 37 Benchmark Average 40

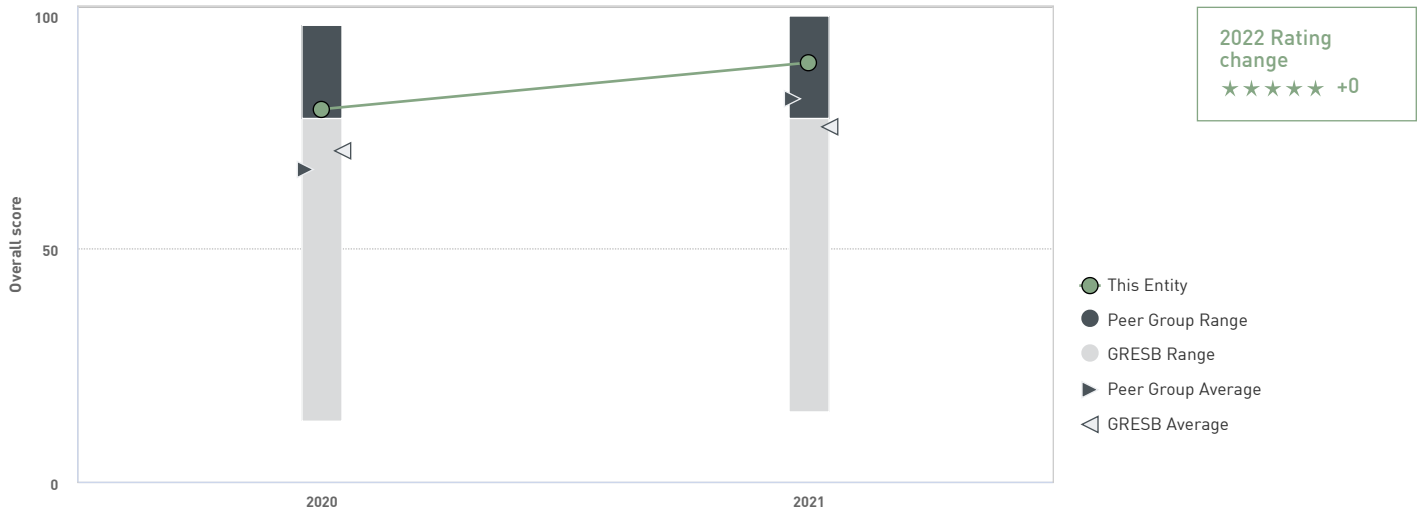


Social
GRESB Average 22 Benchmark Average 20

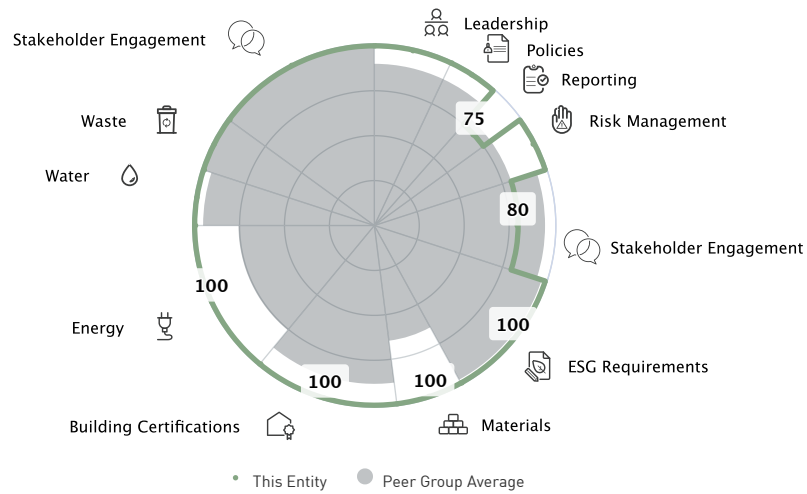


Governance
GRESB Average 20 Benchmark Average 20

Trend




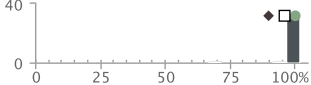

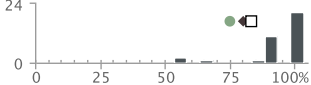

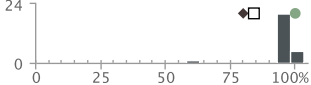

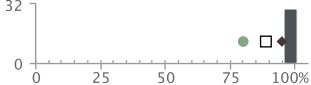
Aspect, Strengths & Opportunities



MANAGEMENT COMPONENT


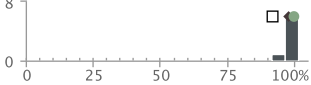

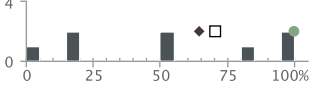

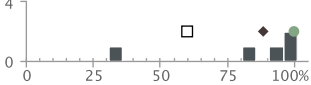

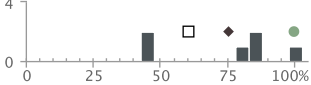

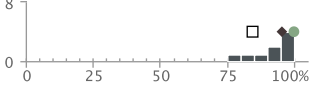

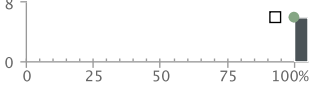

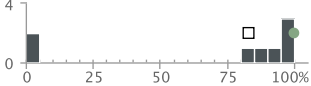
Oceania | Core (60 entities)

| ASPECT Number of points | Weight in Component | Weight in GRESB Score | Points Obtained | Benchmark Average | Benchmark Distribution |
|----------------------------|---------------------|-----------------------|-----------------|-------------------|------------------------|
| Leadership 7 points | 23.3% | 7% | 7 | 6 | |

| ASPECT Number of points | Weight in Component | Weight in GRESB Score | Points Obtained | Benchmark Average | Benchmark Distribution |
|---|---------------------|-----------------------|-----------------|-------------------|---|
|  Policies 4.5 points | 15% | 4.5% | 4.5 | 4 |  |
|  Reporting 3.5 points | 11.7% | 3.5% | 3 | 3 |  |
|  Risk Management 5 points | 16.7% | 5% | 5 | 4 |  |
|  Stakeholder Engagement 10 points | 33.3% | 10% | 8 | 8 |  |

DEVELOPMENT COMPONENT

Oceania | Office: Corporate: High-Rise Office | Core (8 entities)

| ASPECT Number of points | Weight in Component | Weight in GRESB Score | Points Obtained | Benchmark Average | Benchmark Distribution |
|--|---------------------|-----------------------|-----------------|-------------------|---|
|  ESG Requirements 12 points | 17.1% | 12% | 12 | 11.75 |  |
|  Materials 6 points | 8.6% | 6% | 6 | 3.8 |  |
|  Building Certifications 13 points | 18.6% | 13% | 13 | 11.5 |  |
|  Energy 14 points | 20% | 14% | 14 | 10 |  |
|  Water 5 points | 7.1% | 5% | 5 | 4.75 |  |
|  Waste 5 points | 7.1% | 5% | 5 | 5 |  |
|  Stakeholder Engagement 15 points | 21.4% | 15% | 15 | 13 |  |

Entity & Peer Group Characteristics

| This entity | | Peer Group (8 entities) | |
|--------------------------------|-----------------------------|---|-------------|
| Primary Geography: | Oceania | Primary Geography: | Oceania |
| Primary Sector: | Office | Primary Sector: | Office |
| Nature of the Entity: | Private (non-listed) entity | Nature of the Entity: | Core |
| Total GAV: | \$1 Million | Average GAV: | \$1 Million |
| Reporting Period: | Fiscal year | | |
| Regional allocation of assets | 100% Oceania | 100% Oceania | |
| Sector allocation of assets | 100% Office | 90% Office: Corporate 10% Mixed use: Other | |
| Peer Group Constituents | | | |

Manager Name (9)

Validation

GRESB Validation

| | |
|------------------|---|
| Automatic | Automatic validation is integrated into the portal as participants fill out their Assessments, and consists of errors and warnings displayed in the portal to ensure that Assessment submissions are complete and accurate. |
| Manual | Manual validation takes place after submission, and consists of document and text review to check that the answers provided in Assessment are supported by sufficient evidence. The manual validation process reviews the content of all Assessment submissions for accuracy and consistency. |

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| Outlier Detection | Based on statistical modelling, GRESB identifies outliers in reported performance data for selected indicators in the Real Estate Performance Component. This analysis is performed to ensure that all participating entities included in the benchmarking and scoring process are compared based on a fair, quality-controlled dataset. |

Evidence Manual Validation

| | | | | | | | |
|-----|------|------|------|------|--------|-----|--|
| LE6 | P01 | P02 | P03 | RM1 | SE2.1 | RP1 | Annual Report Sustainability Report Integrated Report Corporate Website Reporting to Investors Other Disclosure |
| SE5 | DRE1 | DMA1 | DEN1 | DWT1 | DSE5.2 | | |

■ = Accepted

■ = Partially Accepted

■ = Not Accepted/Duplicate

■ = No response

Manual Validation Decisions - Excluding Accepted Answers




Evidence


Manual Validation Decisions - Excluding Accepted Answers

| Indicator | Decision | Reason(s): |
|---------------|--------------|------------------------|
| Other Answers | | |
| Indicator | Decision | Other answer provided: |
| SE3.2 | Duplicate | Text |
| SE6 | Duplicate | Text |
| DEN1 | Duplicate | Text |
| DEN2.2 | Duplicate | Text |
| DSE2.1 | Not Accepted | Text |

Management

Management

| Aspect indicator | Score Max | Score Entity (p) | Score Benchmark (p) | Strengths & Opportunities |
|--|----------------------|------------------|---------------------|----------------------------------|
|  Leadership | 7.00p 20% | 7 | 6 | 30% of peers scored lower |
| LE1 ESG leadership commitments | | | Not scored | |
| LE2 ESG Objectives | 1 | 1 | 0.95 | 3% of peers scored lower |
| LE3 Individual responsible for ESG | 2 | 2 | 1.2 | 10% of peers scored lower |
| LE4 ESG taskforce/committee | 1 | 1 | 1 | 0% of peers scored lower |
| LE5 ESG senior decision-maker | 1 | 1 | 1 | 0% of peers scored lower |
| LE6 Personnel ESG performance targets | 2 | 2 | 1.5 | 20% of peers scored lower |
|  Policies | 4.50p 15% | 4.5 | 4 | 10% of peers scored lower |
| P01 Policy on environmental issues | 1.5 | 1.5 | 1.5 | 10% of peers scored lower |
| P02 Policy on social issues | 1.5 | 1.5 | 1.2 | 8% of peers scored lower |
| P03 Policy on governance issues | 1.5 | 1.5 | 1.2 | 6% of peers scored lower |
|  Reporting | 3.50p 11.7% | 3.5 | 3 | 50% of peers scored lower |
| RP1 ESG reporting | 3.5 | 3.5 | 3 | 50% of peers scored lower |
| RP2.1 ESG incident monitoring | | | Not scored | |
| RP2.2 ESG incident occurrences | | | Not scored | |
|  Risk Management | 5.00p 16.7% | 5 | 4.42 | 70% of peers scored lower |
| RM1 Environmental Management System (EMS) | 2 | 2 | 1.23 | 50% of peers scored lower |
| RM2 Process to implement governance policies | 0.5 | 0.5 | 0.5 | 0% of peers scored lower |
| RM3.1 Social risk assessments | 0.5 | 0.5 | 0.5 | 1% of peers scored lower |

| | Aspect indicator | Score Max | Score Entity (p) | Score Benchmark (p) | Strengths & Opportunities |
|---|---|-----------------------|------------------|---------------------|----------------------------------|
| RM3.2 | Governance risk assessments | 0.5 | 0.5 | 0.5 | 1% of peers scored lower |
| RM4 | ESG due diligence for new acquisitions | 1.5 | 1.5 | 1.5 | 1% of peers scored lower |
| RM5 | Resilience of strategy to climate-related risks | | | Not scored | |
| RM6.1 | Transition risk identification | | | Not scored | |
| RM6.2 | Transition risk impact assessment | | | Not scored | |
| RM6.3 | Physical risk identification | | | Not scored | |
| RM6.4 | Physical risk impact assessment | | | Not scored | |
|  | Stakeholder Engagement | 10.00p 33.3% | 10 | 9.5 | 70% of peers scored lower |
| SE1 | Employee training | 1 | 1 | 1 | 15% of peers scored lower |
| SE2.1 | Employee satisfaction survey | 1 | 1 | 0.8 | 55% of peers scored lower |
| SE2.2 | Employee engagement program | 1 | 1 | 0.95 | 1% of peers scored lower |
| SE3.1 | Employee health & well-being program | 0.75 | 0.75 | 0.65 | 4% of peers scored lower |
| SE3.2 | Employee health & well-being measures | 1.25 | 1.25 | 1.2 | 4% of peers scored lower |
| SE4 | Employee safety indicators | 0.5 | 0.5 | 0.5 | 1% of peers scored lower |
| SE5 | Inclusion and diversity | 0.5 | 0.5 | 0.4 | 25% of peers scored lower |
| SE6 | Supply chain engagement program | 1.5 | 1.5 | 1.4 | 6% of peers scored lower |
| SE7.1 | Monitoring property/asset managers | 1 | 1 | 0.94 | 3% of peers scored lower |
| SE7.2 | Monitoring external suppliers/service providers | 1 | 1 | 0.9 | 3% of peers scored lower |
| SE8 | Stakeholder grievance process | 0.5 | 0.5 | 0.4 | 10% of peers scored lower |

Leadership

ESG Commitments and Objectives

This aspect evaluates how the entity integrates ESG into its overall business strategy. The purpose of this section is to (1) identify public ESG commitments made by the entity, (2) identify who is responsible for managing ESG issues and has decision-making authority, (3) communicate to investors how the entity structures management of ESG issues, and (4) determine how ESG is embedded into the entity.

LE1 Not Scored

ESG leadership commitments

Yes


20%  ^

ESG leadership standards and principles

Climate Action 100+

10% 

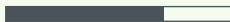
Global Investor Coalition on Climate Change (including AIGCC, Ceres, IGCC, IIGCC)

40% 


International Labour Organization (ILO) Standards 20% 

Montreal Pledge 15% 

OECD - Guidelines for multinational enterprises 1% 

PRI signatory 70% 

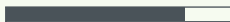
RE 100 10% 

Science Based Targets initiative 30% 


Task Force on Climate-related Financial Disclosures (TCFD) 70% 

UN Environment Programme Finance Initiative 20% 

UN Global Compact 40% 

UN Sustainable Development Goals 80% 

WorldGBC's Net Zero Carbon Buildings Commitment 20% 

Other 20% 
Text


Applicable evidence

Evidence provided (but not shared with investors)


No 1% 


LE2 Points: 1/1


ESG Objectives

Yes 100%  ^

The objectives relate to

General sustainability 100% 

Environment 100% 

Social 100% 

Governance

100% 

Health and well-being

100% 

Business strategy integration



[96%] Fully integrated into the overall business strategy

[20%] Partially integrated into the overall business strategy

The objectives are

Publicly available

80%  ^

Applicable evidence

Evidence provided (but not shared with investors)

Not publicly available

20% 

Communicate the objectives and explain how they are integrated into the overall business strategy (maximum 250 words)

 Text

No

0% 

ESG Decision Making

LE3 Points: 2/2

Individual responsible for ESG

Yes

100%  ^

ESG

100%  ^

The individual(s) is/are

Dedicated employee(s) for whom ESG is the core responsibility

40% 


Employee(s) for whom ESG is among their responsibilities

100% 

External consultants/manager


70% 


Investment partners (co-investors/JV partners) 20% 


Climate-related risks and opportunities 97% 

The individual(s) is/are

Dedicated employee(s) for whom climate-related issues are core responsibilities 80% 

Employee(s) for whom climate-related issues are among their responsibilities 80% 


External consultants/manager 60% 

Investment partners (co-investors/JV partners) 10% 


No 0% 


LE4 Points: 1/1


ESG taskforce/committee


Yes 100% 


Members of the taskforce or committee

Board of Directors 50% 

C-suite level staff 90% 


Investment Committee 50% 


Fund/portfolio managers 80% 

Asset managers 70% 

ESG portfolio manager 6% 

Investment analysts 30% 

Dedicated staff on ESG issues 80% 

External managers or service providers 40% 

Investor relations 40% 

Other 30% 

No

0%

LE5 Points: 1/1

ESG senior decision-maker

Yes

100%

ESG

100%

The individual's most senior role is as part of



- [40%] Board of Directors
- [40%] C-suite level staff
- [10%] Fund/portfolio managers
- [10%] Other

Climate-related risks and opportunities

90%

The individual's most senior role is as part of



- [40%] Board of Directors
- [60%] C-suite level staff
- [30%] Investment Committee
- [6%] Fund/portfolio managers
- [1%] Other
- [10%] No answer provided

Process of informing the most senior decision-maker

Text

No

0%

LE6 Points: 2/2

Personnel ESG performance targets

Yes

90%

Predetermined consequences

Yes

90%

Financial consequences

80%

Personnel to whom these factors apply

| | | |
|---|-----|--|
| <input checked="" type="checkbox"/> Board of Directors | 20% | |
| <input checked="" type="checkbox"/> C-suite level staff | 50% | |
| <input type="checkbox"/> Investment Committee | 40% | |
| <input checked="" type="checkbox"/> Fund/portfolio managers | 50% | |
| <input checked="" type="checkbox"/> Asset managers | 80% | |
| <input checked="" type="checkbox"/> ESG portfolio manager | 70% | |
| <input type="checkbox"/> Investment analysts | 50% | |
| <input type="checkbox"/> Dedicated staff on ESG issues | 10% | |
| <input type="checkbox"/> External managers or service providers | 40% | |
| <input checked="" type="checkbox"/> Investor relations | 45% | |
| <input checked="" type="checkbox"/> Other Text [ACCEPTED] | 25% | |
| <input checked="" type="checkbox"/> Non-financial consequences | 90% | |

Personnel to whom these factors apply

| | | |
|---|-----|--|
| <input checked="" type="checkbox"/> Board of Directors | 80% | |
| <input checked="" type="checkbox"/> C-suite level staff | 60% | |
| <input type="checkbox"/> Investment Committee | 30% | |
| <input checked="" type="checkbox"/> Fund/portfolio managers | 80% | |
| <input checked="" type="checkbox"/> Asset managers | 90% | |
| <input checked="" type="checkbox"/> ESG portfolio manager | 70% | |
| <input type="checkbox"/> Investment analysts | 60% | |
| <input checked="" type="checkbox"/> Dedicated staff on ESG issues | 80% | |

| | | |
|--|------------|--|
| <input checked="" type="checkbox"/> External managers or service providers | 50% | |
| <input checked="" type="checkbox"/> Investor relations | 40% | |
| <input checked="" type="checkbox"/> Other | 20% | |
| Text | [ACCEPTED] | |
| <input type="checkbox"/> No | 0% | |

Applicable evidence

Evidence provided (but not shared with investors) [ACCEPTED]

No 10%

ESG Policies

This aspect confirms the existence and scope of the entity's policies that address environmental, social, and governance issues.

P01 Points: 1.5/1.5

Policy on environmental issues

Yes 100%

Environmental issues included

| | | |
|--|-----|--|
| <input checked="" type="checkbox"/> Biodiversity and habitat | 80% | |
| <input checked="" type="checkbox"/> Climate/climate change adaptation | 90% | |
| <input type="checkbox"/> Energy consumption | 10% | |
| <input type="checkbox"/> Greenhouse gas emissions | 10% | |
| <input type="checkbox"/> Indoor environmental quality | 60% | |
| <input checked="" type="checkbox"/> Material sourcing | 70% | |
| <input checked="" type="checkbox"/> Pollution prevention | 10% | |
| <input checked="" type="checkbox"/> Renewable energy | 50% | |
| <input checked="" type="checkbox"/> Resilience to catastrophe/disaster | 80% | |

| | | |
|---|------|--|
| <input checked="" type="checkbox"/> Sustainable procurement | 60% | |
| <input checked="" type="checkbox"/> Waste management | 100% | |
| <input checked="" type="checkbox"/> Water consumption | 100% | |
| <input checked="" type="checkbox"/> Other Text | 25% | |

[ACCEPTED]

Applicable evidence

Evidence provided (but not shared with investors) [ACCEPTED]

No 0%

P02 Points: 1.5/1.5

Policy on social issues

Yes 20% ^

Social issues included

| | | |
|--|------|--|
| <input checked="" type="checkbox"/> Child labor | 80% | |
| <input checked="" type="checkbox"/> Community development | 60% | |
| <input checked="" type="checkbox"/> Customer satisfaction | 70% | |
| <input checked="" type="checkbox"/> Employee engagement | 90% | |
| <input checked="" type="checkbox"/> Employee health & well-being | 95% | |
| <input checked="" type="checkbox"/> Employee remuneration | 80% | |
| <input checked="" type="checkbox"/> Forced or compulsory labor | 90% | |
| <input type="checkbox"/> Freedom of association | 40% | |
| <input checked="" type="checkbox"/> Health and safety: community | 70% | |
| <input checked="" type="checkbox"/> Health and safety: contractors | 90% | |
| <input checked="" type="checkbox"/> Health and safety: employees | 100% | |

| | | |
|--|------------|---|
| <input checked="" type="checkbox"/> Health and safety: tenants/customers | 90% |  |
| <input checked="" type="checkbox"/> Human rights | 90% |  |
| <input checked="" type="checkbox"/> Inclusion and diversity | 90% |  |
| <input checked="" type="checkbox"/> Labor standards and working conditions | 80% |  |
| <input checked="" type="checkbox"/> Social enterprise partnering | 25% |  |
| <input checked="" type="checkbox"/> Stakeholder relations | 80% |  |
| <input checked="" type="checkbox"/> Other | 30% |  |
| Text | [ACCEPTED] | |

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

No

0% 









P03 Points: 1.5/1.5

Policy on governance issues

Yes

90%  ^

Governance issues included

| | | |
|---|------|---|
| <input checked="" type="checkbox"/> Bribery and corruption | 90% |  |
| <input type="checkbox"/> Cybersecurity | 90% |  |
| <input checked="" type="checkbox"/> Data protection and privacy | 100% |  |
| <input checked="" type="checkbox"/> Executive compensation | 80% |  |
| <input checked="" type="checkbox"/> Fiduciary duty | 90% |  |
| <input checked="" type="checkbox"/> Fraud | 100% |  |
| <input checked="" type="checkbox"/> Political contributions | 80% |  |
| <input checked="" type="checkbox"/> Shareholder rights | 85% |  |

Other

Text

[ACCEPTED]

50% 

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

No

0% 

Reporting

ESG Disclosure

Institutional investors and other shareholders are primary drivers for greater sustainability reporting and disclosure among investable entities. Real estate companies and managers share how ESG management practices performance impacts the business through formal disclosure mechanisms. This aspect evaluates how the entity communicates its ESG actions and/or performance.

RP1 Points: 3.5/3.5

ESG reporting

Yes

100%  ^

Types of disclosure

Section in Annual Report

40% 

Stand-alone sustainability report(s)

80% 

Integrated Report

20%  ^

Reporting level



[30%] Entity

[5%] Investment manager

[10%] Group

[80%] No answer provided

Third-party review

Yes

60% 

No

10% 

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

Dedicated section on corporate website

90%  ^

Reporting level



- [20%] Entity
- [20%] Investment manager
- [50%] Group
- [20%] No answer provided

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

Section in entity reporting to investors

50%

Aligned with



- [60%] ANREV Sustainability Reporting Guidelines, 2016
- [15%] GRI Standards, 2016
- [10%] INREV Sustainability Reporting Recommendations, 2016
- [1%] TCFD Recommendations, 2017
- [10%] Other
- [60%] No answer provided

Third-party review



- [25%] Yes
- [30%] No
- [60%] No answer provided

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

Other

Text

[ACCEPTED]

33%

Reporting level



- [10%] Entity
- [15%] Investment manager
- [20%] Group
- [60%] No answer provided

Aligned with



- [10%] GRI Standards, 2016
- [10%] PRI Reporting Framework, 2018
- [10%] TCFD Recommendations, 2017
- [60%] Other
- [60%] No answer provided

Third-party review

Yes

20%

No

10% 

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

No

0% 

ESG Incident Monitoring

RP2.1 Not Scored

ESG incident monitoring

Yes

90%  ^

Stakeholders covered

Clients/Customers

70% 

Community/Public

90% 

Contractors

80% 

Employees

80% 

Investors/Shareholders

80% 

Regulators/Government

80% 

Special interest groups (NGOs, Trade Unions, etc)

20% 

Suppliers

70% 

Other stakeholders

60% 

Text

Process for communicating ESG-related incidents

 Text

No

10% 

RP2.2 Not Scored

ESG incident occurrences


- Yes 0% 
- No 100% 

Risk Management

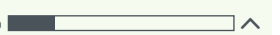
This aspect evaluates the processes used by the entity to support ESG implementation and investigates the steps undertaken to recognize and prevent material ESG related risks.

RM1 Points: 2/2

Environmental Management System (EMS)

- Yes 90% 

- Aligned with 70% 

- Third-party certified using 20% 



- [20%] ISO 14001
- [70%] No answer provided

- Text 0% 

Applicable evidence


Evidence provided (but not shared with investors)

[ACCEPTED]


- No 5% 

RM2 Points: 0.5/0.5

Process to implement governance policies

- Yes 100% 

Systems and procedures used

- Compliance linked to employee remuneration 70% 

- Dedicated help desks, focal points, ombudsman, hotlines 70% 

| | | |
|--|------|---|
| <input checked="" type="checkbox"/> Disciplinary actions in case of breach, i.e. warning, dismissal, zero tolerance policy | 100% |  |
| <input checked="" type="checkbox"/> Employee performance appraisal systems integrate compliance with codes of conduct | 90% |  |
| <input checked="" type="checkbox"/> Investment due diligence process | 100% |  |
| <input checked="" type="checkbox"/> Responsibilities, accountabilities and reporting lines are systematically defined in all divisions and group companies | 90% |  |
| <input checked="" type="checkbox"/> Training related to governance risks for employees | 100% |  ^ |
| <input checked="" type="checkbox"/> Regular follow-ups | 95% |  |
| <input checked="" type="checkbox"/> When an employee joins the organization | 100% |  |
| <input checked="" type="checkbox"/> Whistle-blower mechanism | 90% |  |
| <input type="checkbox"/> Other | 10% |  |


No 0% 

Not applicable 0% 






Risk Assessments







RM3.1 Points: 0.5/0.5

Social risk assessments

Yes 100%  ^

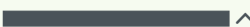
Issues included

| | | |
|--|-----|---|
| <input checked="" type="checkbox"/> Child labor | 80% |  |
| <input checked="" type="checkbox"/> Community development | 45% |  |
| <input checked="" type="checkbox"/> Controversies linked to social enterprise partnering | 40% |  |
| <input checked="" type="checkbox"/> Customer satisfaction | 80% |  |
| <input checked="" type="checkbox"/> Employee engagement | 90% |  |

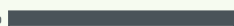



| | | |
|---|-----|---|
| <input checked="" type="checkbox"/> Employee health & well-being | 95% |  |
| <input type="checkbox"/> Forced or compulsory labor | 60% |  |
| <input checked="" type="checkbox"/> Freedom of association | 50% |  |
| <input type="checkbox"/> Health and safety: community | 40% |  |
| <input checked="" type="checkbox"/> Health and safety: contractors | 90% |  |
| <input type="checkbox"/> Health and safety: employees | 90% |  |
| <input type="checkbox"/> Health and safety: tenants/customers | 40% |  |
| <input checked="" type="checkbox"/> Health and safety: supply chain (beyond tier 1 suppliers and contractors) | 30% |  |
| <input checked="" type="checkbox"/> Human rights | 80% |  |
| <input checked="" type="checkbox"/> Inclusion and diversity | 70% |  |
| <input checked="" type="checkbox"/> Labor standards and working conditions | 50% |  |
| <input type="checkbox"/> Stakeholder relations | 50% |  |
| <input type="checkbox"/> Other | 6% |  |
| <input type="radio"/> No | 0% |  |

RM3.2 Points: 0.5/0.5

Governance risk assessments

Yes 100%  ^

Issues included

| | | |
|---|------|---|
| <input checked="" type="checkbox"/> Bribery and corruption | 100% |  |
| <input checked="" type="checkbox"/> Cybersecurity | 100% |  |
| <input checked="" type="checkbox"/> Data protection and privacy | 100% |  |
| <input checked="" type="checkbox"/> Executive compensation | 90% |  |

| | | |
|---|------------|--|
| <input checked="" type="checkbox"/> Fiduciary duty | 90% | |
| <input checked="" type="checkbox"/> Fraud | 100% | |
| <input checked="" type="checkbox"/> Political contributions | 40% | |
| <input checked="" type="checkbox"/> Shareholder rights | 70% | |
| <input checked="" type="checkbox"/> Other | 50% | |
| Text | [ACCEPTED] | |

No 0%

RM4 Points: 1.5/1.5

ESG due diligence for new acquisitions

Yes 100%

Issues included

| | | |
|---|------|--|
| <input checked="" type="checkbox"/> Biodiversity and habitat | 75% | |
| <input checked="" type="checkbox"/> Building safety | 100% | |
| <input checked="" type="checkbox"/> Climate/Climate change adaptation | 90% | |
| <input checked="" type="checkbox"/> Compliance with regulatory requirements | 90% | |
| <input checked="" type="checkbox"/> Contaminated land | 100% | |
| <input checked="" type="checkbox"/> Energy efficiency | 90% | |
| <input checked="" type="checkbox"/> Energy supply | 90% | |
| <input checked="" type="checkbox"/> Flooding | 100% | |
| <input checked="" type="checkbox"/> GHG emissions | 80% | |
| <input checked="" type="checkbox"/> Health and well-being | 90% | |
| <input checked="" type="checkbox"/> Indoor environmental quality | 70% | |
| <input checked="" type="checkbox"/> Natural hazards | 90% | |

| | | |
|--|------------|---------------------------------|
| <input checked="" type="checkbox"/> Socio-economic | 60% | <div style="width: 60%;"></div> |
| <input checked="" type="checkbox"/> Transportation | 90% | <div style="width: 90%;"></div> |
| <input checked="" type="checkbox"/> Waste management | 85% | <div style="width: 85%;"></div> |
| <input checked="" type="checkbox"/> Water efficiency | 90% | <div style="width: 90%;"></div> |
| <input checked="" type="checkbox"/> Water supply | 80% | <div style="width: 80%;"></div> |
| <input checked="" type="checkbox"/> Other | 20% | <div style="width: 20%;"></div> |
| Text | [ACCEPTED] | |
| <input type="checkbox"/> No | 0% | <div style="width: 0%;"></div> |
| <input type="checkbox"/> Not applicable | 0% | <div style="width: 0%;"></div> |

Climate Related Risk Management

RM5 Not Scored

Resilience of strategy to climate-related risks

Yes 90% ^

Description of the resilience of the organization's strategy

 Text

Use of scenario analysis

Yes 90% ^

Scenarios used

Transition scenarios 70% ^

CRREM 2C 10%

CRREM 1.5C 10%

| | | |
|---|-----|--|
| <input checked="" type="checkbox"/> IEA SDS | 10% | |
| <input checked="" type="checkbox"/> IEA B2DS | 5% | |
| <input type="checkbox"/> IEA NZE2050 | 10% | |
| <input type="checkbox"/> IPR FPS | 5% | |
| <input type="checkbox"/> NGFS Current Policies | 20% | |
| <input type="checkbox"/> NGFS Nationally determined contributions | 50% | |
| <input type="checkbox"/> NGFS Immediate 2C scenario with CDR | 10% | |
| <input type="checkbox"/> NGFS Immediate 2C scenario with limited CDR | 10% | |
| <input checked="" type="checkbox"/> NGFS Immediate 1.5C scenario with CDR | 10% | |
| <input type="checkbox"/> NGFS Delayed 2C scenario with limited CDR | 10% | |
| <input checked="" type="checkbox"/> NGFS Delayed 2C scenario with CDR | 10% | |
| <input type="checkbox"/> NGFS Immediate 1.5C scenario with limited CDR | 10% | |
| <input checked="" type="checkbox"/> SBTi | 50% | |
| <input type="checkbox"/> TPI | 0% | |
| <input type="checkbox"/> Other | 30% | |
| <input checked="" type="checkbox"/> Physical scenarios | 80% | |
| <input type="checkbox"/> RCP2.6 | 40% | |
| <input type="checkbox"/> RCP4.5 | 20% | |
| <input type="checkbox"/> RCP6.0 | 10% | |
| <input checked="" type="checkbox"/> RCP8.5 | 80% | |
| <input type="checkbox"/> Other | 10% | |
| <input type="checkbox"/> No | 10% | |

No

1% 

Additional context

 Text

RM6.1 Not Scored

Transition risk identification

Yes

80%  ^

Elements covered

Policy and legal

70%  ^

Any risks identified

Yes

60%  ^

Risks are

Increasing price of GHG emissions

60% 

Enhancing emissions-reporting obligations

60% 

Mandates on and regulation of existing products and services

50% 


Exposure to litigation

40% 

Other

Text

[DUPLICATE]

10% 

No

20% 

Technology

70%  ^

Any risks identified

Yes

60%  ^

Risks are

Substitution of existing products and services with lower emissions options

30% 

Unsuccessful investment in new technologies

20% 

| | | |
|---|----------------|--|
| <input checked="" type="checkbox"/> Costs to transition to lower emissions technology | 60% | |
| <input checked="" type="checkbox"/> Other Text | 20% | |
| | [NOT ACCEPTED] | |

No 30%

| | | |
|--|-----|--|
| <input checked="" type="checkbox"/> Market | 80% | |
|--|-----|--|

Any risks identified

Yes 70%

Risks are

| | | |
|--|------------|--|
| <input checked="" type="checkbox"/> Changing customer behavior | 70% | |
| <input type="checkbox"/> Uncertainty in market signals | 50% | |
| <input type="checkbox"/> Increased cost of raw materials | 50% | |
| <input checked="" type="checkbox"/> Other Text | 14% | |
| | [ACCEPTED] | |

No 5%

| | | |
|--|-----|--|
| <input checked="" type="checkbox"/> Reputation | 70% | |
|--|-----|--|

Any risks identified

Yes 60%

Risks are

| | | |
|---|-------------|--|
| <input checked="" type="checkbox"/> Shifts in consumer preferences | 60% | |
| <input checked="" type="checkbox"/> Stigmatization of sector | 20% | |
| <input type="checkbox"/> Increased stakeholder concern or negative stakeholder feedback | 40% | |
| <input checked="" type="checkbox"/> Other Text | 20% | |
| | [DUPLICATE] | |

No 10%

Applicable evidence

Evidence provided (but not shared with investors)

 [fake.pdf](#)

 [fake.pdf](#)

Processes for prioritizing transition risks

 Text

No

10% 

Additional context

[Not provided]

RM6.2 Not Scored

Transition risk impact assessment

Yes

70%  ^

Elements covered

Policy and legal

20%  ^

Any material impacts to the entity

Yes

50% 

No

10% 

Technology


50%  ^

Any material impacts to the entity

Yes

50% 

No

10% 

Market

60%  ^

Any material impacts to the entity

Yes

60% 

No

20% 

Reputation

70%  ^

Any material impacts to the entity

Yes

60% 

No

10% 

Applicable evidence

Evidence provided (but not shared with investors)

 [fake.pdf](#)

 [fake.pdf](#)

Integration of transition risk identification, assessment, and management into the entity's overall risk management

 Text

No

20% 

Additional context

[Not provided]

RM6.3 Not Scored

Physical risk identification

Yes

90%  ^

Elements covered

Acute hazards

80%  ^

Any acute hazards identified

Yes

80%  ^

Factors are

Extratropical storm

50% 

Flash flood

50% 

Hail


75% 

River flood


55% 

Storm surge 55% 


Tropical cyclone 55% 

Other 45% 
Text [ACCEPTED]


No 5% 


Chronic stressors 90% 


Any chronic stressors identified


Yes 60% 


Factors are


Drought stress 60% 

Fire weather stress 50% 

Heat stress 80% 

Precipitation stress 50% 

Rising mean temperatures 80% 

Rising sea levels 60% 

Other 60% 

No 30% 

Applicable evidence

Evidence provided (but not shared with investors)

 [fake.pdf](#)

Physical risks prioritization process

 Text


No 10% 

Additional context


 Text

RM6.4 Not Scored

Physical risk impact assessment


Yes 70%  ^


Elements covered

Direct impacts 70%  ^

Any material impacts to the entity


Yes 60% 

No 20% 

Indirect impacts 80%  ^

Any material impacts to the entity

Yes 20% 

No 80% 

Applicable evidence

Evidence provided (but not shared with investors)

 [fake..pdf](#)

Integration of physical risk identification, assessment, and management into the entity's overall risk management

 Text

No 20% 

Additional context

[Not provided]

Stakeholder Engagement

Employees

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 employees and suppliers. This aspect identifies actions taken to engage with those stakeholders, as well as the nature of the engagement.

SE1 Points: 1/1

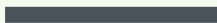
Employee training


Yes 100%  ^


Percentage of employees who received professional training: 50%

Percentage of employees who received ESG-specific training: 20%

ESG-specific training focuses on (multiple answers possible):

Environmental issues 100% 


Social issues 100% 

Governance issues 100% 

No 0% 

SE2.1 Points: 1/1

Employee satisfaction survey

Yes 100%  ^

The survey is undertaken


Internally 30% 

By an independent third party 70% 


Percentage of employees covered : 100%


Survey response rate: 50%


Quantitative metrics included

Yes 90%  ^

Metrics include

Net Promoter Score 20% 

Overall satisfaction score 70% 

Other 50% 

Text [ACCEPTED]

No

10% 

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

No

0% 

SE2.2 Points: 1/1

Employee engagement program

Yes

100%  ^

Program elements

Planning and preparation for engagement

70% 

Development of action plan

90% 


Implementation

80% 

Training

60% 

Program review and evaluation

90% 

Feedback sessions with c-suite level staff

90% 

Feedback sessions with separate teams/departments

30% 

Focus groups

80% 

Other

20% 

No

0% 

Not applicable

0% 


SE3.1 Points: 0.75/0.75


Employee health & well-being program

Yes

90%  ^

The program includes

Needs assessment 90% 

Goal setting 90% 


Action 90% 

Monitoring 90% 


No 10% 

SE3.2 Points: 1.25/1.25


Employee health & well-being measures

Yes 100% 

Measures covered


Needs assessment 90% 


Monitoring employee health and well-being needs through

Employee surveys on health and well-being 70% 
Percentage of employees: 15%


Physical and/or mental health checks 40% 
Percentage of employees: 40%


Other 20% 


Goals address 90% 


Mental health and well-being 80% 

Physical health and well-being 90% 

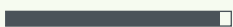


Social health and well-being 70% 

Other 20% 
Text [ACCEPTED]

Health is promoted through 100% 

Acoustic comfort 80% 

| | | |
|--|------------|--|
| <input type="checkbox"/> Biophilic design | 50% | |
| <input type="checkbox"/> Childcare facilities contributions | 50% | |
| <input checked="" type="checkbox"/> Flexible working hours | 40% | |
| <input checked="" type="checkbox"/> Healthy eating | 80% | |
| <input type="checkbox"/> Humidity | 60% | |
| <input checked="" type="checkbox"/> Illumination | 60% | |
| <input checked="" type="checkbox"/> Inclusive design | 70% | |
| <input checked="" type="checkbox"/> Indoor air quality | 80% | |
| <input checked="" type="checkbox"/> Lighting controls and/or daylight | 90% | |
| <input checked="" type="checkbox"/> Noise control | 70% | |
| <input checked="" type="checkbox"/> Paid maternity leave in excess of legally required minimum | 80% | |
| <input checked="" type="checkbox"/> Paid paternity leave in excess of legally required minimum | 70% | |
| <input checked="" type="checkbox"/> Physical activity | 60% | |
| <input type="checkbox"/> Physical and/or mental healthcare access | 10% | |
| <input type="checkbox"/> Social interaction and connection | 50% | |
| <input checked="" type="checkbox"/> Thermal comfort | 90% | |
| <input checked="" type="checkbox"/> Water quality | 85% | |
| <input checked="" type="checkbox"/> Working from home arrangements | 100% | |
| <input checked="" type="checkbox"/> Other | 40% | |
| Text | [ACCEPTED] | |
| <input checked="" type="checkbox"/> Outcomes are monitored by tracking | 90% | |
| <input checked="" type="checkbox"/> Environmental quality | 72% | |


| | | |
|--|-------------|---|
| <input checked="" type="checkbox"/> Population experience and opinions | 95% |  |
| <input checked="" type="checkbox"/> Program performance | 73% |  |
| <input checked="" type="checkbox"/> Other | 5% |  |
| Text | [DUPLICATE] | |

No 0% 

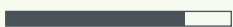




Not applicable 0% 

SE4 Points: 0.5/0.5

Employee safety indicators

Yes 100%  ^

Indicators monitored

| | | |
|---|-----|--|
| <input checked="" type="checkbox"/> Work station and/or workplace checks Percentage of employees: 100% | 80% |  |
| <input checked="" type="checkbox"/> Absentee rate 0.3 | 90% |  |
| <input checked="" type="checkbox"/> Injury rate 0.1 | 76% |  |
| <input checked="" type="checkbox"/> Lost day rate 0.1 | 70% |  |
| <input checked="" type="checkbox"/> Other metrics Text Rate of other metric[s]: 0.045 | 40% |  [ACCEPTED] |

Safety indicators calculation method

 Text

No 0% 

SE5 Points: 0.5/0.5

Inclusion and diversity

Yes

100%  ^

Diversity of governance bodies

4%  ^

Diversity metrics

Age group distribution

80% 

Board tenure

40% 

Gender pay gap

90% 

Gender ratio

90% 

Women: 70%

Men: 30%

International background

30% 

Racial diversity

20% 

Socioeconomic background

10% 

Diversity of employees

100%  ^

Diversity metrics

Age group distribution

90% 

Under 30 years old: 20%

Between 30 and 50 years old: 40%

Over 50 years old: 40%

Gender pay gap

90% 

Gender ratio

100% 

Women: 30%

Men: 70%

International background

32% 

Racial diversity

36% 

Socioeconomic background

0% 

Additional context

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

 [fake.html](#)

No

0% 

Suppliers


SE6 Points: 1.5/1.5


Supply chain engagement program

Yes

100%  ^

Program elements


Developing or applying ESG policies 90% 


Planning and preparation for engagement 90% 


Development of action plan 80% 

Implementation of engagement plan 80% 

Training 80% 

Program review and evaluation 50% 


Feedback sessions with stakeholders 80% 

Other 20% 


Text


[DUPLICATE]


Topics included


Business ethics 90% 

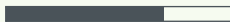
Child labor 80% 


Environmental process standards 50% 

Environmental product standards 80% 


Health and safety: employees 90% 

Health and well-being 60% 

Human health-based product standards 70% 

Human rights 60% 


Labor standards and working conditions 80% 


Other 5% 


Text

[ACCEPTED]

External parties to whom the requirements apply

Contractors 90% 

Suppliers 100% 


Supply chain (beyond 1 tier suppliers and contractors) 70% 

Other 10% 

No 0% 

SE7.1 Points: 1/1

Monitoring property/asset managers


Yes 90% 


Monitoring compliance of

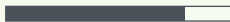



- [20%] Internal property/asset managers
- [10%] External property/asset managers
- [70%] Both internal and external property/asset managers
- [10%] No answer provided

Methods used

Checks performed by independent third party 70% 

Property/asset manager ESG training 80% 


Property/asset manager self-assessments 80% 

Regular meetings and/or checks performed by the entity's employees 100% 

Require external property/asset managers' alignment with a professional standard 40% 


Other 10% 

No 10% 


Not applicable 0% 


SE7.2 Points: 1/1


Monitoring external suppliers/service providers


Yes 100%  ^

Methods used

Checks performed by an independent third party 50% 


Regular meetings and/or checks performed by external property/asset managers 80% 


Regular meetings and/or checks performed by the entity's employees 70% 

Require supplier/service providers' alignment with a professional standard 60% 

Standard: Text

[ACCEPTED]

Supplier/service provider ESG training 30% 

Supplier/service provider self-assessments 60% 


Other 30% 

No 10% 

Not applicable 0% 

SE8 Points: 0.5/0.5

Stakeholder grievance process

Yes 100%  ^

Process characteristics

| | | |
|---|-----|--|
| <input checked="" type="checkbox"/> Accessible and easy to understand | 90% | |
| <input checked="" type="checkbox"/> Anonymous | 80% | |
| <input checked="" type="checkbox"/> Dialogue based | 90% | |
| <input checked="" type="checkbox"/> Equitable & rights compatible | 90% | |
| <input checked="" type="checkbox"/> Improvement based | 80% | |
| <input checked="" type="checkbox"/> Legitimate & safe | 90% | |
| <input checked="" type="checkbox"/> Predictable | 80% | |
| <input checked="" type="checkbox"/> Prohibitive against retaliation | 80% | |
| <input type="checkbox"/> Transparent | 80% | |
| <input type="checkbox"/> Other | 40% | |








The process applies to



| | | |
|--|------|--|
| <input checked="" type="checkbox"/> Contractors | 90% | |
| <input checked="" type="checkbox"/> Suppliers | 90% | |
| <input checked="" type="checkbox"/> Supply chain (beyond tier 1 suppliers and contractors) | 70% | |
| <input checked="" type="checkbox"/> Clients/Customers | 80% | |
| <input checked="" type="checkbox"/> Community/Public | 70% | |
| <input checked="" type="checkbox"/> Employees | 100% | |
| <input checked="" type="checkbox"/> Investors/Shareholders | 70% | |
| <input checked="" type="checkbox"/> Regulators/Government | 50% | |
| <input checked="" type="checkbox"/> Special interest groups (NGO's, Trade Unions, etc) | 40% | |
| <input type="checkbox"/> Other | 30% | |

No 0%

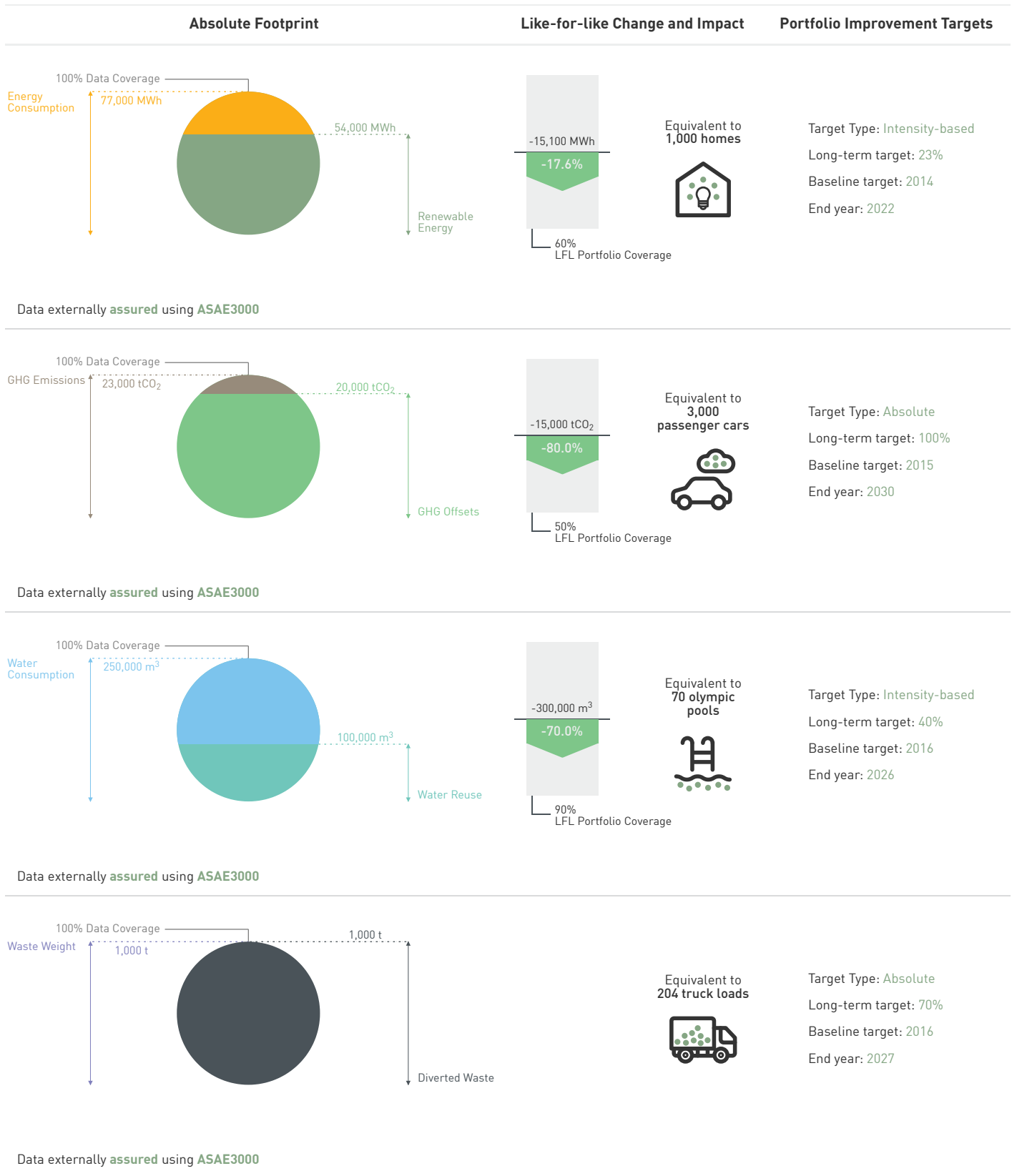
Performance

Performance

| | Aspect indicator | Score Max | Score Entity (p) | Score Benchmark (p) | Strengths & Opportunities |
|---|--|------------------------|------------------|---------------------|----------------------------------|
|  | Risk Assessment | 9.00p 12.9% | 9 | 8.8 | 60% of peers scored lower |
| RA1 | Risk assessments performed on standing investments portfolio | 3 | 3 | 3 | 0% of peers scored lower |
| RA2 | Technical building assessments | 3 | 3 | 3 | 40% of peers scored lower |
| RA3 | Energy efficiency measures | 1.5 | 1.5 | 1.2 | 15% of peers scored lower |
| RA4 | Water efficiency measures | 1 | 1 | 1 | 1% of peers scored lower |
| RA5 | Waste management measures | 0.5 | 0.5 | 0.5 | 0% of peers scored lower |
|  | Targets | 2.00p 2.9% | 2 | 1.9 | 5% of peers scored lower |
| T1.1 | Portfolio improvement targets | 2 | 2 | 1.9 | 5% of peers scored lower |
| T1.2 | Science-based targets | | | Not scored | |
|  | Tenants & Community | 11.00p 15.75% | 11 | 11 | 20% of peers scored lower |
| TC1 | Tenant engagement program | 1 | 1 | 1 | 1% of peers scored lower |
| TC2.1 | Tenant satisfaction survey | 1 | 1 | 0.9 | 24% of peers scored lower |
| TC2.2 | Program to improve tenant satisfaction | 1 | 1 | 1 | 0% of peers scored lower |
| TC3 | Fit-out & refurbishment program for tenants on ESG | 1.5 | 1.5 | 1.2 | 20% of peers scored lower |
| TC4 | ESG-specific requirements in lease contracts (green leases) | 1.5 | 1.5 | 1.5 | 0% of peers scored lower |
| TC5.1 | Tenant health & well-being program | 0.75 | 0.75 | 0.75 | 0% of peers scored lower |
| TC5.2 | Tenant health & well-being measures | 1.25 | 1.25 | 1.25 | 0% of peers scored lower |
| TC6.1 | Community engagement program | 2 | 2 | 2 | 0% of peers scored lower |
| TC6.2 | Monitoring impact on community | 1 | 1 | 0.9 | 15% of peers scored lower |
|  | Energy | 14.00p 20% | 13 | 9 | 90% of peers scored lower |
| EN1 | Energy consumption | 14 | 13 | 9 | 90% of peers scored lower |
|  | GHG | 7.00p 10% | 7 | 5 | 95% of peers scored lower |
| GH1 | GHG emissions | 7 | 7 | 5 | 95% of peers scored lower |
|  | Water | 7.00p 10% | 6 | 5 | 90% of peers scored lower |
| WT1 | Water use | 7 | 6 | 5 | 90% of peers scored lower |
|  | Waste | 4.00p 5.7% | 3 | 2 | 90% of peers scored lower |
| WS1 | Waste management | 4 | 3 | 2 | 90% of peers scored lower |

| | Aspect indicator | Score Max | Score Entity (p) | Score Benchmark (p) | Strengths & Opportunities |
|---|--|---------------------|------------------|---------------------|----------------------------------|
|  | Data Monitoring & Review | 5.50p 7.9% | 5 | 4 | 48% of peers scored lower |
| MR1 | External review of energy data | 1.75 | 1.75 | 1.6 | 10% of peers scored lower |
| MR2 | External review of GHG data | 1.25 | 1.25 | 1.25 | 0% of peers scored lower |
| MR3 | External review of water data | 1.25 | 1.25 | 1.1 | 10% of peers scored lower |
| MR4 | External review of waste data | 1.25 | 1.25 | 0.8 | 48% of peers scored lower |
|  | Building Certifications | 10.50p 15% | 10.5 | 9 | 71% of peers scored lower |
| BC1.1 | Building certifications at the time of design/construction | 7 | 7 | 4.3 | 76% of peers scored lower |
| BC1.2 | Operational building certifications | 8.5 | 8.5 | 6.2 | 60% of peers scored lower |
| BC2 | Energy ratings | 2 | 2 | 1.5 | 70% of peers scored lower |

Portfolio Impact



Portfolio Improvement Targets (Summary)

Points: 2/2

| Type | Long-term target | Baseline year | End year | Externally communicated |
|------|------------------|---------------|----------|-------------------------|
|------|------------------|---------------|----------|-------------------------|

| | Type | Long-term target | Baseline year | End year | Externally communicated |
|---|-----------------|------------------|---------------|----------|-------------------------|
| 💡 Energy consumption | Intensity-based | 20% | 2018 | 2021 | Yes |
| 🌿 Renewable energy use | Absolute | 100% | 2019 | 2025 | Yes |
| ☁️ GHG emissions * | Absolute | 100% | 2019 | 2025 | Yes |
| 💧 Water consumption | Intensity-based | 50% | 2018 | 2021 | Yes |
| ♻️ Waste diverted from landfill | Absolute | 70% | 2018 | 2021 | Yes |
| 🏢 Building certifications | Absolute | 100% | 2018 | 2025 | Yes |
| 📄 Data coverage | Absolute | 100% | 2018 | 2025 | Yes |
| ✍️ Absolute Zero Carbon (including Scope 3) without offsets | Absolute | 100% | 2014 | 2040 | Yes |

* This target is science-based and was not approved by the Science-Based Target initiative (Scope 1+2 (location-based))

Methodology used to establish the targets and anticipated pathways to achieve them:

📄 Text

Portfolio Decarbonization

Disclaimer

This section presents an analysis of the portfolio's current reported GHG and energy performance against the pathways developed by CRREM [Carbon Risk Real Estate Monitor]. The CRREM pathways were initially developed as a European initiative to understand the carbon risk of the real estate sector. They have since been expanded to include both decarbonisation (i.e. GHG) and energy pathways for other countries as well.

The analysis presented in this report is based on the current version of the CRREM pathways (those released in December 2021). The pathways are meant to be updated periodically. New pathways are scheduled to be released in 2023 and are liable to be more stringent, and updated transition risk analysis with regards to this portfolio may result in different outcomes. The pathways are always liable to change based on the state and pace of development in global real estate markets, modifications to the CRREM methodology, updating of datasets underlying the pathways, as well as revisions to the carbon budget based on the most recent science.

It is important to note that because the analysis here compares a static (current) intensity value against a dynamic pathway that incorporates factors like projections of grid decarbonization, the point of intersection could be considered as conservative – i.e., resulting in an earlier intersection year. It is also important to note that this analysis uses the national-level pathways. Other city-level and sub-national pathways are available from CRREM but are not used here. This can have noticeable implications, particularly for countries in which there exist multiple electricity grids and climate zones.

The information in this report is indicative. This is particularly true for the energy demand pathways, which do not account for the procurement of renewable energy. It is important to understand the methodological underpinnings of the CRREM pathways, the data used in the calculations of portfolios and assets, as well as how to interpret various resulting outputs before using this analysis. These insights are intended to drive conversation and analysis, not to be used as the basis of investment advice.

GHG Intensities Insights

This section provides an overview of the current GHG intensity performance of this portfolio compared against the relevant [CRREM Decarbonization Pathways](#). It provides a high-level indication of the portfolio's current state of alignment with climate goals or transition risk objectives. The percentage of Floor area above their respective pathways, Assets above their respective pathways, and an indication of the year at which the Portfolio's current GHG intensity intersects its benchmark CRREM decarbonization pathway are calculated for the assets covered by the analysis – i.e. for assets with 100% GHG emissions Data Coverage (area/time) that covers the entire reporting year and having an available corresponding decarbonization pathway.

Note that because the analysis here compares a static (current) intensity value against a dynamic pathway that incorporates factors like projections of grid decarbonization, the point of intersection could be considered as conservative – i.e., resulting in an earlier “intersection year”. For insights into which of your assets are most exposed to climate-related transition risk (regardless of data coverage), the incorporation of projected electricity grid decarbonization, and how these may affect your portfolio over time, please refer to your [Transition Risk Report](#).

Current Portfolio GHG Performance Against the Benchmark CRREM Decarbonization Pathway

The portfolio benchmark decarbonization pathway is a floor area-weighted aggregation of the top-down, property type- and region-specific decarbonization pathways derived by [CRREM](#).

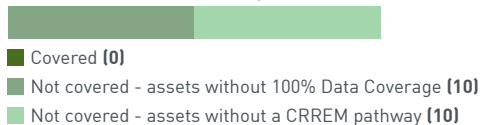
The current portfolio performance is a floor area-weighted aggregation of the current GHG intensities for all assets with 100% GHG emissions Data Coverage (area/time) that covers the entire reporting year and an available corresponding decarbonization pathway. The underlying data consists of the asset-level reported GHG data as part of the 2022 GRESB Real Estate Assessment.

GHG Intensity (kgCO₂e/m²)

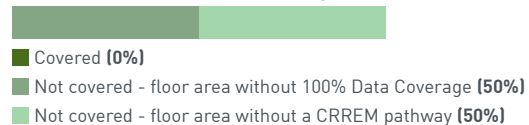
Graph is only available if you have CRREM eligible assets

- Current portfolio performance — Current portfolio performance static extrapolation
- · - Benchmark decarbonization pathway

Assets covered in the analysis



% Floor Area covered in the analysis



| | | |
|------------------------------|----------------------------|-------------------------------------|
| N/A | N/A | N/A |
| Floor area above the pathway | Asset(s) above the pathway | Projected average intersection year |

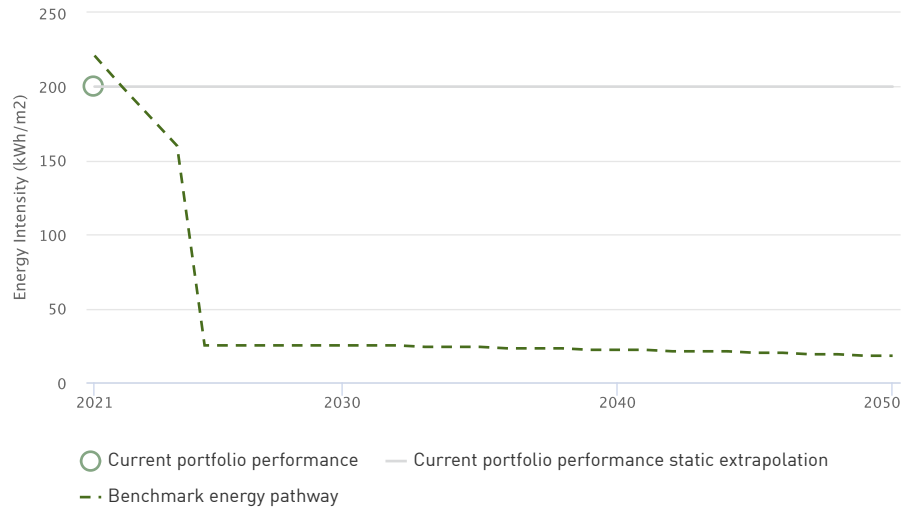
Energy Intensities Insights

This section provides an overview of the current energy intensity performance of this portfolio compared against the relevant [CRREM Energy Pathways](#). It provides a high-level indication of the portfolio's current state of alignment with climate goals or transition risk objectives. The percentage of Floor area above their respective pathways, Assets above their respective pathways, and an indication of the year at which the Portfolio's current energy intensity intersects its benchmark CRREM energy pathway are calculated for the assets covered by the analysis – i.e. assets with 100% energy consumption Data Coverage (area/time) that covers the entire reporting year and having an available corresponding energy pathway.

The portfolio benchmark energy pathway is a floor area-weighted aggregation of the top-down, property type- and region-specific energy pathways derived by [CRREM](#).

The current portfolio performance is a floor area-weighted aggregation of the current energy intensities for all assets with 100% energy consumption Data Coverage (area/time) that covers the entire reporting year and an available corresponding energy pathway. The underlying data consists of the asset-level reported energy consumption data as part of the 2022 GRESB Real Estate Assessment.

Current Portfolio Energy Performance Against the Benchmark CRREM Energy Pathway



Assets covered in the analysis



% Floor Area covered in the analysis



| | | |
|---|--|---|
| <p>50%</p> <p>Floor area above the pathway</p> | <p>40</p> <p>Asset(s) above the pathway</p> | <p>2023</p> <p>Projected average intersection year</p> |
|---|--|---|

This report uses version: v1.093 - 19.07.2021 of the Global CRREM Pathways.



Reported Consumption and Emissions

Energy Consumption

Total: 80,000 MWh



100% | Office (Data coverage: 100%)

Water Consumption

Total: 150,000 m³



100% | Office (Data coverage: 100%)

GHG Emissions

Total: 20,000 tCO₂



100% | Office (Data coverage: 100%)

Waste Management

Total: 1,000 t



100% | Office (Data coverage: 100%)

Note that the Consumption and Emissions contributions breakdown per Property Sector displayed above is solely based on the reported values by the entities. In the case of an incomplete Data Coverage for any Property Sector, the visuals may not provide a fully complete and accurate view on each contribution.

Building Certifications

Building certifications at the time of design/construction

| | | Portfolio | | | |
|-------|-----------|----------------|-----------------|------------------------|--------------|
| | | Certified Area | Certified GAV** | Total Certified Assets | Total Assets |
| Brand | Scheme | 50% | N/A | 1 | N/A |
| | Sub-total | 100% | N/A | 20 | |
| Total | | 100%* | N/A | 20 | 20 |

*In case of assets certified more than once, this number is capped at 100%.
 **Given that this field is optional, it may not be provided for all reporting entities.

Operational building certifications

| | | Portfolio | | | |
|-------|-----------|----------------|-----------------|------------------------|--------------|
| | | Certified Area | Certified GAV** | Total Certified Assets | Total Assets |
| Brand | Schema | 50% | N/A | 10 | N/A |
| | Sub-total | 90.2% | N/A | 14 | |
| Total | | 100%* | N/A | 10 | 10 |

*In case of assets certified more than once, this number is capped at 100%.
 **Given that this field is optional, it may not be provided for all reporting entities.

Energy Ratings

| | | Portfolio | | | |
|-------|--|------------|------------|--------------------|--------------|
| | | Rated Area | Rated GAV* | Total Rated Assets | Total Assets |
| Brand | | 50% | N/A | 10 | N/A |
| Total | | 100% | N/A | 10 | 10 |

*Given that this field is optional, it may not be provided for all reporting entities.

Risk Assessment

This aspect identifies the physical and transition risks that could adversely impact the value or longevity of the real estate assets owned by the entity. Moreover, it tracks the efficiency measures implemented by the entity over a period of three years.












RA1 Points: 3/3

Risk assessments performed on standing investments portfolio

Yes

100%  ^

Issues included

| | |
|--|--|
| <input checked="" type="checkbox"/> Biodiversity and habitat Percentage of portfolio covered: 100% | 30%  |
| <input checked="" type="checkbox"/> Building safety and materials Percentage of portfolio covered: 100% | 100%  |
| <input checked="" type="checkbox"/> Climate/climate change adaptation Percentage of portfolio covered: 100% | 90%  |
| <input checked="" type="checkbox"/> Contaminated land Percentage of portfolio covered: 50% | 70%  |
| <input checked="" type="checkbox"/> Energy efficiency Percentage of portfolio covered: 50% | 100%  |
| <input checked="" type="checkbox"/> Energy supply Percentage of portfolio covered: 50% | 95%  |
| <input checked="" type="checkbox"/> Flooding Percentage of portfolio covered: 60% | 91%  |
| <input checked="" type="checkbox"/> GHG emissions Percentage of portfolio covered: 70% | 95%  |
| <input checked="" type="checkbox"/> Health and well-being Percentage of portfolio covered: 100% | 90%  |
| <input checked="" type="checkbox"/> Indoor environmental quality Percentage of portfolio covered: 100% | 90%  |
| <input checked="" type="checkbox"/> Natural hazards Percentage of portfolio covered: 100% | 90%  |

| | | | |
|--|--|------|--|
| <input checked="" type="checkbox"/> Regulatory | Percentage of portfolio covered: 100% | 90% | |
| <input checked="" type="checkbox"/> Resilience | Percentage of portfolio covered: 50% | 80% | |
| <input checked="" type="checkbox"/> Socio-economic | Percentage of portfolio covered: 50% | 40% | |
| <input checked="" type="checkbox"/> Transportation | Percentage of portfolio covered: 10% | 70% | |
| <input checked="" type="checkbox"/> Waste management | Percentage of portfolio covered: 10% | 90% | |
| <input checked="" type="checkbox"/> Water efficiency | Percentage of portfolio covered: 60% | 100% | |
| <input checked="" type="checkbox"/> Water supply | Percentage of portfolio covered: 100% | 90% | |
| <input checked="" type="checkbox"/> Other | Text Percentage of portfolio covered: 50% | 20% | |

[ACCEPTED]

Aligned with

Yes 50%



- [20%]** ISO 31000
- [10%]** Other
- [50%]** No answer provided

No 50%

Use of risk assessment outcomes

Text

No 0%

Technical building assessments

| Topics | Portfolio | | Benchmark Group | |
|--------|--------------|--------------------|-----------------|--------------------|
| | Total Assets | Portfolio Coverage | Total Assets | Portfolio Coverage |
| Energy | 10 | 100% | 150 | 100% |
| Water | 10 | 100% | 150 | 100% |
| Waste | 10 | 100% | 150 | 100% |

RA3 Points: 1.5/1.5

Energy efficiency measures

| | Portfolio | | Benchmark Group | |
|--|--------------|--------------------|-----------------|--------------------|
| | Total Assets | Portfolio Coverage | Total Assets | Portfolio Coverage |
| Automatic meter readings (AMR) | 20 | 100% | 10 | 50% |
| Automation system upgrades / replacements | 10 | 92% | 90 | 70% |
| Management systems upgrades / replacements | 10 | 92% | 100 | 80% |
| Installation of high-efficiency equipment and appliances | 20 | 100% | 140 | 90% |
| Installation of on-site renewable energy | 10 | 70% | 40 | 55% |
| Occupier engagement / informational technologies | 20 | 100% | 140 | 80% |
| Smart grid / smart building technologies | 20 | 100% | 100 | 75% |
| Systems commissioning or retro-commissioning | 15 | 90% | 130 | 90% |
| Wall / roof insulation | 10 | 80% | 60 | 70% |
| Window replacements | 10 | 60% | 50 | 60% |

RA4 Points: 1/1

Water efficiency measures

| | Portfolio | | Benchmark Group | |
|--|--------------|--------------------|-----------------|--------------------|
| | Total Assets | Portfolio Coverage | Total Assets | Portfolio Coverage |
| Automatic meter readings (AMR) | 20 | 100% | 100 | 80% |
| Cooling tower | 20 | 100% | 120 | 90% |
| Drip / smart irrigation | 20 | 80% | 70 | 60% |
| Drought tolerant / native landscaping | 10 | 70% | 40 | 70% |
| High efficiency / dry fixtures | 20 | 100% | 100 | 80% |
| Leak detection system | 20 | 100% | 100 | 70% |
| Metering of water subsystems | 10 | 90% | 120 | 80% |
| On-site waste water treatment | 5 | 30% | 20 | 40% |
| Reuse of storm water and/or grey water | 10 | 60% | 40 | 50% |

Waste management measures

| | Portfolio | | Benchmark Group | |
|--|--------------|--------------------|-----------------|--------------------|
| | Total Assets | Portfolio Coverage | Total Assets | Portfolio Coverage |
| Composting landscape and/or food waste | 10 | 100% | 80 | 70% |
| Ongoing waste performance monitoring | 20 | 100% | 150 | 90% |
| Recycling | 40 | 100% | 150 | 100% |
| Waste stream management | 20 | 100% | 150 | 100% |
| Waste stream audit | 100 | 100% | 10 | 100% |

Tenants & Community

Tenants/Occupiers

This aspect identifies actions to engage with tenants and community, as well as the nature of the engagement.

Tenant engagement program

Yes

100%  ^

Engagement methods

Building/asset communication

100%  ^



[100%] ≥75, ≤100%

Feedback sessions with individual tenants

68%  ^



- [15%]** ≥50%, <75%
- [50%]** ≥75, ≤100%
- [30%]** No answer provided

Provide tenants with feedback on energy/water consumption and waste

95%  ^



- [15%] ≥25%, <50%
- [50%] ≥50%, <75%
- [80%] ≥75, ≤100%
- [50%] No answer provided

Social media/online platform

80%  ^



- [15%] 0%, <25%
- [15%] ≥50%, <75%
- [60%] ≥75, ≤100%
- [10%] No answer provided

Tenant engagement meetings

90%  ^



- [90%] ≥75, ≤100%
- [15%] No answer provided

Tenant ESG guide

80%  ^



- [20%] ≥25%, <50%
- [50%] ≥75, ≤100%
- [10%] No answer provided

Tenant ESG training

50%  ^



- [10%] ≥25%, <50%
- [30%] ≥75, ≤100%
- [40%] No answer provided

Tenant events focused on increasing ESG awareness

80%  ^



- [90%] ≥50%, <75%
- [70%] ≥75, ≤100%
- [15%] No answer provided

Other

40%  ^

Text

[ACCEPTED]



- [40%] ≥75, ≤100%
- [60%] No answer provided

Program description and methods used to improve tenant satisfaction

Text

No



TC2.1 Points: 1/1

Tenant satisfaction survey

Yes



The survey is undertaken

Internally



By an independent third party



Percentage of tenants covered: 60%

Survey response rate: 80%

Quantitative metrics included

Yes



Metrics include

Net Promoter Score



Overall satisfaction score



Satisfaction with communication



Satisfaction with property management



Satisfaction with responsiveness



Understanding tenant needs



Value for money



Other

Text

[NOT ACCEPTED]

50% 

No

0% 

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

No

0% 

TC2.2 Points: 1/1

Program to improve tenant satisfaction

Yes

100%  ^

Program elements

Development of an asset-specific action plan

100% 

Feedback sessions with asset/property managers

100% 

Feedback sessions with individual tenants

100% 

Other

Text

[ACCEPTED]

10% 

Program description

 Text

No

0% 

Not applicable

0% 

TC3 Points: 1.5/1.5

Fit-out & refurbishment program for tenants on ESG

Yes

100%  ^

Topics included

Fit-out and refurbishment assistance for meeting the minimum fit-out standards

90%  ^



- [90%] $\geq 75, \leq 100\%$
- [50%] No answer provided

Tenant fit-out guides

100%  ^



- [90%] $\geq 75, \leq 100\%$

Minimum fit-out standards are prescribed

100%  ^



- [100%] $\geq 75, \leq 100\%$

Procurement assistance for tenants

64%  ^



- [20%] $\geq 25\%, < 50\%$
- [50%] $\geq 75, \leq 100\%$
- [40%] No answer provided

Other

15% 

No

0% 

TC4 Points: 1.5/1.5

ESG-specific requirements in lease contracts (green leases)

Yes

100%  ^

Percentage of contracts with ESG clause: 100%

Topics included

Cooperation and works:

100%  ^

Environmental initiatives

100% 

Enabling upgrade works 10%

ESG management collaboration 95%

Premises design for performance 90%

Managing waste from works 50%

Social initiatives 20%

Other 15%

Text

[ACCEPTED]

Management and consumption: 100%

Energy management 90%

Water management 90%

Waste management 90%

Indoor environmental quality management 50%

Sustainable procurement 40%

Sustainable utilities 10%

Sustainable transport 40%

Sustainable cleaning 70%

Other 20%

Text

[ACCEPTED]

Reporting and standards: 100%

Information sharing 90%

Performance rating 100%

Design/development rating 80%

Performance standards 20%

| | | |
|--|-----|--|
| <input checked="" type="checkbox"/> Metering | 90% | |
| <input checked="" type="checkbox"/> Comfort | 50% | |
| <input type="checkbox"/> Other | 15% | |

No 0%

TC5.1 Points: 0.75/0.75

Tenant health & well-being program

Yes 100%

The program includes

| | | |
|--|------|--|
| <input checked="" type="checkbox"/> Needs assessment | 100% | |
| <input checked="" type="checkbox"/> Goal setting | 86% | |
| <input checked="" type="checkbox"/> Action | 100% | |
| <input type="checkbox"/> Monitoring | 80% | |

No 0%

TC5.2 Points: 1.25/1.25

Tenant health & well-being measures

Yes 100%

Measures include

| | | |
|--|------|--|
| <input checked="" type="checkbox"/> Needs assessment | 100% | |
|--|------|--|

Monitoring methods

| | | |
|---|------|--|
| <input checked="" type="checkbox"/> Tenant survey | 100% | |
| <input checked="" type="checkbox"/> Community engagement | 80% | |
| <input checked="" type="checkbox"/> Use of secondary data | 40% | |
| <input type="checkbox"/> Other | 90% | |

| | | |
|--|-----|--|
| <input checked="" type="checkbox"/> Goals address | 95% | |
| <input checked="" type="checkbox"/> Mental health and well-being | 90% | |
| <input checked="" type="checkbox"/> Physical health and well-being | 90% | |
| <input checked="" type="checkbox"/> Social health and well-being | 90% | |
| <input type="checkbox"/> Other | 0% | |

| | | |
|---|------|--|
| <input checked="" type="checkbox"/> Health is promoted through | 100% | |
| <input type="checkbox"/> Acoustic comfort | 70% | |
| <input type="checkbox"/> Biophilic design | 70% | |
| <input checked="" type="checkbox"/> Community development | 70% | |
| <input type="checkbox"/> Physical activity | 100% | |
| <input type="checkbox"/> Healthy eating | 86% | |
| <input checked="" type="checkbox"/> Hosting health-related activities for surrounding community | 60% | |
| <input checked="" type="checkbox"/> Improving infrastructure in areas surrounding assets | 20% | |
| <input checked="" type="checkbox"/> Inclusive design | 90% | |
| <input type="checkbox"/> Indoor air quality | 90% | |
| <input type="checkbox"/> Lighting controls and/or daylight | 90% | |
| <input checked="" type="checkbox"/> Physical and/or mental healthcare access | 70% | |
| <input checked="" type="checkbox"/> Social interaction and connection | 90% | |
| <input checked="" type="checkbox"/> Thermal comfort | 90% | |
| <input type="checkbox"/> Urban regeneration | 30% | |
| <input type="checkbox"/> Water quality | 70% | |

| | | | | |
|---|------|-------------|------|------------------------------------|
| <input checked="" type="checkbox"/> Other activity in surrounding community | Text | [DUPLICATE] | 20% | <div style="width: 20%;"></div> |
| <input checked="" type="checkbox"/> Other building design and construction strategy | Text | [ACCEPTED] | 30% | <div style="width: 30%;"></div> |
| <input checked="" type="checkbox"/> Other building operations strategy | Text | [ACCEPTED] | 30% | <div style="width: 30%;"></div> |
| <input checked="" type="checkbox"/> Other programmatic intervention | Text | [ACCEPTED] | 40% | <div style="width: 40%;"></div> |
| <input checked="" type="checkbox"/> Outcomes are monitored by tracking | | | 100% | <div style="width: 100%;"></div> ^ |
| <input checked="" type="checkbox"/> Environmental quality | | | 80% | <div style="width: 80%;"></div> |
| <input checked="" type="checkbox"/> Program performance | | | 70% | <div style="width: 70%;"></div> |
| <input checked="" type="checkbox"/> Population experience and opinions | | | 90% | <div style="width: 90%;"></div> |
| <input type="checkbox"/> Other | | | 15% | <div style="width: 15%;"></div> |
| <input type="radio"/> No | | | 0% | <div style="width: 0%;"></div> |
| <input type="radio"/> Not applicable | | | 0% | <div style="width: 0%;"></div> |

Community

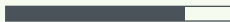




TC6.1 Points: 2/2

Community engagement program

Yes 100% ^

Topics included

| | | |
|---|-----|---------------------------------|
| <input checked="" type="checkbox"/> Community health and well-being | 90% | <div style="width: 90%;"></div> |
| <input checked="" type="checkbox"/> Effective communication and process to address community concerns | 80% | <div style="width: 80%;"></div> |
| <input checked="" type="checkbox"/> Enhancement programs for public spaces | 80% | <div style="width: 80%;"></div> |
| <input checked="" type="checkbox"/> Employment creation in local communities | 70% | <div style="width: 70%;"></div> |

| | | |
|--|-----|---|
| <input checked="" type="checkbox"/> Research and network activities | 80% |  |
| <input type="checkbox"/> Resilience, including assistance or support in case of disaster | 82% |  |
| <input type="checkbox"/> Supporting charities and community groups | 10% |  |
| <input checked="" type="checkbox"/> ESG education program | 50% |  |
| <input checked="" type="checkbox"/> Other Text | 20% |  |

[ACCEPTED]


Program description

 Text

| | | |
|--------------------------|----|---|
| <input type="radio"/> No | 0% |  |
|--------------------------|----|---|

TC6.2 Points: 1/1

Monitoring impact on community

| | | |
|--------------------------------------|------|---|
| <input checked="" type="radio"/> Yes | 100% |  ^ |
|--------------------------------------|------|---|

Topics included

| | | |
|---|-----|---|
| <input type="checkbox"/> Housing affordability | 90% |  |
| <input checked="" type="checkbox"/> Impact on crime levels | 50% |  |
| <input checked="" type="checkbox"/> Livability score | 50% |  |
| <input checked="" type="checkbox"/> Local income generated | 80% |  |
| <input checked="" type="checkbox"/> Local residents' well-being | 90% |  |
| <input checked="" type="checkbox"/> Walkability score | 50% |  |
| <input checked="" type="checkbox"/> Other Text | 70% |  |

[ACCEPTED]

| | | |
|--------------------------|----|---|
| <input type="radio"/> No | 0% |  |
|--------------------------|----|---|

Energy

Office: Corporate: Low-Rise Office (100% of GAV)

Portfolio Characteristics

Overall

100 Assets
60,000 m²
50% Landlord Controlled area
50% Tenant Controlled area

Intensities *

20 Assets
800,000 m²

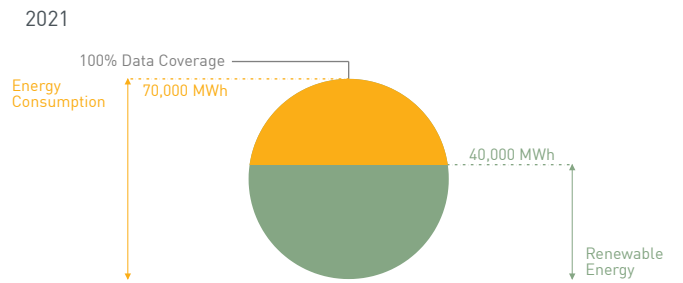
Like-for-like **

40 Assets
700,000 m²

*Includes only assets with 100% data coverage

** Includes only assets eligible for inclusion in the like-for-like portfolio

Energy Overview



Additional information provided by the participant:

 N/A

Data Coverage (Area/Time) Points: 8.5/8.5

Landlord Controlled



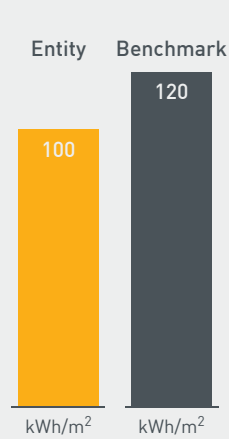
Tenant Controlled



Benchmark Landlord Controlled: Office: Corporate: Low-Rise Office | Oceania

Benchmark Tenant Controlled: Office: Corporate: Low-Rise Office | Oceania

Energy Intensities



ESG transparency is the foundation for improving the operational performance of assets in real estate portfolios and making progress towards sustainable real assets.

Thanks to an industry-wide commitment to reporting Energy data at the asset level, we are able to provide clearer and more granular ESG data and insights as well as conduct asset-level validation with automated error and outlier checks. The algorithms are iterative, they will be developed based on feedback provided on an on-going basis. The results provide access to consolidated ESG performance at the portfolio level that is underscored by improved data quality at the asset level.

Energy intensities are a fundamental metric of the environmental performance of an asset. These metrics can be used for measuring asset performance over time and for comparison against local/national targets and global goals.

Calculation methodology

The average Energy intensity for the Entity is calculated for all assets from this Property Sub-Type where the Data Coverage (in terms of floor area and time) is 100% and data for the entire year has been reported. Intensity calculations are weighted by floor area.

- If Data Coverage (Area/Time) = 100% and Energy consumption data for the entire year has been reported, the asset is included in the calculation.
- If Data Coverage (Area/Time) < 100%, and/or the data reported does not cover the full reporting year, the asset is excluded from the calculation to minimize any potential skew relating to underlying data bias (e.g. consumption heterogeneity or seasonal effects).

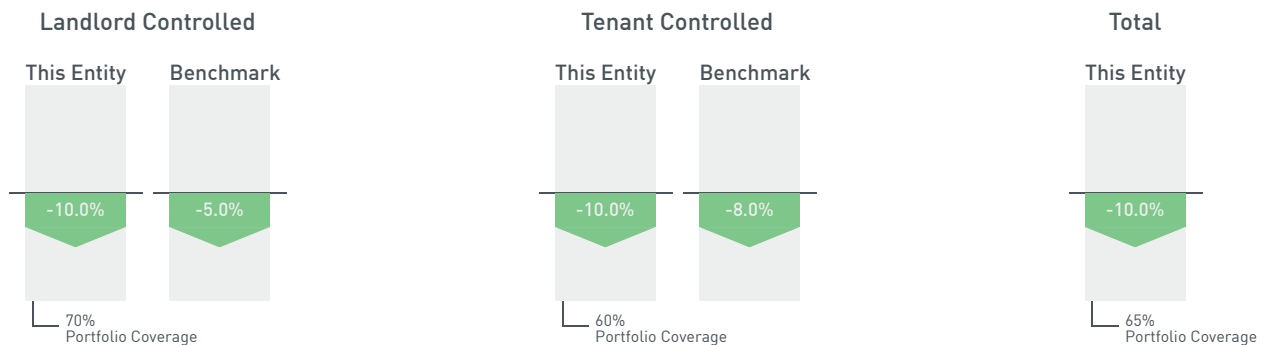
GRESB uses the eligible assets' GFA as a denominator for determining intensities*, and displays calculated values in either kWh/m² or kWh/sq.ft. depending on the unit selected by the participant.

Assets with identified outliers substantially higher than the upper thresholds as defined in the [GRESB Data Validation Process](#) are excluded from the calculations.

*All GRESB participants are required to use the GFA to report the size of their assets. Participants with information on the Lettable Floor Area (LFA) only were allowed to estimate the size of their common areas (difference between GFA and LFA) using ratio ranges pre-determined by GRESB.

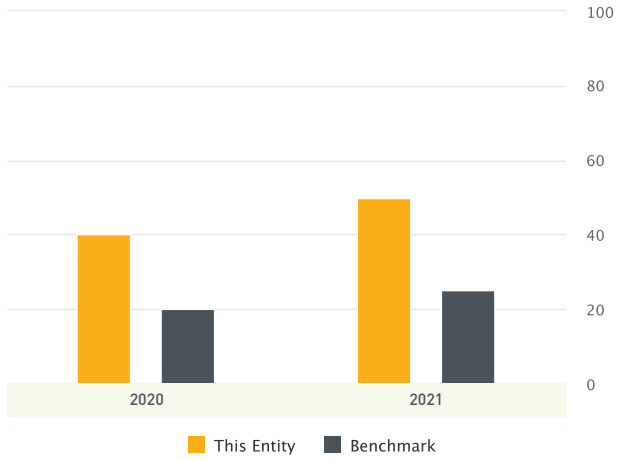
Benchmark: Office: Corporate: Low-Rise Office | Oceania

Like-for-like performance for Energy Points: 2.5/2.5



Benchmark Landlord Controlled: Office: Corporate: Low-Rise Office | Oceania
Benchmark Tenant Controlled: Office: Corporate: Low-Rise Office | Oceania

Renewable Energy (%)



Renewable energy composition

This Entity

Benchmark



- Generated off-site and purchased by tenant (40% | 30%)*
 - Generated off-site and purchased by landlord (40% | 20%)*
 - Generated on-site and exported by landlord (0% | 1%)*
 - Generated and consumed on-site by third party or tenant (0% | 5%)*
 - Generated and consumed on-site by landlord (5% | 10%)*
- * (This Entity | Benchmark)

Benchmark Group: Office: Corporate: Low-Rise Office | Oceania

GHG

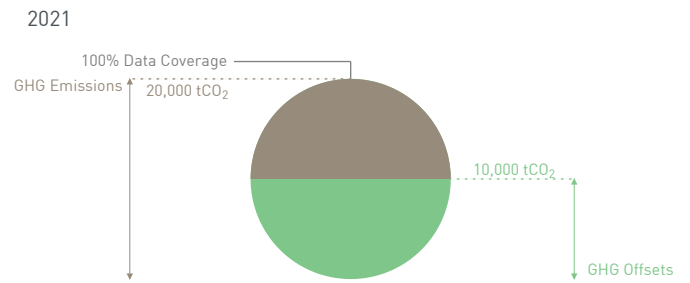
Office: Corporate: Low-Rise Office (100% of GAV)

Portfolio Characteristics

| Overall | Intensities * | Like-for-like ** |
|---|------------------------------------|-------------------------------------|
| 20 Assets 80,000 m ² 50% Scope I & II 50% Scope III | 20 Assets 80,000 m ² | 20 Assets 800,000 m ² |

*Includes only assets with 100% data coverage
 ** Includes only assets eligible for inclusion in the like-for-like portfolio

GHG Overview



| Scope I | Scope II (Location-based) | Scope II (Market-based) | Scope III |
|--------------------------|---------------------------|--------------------------|---------------------------|
| 1,000 tCO ₂ e | 8,000 tCO ₂ e | 6,000 tCO ₂ e | 10,000 tCO ₂ e |

GRESB classifies all emissions relating to tenant areas as Scope III.

- Additional information on:
- (a) GHG emissions calculation standard/methodology/protocol
 - (b) used emission factors
 - (c) level of uncertainty in data accuracy
 - (d) source and characteristics of GHG emissions offsets

N/A

Data Coverage (Area/Time) Points: 5/5

Scopes I & II

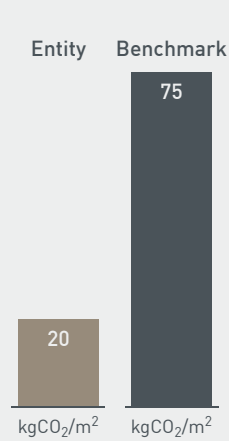


Scope III



Benchmark Scope I & II Emissions: No Benchmark Available
 Benchmark Scope III Emissions: No Benchmark Available

GHG Intensities



ESG transparency is the foundation for improving the operational performance of assets in real estate portfolios and making progress towards sustainable real assets.

Thanks to an industry-wide commitment to reporting GHG data at the asset level, we are able to provide clearer and more granular ESG data and insights as well as conduct asset-level validation with automated error and outlier checks. The algorithms are iterative, they will be developed based on feedback provided on an on-going basis. The results provide access to consolidated ESG performance at the portfolio level that is underscored by improved data quality at the asset level.

GHG intensities are a fundamental metric of the environmental performance of an asset. These metrics can be used for measuring asset performance over time and for comparison against local/national targets and global goals.

Calculation methodology

The average GHG intensity for the Entity is calculated for all assets from this Property Sub-Type where the Data Coverage (in terms of floor area and time) is 100% and data for the entire year has been reported. Intensity calculations are weighted by floor area.

- If Data Coverage (Area/Time) = 100% and GHG emissions data for the entire year has been reported, the asset is included in the calculation.
- If Data Coverage (Area/Time) < 100%, and/or the data reported does not cover the full reporting year, the asset is excluded from the calculation to minimize any potential skew relating to underlying data bias (e.g. consumption heterogeneity or seasonal effects).

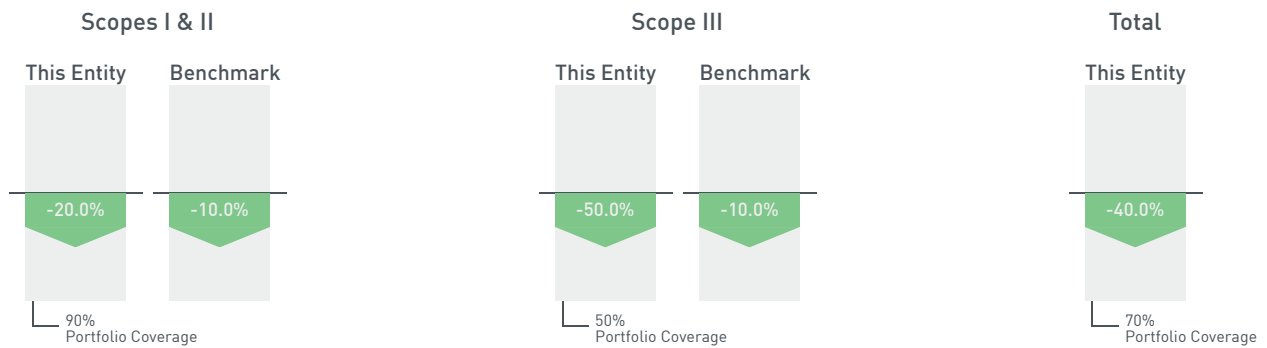
GRESB uses the eligible assets' GFA as a denominator for determining intensities*, and displays calculated values in either tCO₂/m² or tCO₂/sq.ft. depending on the unit selected by the participant.

Assets with identified outliers substantially higher than the upper thresholds as defined in the [GRESB Data Validation Process](#) are excluded from the calculations.

*All GRESB participants are required to use the GFA to report the size of their assets. Participants with information on the Lettable Floor Area (LFA) only were allowed to estimate the size of their common areas (difference between GFA and LFA) using ratio ranges pre-determined by GRESB.

Benchmark: Office: Corporate: Low-Rise Office | Oceania

Like-for-like performance for GHG Points: 2/2



Benchmark Scope I & II Emissions: Office: Corporate: Low-Rise Office | Oceania

Benchmark Scope III Emissions: Office: Corporate: Low-Rise Office | Oceania

Water

Office: Corporate: Low-Rise Office (100% of GAV)

Portfolio Characteristics

Overall

20 Assets
80,000 m²
100% Landlord Controlled area
0% Tenant Controlled area

Intensities *

20 Assets
800,000 m²

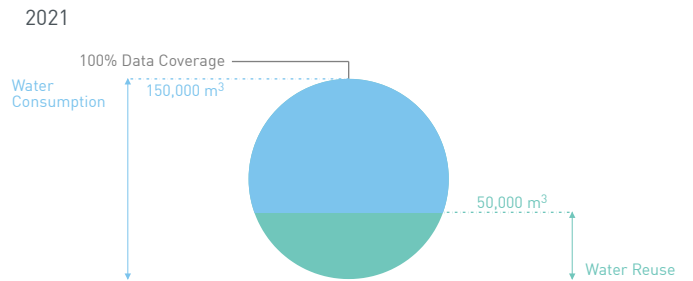
Like-for-like **

20 Assets
80,000 m²

*Includes only assets with 100% data coverage

** Includes only assets eligible for inclusion in the like-for-like portfolio

Water Overview



Additional information provided by the participant:

 N/A

Data Coverage (Area/Time) Points: 4/4

Landlord Controlled

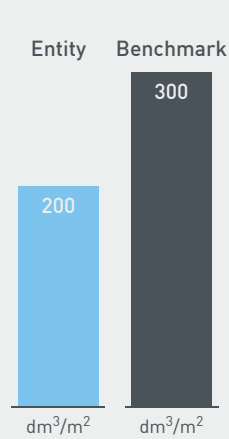


Tenant Controlled



Benchmark Landlord Controlled: Office: Corporate: Low-Rise Office | Oceania
Benchmark Tenant Controlled: No Benchmark Available

Water Intensities



ESG transparency is the foundation for improving the operational performance of assets in real estate portfolios and making progress towards sustainable real assets.

Thanks to an industry-wide commitment to reporting Water data at the asset level, we are able to provide clearer and more granular ESG data and insights as well as conduct asset-level validation with automated error and outlier checks. The algorithms are iterative, they will be developed based on feedback provided on an on-going basis. The results provide access to consolidated ESG performance at the portfolio level that is underscored by improved data quality at the asset level.

Water intensities are a fundamental metric of the environmental performance of an asset. These metrics can be used for measuring asset performance over time and for comparison against local/national targets and global goals.

Calculation methodology

The average Water intensity for the Entity is calculated for all assets from this Property Sub-Type where the Data Coverage (in terms of floor area and time) is 100% and data for the entire year has been reported. Intensity calculations are weighted by floor area.

- If Data Coverage (Area/Time) = 100% and Water consumption data for the entire year has been reported, the asset is included in the calculation.
- If Data Coverage (Area/Time) < 100%, and/or the data reported does not cover the full reporting year, the asset is excluded from the calculation to minimize any potential skew relating to underlying data bias (e.g. consumption heterogeneity or seasonal effects).

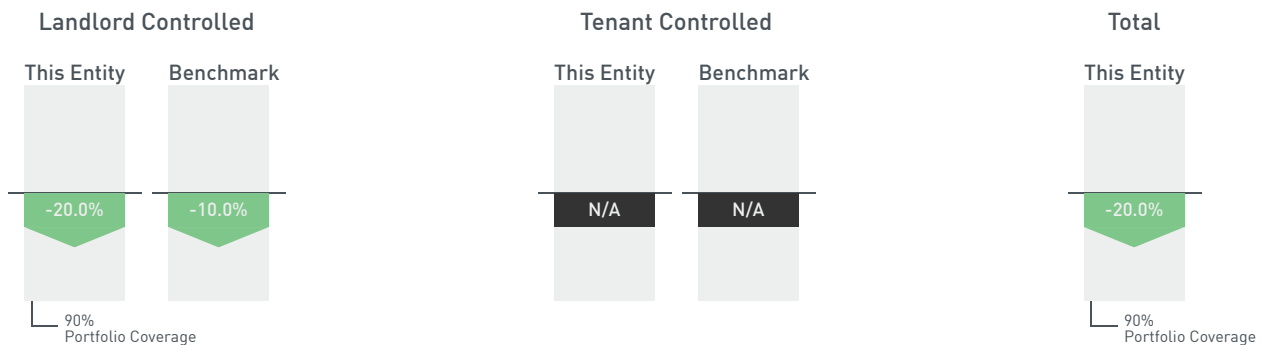
GRESB uses the eligible assets' GFA as a denominator for determining intensities*, and displays calculated values in either m³/m2 or m³/sq.ft. depending on the unit selected by the participant.

Assets with identified outliers substantially higher than the upper thresholds as defined in the [GRESB Data Validation Process](#) are excluded from the calculations.

*All GRESB participants are required to use the GFA to report the size of their assets. Participants with information on the Lettable Floor Area (LFA) only were allowed to estimate the size of their common areas (difference between GFA and LFA) using ratio ranges pre-determined by GRESB.

Benchmark: Office: Corporate: Low-Rise Office | Oceania

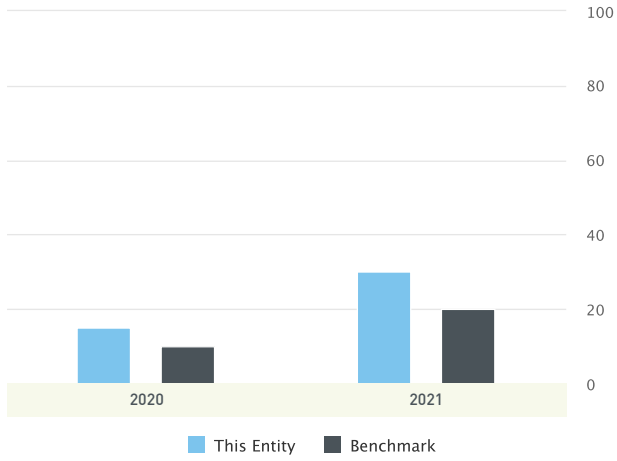
Like-for-like performance for Water Points: 2/2



Benchmark Landlord Controlled: Office: Corporate: Low-Rise Office | Oceania

Benchmark Tenant Controlled: No Benchmark Available

Water reuse and recycling (%)



Benchmark Group: Office: Corporate: Low-Rise Office | Oceania

Water recycling composition

This Entity

Benchmark



- On-site water capture (0% | 30%)*
 - On-site water reuse (100% | 70%)*
 - On-site water extraction (0% | 0%)*
 - Off-site water purchased (0% | 0%)*
- *(This Entity | Benchmark)

Waste

Office: Corporate: Low-Rise Office (100% of GAV)

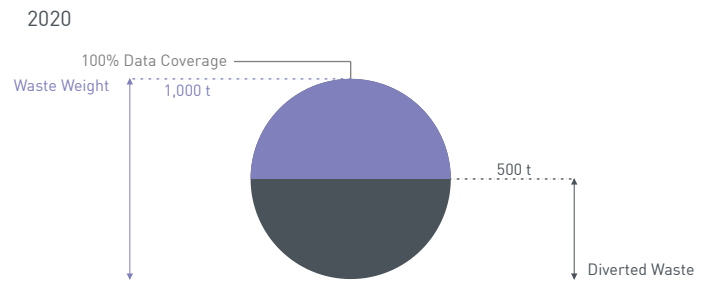
Portfolio Characteristics

Overall

20 Assets
800,000 m²
100% Landlord Controlled area
0% Tenant Controlled area

*Includes only assets with 100% data coverage
** Includes only assets eligible for inclusion in the like-for-like portfolio

Waste Overview

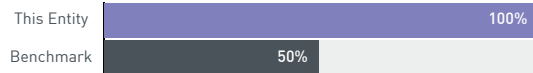


Additional information provided by the participant:

 N/A

Data Coverage (Area/Time) Points: 2/2

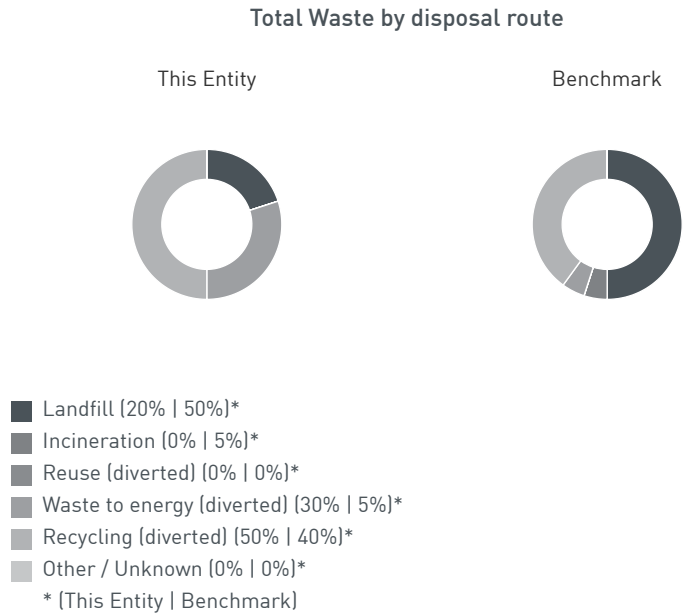
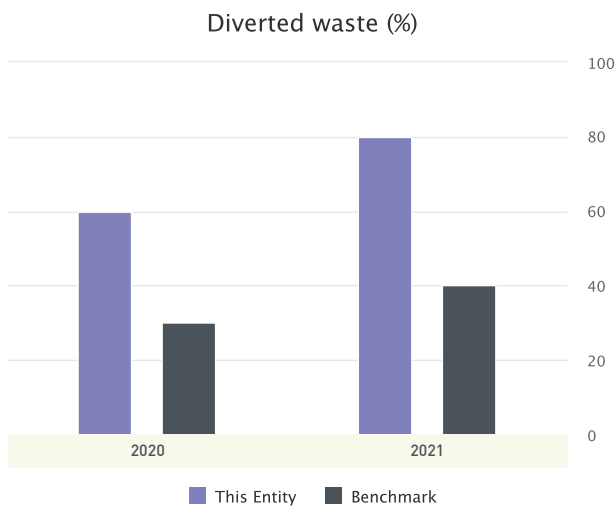
Landlord Controlled



Tenant Controlled



Benchmark Landlord Controlled: Office: Corporate: Low-Rise Office | Oceania
Benchmark Tenant Controlled: No Benchmark Available



Benchmark Group: Office: Corporate: Low-Rise Office | Oceania

Data Monitoring & Review

Review, verification and assurance of ESG data

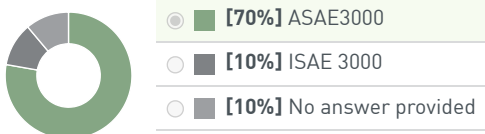
Submitting ESG data for third-party review improves data quality and provides investors with confidence regarding the integrity and reliability of the reported information. This aspect recognizes the existence and level of third party review of energy, GHG emissions, water, and waste data.

MR1 Points: 1.75/1.75

External review of energy data



Using scheme



Applicable evidence

Evidence provided (but not shared with investors)

[fake.pdf](#)

[ACCEPTED]

No

0%

Not applicable

0%

MR2 Points: 1.25/1.25

External review of GHG data

Yes

100%

Externally checked

5%

Externally verified

5%

Externally assured

90%

Using scheme



[70%] ASAE3000

[15%] ISAE 3000

[10%] No answer provided

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

[fake.pdf](#)

No

0%

Not applicable

0%

MR3 Points: 1.25/1.25

External review of water data

Yes

100%

Externally checked

10%

Externally verified

0%

Externally assured

90%

Using scheme



- [70%] ASAE3000
- [30%] ISAE 3000
- [50%] No answer provided

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

- No 0%
- Not applicable 0%

MR4 Points: 1.25/1.25

External review of waste data

- Yes 91% ^
- Externally checked 30%
- Externally verified 0%
- Externally assured 50% ^

Using scheme



- [40%] ASAE3000
- [5%] Text
- [15%] ISAE 3000
- [45%] No answer provided

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

- No 5%
- Not applicable 5%

Building Certifications

Office: Corporate: High-Rise Office (100% of GAV)

Portfolio Characteristics

Overall

40 Assets
800,000 m²

Building certifications at the time of design/construction Points: 7/7

| | | Portfolio | | | | Benchmark | | |
|-------|-----------|----------------|-----------------|------------------------|--------------|----------------|------------------------|--------------|
| | | Certified Area | Certified GAV** | Total Certified Assets | Total Assets | Certified Area | Total Certified Assets | Total Assets |
| Brand | Scheme | 9.71% | N/A | 1 | N/A | | | N/A |
| | Sub-total | 100% | N/A | 17 | | | | |
| Total | | 100%* | N/A | 20 | 30 | 30% *** | 100 *** | 300 |

*In case of assets certified more than once, this number is capped at 100%.

**Given that this field is optional, it may not be provided for all reporting entities.

***These figures represent all certified assets in the Benchmark, regardless of certification brand. It includes certifications with brands that are not included in this Entity's portfolio.

Operational building certifications Points: 8.5/8.5

| | | Portfolio | | | | Benchmark | | |
|-------|-----------|----------------|-----------------|------------------------|--------------|----------------|------------------------|--------------|
| | | Certified Area | Certified GAV** | Total Certified Assets | Total Assets | Certified Area | Total Certified Assets | Total Assets |
| Brand | Sub-total | 90% | N/A | 15 | N/A | | | N/A |
| Total | | 100%* | N/A | 20 | 20 | 70% *** | 250 *** | 350 |

*In case of assets certified more than once, this number is capped at 100%.

**Given that this field is optional, it may not be provided for all reporting entities.

***These figures represent all certified assets in the Benchmark, regardless of certification brand. It includes certifications with brands that are not included in this Entity's portfolio.

Energy Ratings Points: 2/2


| | | Portfolio | | | | Benchmark | | |
|-------|--|------------|------------|--------------------|--------------|------------|--------------------|--------------|
| | | Rated Area | Rated GAV* | Total Rated Assets | Total Assets | Rated Area | Total Rated Assets | Total Assets |
| Brand | | 50% | N/A | 10 | N/A | | | N/A |
| Total | | 100% | N/A | 20 | 50 | 10% ** | 300 ** | 500 |







*Given that this field is optional, it may not be provided for all reporting entities.

**These figures represent all rated assets in the Benchmark, regardless of rating brand. It includes ratings with brands that are not included in this Entity's portfolio.

Development

Development

| Aspect indicator | | Score Max | Score Entity (p) | Score Benchmark (p) | Strengths & Opportunities |
|---|---------------------------------|----------------|------------------|---------------------|---------------------------|
|  | ESG Requirements | 12.00p 17.1% | 12 | 11.75 | 30% of peers scored lower |
| DRE1 | ESG strategy during development | 4 | 4 | 3.75 | 30% of peers scored lower |

| | Aspect indicator | Score Max | Score Entity (p) | Score Benchmark (p) | Strengths & Opportunities |
|---|--|-----------------------|------------------|---------------------|----------------------------------|
| | DRE2 Site selection requirements | 4 | 4 | 4 | 0% of peers scored lower |
| | DRE3 Site design and development requirements | 4 | 4 | 4 | 0% of peers scored lower |
|  | Materials | 6.00p 8.6% | 6 | 3.8 | 70% of peers scored lower |
| | DMA1 Materials selection requirements | 6 | 6 | 3.8 | 70% of peers scored lower |
| | DMA2.1 Life cycle assessments | | | Not scored | |
| | DMA2.2 Embodied carbon disclosure | | | Not scored | |
|  | Building Certifications | 13.00p 18.6% | 13 | 11.45 | 71% of peers scored lower |
| | DBC1.1 Green building standard requirements | 4 | 4 | 3.97 | 29% of peers scored lower |
| | DBC1.2 Green building certifications | 9 | 9 | 7.5 | 60% of peers scored lower |
|  | Energy | 14.00p 20% | 14 | 10 | 80% of peers scored lower |
| | DEN1 Energy efficiency requirements | 6 | 6 | 5 | 25% of peers scored lower |
| | DEN2.1 On-site renewable energy | 6 | 6 | 3 | 40% of peers scored lower |
| | DEN2.2 Net-zero carbon design and standards | 2 | 2 | 0.75 | 70% of peers scored lower |
|  | Water | 5.00p 7.1% | 5 | 4.75 | 30% of peers scored lower |
| | DWT1 Water conservation strategy | 5 | 5 | 4.75 | 30% of peers scored lower |
|  | Waste | 5.00p 7.2% | 5 | 5 | 0% of peers scored lower |
| | DWS1 Waste management strategy | 5 | 5 | 5 | 0% of peers scored lower |
|  | Stakeholder Engagement | 15.00p 21.4% | 15 | 14 | 80% of peers scored lower |
| | DSE1 Health & well-being | 2 | 2 | 1.5 | 60% of peers scored lower |
| | DSE2.1 On-site safety | 1.5 | 1.5 | 1.5 | 0% of peers scored lower |
| | DSE2.2 Safety metrics | 1.5 | 1.5 | 1.22 | 50% of peers scored lower |
| | DSE3.1 Contractor ESG requirements | 2 | 2 | 2 | 0% of peers scored lower |
| | DSE3.2 Contractor monitoring methods | 2 | 2 | 2 | 0% of peers scored lower |
| | DSE4 Community engagement program | 2 | 2 | 1.25 | 80% of peers scored lower |
| | DSE5.1 Community impact assessment | 2 | 2 | 1.6 | 30% of peers scored lower |
| | DSE5.2 Community impact monitoring | 2 | 2 | 1.75 | 30% of peers scored lower |

ESG Requirements

Integrating ESG requirements into construction activities can help mitigate the negative impact on ecological systems, and at the same time improve the environmental efficiency of buildings in the operational phase. This aspect assesses the entity's efforts to address ESG-issues during the design, construction, and site development of new buildings.

ESG strategy during development

Yes

100%  ^

Strategy elements

| | |
|---|--|
| <input checked="" type="checkbox"/> Biodiversity and habitat | 80%  |
| <input checked="" type="checkbox"/> Building safety | 100%  |
| <input checked="" type="checkbox"/> Climate/climate change adaptation | 80%  |
| <input checked="" type="checkbox"/> Energy consumption | 100%  |
| <input type="checkbox"/> Green building certifications | 20%  |
| <input checked="" type="checkbox"/> Greenhouse gas emissions | 100%  |
| <input type="checkbox"/> Health and well-being | 20%  |
| <input checked="" type="checkbox"/> Indoor environmental quality | 100%  |
| <input type="checkbox"/> Life-cycle assessments/embodied carbon | 20%  |
| <input type="checkbox"/> Location and transportation | 80%  |
| <input checked="" type="checkbox"/> Material sourcing | 100%  |
| <input type="checkbox"/> Net-zero/carbon neutral design | 60%  |
| <input type="checkbox"/> Pollution prevention | 50%  |
| <input checked="" type="checkbox"/> Renewable energy | 100%  |
| <input type="checkbox"/> Resilience to catastrophe/disaster | 80%  |
| <input checked="" type="checkbox"/> Site selection and land use | 80%  |
| <input checked="" type="checkbox"/> Sustainable procurement | 80%  |
| <input checked="" type="checkbox"/> Waste management | 100%  |
| <input checked="" type="checkbox"/> Water consumption | 100%  |

Other

10% 

The strategy is



[75%] Publicly available

[25%] Not publicly available

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

 [fake.pdf](#)

Business strategy integration

 Text

No

0% 

DRE2 Points: 4/4

Site selection requirements

Yes

100%  ^

Criteria included

Connect to multi-modal transit networks

100% 

Locate projects within existing developed areas

100% 

Protect, restore, and conserve aquatic ecosystems

20% 

Protect, restore, and conserve farmland

10% 

Protect, restore, and conserve floodplain functions

75% 

Protect, restore, and conserve habitats for native, threatened and endangered species

40% 

Protect, restore, and conserve historical and heritage sites

80% 

Redevelop brownfield sites

100% 

Other

5% 

Text

[ACCEPTED]

No

0%

DRE3 Points: 4/4

Site design and development requirements

Yes

100% ^

Criteria included

| | | |
|--|------------|----------------------|
| <input checked="" type="checkbox"/> Manage waste by diverting construction and demolition materials from disposal | 100% | <input type="text"/> |
| <input checked="" type="checkbox"/> Manage waste by diverting reusable vegetation, rocks, and soil from disposal | 75% | <input type="text"/> |
| <input checked="" type="checkbox"/> Minimize light pollution to the surrounding community | 62% | <input type="text"/> |
| <input checked="" type="checkbox"/> Minimize noise pollution to the surrounding community | 100% | <input type="text"/> |
| <input checked="" type="checkbox"/> Perform environmental site assessment | 80% | <input type="text"/> |
| <input checked="" type="checkbox"/> Protect air quality during construction | 80% | <input type="text"/> |
| <input checked="" type="checkbox"/> Protect and restore habitat and soils disturbed during construction and/or during previous development | 75% | <input type="text"/> |
| <input checked="" type="checkbox"/> Protect surface water and aquatic ecosystems by controlling and retaining construction pollutants | 80% | <input type="text"/> |
| <input checked="" type="checkbox"/> Other | 25% | <input type="text"/> |
| Text | [ACCEPTED] | |

No

0%

Materials

Consideration of the environmental attributes of materials during the design of development projects can reduce the overall life cycle emissions. In addition, consideration of health attributes for materials affects the on-site health and safety of personnel and health and well-being of occupants once the development is completed. This aspect assesses criteria on material selection related to (1) environmental and health attributes and (2) life cycle emissions, as well as disclosure on embodied carbon emissions.

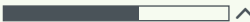
DMA1 Points: 6/6


Materials selection requirements


Yes

40% ^


Issues addressed

Requirement for disclosure about the environmental and/or health attributes of building materials (multiple answers possible) 60%  ^

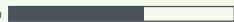
Environmental Product Declarations 60% 


Health Product Declarations 40% 

Other types of required health and environmental disclosure: 25% 


Material characteristics 70%  ^

Locally extracted or recovered materials 40% 


Low embodied carbon materials 60% 


Low-emitting VOC materials 75% 


Materials and packaging that can easily be recycled 25% 

Materials that disclose environmental impacts 30% 

Materials that disclose potential health hazards 20% 

Rapidly renewable materials and recycled content materials 60% 

"Red list" of prohibited materials or ingredients that should not be used on the basis of their human and/or environmental impacts 60% 

Third-party certified wood-based materials and products 62% 

Types of third-party certification used: Text

[ACCEPTED]

Other 10% 

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

 [fake.pdf](#)

No 10% 

DMA2.1 Not Scored

Life cycle assessments


Yes


75% 

Percentage of projects completed during the last three years using any calculation method: 100%


Percentage of projects completed during the last three years using whole life LCA: 100%


Assessment type


Quantitative assessment 75% 


Qualitative assessment 50% 


Boundaries of the calculation applied


Cradle-to-gate 40% 

Cradle-to-practical completion/handover 25% 

Use stage 25% 

End-of-life stage 25% 

Cradle-to-grave 60% 

Whole life 40% 


Other 0% 

Standards/methodologies/tools applied

BBCA Label (Bâtiment Bas Carbone) 0% 


E+C- Label (Énergie Positive & Réduction Carbone) 0% 

Embodied Carbon in Construction Calculator (EC3) Tool 10% 

EN 15978 50% 

EN 15804 10% 

GHG Protocol - Product Life Cycle Accounting and Reporting Standard 0% 

ISO 14040/44 30% 

ISO 14025 0% 

One Click LCA 0% 

The Carbon Smart Materials Palette® 0% 

Whole life carbon assessment for the built environment, RICS 0% 

Other 25% 


Embodied carbon calculation method applied and results of the assessment

 Text


No 25% 

DMA2.2 Not Scored

Embodied carbon disclosure

Yes 10%  ^

The disclosure is

Publicly available 10%  ^

Applicable evidence

Evidence provided (but not shared with investors)

Not publicly available 0% 


No 60% 

Not applicable 25% 

Building Certifications

DBC1.1 Points: 4/4


Green building standard requirements

Yes 100%  ^

Requirements

Projects required to align with requirements of a third-party green building rating system 0% 

Projects required to achieve certification with a green building rating system 0% 

Projects required to achieve a specific level of certification 100% 

Percentage of portfolio covered: 60%

Green building rating systems: Text

[FULL POINTS]


Level of certification: Text

[FULL POINTS]

No 0% 

DBC1.2 Points: 9/9

Green building certifications

Yes 80%  ^

Certification schemes used

Projects registered to obtain a green building certificate 75% 

Projects that obtained a green building certificate or official pre-certification 30%  ^

| Scheme name / Sub-Scheme Name | Area Certified (m ²) | % Portfolio Certified by Floor Area 2021 | Number of Assets | % of GAV Certified - Optional 2021 |
|-------------------------------|----------------------------------|--|------------------|------------------------------------|
| Certification | 60,000 | 100 | 1 | 100 |

No 10% 


Not applicable 0% 


Energy






This aspect describes the entity's strategy to integrate energy efficiency measures, incorporate on-site renewable energy generation and approach to define and achieve net-zero energy performance throughout design and construction activities.

DEN1 Points: 6/6

Energy efficiency requirements

Yes 100%  ^


Requirements for planning and design 100%  ^















| | | |
|--|------------|---|
| <input type="checkbox"/> Development and implementation of a commissioning plan | 80% |  |
| <input type="checkbox"/> Integrative design process | 75% |  |
| <input checked="" type="checkbox"/> To exceed relevant energy codes or standards | 100% |  |
| <input checked="" type="checkbox"/> Requirements for minimum energy use intensity post-occupancy | 100% |  |
| <input checked="" type="checkbox"/> Other Text | 25% |  |
| | [ACCEPTED] | |

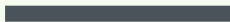


Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

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| | | |
|--|------------|---|
| <input checked="" type="checkbox"/> Energy efficiency measures | 100% |  ^ |
| <input checked="" type="checkbox"/> Air conditioning | 100% |  |
| <input type="checkbox"/> Commissioning | 80% |  |
| <input checked="" type="checkbox"/> Energy modeling | 100% |  |
| <input checked="" type="checkbox"/> High-efficiency equipment and appliances | 100% |  |
| <input checked="" type="checkbox"/> Lighting | 100% |  |
| <input type="checkbox"/> Occupant controls | 80% |  |
| <input checked="" type="checkbox"/> Passive design | 40% |  |
| <input checked="" type="checkbox"/> Space heating | 70% |  |
| <input checked="" type="checkbox"/> Ventilation | 100% |  |
| <input type="checkbox"/> Water heating | 60% |  |
| <input checked="" type="checkbox"/> Other Text | 12% |  |
| | [ACCEPTED] | |
| <input checked="" type="checkbox"/> Operational energy efficiency monitoring | 100% |  ^ |
| <input checked="" type="checkbox"/> Building energy management systems | 100% |  |

| | | |
|---|------|---|
| <input checked="" type="checkbox"/> Energy use analytics | 100% |  |
| <input checked="" type="checkbox"/> Post-construction energy monitoring For on average years: 50 | 80% |  |
| <input checked="" type="checkbox"/> Sub-meter | 100% |  |
| <input checked="" type="checkbox"/> Other Text | 25% |  |

[DUPLICATE]

No 0% 

DEN2.1 Points: 6/6

On-site renewable energy


Yes 75%  ^
Average design target for on-site production: 10%

Renewable energy types

Biofuels 0% 

Geothermal Steam 0% 

Hydro 0% 

Solar/photovoltaic 75%  ^
Percentage of all projects: 80%

Wind 0% 


Other 0% 

No 25% 


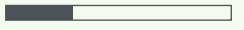

Not applicable 0% 

DEN2.2 Points: 2/2




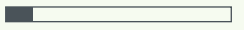

Net-zero carbon design and standards

Yes 40%  ^
Percentage of projects covered: 100%

The entity's definition of "net zero carbon" includes

- Net zero carbon - construction 10% 
- Net zero carbon - operational energy 30% 
- Other 0% 

The entity uses net zero carbon code/standard


- National/local green building council standard, specify 25% 
Text [ACCEPTED]
- National/local government standard, specify 25% 
Text [ACCEPTED]
- International standard, specify 0% 
- Other 12% 
Text [DUPLICATE]
- No 60% 

Water Conservation






This aspect describes the entity's strategy to integrate water conservation measures in development projects.

DWT1 Points: 5/5

Water conservation strategy

- Yes 100% 

Strategy elements

- Requirements for planning and design include 100% 
 - Development and implementation of a commissioning plan 80% 
 - Integrative design for water conservation 75% 
 - Requirements for indoor water efficiency 100% 
 - Requirements for outdoor water efficiency 75% 










| | | |
|---|-----|---|
| <input checked="" type="checkbox"/> Requirements for process water efficiency | 60% |  |
| <input checked="" type="checkbox"/> Requirements for water supply | 70% |  |
| <input checked="" type="checkbox"/> Requirements for minimum water use intensity post-occupancy | 50% |  |
| <input type="checkbox"/> Other | 25% |  |


Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

 [fake.pdf](#)

| | | |
|--|------|---|
| <input checked="" type="checkbox"/> Common water efficiency measures include | 100% |  ^ |
| <input checked="" type="checkbox"/> Commissioning of water systems | 80% |  |
| <input checked="" type="checkbox"/> Drip/smart irrigation | 100% |  |
| <input checked="" type="checkbox"/> Drought tolerant/low-water landscaping | 100% |  |
| <input checked="" type="checkbox"/> High-efficiency/dry fixtures | 100% |  |
| <input type="checkbox"/> Leak detection system | 80% |  |
| <input checked="" type="checkbox"/> Occupant sensors | 75% |  |
| <input checked="" type="checkbox"/> On-site wastewater treatment | 50% |  |
| <input checked="" type="checkbox"/> Reuse of stormwater and greywater for non-potable applications | 100% |  |
| <input type="checkbox"/> Other | 25% |  |

| | | |
|--|------|---|
| <input checked="" type="checkbox"/> Operational water efficiency monitoring | 100% |  ^ |
| <input checked="" type="checkbox"/> Post-construction water monitoring For on average years: 50 | 80% |  |
| <input checked="" type="checkbox"/> Sub-meter | 80% |  |
| <input type="checkbox"/> Water use analytics | 80% |  |
| <input type="checkbox"/> Other | 0% |  |

No

0% 

Waste Management

This aspect describes the entity's strategy to integrate efficient on-site waste management during the construction phase of its development projects.

DWS1 Points: 5/5

Waste management strategy

Yes

100%  ^

Efficient solid waste management promotion strategies

Management and construction practices (multiple answers possible)

100%  ^

Construction waste signage

20% 

Diversion rate requirements

100% 

Education of employees/contractors on waste management

75% 

Incentives for contractors for recovering, reusing and recycling building materials

80% 

Targets for waste stream recovery, reuse and recycling

80% 

Waste management plans

100% 

Waste separation facilities

60% 

Other

10% 

Text

[ACCEPTED]


On-site waste monitoring

100%  ^

Hazardous waste monitoring/audit

100% 

Non-hazardous waste monitoring/audit

100% 

Other

30% 

No

0% 

Stakeholder Engagement

Health, Safety & Well-being

This aspect identifies actions to engage with contractors and community, as well as the nature of the engagement during the project development phase.

DSE1 Points: 2/2

Health & well-being

Yes

100%  ^

Design promotion activities

Requirements for planning and design

100%  ^

Health Impact Assessment

80% 

Integrated planning process

80% 

Other planning process

10% 

Health & well-being measures

100%  ^

Acoustic comfort

100% 

Active design features

75% 

Biophilic design

60% 

Commissioning

80% 

Daylight

100% 


Ergonomic workplace

60% 

Humidity

75% 

Illumination

80% 

Inclusive design

100% 

Indoor air quality

100% 

Natural ventilation

40% 

| | | |
|---|------|--|
| <input checked="" type="checkbox"/> Occupant controls | 75% | |
| <input checked="" type="checkbox"/> Physical activity | 100% | |
| <input checked="" type="checkbox"/> Thermal comfort | 100% | |
| <input type="checkbox"/> Water quality | 50% | |
| <input type="checkbox"/> Other | 12% | |

| | | |
|--|------|----------------|
| <input checked="" type="checkbox"/> Monitoring health and well-being performance through | 100% | |
| <input checked="" type="checkbox"/> Occupant education | 80% | |
| <input checked="" type="checkbox"/> Post-construction health and well-being monitoring For on average years: 50 | 75% | |
| <input checked="" type="checkbox"/> Other Text | 75% | [ACCEPTED] |

No 0%

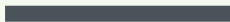
DSE2.1 Points: 1.5/1.5


On-site safety

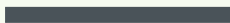
Yes 100%


On-site safety promotion activities


| | | |
|---|------|--|
| <input checked="" type="checkbox"/> Availability of medical personnel | 70% | |
| <input checked="" type="checkbox"/> Communicating safety information | 100% | |
| <input checked="" type="checkbox"/> Continuously improving safety performance | 100% | |
| <input checked="" type="checkbox"/> Demonstrating safety leadership | 100% | |
| <input checked="" type="checkbox"/> Entrenching safety practices | 100% | |
| <input checked="" type="checkbox"/> Managing safety risks | 100% | |
| <input type="checkbox"/> On-site health and safety professional (coordinator) | 75% | |

Personal Protective and Life Saving Equipment 100% 

Promoting design for safety 20% 


Training curriculum 100% 

Other 10% 
Text [NOT ACCEPTED]


No 0% 

DSE2.2 Points: 1.5/1.5

Safety metrics


Yes 100%  ^

Indicators monitored

Injury rate 100% 
0.1


Explain the injury rate calculation method (maximum 250 words)

 Text


Fatalities 100% 
0

Near misses 75% 
1

Lost day rate 50% 
10

Severity rate 25% 
1


Other metrics 38% 

No 0% 

Supply Chain


DSE3.1 Points: 2/2

Contractor ESG requirements


Yes 100%  ^


Percentage of projects covered: 100%


Topics included


Business ethics 100% 


Child labor 80% 


Community engagement 75% 


Environmental process standards 100% 


Environmental product standards 80% 


Health and well-being 80% 

Human rights 80% 

Human health-based product standards 60% 


Occupational safety 100% 

Labor standards and working conditions 100% 

Other 12% 


Text

[ACCEPTED]


No 0% 

DSE3.2 Points: 2/2

Contractor monitoring methods

Yes 100%  ^

Methods used

Contractor ESG training 25% 

| | | |
|---|------|---|
| <input checked="" type="checkbox"/> Contractors provide update reports on environmental and social aspects during construction | 100% |  |
| <input checked="" type="checkbox"/> External audits by third party Projects externally audited: 50% | 25% |  |
| <input checked="" type="checkbox"/> Internal audits Projects internally audited: 50% | 12% |  |
| <input checked="" type="checkbox"/> Weekly/monthly (on-site) meetings and/or ad hoc site visits Projects' meetings and/or site visits: 50% | 100% |  |
| <input checked="" type="checkbox"/> Other Text [ACCEPTED] | 25% |  |

No 0% 

Not applicable 0% 

Community Impact and Engagement

DSE4 Points: 2/2

Community engagement program

Yes 100%  ^

Topics included

| | | |
|---|-----|---|
| <input checked="" type="checkbox"/> Community health and well-being | 75% |  |
| <input type="checkbox"/> Effective communication and process to address community concerns | 80% |  |
| <input checked="" type="checkbox"/> Employment creation in local communities | 80% |  |
| <input type="checkbox"/> Enhancement programs for public spaces | 80% |  |
| <input checked="" type="checkbox"/> ESG education program | 40% |  |
| <input type="checkbox"/> Research and network activities | 30% |  |
| <input checked="" type="checkbox"/> Resilience, including assistance or support in case of disaster | 50% |  |
| <input checked="" type="checkbox"/> Supporting charities and community groups | 80% |  |

Other

0% 

Program description

 Text

No

0% 

DSE5.1 Points: 2/2


Community impact assessment

Yes

80%  ^

Assessed areas of impact

Housing affordability

25% 

Impact on crime levels

30% 

Livability score

25% 

Local income generated

60% 

Local job creation

60% 

Local residents' well-being

60% 

Walkability score

70% 

Other

25% 

No

10% 

DSE5.2 Points: 2/2

Community impact monitoring

Yes

100%  ^

Monitoring process includes

Analysis and interpretation of monitoring data

50% 

| | | |
|--|------|---|
| <input checked="" type="checkbox"/> Development and implementation of a communication plan | 100% |  |
| <input checked="" type="checkbox"/> Development and implementation of a community monitoring plan | 100% |  |
| <input checked="" type="checkbox"/> Development and implementation of a risk mitigation plan | 100% |  |
| <input checked="" type="checkbox"/> Identification of nuisance and/or disruption risks | 100% |  |
| <input checked="" type="checkbox"/> Identification of stakeholders and impacted groups | 100% |  |
| <input type="checkbox"/> Management practices to ensure accountability for performance goals and issues identified during community monitoring | 60% |  |
| <input type="checkbox"/> Other | 25% |  |

Process description

 Text

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

 [fake.html](#)

| | | |
|--------------------------|----|---|
| <input type="radio"/> No | 0% |  |
|--------------------------|----|---|

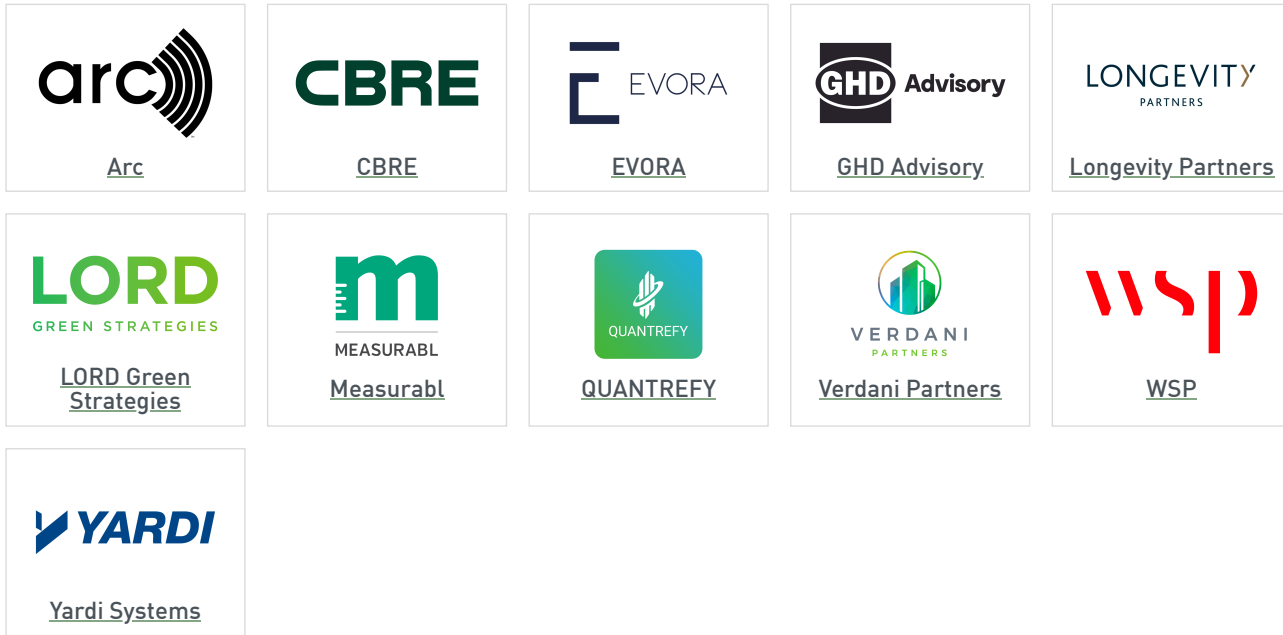
Appendix

A separate document is added to the benchmark report so that participants can explain their results to investors.

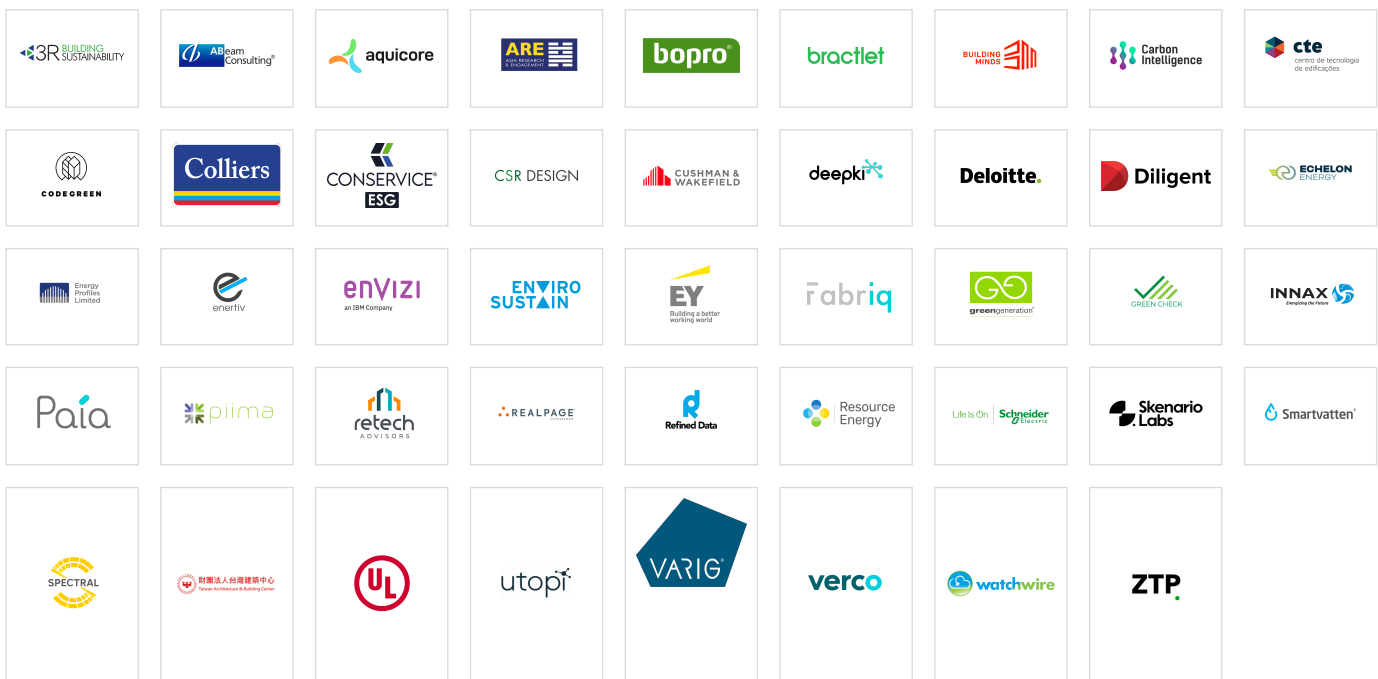
[Check Appendix](#)

GRESB Partners

Global Partners



Premier Partners



Partners

