



GRESB Real Estate Benchmark Report

2022

Europa Fund V (No.1) L.P. and Europa Fund V (No.2) L.P.
Europa Capital LLP

2022 GRESB Standing Investments Benchmark Report

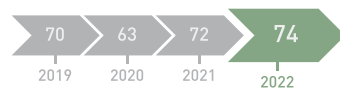
Europa Fund V (No.1) L.P. and Europa Fund V
(No.2) L.P.

Europa Capital LLP

GRESB Rating



Participation & Score



Peer Comparison



**Europe | Diversified | Value-added
| Tenant Controlled**

Out of 8

Status:
Non-listed

Strategy:
Value-added

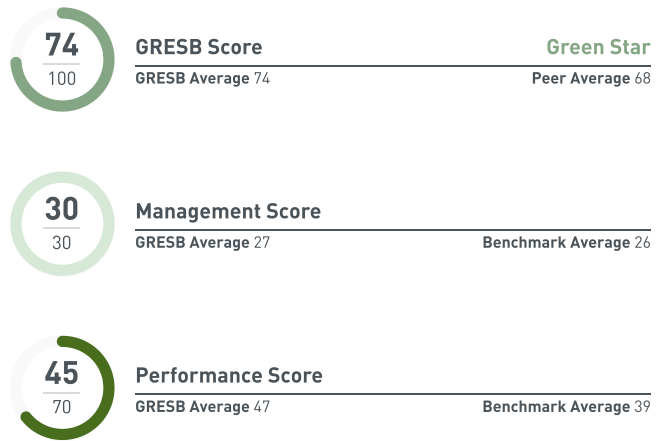
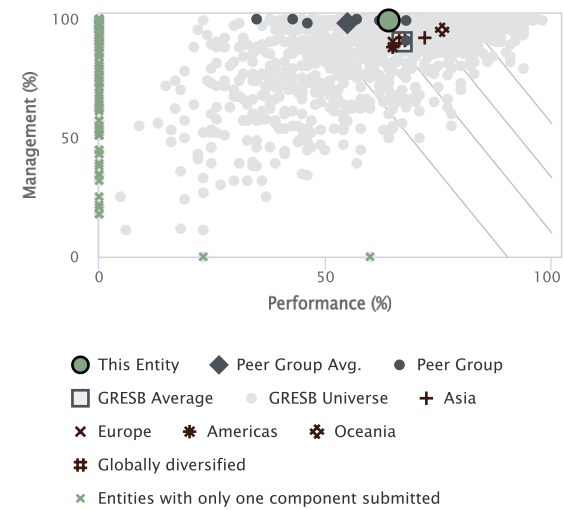
Location:
Europe

Property Type:
Diversified

Rankings

94th GRESB Score within Diversified / Europe Out of 216	13th GRESB Score within Diversified / Non-listed / Value-added Out of 40	33rd GRESB Score within Europe / Non-listed / Value-added / Closed end Out of 79
300th Management Score within Europe Out of 901	27th Management Score within Europe / Non-listed / Value-added Out of 147	21st Management Score within Europe / Non-listed / Value-added / Closed end Out of 99
100th Performance Score within Diversified / Europe Out of 217	15th Performance Score within Diversified / Non-listed / Value-added Out of 40	39th Performance Score within Europe / Non-listed / Value-added / Closed end Out of 79

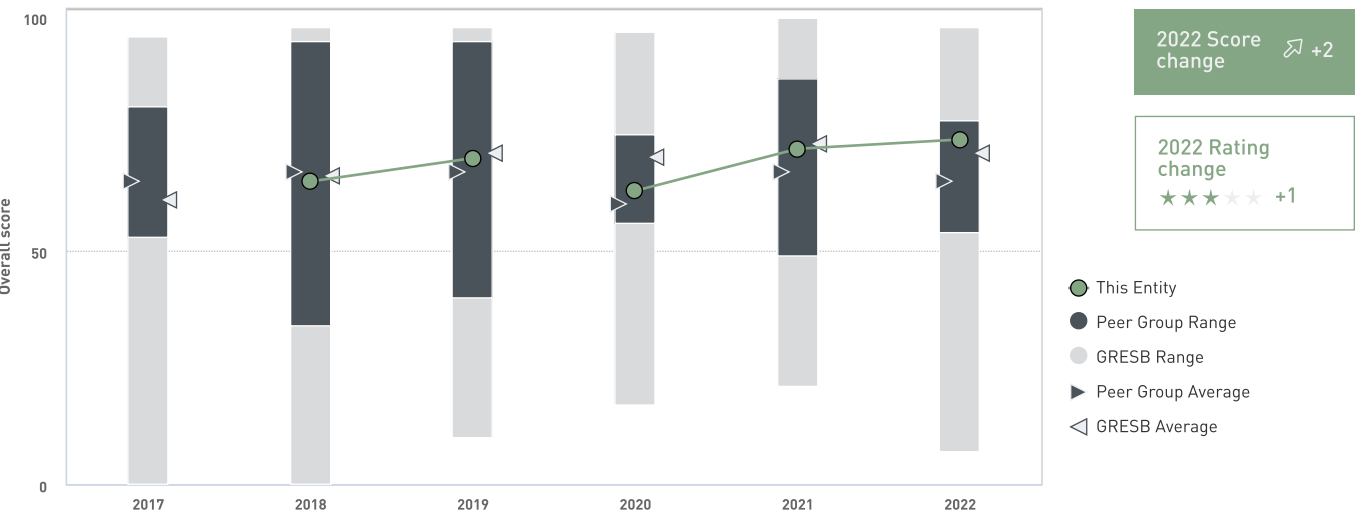
GRESB Model



ESG Breakdown

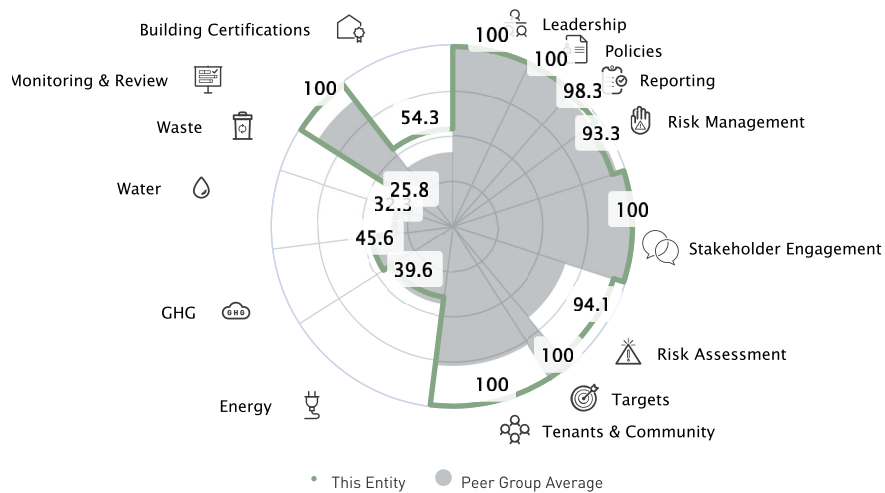


Trend



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


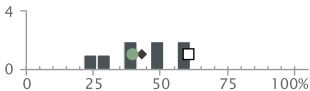

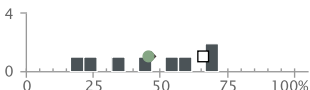

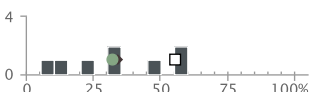

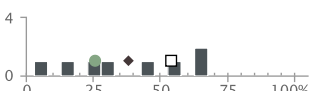



Europe | Value-added (147 entities)

ASPECT Number of points	Weight in Component	Weight in GRESB Score	Points Obtained	Benchmark Average	Benchmark Distribution
Leadership 7 points	23.3%	7%	7	6.92	
Policies 4.5 points	15%	4.5%	4.5	4.5	
Reporting 3.5 points	11.7%	3.5%	3.44	3.33	
Risk Management 5 points	16.7%	5%	4.67	4.79	
Stakeholder Engagement 10 points	33.3%	10%	10	9.91	

PERFORMANCE COMPONENT

Europe | Diversified | Value-added | Tenant Controlled (8 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%	8.47	5.94	
Targets 2 points	2.9%	2%	2	1.97	
Tenants & Community 11 points	15.7%	11%	11	8.48	

ASPECT Number of points	Weight in Component	Weight in GRESB Score	Points Obtained	Benchmark Average	Benchmark Distribution
 Energy 14 points	20%	14%	5.55	6.03	
 GHG 7 points	10%	7%	3.19	3.25	
 Water 7 points	10%	7%	2.26	2.4	
 Waste 4 points	5.7%	4%	1.03	1.52	
 Data Monitoring & Review 5.5 points	7.9%	5.5%	5.5	4.89	
 Building Certifications 10.5 points	15%	10.5%	5.7	4.3	

Entity & Peer Group Characteristics

This entity		Peer Group (8 entities)	
Primary Geography:	Europe	Primary Geography:	Europe
Primary Sector:	Diversified	Primary Sector:	Diversified
Nature of the Entity:	Private (non-listed) entity	Nature of the Entity:	Value-added
Total GAV:	\$1.29 Billion	Average GAV:	\$850 Million
Reporting Period:	Calendar year		
Regional allocation of assets	42% Germany 28% United Kingdom 14% Netherlands 8% Denmark 6% Spain 1% Austria		50% United Kingdom 18% Germany 15% France 5% Poland 4% Spain 3% Netherlands 2% Denmark 2% Italy < 1% Sweden < 1% Austria

Sector allocation of assets	32% Office: Corporate 27% Industrial: Distribution Warehouse 25% Residential: Multi-Family 14% Retail: Retail Centers 2% Residential: Family Homes	35% Industrial: Distribution Warehouse 15% Office: Corporate 10% Residential: Multi-Family 9% Retail: Retail Centers 6% Retail: High Street 6% Office: Business Park 4% Industrial: Industrial Park 3% Office: Other 3% Hotel 2% Mixed use: Office/Residential 2% Residential: Student Housing 2% Mixed use: Other < 1% Mixed use: Office/Retail < 1% Retail: Restaurants/Bars < 1% Residential: Family Homes < 1% Industrial: Manufacturing
Control	80% Tenant controlled 20% Landlord controlled	90% Tenant controlled 10% Landlord controlled
Peer Group Constituents		
Ares Management UK Ltd (1)	CBRE Global Investors (2)	Nuveen (1)
Nuveen Real Estate (1)	PATRIZIA Property Investment Managers (1)	PGIM Real Estate (1)

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):
RP1	Partially Accepted	Only contains actions and/or performance from one element of E, S, or G


Manual Validation Decisions - Excluding Accepted Answers

Other Answers

Indicator	Decision	Other answer provided:
SE6	Duplicate	Property/asset managers

Reporting Boundaries

Additional context on reporting boundaries

 The entity has followed GRESB guidance to present data reported in R1.1. Gross asset value and floor area includes assets sales and acquisitions over the 2021 reporting year, where relevant.

Applicable evidence

Evidence provided (but not shared with investors)

2022 GRESB Development Benchmark Report

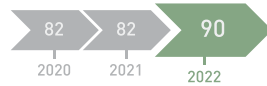
Europa Fund V (No.1) L.P. and Europa Fund V
(No.2) L.P.

Europa Capital LLP

GRESB Rating



Participation & Score



Peer Comparison



Europe | Office: Corporate: Mid-Rise Office |
Value-added

Out of 16

Status:

Non-listed

Strategy:

Value-added

Location:

Europe

Property Type:

Office: Corporate: Mid-Rise Office

Rankings



GRESB Score within Office / Europe

Out of 64



GRESB Score within Office / Non-listed / Value-added

Out of 34



GRESB Score within Europe / Non-listed / Value-added / Closed end

Out of 47



Management Score within Europe

Out of 901



Management Score within Europe / Non-listed / Value-added

Out of 147



Management Score within Europe / Non-listed / Value-added / Closed end

Out of 99



Development Score within Office / Europe

Out of 64



Development Score within Office / Non-listed / Value-added

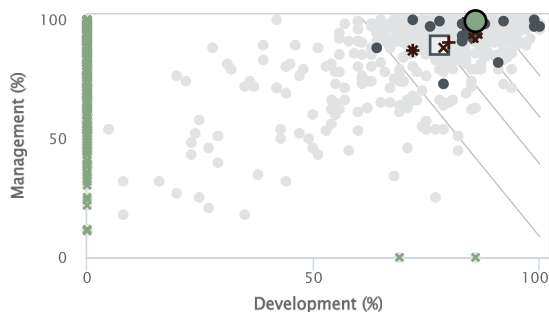
Out of 34



Development Score within Europe / Non-listed / Value-added / Closed end

Out of 47

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 81

Green Star

Peer Average 88



Management Score

GRESB Average 27

Benchmark Average 26



Development Score

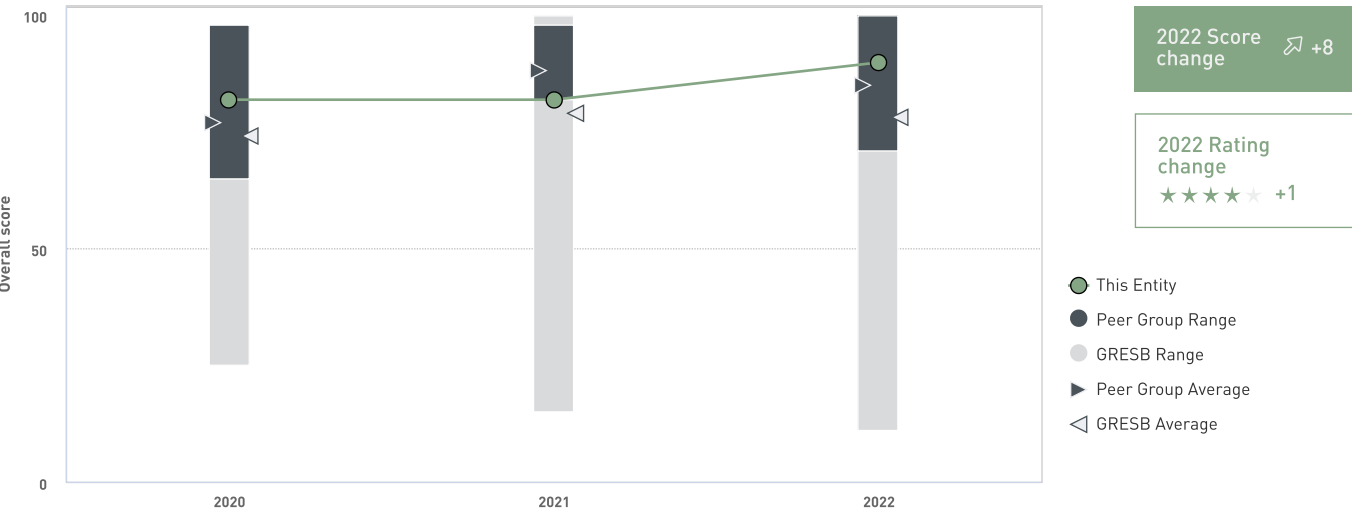
GRESB Average 54

Benchmark Average 60

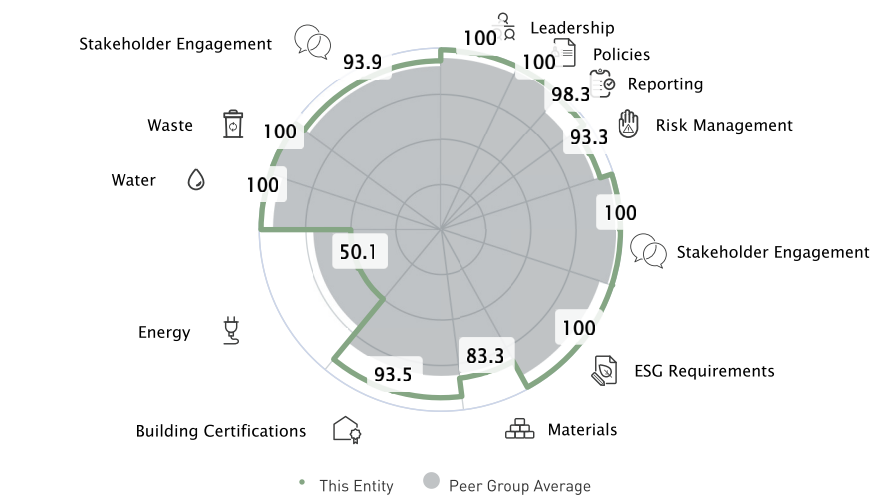
ESG Breakdown



Trend



Aspect, Strengths & Opportunities



MANAGEMENT COMPONENT



Europe | Value-added (147 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	6.67	
Policies 4.5 points	15%	4.5%	4.5	4.4	

ASPECT Number of points	Weight in Component	Weight in GRESB Score	Points Obtained	Benchmark Average	Benchmark Distribution
 Reporting 3.5 points	11.7%	3.5%	3.44	3.05	
 Risk Management 5 points	16.7%	5%	4.67	4.48	
 Stakeholder Engagement 10 points	33.3%	10%	10	9.72	

DEVELOPMENT COMPONENT

Europe | Office: Corporate: Mid-Rise Office | Value-added (16 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	11.11	
 Materials 6 points	8.6%	6%	5	4.81	
 Building Certifications 13 points	18.6%	13%	12.16	10.49	
 Energy 14 points	20%	14%	7.02	9.87	
 Water 5 points	7.1%	5%	5	4.65	
 Waste 5 points	7.1%	5%	5	5	
 Stakeholder Engagement 15 points	21.4%	15%	14.08	13.59	

Entity & Peer Group Characteristics

This entity		Peer Group (16 entities)	
Primary Geography:	Europe	Primary Geography:	Europe
Primary Sector:	Office: Corporate: Mid-Rise Office	Primary Sector:	Office: Corporate: Mid-Rise Office

This entity		Peer Group (16 entities)	
Nature of the Entity:	Private (non-listed) entity	Nature of the Entity:	Value-added
Total GAV:	\$1.29 Billion	Average GAV:	\$1.7 Billion
Reporting Period:	Calendar year		
Regional allocation of assets	45% Germany 24% United Kingdom 21% Sweden 11% Ireland	26% United Kingdom 22% Germany 16% Spain 12% Italy 9% Sweden 7% Finland 3% Denmark 3% France 1% Norway < 1% Ireland	
Sector allocation of assets	84% Office: Corporate 11% Residential: Multi-Family 6% Mixed use: Other	96% Office: Corporate 2% Mixed use: Office/Retail < 1% Industrial: Industrial Park < 1% Residential: Multi-Family < 1% Mixed use: Other	

Peer Group Constituents

AXA Investment Managers (1)	CapMan Real Estate (1)	Clearbell Capital LLP (1)
DeA Capital Real Estate SGR SPA (1)	Europa Capital LLP (1)	Federated Hermes Ltd (1)
Lendlease Italy Sgr SpA (1)	MEPC Limited (1)	MOMENI Investment Management GmbH (1)
Nuveen Real Estate (1)	PATRIZIA Property Investment Managers (1)	PGIM Real Estate (1)
Sirius Capital Partners (1)	Tishman Speyer (1)	Vasakronan (1)

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GRESB Validation

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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	PO1	PO2	PO3	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		
Indicator	Decision	Reason(s):
RP1	Partially Accepted	Only contains actions and/or performance from one element of E, S, or G
Other Answers		
Indicator	Decision	Other answer provided:
SE6	Duplicate	Property/asset managers

Management

Management

	Aspect indicator	Score Max	Score Entity (p)	Score Benchmark (p)	Strengths & Opportunities
	Leadership	7.00p 23.3%	7	6.22	54% of peers scored lower
LE1	ESG leadership commitments			Not scored	
LE2	ESG Objectives	1	1	0.95	10% of peers scored lower
LE3	Individual responsible for ESG	2	2	1.95	5% of peers scored lower
LE4	ESG taskforce/committee	1	1	0.98	3% of peers scored lower
LE5	ESG senior decision-maker	1	1	0.99	1% of peers scored lower
LE6	Personnel ESG performance targets	2	2	1.35	51% of peers scored lower
	Policies	4.50p 15%	4.5	4.26	18% of peers scored lower
P01	Policy on environmental issues	1.5	1.5	1.41	8% of peers scored lower
P02	Policy on social issues	1.5	1.5	1.43	8% of peers scored lower
P03	Policy on governance issues	1.5	1.5	1.42	10% of peers scored lower
	Reporting	3.50p 11.7%	3.44	2.59	51% of peers scored higher
RP1	ESG reporting	3.5	3.44	2.59	51% of peers scored higher
RP2.1	ESG incident monitoring			Not scored	
RP2.2	ESG incident occurrences			Not scored	
	Risk Management	5.00p 16.7%	4.67	4.05	44% of peers scored lower
RM1	Environmental Management System (EMS)	2	1.67	1.2	40% of peers scored lower
RM2	Process to implement governance policies	0.5	0.5	0.49	5% of peers scored lower
RM3.1	Social risk assessments	0.5	0.5	0.43	16% of peers scored lower
RM3.2	Governance risk assessments	0.5	0.5	0.45	19% of peers scored lower
RM4	ESG due diligence for new acquisitions	1.5	1.5	1.48	3% of peers scored lower
RM5	Resilience of strategy to climate-related risks			Not scored	

	Aspect indicator	Score Max	Score Entity (p)	Score Benchmark (p)	Strengths & Opportunities
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	8.79	77% of peers scored lower
SE1	Employee training	1	1	0.88	32% of peers scored lower
SE2.1	Employee satisfaction survey	1	1	0.72	58% of peers scored lower
SE2.2	Employee engagement program	1	1	0.85	15% of peers scored lower
SE3.1	Employee health & well-being program	0.75	0.75	0.68	18% of peers scored lower
SE3.2	Employee health & well-being measures	1.25	1.25	1.13	17% of peers scored lower
SE4	Employee safety indicators	0.5	0.5	0.48	5% of peers scored lower
SE5	Inclusion and diversity	0.5	0.5	0.37	45% of peers scored lower
SE6	Supply chain engagement program	1.5	1.5	1.38	25% of peers scored lower
SE7.1	Monitoring property/asset managers	1	1	0.96	6% of peers scored lower
SE7.2	Monitoring external suppliers/service providers	1	1	0.88	17% of peers scored lower
SE8	Stakeholder grievance process	0.5	0.5	0.46	18% 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 86% 


ESG leadership standards and principles

☐ Climate Action 100+ 22% 

☐ Global Investor Coalition on Climate Change (including AIGCC, Ceres, IGCC, IIGCC) 14% 

☐ International Labour Organization (ILO) Standards 12% 

☐ Montreal Pledge 12% 

☐ OECD - Guidelines for multinational enterprises 5% 

<input checked="" type="checkbox"/> PRI signatory	62%	<div><div></div></div>
<input type="checkbox"/> RE 100	5%	<div><div></div></div>
<input type="checkbox"/> Science Based Targets initiative	12%	<div><div></div></div>
<input type="checkbox"/> Task Force on Climate-related Financial Disclosures (TCFD)	48%	<div><div></div></div>
<input type="checkbox"/> UN Environment Programme Finance Initiative	12%	<div><div></div></div>
<input type="checkbox"/> UN Global Compact	27%	<div><div></div></div>
<input type="checkbox"/> UN Sustainable Development Goals	61%	<div><div></div></div>
<input type="checkbox"/> WorldGBC's Net Zero Carbon Buildings Commitment	5%	<div><div></div></div>
<input type="checkbox"/> Other	42%	<div><div></div></div>

Applicable evidence

Evidence provided

☐ No
 14%

LE2 Points: 1/1

ESG Objectives

☒ Yes
 100%

The objectives relate to

<input checked="" type="checkbox"/> General sustainability	97%	<div><div></div></div>
<input checked="" type="checkbox"/> Environment	99%	<div><div></div></div>
<input checked="" type="checkbox"/> Social	98%	<div><div></div></div>
<input checked="" type="checkbox"/> Governance	97%	<div><div></div></div>
<input type="checkbox"/> Health and well-being	93%	<div><div></div></div>

Business strategy integration



- ☒ **[97%]** Fully integrated into the overall business strategy
- ☐ **[2%]** Partially integrated into the overall business strategy
- ☐ **[1%]** Not integrated into the overall business strategy

The objectives are

☒ Publicly available

93%  ^

Applicable evidence

Evidence provided

☐ Not publicly available

7% 

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

 Objectives are proposed by the ESG committee and presented to the Partnership of the GP for approval. The Partnership is the most senior committee at Europa and is attended by Partner representatives. Once approved, objectives, targets, timescales and responsibilities are communicated to all staff. The ESG committee is tasked with tracking progress and reporting periodically to the Partnership. The approach for target setting is fully integrated into business strategy. Assets have action plans, informed by BSATs which are acquisition due diligence assessments completed on acquisition. Asset plans are aligned to company wide objectives and progress is reviewed at monthly and quarterly fund review meetings. This is fed back to the steering committee.

☐ No

0% 

ESG Decision Making

LE3 Points: 2/2

Individual responsible for ESG

☒ Yes

99%  ^

☒ ESG

99%  ^

The individual(s) is/are

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

76% 

☐ Employee(s) for whom ESG is among their responsibilities

88% 

☒ External consultants/manager

82% 

☐ Investment partners (co-investors/JV partners)

5% 

☒ Climate-related risks and opportunities

88%  ^

The individual(s) is/are

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

61% 

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

80% 

☒ External consultants/manager

69% 

☐ Investment partners (co-investors/JV partners)

5%

☐ No

<1%

LE4 Points: 1/1

ESG taskforce/committee

☒ Yes

99% ^

Members of the taskforce or committee

☒ Board of Directors

70%

☒ C-suite level staff/Senior management

87%

☐ Investment Committee

56%

☒ Fund/portfolio managers

88%

☒ Asset managers

88%

☐ ESG portfolio manager

35%

☐ Investment analysts

46%

☐ Dedicated staff on ESG issues

71%

☒ External managers or service providers

61%

☐ Investor relations

43%

☐ Other

22%

☐ No

1%

LE5 Points: 1/1

ESG senior decision-maker

☒ Yes

99% ^

☒ ESG

99% ^

The individual's most senior role is as part of

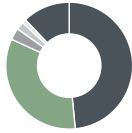


- ☐ [59%] Board of Directors
- ☒ [34%] C-suite level staff/Senior management
- ☐ [3%] Investment Committee
- ☐ [2%] Fund/portfolio managers
- ☐ [<1%] Other
- ☐ [1%] No answer provided

☒ Climate-related risks and opportunities

88% ^

The individual's most senior role is as part of



- ☐ [48%] Board of Directors
- ☒ [33%] C-suite level staff/Senior management
- ☐ [3%] Investment Committee
- ☐ [2%] Fund/portfolio managers
- ☐ [1%] Other
- ☐ [12%] No answer provided

Process of informing the most senior decision-maker

The ESG Working Group meets on a monthly basis as a minimum and reports to the Partnership of the GP. The following formal agenda items must be covered: - EMS Implementation Progress - Education and Training - Environmental Performance Reporting (including an overview of asset performance) - Progress against improvement objectives (where relevant) - Compliance - Investment Process Improvement (in relation to sustainability matters) - Sustainability Strategy - Regulatory Issues - Climate risks and opportunities (physical and transitional).

☐ No

1%

LE6 Points: 2/2

Personnel ESG performance targets

☒ Yes

91% ^

Predetermined consequences

☒ Yes

86% ^

☒ Financial consequences

82% ^

Personnel to whom these factors apply

☒ Board of Directors

55%

☒ C-suite level staff/Senior management

73%

☒ Investment Committee

37%

☒ Fund/portfolio managers

72%

☒ Asset managers

71%

<input type="checkbox"/> ESG portfolio manager	41%	<div><div></div></div>
<input checked="" type="checkbox"/> Investment analysts	50%	<div><div></div></div>
<input checked="" type="checkbox"/> Dedicated staff on ESG issues	63%	<div><div></div></div>
<input type="checkbox"/> External managers or service providers	23%	<div><div></div></div>
<input checked="" type="checkbox"/> Investor relations	37%	<div><div></div></div>
<input checked="" type="checkbox"/> Other Finance, HR	21%	<div><div></div></div> [ACCEPTED]
<input checked="" type="checkbox"/> Non-financial consequences	73%	<div><div></div></div> ^

Personnel to whom these factors apply

<input checked="" type="checkbox"/> Board of Directors	41%	<div><div></div></div>
<input checked="" type="checkbox"/> C-suite level staff/Senior management	63%	<div><div></div></div>
<input checked="" type="checkbox"/> Investment Committee	35%	<div><div></div></div>
<input checked="" type="checkbox"/> Fund/portfolio managers	59%	<div><div></div></div>
<input checked="" type="checkbox"/> Asset managers	61%	<div><div></div></div>
<input type="checkbox"/> ESG portfolio manager	33%	<div><div></div></div>
<input checked="" type="checkbox"/> Investment analysts	41%	<div><div></div></div>
<input checked="" type="checkbox"/> Dedicated staff on ESG issues	52%	<div><div></div></div>
<input checked="" type="checkbox"/> External managers or service providers	38%	<div><div></div></div>
<input checked="" type="checkbox"/> Investor relations	38%	<div><div></div></div>
<input checked="" type="checkbox"/> Other Finance, HR	16%	<div><div></div></div> [ACCEPTED]

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

☐ No

5%

☐ No

9%

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

97%

Environmental issues included

☐ Biodiversity and habitat

82%

☒ Climate/climate change adaptation

84%

☒ Energy consumption

97%

☒ Greenhouse gas emissions

95%

☐ Indoor environmental quality

56%

☐ Material sourcing

79%

☒ Pollution prevention

76%

☐ Renewable energy

76%

☐ Resilience to catastrophe/disaster

54%

☒ Sustainable procurement

78%

☒ Waste management

95%

☒ Water consumption

90%

☐ Other

16%

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

☐ No

3%

P02 Points: 1.5/1.5

Policy on social issues

☒ Yes

99%

Social issues included

<input checked="" type="checkbox"/> Child labor	82%	<div><div></div></div>
<input checked="" type="checkbox"/> Community development	65%	<div><div></div></div>
<input checked="" type="checkbox"/> Customer satisfaction	54%	<div><div></div></div>
<input checked="" type="checkbox"/> Employee engagement	76%	<div><div></div></div>
<input checked="" type="checkbox"/> Employee health & well-being	94%	<div><div></div></div>
<input type="checkbox"/> Employee remuneration	78%	<div><div></div></div>
<input checked="" type="checkbox"/> Forced or compulsory labor	82%	<div><div></div></div>
<input type="checkbox"/> Freedom of association	38%	<div><div></div></div>
<input type="checkbox"/> Health and safety: community	50%	<div><div></div></div>
<input checked="" type="checkbox"/> Health and safety: contractors	65%	<div><div></div></div>
<input checked="" type="checkbox"/> Health and safety: employees	96%	<div><div></div></div>
<input checked="" type="checkbox"/> Health and safety: tenants/customers	81%	<div><div></div></div>
<input checked="" type="checkbox"/> Human rights	88%	<div><div></div></div>
<input checked="" type="checkbox"/> Inclusion and diversity	97%	<div><div></div></div>
<input checked="" type="checkbox"/> Labor standards and working conditions	85%	<div><div></div></div>
<input type="checkbox"/> Social enterprise partnering	46%	<div><div></div></div>
<input checked="" type="checkbox"/> Stakeholder relations	74%	<div><div></div></div>
<input type="checkbox"/> Other	15%	<div><div></div></div>

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

☐ No 1%

P03 Points: 1.5/1.5

Policy on governance issues

99% ^

<input checked="" type="checkbox"/> Bribery and corruption	98%	<div><div></div></div>
<input checked="" type="checkbox"/> Cybersecurity	90%	<div><div></div></div>
<input checked="" type="checkbox"/> Data protection and privacy	99%	<div><div></div></div>
<input checked="" type="checkbox"/> Executive compensation	76%	<div><div></div></div>
<input checked="" type="checkbox"/> Fiduciary duty	88%	<div><div></div></div>
<input checked="" type="checkbox"/> Fraud	97%	<div><div></div></div>
<input type="checkbox"/> Political contributions	74%	<div><div></div></div>
<input checked="" type="checkbox"/> Shareholder rights	59%	<div><div></div></div>
<input checked="" type="checkbox"/> Other	49%	<div><div></div></div>

Whistleblower protection

[ACCEPTED]

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

1%

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: 3.44/3.5

☒ Yes 97%

Types of disclosure

☐ Section in Annual Report 60%

☒ Stand-alone sustainability report(s) 75%

Reporting level



- ☐ [31%] Entity
- ☒ [14%] Investment manager
- ☐ [29%] Group
- ☐ [25%] No answer provided

Aligned with



- ☐ [3%] EPRA Best Practice Recommendations in Sustainability Reporting, 2017
- ☐ [14%] GRI Standards, 2016
- ☐ [11%] GRI Sustainability Reporting Guidelines, G4
- ☒ [20%] INREV Sustainability Reporting Recommendations, 2016
- ☐ [2%] PRI Reporting Framework, 2018
- ☐ [5%] TCFD Recommendations, 2017
- ☐ [8%] Other
- ☐ [37%] No answer provided

Third-party review

☒ Yes 56% ^

☐ Externally checked 20%

☒ Externally verified 21% ^

using



- ☐ [1%] ASAE3000
- ☒ [20%] ISO14064-3
- ☐ [79%] No answer provided

☐ Externally assured 14%

☐ No 19%

Applicable evidence

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

☐ Integrated Report 3%

☒ Dedicated section on corporate website 81% ^

Reporting level



- ☐ [18%] Entity
- ☒ [33%] Investment manager
- ☐ [30%] Group
- ☐ [19%] No answer provided

Applicable evidence

Evidence provided [ACCEPTED]

☐ Section in entity reporting to investors 54%

☒ Other

Europa Capital Net Zero Carbon Pathway

[ACCEPTED]

37%

Reporting level



- ☐ [7%] Entity
- ☒ [20%] Investment manager
- ☐ [10%] Group
- ☐ [63%] No answer provided

Aligned with



- ☐ [2%] GRI Standards, 2016
- ☐ [2%] GRI Sustainability Reporting Guidelines, G4
- ☐ [3%] INREV Sustainability Reporting Recommendations, 2016
- ☐ [21%] PRI Reporting Framework, 2018
- ☐ [3%] TCFD Recommendations, 2017
- ☐ [1%] Other
- ☒ [67%] No answer provided

Third-party review

☐ Yes 25%

☒ No 12%

Applicable evidence

Evidence provided (but not shared with investors)

[PARTIALLY ACCEPTED]

☐ No 3%

ESG Incident Monitoring

RP2.1 Not Scored

ESG incident monitoring

☒ Yes 91%

Stakeholders covered

☒ Clients/Customers 72%

☒ Community/Public 52%

☐ Contractors 61%

☐ Employees 82%

☒ Investors/Shareholders 76%

<input type="checkbox"/> Regulators/Government	62%	<div><div></div></div>
<input type="checkbox"/> Special interest groups (NGOs, Trade Unions, etc)	24%	<div><div></div></div>
<input type="checkbox"/> Suppliers	41%	<div><div></div></div>
<input type="checkbox"/> Other stakeholders	21%	<div><div></div></div>

Process for communicating ESG-related incidents

 Misconduct, penalties and/or incidents would be communicated to investors through regular investor reports, or if more serious through extraordinary briefings. Where appropriate communication to the public would be managed through our website.

<input type="radio"/> No	9%	<div><div></div></div>
--------------------------	----	------------------------

RP2.2 Not Scored

ESG incident occurrences

<input type="radio"/> Yes	0%	<div><div></div></div>
<input checked="" type="radio"/> No	100%	<div><div></div></div>

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: 1.67/2

Environmental Management System (EMS)

<input checked="" type="radio"/> Yes	73%	<div><div></div></div> ^
<input checked="" type="radio"/> Aligned with	35%	<div><div></div></div> ^



- ☒ [33%] ISO 14001
- ☐ [2%] Other standard
- ☐ [65%] No answer provided

<input type="radio"/> Third-party certified using	31%	<div><div></div></div>
<input type="radio"/> The EMS is not aligned with a standard nor certified externally	7%	<div><div></div></div>

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

☐ No 27%

RM2 Points: 0.5/0.5

Process to implement governance policies

☒ Yes 99% ^

Systems and procedures used

☒ Compliance linked to employee remuneration 61%

☒ Dedicated help desks, focal points, ombudsman, hotlines 61%

☒ Disciplinary actions in case of breach, i.e. warning, dismissal, zero tolerance policy 90%

☒ Employee performance appraisal systems integrate compliance with codes of conduct 74%

☒ Investment due diligence process 93%

☐ Responsibilities, accountabilities and reporting lines are systematically defined in all divisions and group companies 74%

☒ Training related to governance risks for employees 95% ^

☒ Regular follow-ups 83%

☒ When an employee joins the organization 92%

☒ Whistle-blower mechanism 91%

☒ Other 12%

Annual Compliance Statement [ACCEPTED]

☐ No 0%

☐ Not applicable <1%

Risk Assessments

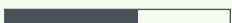
RM3.1 Points: 0.5/0.5

Social risk assessments

☒ Yes


90%  ^


Issues included


☒ Child labor 59% 


☐ Community development 39% 

☐ Controversies linked to social enterprise partnering 20% 

☐ Customer satisfaction 61% 


☒ Employee engagement 74% 


☒ Employee health & well-being 86% 

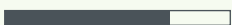
☒ Forced or compulsory labor 59% 

☐ Freedom of association 27% 


☐ Health and safety: community 37% 


☒ Health and safety: contractors 57% 

☒ Health and safety: employees 86% 

☒ Health and safety: tenants/customers 73% 

☐ Health and safety: supply chain (beyond tier 1 suppliers and contractors) 14% 

☒ Human rights 56% 

☒ Inclusion and diversity 79% 

☐ Labor standards and working conditions 62% 

☐ Stakeholder relations 54% 

☐ Other 3% 

☐ No

10% 

RM3.2 Points: 0.5/0.5

Governance risk assessments

☒ Yes

95%  ^


Issues included

<input checked="" type="checkbox"/> Bribery and corruption	92%	<div><div></div></div>
<input checked="" type="checkbox"/> Cybersecurity	91%	<div><div></div></div>
<input checked="" type="checkbox"/> Data protection and privacy	94%	<div><div></div></div>
<input checked="" type="checkbox"/> Executive compensation	69%	<div><div></div></div>
<input checked="" type="checkbox"/> Fiduciary duty	75%	<div><div></div></div>
<input checked="" type="checkbox"/> Fraud	89%	<div><div></div></div>
<input checked="" type="checkbox"/> Political contributions	65%	<div><div></div></div>
<input checked="" type="checkbox"/> Shareholder rights	61%	<div><div></div></div>
<input type="checkbox"/> Other	18%	<div><div></div></div>

☐ No 5%

RM4 Points: 1.5/1.5

ESG due diligence for new acquisitions

☒ Yes 99% 

Issues included

<input checked="" type="checkbox"/> Biodiversity and habitat	69%	<div><div></div></div>
<input checked="" type="checkbox"/> Building safety	92%	<div><div></div></div>
<input checked="" type="checkbox"/> Climate/Climate change adaptation	68%	<div><div></div></div>
<input checked="" type="checkbox"/> Compliance with regulatory requirements	94%	<div><div></div></div>
<input checked="" type="checkbox"/> Contaminated land	95%	<div><div></div></div>
<input checked="" type="checkbox"/> Energy efficiency	95%	<div><div></div></div>
<input checked="" type="checkbox"/> Energy supply	94%	<div><div></div></div>
<input checked="" type="checkbox"/> Flooding	97%	<div><div></div></div>
<input checked="" type="checkbox"/> GHG emissions	76%	<div><div></div></div>


<input checked="" type="checkbox"/> Health and well-being	75%	<div><div></div></div>
<input checked="" type="checkbox"/> Indoor environmental quality	75%	<div><div></div></div>
<input checked="" type="checkbox"/> Natural hazards	82%	<div><div></div></div>
<input checked="" type="checkbox"/> Socio-economic	59%	<div><div></div></div>
<input checked="" type="checkbox"/> Transportation	88%	<div><div></div></div>
<input checked="" type="checkbox"/> Waste management	84%	<div><div></div></div>
<input checked="" type="checkbox"/> Water efficiency	80%	<div><div></div></div>
<input checked="" type="checkbox"/> Water supply	88%	<div><div></div></div>
<input type="checkbox"/> Other	16%	<div><div></div></div>
<input type="radio"/> No	<1%	<div><div></div></div>
<input type="radio"/> Not applicable	0%	<div><div></div></div>

Climate Related Risk Management

RM5 Not Scored

Resilience of strategy to climate-related risks		
<input checked="" type="radio"/> Yes	76%	<div><div></div></div> ^

Description of the resilience of the organization's strategy

 The Fund strategy to resilience incorporates both transition and physical climate-related risks. The approach is regularly reviewed to ensure climate-related risks of appropriate range/depth are addressed in line with industry knowledge and understanding. We strive to ensure sustainability and climate-related risks are identified and understood throughout each stage of the ownership cycle. Europa Capital identifies and manages the short, mid and long-term risks associated with changing regulatory and stakeholder requirements, as well as physical, social and transitional climate change resilience related risks. For standing assets, climate-related issues are considered in the acquisition process during the Building Sustainability Audit due diligence process (BSAT methodology) which is completed for all acquisitions. Implementation of controls identified through due diligence are progressed through objectives set out within Sustainability Asset Management Plans (SAMs) following acquisition. Climate-related risks and progress are also monitored through asset risk assessments, asset reporting and technical/energy audits.

Use of scenario analysis		
<input type="radio"/> Yes	58%	<div><div></div></div>
<input checked="" type="radio"/> No	18%	<div><div></div></div>
<input type="radio"/> No	24%	<div><div></div></div>

RM6.1 Not Scored

Transition risk identification

Yes

63%

^

Elements covered

Policy and legal

62%

^

Any risks identified

Yes

56%

^

Risks are

Increasing price of GHG emissions

44%

Enhancing emissions-reporting obligations

53%

Mandates on and regulation of existing products and services

49%

Exposure to litigation

15%

Other

2%

No

6%

Technology

59%

^

Any risks identified

Yes

50%

^

Risks are

Substitution of existing products and services with lower emissions options

38%

Unsuccessful investment in new technologies

12%

Costs to transition to lower emissions technology

48%

Other

<1%

No

9%

Market

61%


^

Any risks identified

56% ^

- ✓ Changing customer behavior

51%

31% 

39%

<1%

5%

58% ^

☒ Yes

53% ^

- ✓ Shifts in consumer preferences

46% 

17%

41% 

<1%

5% 

Evidence not provided


66 Europa Capital utilises a number of practices to identify and prioritise transition risks and to assess their materiality. Identified impacts and opportunities are documents in Europa's ISO 14001 aligned EMS with objectives defined to control, reduce, and improve performance of significant impacts. The following systematic processes support in the identification of transitions risks: • BSAT Due Diligence assessments are completed for all potential investments. Investment Committee evaluate all potential acquisitions including content from the BSAT report. • Operational asset-level performance is reviewed by Asset Managers with support from Property/Facilities Managers and third party consultants (e.g. assessing systems resilience, emergency response procedures, completing sustainability audits, monitoring of energy performance and EPCs, and target setting). • We regularly issue tenant satisfaction surveys to receive tenant feedback and to gain insight into/to identify shifting tenant preferences and behaviours, including those relevant to ESG and climate. • ESG committee regularly review the materiality of risks and opportunities at the fund level and associated actions.

37%

[Not provided]

Transition risk impact assessment


☐ Yes 43% 

☒ No 57% 


Additional context

66 Europa Capitals EMS and ESG Mission statement objectives consider relevant short, medium and long-term impacts in line with the anticipated asset hold periods. Quarterly energy performance monitoring is a key aspect of the ESG strategy to reduce exposure to carbon pricing through maximising energy and carbon reductions. BSAT Due Diligence reports are completed for all acquisitions, whereby energy and carbon risks improvement opportunities are identified. Opportunities are costed and documented as actions through the Sustainable Asset Management Plans (SAMs), as appropriate. Aspects that will be considered as part of the process to identify material financial impacts will include: • capital costs from various initiatives to improve energy performance of individual assets to maintain alignment with science-based trajectories/potential regulatory requirements • operational cost savings resulting from energy efficiency improvements • changing electricity prices • cost of excess emissions


Physical risk identification

☒ Yes 68%  ^

Elements covered


☒ Acute hazards 67%  ^

Any acute hazards identified


☒ Yes 46%  ^

Factors are

☐ Extratropical storm 13% 

☒ Flash flood 36% 

☐ Hail 11% 


☒ River flood 36% 

☐ Storm surge 23% 

☐ Tropical cyclone 10% 

☐ Other 11% 

☐ No 21% 

☒ Chronic stressors 61%  ^

Any chronic stressors identified

☒ Yes

41%

^

Factors are

☒ Drought stress

27%

☐ Fire weather stress

8%

☒ Heat stress

35%

☒ Precipitation stress

24%

☐ Rising mean temperatures

27%

☒ Rising sea levels

27%

☐ Other

2%

☐ No

20%

Applicable evidence

Evidence not provided

Physical risks prioritization process

Europa Capital utilises the following processes to identify physical risks. These processes enable identification and prioritisation of risks, and potential budget requirements. • BSAT due diligence reports are completed for all acquisitions which include a physical risk screening completed by the service provider 'Four Twenty Seven' in partnership with EVORA Global to assess the physical climate-related risk exposure of the asset, looking ahead to the 2030 – 2040 timeframe under the RCP 8.5 scenario with risk levels characterised through scores for six climate hazards. • The Investment Committee evaluate each potential acquisition including relevant content from the BSAT report which includes a summary of the 427 physical risk screening assessment. • Asset-level performance and actions related to physical risks are documented and monitored throughout the Sustainable Asset Management Plans (SAMs). Asset performance is also reviewed by Asset Managers with support from Property/Facilities Managers and third party consultants. • ESG committee review to support in determining the materiality of risks and opportunities at the fund level and associated actions/approach in line with developing industry knowledge and understanding

☐ No

32%

Additional context

[Not provided]

RM6.4 Not Scored

Physical risk impact assessment

☒ Yes

50%

^

Elements covered

☒ Direct impacts

48%

^

Any material impacts to the entity

☒ Yes

31%

Impacts are

☒ Increased capital costs

31%

☐ Other

<1%

☐ No

17%

☐ Indirect impacts

41%

Applicable evidence

Evidence not provided

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

Where required, Europa Capital engages consultants or specialists to undertake bespoke studies and assessments to support in the identification of climate-related physical risks and inform ESG objectives. All new acquisitions are assessed for their physical climate risk exposure, looking ahead to the 2030 – 2040 timeframe under the RCP 8.5 scenario. Utilising service provider 'Four Twenty Seven's data-driven Climate Risk Scoring Methodology (in partnership with EVORA Global) risk levels are characterised through scores for six climate hazards comprised of 21 underlying risk indicators. Underlying risk indicators are based on spatial scales from 90 by 90 metres (in relation to the asset's location for flood-related hazards) to 25 by 25 kilometres (for other hazards). During acquisition, key physical risks are assessed as part of the review and therefore potential financial impact/mitigation costs feed into analysis and Sustainable Asset Management Plans (SAMs) for operational assets, as appropriate.

☐ No

50%

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

96%

Percentage of employees who received professional training: 100%

Percentage of employees who received ESG-specific training: 100%

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

☒ Environmental issues

89%

- ☒ Social issues86%
- ☒ Governance issues89%
- ☐ No4%

SE2.1 Points: 1/1

Employee satisfaction survey

- ☒ Yes93%

The survey is undertaken

- ☐ Internally33%
- ☒ By an independent third party63%

Percentage of employees covered : 100%

Survey response rate: 53%

Quantitative metrics included

- ☒ Yes82%

Metrics include

- ☒ Net Promoter Score52%
- ☒ Overall satisfaction score63%
- ☐ Other33%

- ☐ No10%

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

- ☐ No7%

SE2.2 Points: 1/1

Employee engagement program

- ☒ Yes92%

Program elements

- ☐ Planning and preparation for engagement68%

☒ Development of action plan 83%

☐ Implementation 67%

☒ Training 76%

☒ Program review and evaluation 67%

☒ Feedback sessions with c-suite level staff 82%

☒ Feedback sessions with separate teams/departments 80%

☐ Focus groups 50%

☐ Other 5%

☐ No 2%

☐ Not applicable 6%

SE3.1 Points: 0.75/0.75

Employee health & well-being program

☒ Yes 98% ^

The program includes

☒ Needs assessment 89%

☒ Goal setting 88%

☒ Action 97%

☒ Monitoring 87%

☐ No 2%

SE3.2 Points: 1.25/1.25

Employee health & well-being measures

☒ Yes 98% ^

Measures covered

☒ Needs assessment 88% ^

Monitoring employee health and well-being needs through

☒ Employee surveys on health and well-being

77%

Percentage of employees: 100%

☒ Physical and/or mental health checks

69%

Percentage of employees: 100%

☐ Other

10%

☒ Goals address

80% ^

☒ Mental health and well-being

75%

☒ Physical health and well-being

78%

☒ Social health and well-being

70%

☐ Other

10%

☒ Health is promoted through

96% ^

☒ Acoustic comfort

56%

☒ Biophilic design

54%

☐ Childcare facilities contributions

37%

☒ Flexible working hours

92%

☒ Healthy eating

79%

☒ Humidity

38%

☒ Illumination

56%

☐ Inclusive design

54%

☒ Indoor air quality

71%

☒ Lighting controls and/or daylight

80%

☒ Noise control

51%

☐ Paid maternity leave in excess of legally required minimum

63%

☐ Paid paternity leave in excess of legally required minimum

55%

<input type="checkbox"/> Physical activity	86%	<div><div></div></div>
<input checked="" type="checkbox"/> Physical and/or mental healthcare access	88%	<div><div></div></div>
<input checked="" type="checkbox"/> Social interaction and connection	87%	<div><div></div></div>
<input checked="" type="checkbox"/> Thermal comfort	75%	<div><div></div></div>
<input checked="" type="checkbox"/> Water quality	68%	<div><div></div></div>
<input checked="" type="checkbox"/> Working from home arrangements	95%	<div><div></div></div>
<input type="checkbox"/> Other	13%	<div><div></div></div>
<input checked="" type="checkbox"/> Outcomes are monitored by tracking	84%	<div><div></div></div> ^
<input type="checkbox"/> Environmental quality	44%	<div><div></div></div>
<input type="checkbox"/> Population experience and opinions	71%	<div><div></div></div>
<input checked="" type="checkbox"/> Program performance	39%	<div><div></div></div>
<input type="checkbox"/> Other	10%	<div><div></div></div>
<input type="radio"/> No	0%	<div><div></div></div>
<input type="radio"/> Not applicable	2%	<div><div></div></div>

SE4 Points: 0.5/0.5

Employee safety indicators

☒ Yes 97% ^


Indicators monitored

<input checked="" type="checkbox"/> Work station and/or workplace checks	87%	<div><div></div></div>
Percentage of employees: 100%		
<input checked="" type="checkbox"/> Absentee rate	73%	<div><div></div></div>
0.3		
<input checked="" type="checkbox"/> Injury rate	81%	<div><div></div></div>
0		
<input checked="" type="checkbox"/> Lost day rate	54%	<div><div></div></div>
0.84		

☐ Other metrics

14%

Safety indicators calculation method

 All workstation layouts are reviewed on a regular basis. This was completed recently as part of the head office refurbishment. Absentee rate is expressed as total number of days lost due to sickness in the year. Loss Time Injury Ratio = divide the total number of lost time injuries within period by the total number of hours worked in that period, multiplied by 200,000 to get the LTIR. Lost day rate is calculated as number of days lost due to workplace incidents that included illness or absence not classed as an injury/total number of days worked for all staff – expressed as a percentage.

☐ No

3%

SE5 Points: 0.5/0.5

Inclusion and diversity

☒ Yes

98%

^

☒ Diversity of governance bodies

93%

^

Diversity metrics

☒ Age group distribution

81%

☒ Board tenure

59%

☐ Gender pay gap

39%

☒ Gender ratio

93%

Women: 19%

Men: 81%

☒ International background

56%

☒ Racial diversity

48%

☐ Socioeconomic background

16%

☒ Diversity of employees

97%

^

Diversity metrics

☒ Age group distribution

86%

Under 30 years old: 18%

Between 30 and 50 years old: 55%

Over 50 years old: 27%

☐ Gender pay gap

49%

<input checked="" type="checkbox"/> Gender ratio	97%	<div><div></div></div>
Women: 27%		
Men: 73%		
<input checked="" type="checkbox"/> International background	57%	<div><div></div></div>
<input checked="" type="checkbox"/> Racial diversity	51%	<div><div></div></div>
<input type="checkbox"/> Socioeconomic background	15%	<div><div></div></div>

Additional context

🗨️ Europa is committed to equal opportunities and as such monitors diversity. This enables Europa to report thoroughly, on request.

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

☐ No

2%

Suppliers

SE6 Points: 1.5/1.5

Supply chain engagement program

☒ Yes

96% ^

Program elements

<input checked="" type="checkbox"/> Developing or applying ESG policies	91%	<div><div></div></div>
<input checked="" type="checkbox"/> Planning and preparation for engagement	76%	<div><div></div></div>
<input checked="" type="checkbox"/> Development of action plan	60%	<div><div></div></div>
<input type="checkbox"/> Implementation of engagement plan	52%	<div><div></div></div>
<input type="checkbox"/> Training	48%	<div><div></div></div>
<input checked="" type="checkbox"/> Program review and evaluation	64%	<div><div></div></div>
<input type="checkbox"/> Feedback sessions with stakeholders	62%	<div><div></div></div>
<input type="checkbox"/> Other	16%	<div><div></div></div>

Topics included

<input checked="" type="checkbox"/> Business ethics	89%	<div><div></div></div>
<input checked="" type="checkbox"/> Child labor	78%	<div><div></div></div>
<input checked="" type="checkbox"/> Environmental process standards	83%	<div><div></div></div>
<input type="checkbox"/> Environmental product standards	64%	<div><div></div></div>
<input type="checkbox"/> Health and safety: employees	76%	<div><div></div></div>
<input type="checkbox"/> Health and well-being	67%	<div><div></div></div>
<input type="checkbox"/> Human health-based product standards	44%	<div><div></div></div>
<input checked="" type="checkbox"/> Human rights	86%	<div><div></div></div>
<input type="checkbox"/> Labor standards and working conditions	73%	<div><div></div></div>
<input type="checkbox"/> Other	14%	<div><div></div></div>

External parties to whom the requirements apply

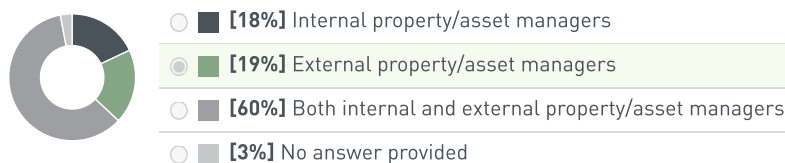
<input checked="" type="checkbox"/> Contractors	93%	<div><div></div></div>
<input checked="" type="checkbox"/> Suppliers	93%	<div><div></div></div>
<input type="checkbox"/> Supply chain (beyond 1 tier suppliers and contractors)	43%	<div><div></div></div>
<input checked="" type="checkbox"/> Other Property/asset managers	11%	<div><div></div></div>
[DUPLICATE]		
<input type="radio"/> No	4%	<div><div></div></div>

SE7.1 Points: 1/1

Monitoring property/asset managers

<input checked="" type="radio"/> Yes	97%	<div><div></div></div>	^
--------------------------------------	-----	------------------------	---

Monitoring compliance of




Methods used

<input checked="" type="checkbox"/> Checks performed by independent third party	49% <div><div></div></div>
<input checked="" type="checkbox"/> Property/asset manager ESG training	80% <div><div></div></div>
<input type="checkbox"/> Property/asset manager self-assessments	61% <div><div></div></div>
<input checked="" type="checkbox"/> Regular meetings and/or checks performed by the entity's employees	92% <div><div></div></div>
<input type="checkbox"/> Require external property/asset managers' alignment with a professional standard	46% <div><div></div></div>
<input type="checkbox"/> Other	2% <div><div></div></div>
<input type="radio"/> No	3% <div><div></div></div>
<input type="radio"/> Not applicable	0% <div><div></div></div>

SE7.2 Points: 1/1

Monitoring external suppliers/service providers

☒ Yes 94% 

Methods used


<input type="checkbox"/> Checks performed by an independent third party	25% <div><div></div></div>
<input checked="" type="checkbox"/> Regular meetings and/or checks performed by external property/asset managers	65% <div><div></div></div>
<input checked="" type="checkbox"/> Regular meetings and/or checks performed by the entity's employees	82% <div><div></div></div>
<input type="checkbox"/> Require supplier/service providers' alignment with a professional standard	37% <div><div></div></div>
<input type="checkbox"/> Supplier/service provider ESG training	39% <div><div></div></div>
<input checked="" type="checkbox"/> Supplier/service provider self-assessments	52% <div><div></div></div>
<input type="checkbox"/> Other	5% <div><div></div></div>

☐ No 5%


☐ Not applicable <1%


SE8 Points: 0.5/0.5


Stakeholder grievance process

☒ Yes 96% 

Process characteristics


☒ Accessible and easy to understand 86% 

☒ Anonymous 56% 

☒ Dialogue based 93% 


☐ Equitable & rights compatible 55% 

☐ Improvement based 71% 

☒ Legitimate & safe 82% 


☐ Predictable 50% 


☐ Prohibitive against retaliation 48% 

☒ Transparent 78% 


☐ Other 3% 


The process applies to


☒ Contractors 65% 


☒ Suppliers 56% 


☐ Supply chain (beyond tier 1 suppliers and contractors) 24% 


☒ Clients/Customers 83% 

☒ Community/Public 51% 

☒ Employees 92% 

☒ Investors/Shareholders 71% 

☒ Regulators/Government 45% 

☐ Special interest groups (NGO's, Trade Unions, etc) 20% 


☐ Other 5% 

☐ No 4% 

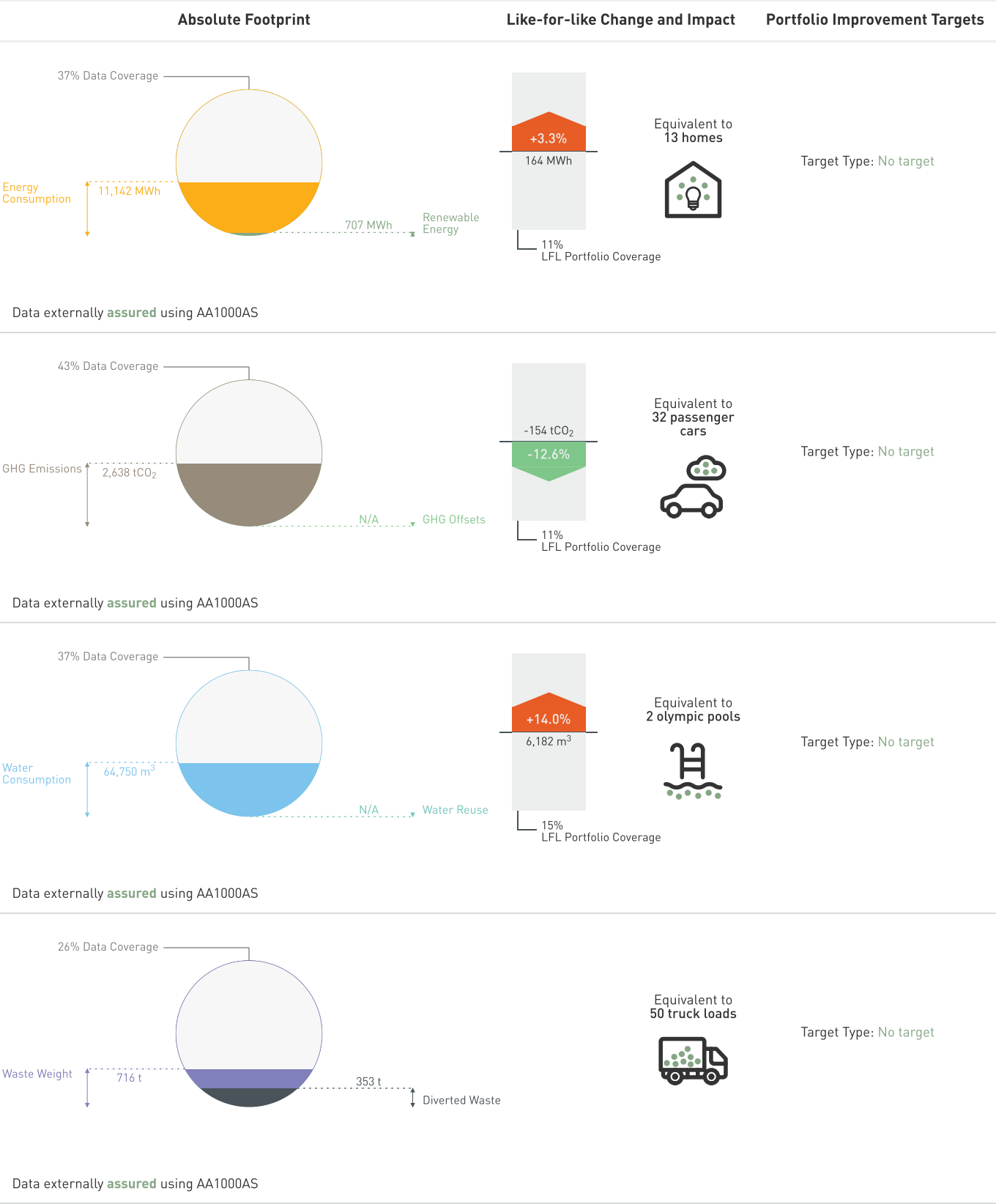
Performance

Performance

	Aspect indicator	Score Max	Score Entity (p)	Score Benchmark (p)	Strengths & Opportunities
	Risk Assessment	9.00p 12.9%	8.47	5.94	100% of peers scored lower
RA1	Risk assessments performed on standing investments portfolio	3	3	2.69	14% of peers scored lower
RA2	Technical building assessments	3	2.47	1.41	86% of peers scored lower
RA3	Energy efficiency measures	1.5	1.5	0.87	71% of peers scored lower
RA4	Water efficiency measures	1	1	0.56	71% of peers scored lower
RA5	Waste management measures	0.5	0.5	0.41	29% of peers scored lower
	Targets	2.00p 2.9%	2	1.97	14% of peers scored lower
T1.1	Portfolio improvement targets	2	2	1.97	14% of peers scored lower
T1.2	Science-based targets			Not scored	
	Tenants & Community	11.00p 15.7%	11	8.48	100% of peers scored lower
TC1	Tenant engagement program	1	1	0.72	86% of peers scored lower
TC2.1	Tenant satisfaction survey	1	1	0.44	86% of peers scored lower
TC2.2	Program to improve tenant satisfaction	1	1	0.5	57% of peers scored lower
TC3	Fit-out & refurbishment program for tenants on ESG	1.5	1.5	1.3	29% 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	0.56	43% of peers scored lower
TC5.2	Tenant health & well-being measures	1.25	1.25	0.91	57% of peers scored lower
TC6.1	Community engagement program	2	2	1.67	29% of peers scored lower
TC6.2	Monitoring impact on community	1	1	0.88	14% of peers scored lower
	Energy	14.00p 20%	5.55	6.03	57% of peers scored higher
EN1	Energy consumption	14	5.55	6.03	57% of peers scored higher
	GHG	7.00p 10%	3.19	3.25	57% of peers scored higher
GH1	GHG emissions	7	3.19	3.25	57% of peers scored higher
	Water	7.00p 10%	2.26	2.4	57% of peers scored higher
WT1	Water use	7	2.26	2.4	57% of peers scored higher
	Waste	4.00p 5.7%	1.03	1.52	71% of peers scored higher
WS1	Waste management	4	1.03	1.52	71% of peers scored higher
	Data Monitoring & Review	5.50p 7.9%	5.5	4.89	29% of peers scored lower

	Aspect indicator	Score Max	Score Entity (p)	Score Benchmark (p)	Strengths & Opportunities
MR1	External review of energy data	1.75	1.75	1.6	14% of peers scored lower
MR2	External review of GHG data	1.25	1.25	1.15	14% of peers scored lower
MR3	External review of water data	1.25	1.25	1.15	14% of peers scored lower
MR4	External review of waste data	1.25	1.25	0.99	29% of peers scored lower
	Building Certifications	10.50p 15%	5.7	4.3	86% of peers scored lower
BC1.1	Building certifications at the time of design/construction	7	2.2	1.96	57% of peers scored higher
BC1.2	Operational building certifications	8.5	2.11	0.62	86% of peers scored lower
BC2	Energy ratings	2	1.39	1.72	86% of peers scored higher



Portfolio Impact




Portfolio Improvement Targets (Summary)

Points: 2/2

	Type	Long-term target	Baseline year	End year	Externally communicated
Building certifications	Absolute	100%	2020	2030	Yes

	Type	Long-term target	Baseline year	End year	Externally communicated
 Data coverage	Absolute	100%	2020	2030	Yes
 Minimum B rating EPC	Absolute	100%	2020	2030	Yes

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

 Targets have been set to ensure 100% data coverage for buildings by 2030 as well as ensuring all buildings have obtained a both a green building certification (such as BREEAM) and achieved a minimum EPC rating B. Going forward, EFV will review setting of targets, to identify an energy and GHG reduction target in alignment to Europa Capital's net zero commitment.

Portfolio Decarbonization

Disclaimer

This report presents an analysis of the potential risk of an asset being stranded based on pathways developed by CRREM. 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 a decarbonisation pathway and an energy demand pathway for other countries as well.

The analysis presented in this report is based on the current version of the CRREM pathways (as of September 2022). Updated pathways are expected to be released in early 2023. The new pathways are expected to be more stringent and updated transition risk analysis with regards to this portfolio might result in different outcomes. It is important to note that the pathways are always liable to change based on the state and pace of development in the global real estate markets, modifications to the CRREM methodology, as well as revisions to the carbon budget based on the most recent science.

Furthermore, this report uses the CRREM national pathways. Given the variety of the countries covered, the diversity of sub-national energy grid systems therein, the information in this report is indicative. This is particularly true for the energy demand pathways. These insights are intended to drive conversation and analysis, not used as investment advice.

GHG Intensities Insights

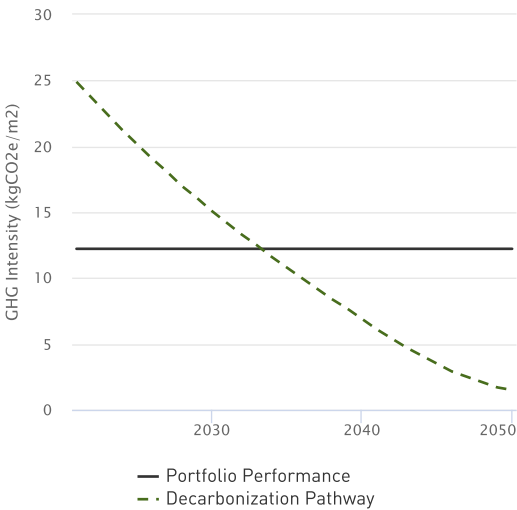
This section provides an overview of the GHG intensity performance of this portfolio compared against the relevant [CRREM Decarbonization Pathways](#). It provides a high-level indication of the portfolio's current state of alignment with climate goals or transition risk objectives. The percentage of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

For insights into which of your assets are most exposed to climate-related transition risk (regardless of data coverage) and how this may affect your portfolio over time, get your [Transition Risk Report](#).

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

The portfolio performance is a floor area-weighted aggregation, of the GHG intensity for all assets with 100% GHG emissions Data Coverage (area/time) that covers the entire reporting year, and an available corresponding decarbonization pathway.

Portfolio GHG Performance Against the CRREM Pathways



Assets covered in the analysis

- Covered **(1)**
- Not covered - assets without 100% Data Coverage **(46)**
- Not covered - assets without a CRREM pathway **(0)**

% Floor Area covered in the analysis

- Covered **(6%)**
- Not covered - floor area without 100% Data Coverage **(94%)**
- Not covered - floor area without a CRREM pathway **(0%)**

0%	0	2034
Floor Area at Risk	Asset(s) at risk	Portfolio average stranding year

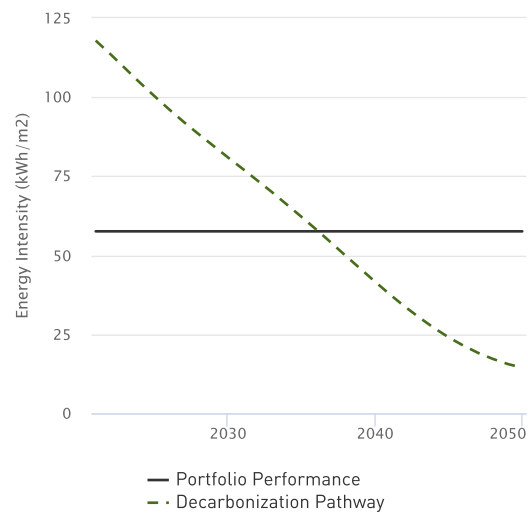
Energy Intensities Insights

This section provides an overview of the 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 at risk, Assets at risk and Portfolio average stranding year are calculated taking into account the assets covered by the analysis; i.e. assets with 100% energy consumption Data Coverage (area/time) that covers the entire reporting year, and an available corresponding energy pathway.

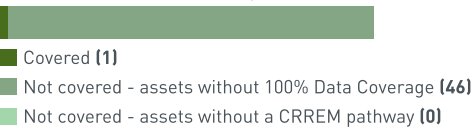
The portfolio energy pathway is a floor area-weighted aggregation of the top-down, property type and region-specific pathways derived by [CRREM](#).

The portfolio performance is a floor area-weighted aggregation, of the energy intensity for all assets with 100% energy consumption Data Coverage (area/time) that covers the entire reporting year, and an available corresponding energy pathway.

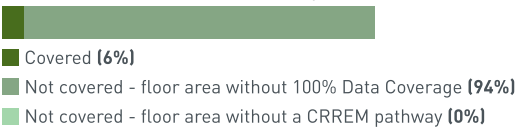
Portfolio Energy Performance Against the CRREM Energy Pathway



Assets covered in the analysis



% Floor Area covered in the analysis



0%

Floor Area at Risk

0

Asset(s) at risk

2037

Portfolio average stranding year

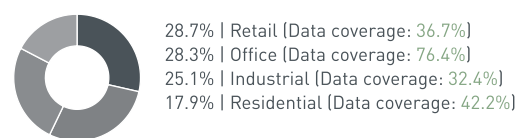
This report uses version: v1.093 - 19.07.2021 of the Global CRREM Pathways.



Reported Consumption and Emissions

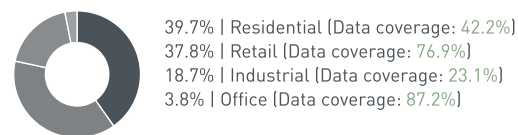
Energy Consumption

Total: 11,142 MWh



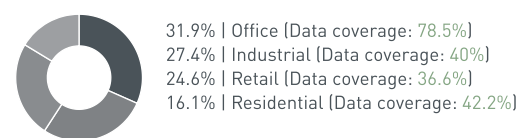
Water Consumption

Total: 64,750 m³



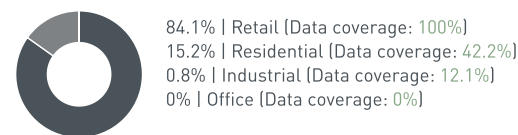
GHG Emissions

Total: 2,638 tCO₂



Waste Management

Total: 716 t



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
WiredScore	SmartScore - Design & Construction Platinum	6.82%	N/A	1	N/A
	Sub-total	6.82%	N/A	1	
LEED	Building Design and Construction (BD+C) Gold	6.82%	N/A	1	N/A
	Sub-total	6.82%	N/A	1	
Total		13.63%*	N/A	2	47

*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
BREEAM	In Use Very Good	4.41%	N/A	1	N/A
	In Use Pass	1.74%	N/A	1	
	In Use Acceptable	16.72%	N/A	5	
	Sub-total	22.87%	N/A	7	
Total		22.87%*	N/A	7	47

*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
EnEV Energieausweise		30.97%	N/A	5	N/A
EU EPC - B		14.06%	N/A	9	N/A

Portfolio				
	Rated Area	Rated GAV*	Total Rated Assets	Total Assets
EU EPC - C	8.61%	N/A	11	N/A
EU EPC - D	5.53%	N/A	5	N/A
EU EPC - A	1.9%	N/A	9	N/A
EU EPC - E	0.37%	N/A	3	N/A
EU EPC - F	0.28%	N/A	1	N/A
EU EPC - G	0.01%	N/A	1	N/A
Total	61.73%	N/A	44	47

*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

☒ Biodiversity and habitat
 38%

Percentage of portfolio covered: 100%

☒ Building safety and materials
 75%

Percentage of portfolio covered: 100%

☐ Climate/climate change adaptation
 38%

☒ Contaminated land
 75%

Percentage of portfolio covered: 100%

☒ Energy efficiency
 62%

Percentage of portfolio covered: 100%

☒ Energy supply
 75%

Percentage of portfolio covered: 100%

☒ Flooding
 75%

Percentage of portfolio covered: 100%

☒ GHG emissions
 75%

Percentage of portfolio covered: 100%

<input checked="" type="checkbox"/> Health and well-being Percentage of portfolio covered: 100%	50%	<div><div></div></div>
<input type="checkbox"/> Indoor environmental quality	25%	<div><div></div></div>
<input checked="" type="checkbox"/> Natural hazards Percentage of portfolio covered: 100%	62%	<div><div></div></div>
<input checked="" type="checkbox"/> Regulatory Percentage of portfolio covered: 100%	88%	<div><div></div></div>
<input checked="" type="checkbox"/> Resilience Percentage of portfolio covered: 100%	50%	<div><div></div></div>
<input checked="" type="checkbox"/> Socio-economic Percentage of portfolio covered: 100%	50%	<div><div></div></div>
<input checked="" type="checkbox"/> Transportation Percentage of portfolio covered: 100%	62%	<div><div></div></div>
<input checked="" type="checkbox"/> Waste management Percentage of portfolio covered: 100%	50%	<div><div></div></div>
<input checked="" type="checkbox"/> Water efficiency Percentage of portfolio covered: 100%	50%	<div><div></div></div>
<input checked="" type="checkbox"/> Water supply Percentage of portfolio covered: 100%	88%	<div><div></div></div>
<input type="checkbox"/> Other	0%	<div><div></div></div>

Aligned with


<input checked="" type="radio"/> Yes	50%	<div><div></div></div> ^
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- ☐ [38%] ISO 31000
- ☒ [12%] Other
- ☐ [50%] No answer provided

<input type="radio"/> No	50%	<div><div></div></div>
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Use of risk assessment outcomes

 All assets in this fund have been subjected to sustainability risk assessments as part of acquisition due diligence process. All standing investments were acquired in the last three years. In addition, risks are now reviewed on an annual basis as part of the Europa EMS. Risk assessments are reviewed annually.

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

Technical building assessments

Topics	Portfolio		Benchmark Group	
	Total Assets	Portfolio Coverage	Total Assets	Portfolio Coverage
Energy	42	85%	107	78%
Water	41	80%	85	62%
Waste	41	80%	70	47%

Energy efficiency measures

	Portfolio		Benchmark Group	
	Total Assets	Portfolio Coverage	Total Assets	Portfolio Coverage
Automatic meter readings (AMR)	1	7%	43	31%
Automation system upgrades / replacements	1	4%	7	17%
Management systems upgrades / replacements	0	0%	6	27%
Installation of high-efficiency equipment and appliances	4	17%	24	27%
Installation of on-site renewable energy	1	1%	6	18%
Occupier engagement / informational technologies	0	0%	4	21%
Smart grid / smart building technologies	1	1%	4	8%
Systems commissioning or retro-commissioning	1	6%	18	13%
Wall / roof insulation	1	6%	9	39%
Window replacements	1	6%	8	34%

Water efficiency measures

	Portfolio		Benchmark Group	
	Total Assets	Portfolio Coverage	Total Assets	Portfolio Coverage
Automatic meter readings (AMR)	0	0%	21	33%
Cooling tower	0	0%	0	0%
Drip / smart irrigation	0	0%	1	37%
Drought tolerant / native landscaping	1	6%	5	22%
High efficiency / dry fixtures	3	12%	11	37%
Leak detection system	1	1%	8	30%
Metering of water subsystems	1	1%	12	16%
On-site waste water treatment	0	0%	1	18%
Reuse of storm water and/or grey water	0	0%	4	20%

Waste management measures

	Portfolio		Benchmark Group	
	Total Assets	Portfolio Coverage	Total Assets	Portfolio Coverage
Composting landscape and/or food waste	1	6%	105	9%
Ongoing waste performance monitoring	3	10%	7	8%
Recycling	4	16%	38	26%
Waste stream management	4	16%	33	24%
Waste stream audit	3	10%	3	10%

Tenants & Community

Tenants/Occupiers

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

TC1 Points: 1/1

Tenant engagement program

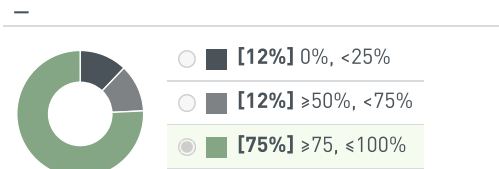
☒ Yes

100%

Engagement methods

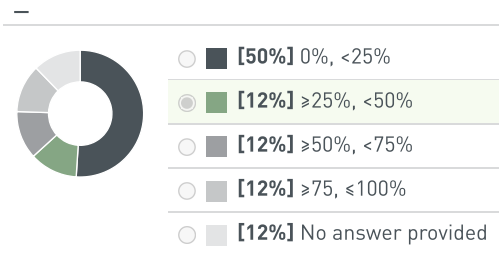
☒ Building/asset communication

100%



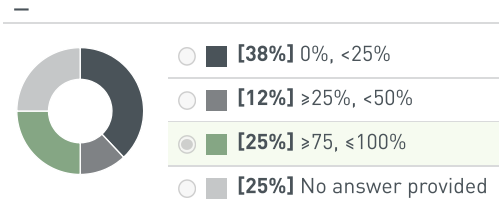
☒ Feedback sessions with individual tenants

88%



☒ Provide tenants with feedback on energy/water consumption and waste

75%



☒ Social media/online platform

38% ^



- ☒ [12%] 0%, <25%
- ☐ [25%] ≥75, ≤100%
- ☐ [62%] No answer provided

☒ Tenant engagement meetings

75% ^



- ☐ [25%] 0%, <25%
- ☒ [12%] ≥25%, <50%
- ☐ [12%] ≥50%, <75%
- ☐ [25%] ≥75, ≤100%
- ☐ [25%] No answer provided

☒ Tenant ESG guide

62% ^



- ☐ [25%] 0%, <25%
- ☒ [38%] ≥75, ≤100%
- ☐ [38%] No answer provided

☒ Tenant ESG training

38% ^



- ☒ [38%] 0%, <25%
- ☐ [62%] No answer provided

☐ Tenant events focused on increasing ESG awareness

38%

☐ Other

0%

Program description and methods used to improve tenant satisfaction

Europa Capital has a tenant engagement programme and uses a variety of approaches to engage and improve tenant satisfaction within its buildings. Regular communication is provided to tenants along with the tenant ESG guide. Feedback sessions are held with tenants on all properties where the landlord procures the energy and annual visits to every building provides additional tenant engagement opportunities and generates additional feedback.

☐ No

0%

TC2.1 Points: 1/1

Tenant satisfaction survey

Yes

50%

^

The survey is undertaken

Internally

25%

By an independent third party

25%

Percentage of tenants covered: 100%

Survey response rate: 8%

Quantitative metrics included

Yes

50%

^

Metrics include

Net Promoter Score

50%

Overall satisfaction score

38%

Satisfaction with communication

38%

Satisfaction with property management

50%

Satisfaction with responsiveness

38%

Understanding tenant needs

38%

Value for money

25%

Other

25%

No

0%

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

No

50%

TC2.2 Points: 1/1

Program to improve tenant satisfaction

Yes

62%

^


Program elements

Development of an asset-specific action plan

62%

<input checked="" type="checkbox"/> Feedback sessions with asset/property managers	62% <div><div></div></div>
<input type="checkbox"/> Feedback sessions with individual tenants	50% <div><div></div></div>
<input type="checkbox"/> Other	12% <div><div></div></div>

Program description

 Tenant survey feedback is discussed at meetings held between asset managers and managing agents in order to discuss and identify opportunities and actions required to improve tenant satisfaction. Feedback gathered from the tenant surveys is issued to the property management teams to manage all issues raised by occupiers and to respond to questions raised by individual tenants.

<input type="radio"/> No	0% <div><div></div></div>
<input type="radio"/> Not applicable	38% <div><div></div></div>

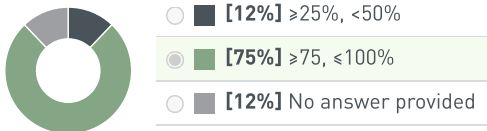
TC3 Points: 1.5/1.5

Fit-out & refurbishment program for tenants on ESG

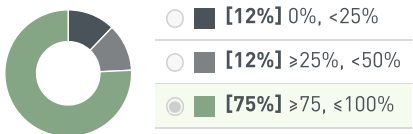
<input checked="" type="radio"/> Yes	100% <div><div></div></div> ^
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Topics included

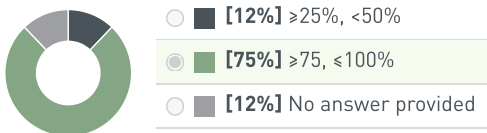
<input checked="" type="checkbox"/> Fit-out and refurbishment assistance for meeting the minimum fit-out standards	88% <div><div></div></div> ^
--	------------------------------



<input checked="" type="checkbox"/> Tenant fit-out guides	100% <div><div></div></div> ^
---	-------------------------------



<input checked="" type="checkbox"/> Minimum fit-out standards are prescribed	88% <div><div></div></div> ^
--	------------------------------



<input type="checkbox"/> Procurement assistance for tenants	50% <div><div></div></div>
---	----------------------------

☐ Other

12%

☐ No

0%

TC4 Points: 1.5/1.5

ESG-specific requirements in lease contracts (green leases)

☒ Yes

100% ^

Percentage of contracts with ESG clause: 10%

Topics included

☒ Cooperation and works:

100% ^

☒ Environmental initiatives

88%

☒ Enabling upgrade works

100%

☐ ESG management collaboration

75%

☐ Premises design for performance

62%

☐ Managing waste from works

25%

☐ Social initiatives

0%

☐ Other

0%

☒ Management and consumption:

100% ^

☒ Energy management

100%

☒ Water management

100%

☒ Waste management

88%

☐ Indoor environmental quality management

25%

☐ Sustainable procurement

12%

☐ Sustainable utilities

12%

☐ Sustainable transport

0%

☐ Sustainable cleaning

12%

☐ Other 12%

☒ Reporting and standards: 100% ^

☒ Information sharing 100%

☒ Performance rating 100%

☐ Design/development rating 62%

☐ Performance standards 62%

☒ Metering 75%

☐ Comfort 0%

☐ Other 0%

☐ No 0%

TC5.1 Points: 0.75/0.75

Tenant health & well-being program

☒ Yes 88% ^

The program includes

☒ Needs assessment 75%

☒ Goal setting 62%

☒ Action 88%

☒ Monitoring 75%

☐ No 12%

TC5.2 Points: 1.25/1.25

Tenant health & well-being measures

☒ Yes 100% ^

Measures include

☒ Needs assessment 75% ^

Monitoring methods

<input checked="" type="checkbox"/> Tenant survey	62%	<div><div></div></div>
<input type="checkbox"/> Community engagement	38%	<div><div></div></div>
<input checked="" type="checkbox"/> Use of secondary data	38%	<div><div></div></div>
<input type="checkbox"/> Other	0%	<div><div></div></div>

<input checked="" type="checkbox"/> Goals address	50%	<div><div></div></div> ^
<input type="checkbox"/> Mental health and well-being	25%	<div><div></div></div>
<input checked="" type="checkbox"/> Physical health and well-being	50%	<div><div></div></div>
<input checked="" type="checkbox"/> Social health and well-being	38%	<div><div></div></div>
<input type="checkbox"/> Other	0%	<div><div></div></div>

<input checked="" type="checkbox"/> Health is promoted through	100%	<div><div></div></div> ^
<input checked="" type="checkbox"/> Acoustic comfort	50%	<div><div></div></div>
<input checked="" type="checkbox"/> Biophilic design	62%	<div><div></div></div>
<input type="checkbox"/> Community development	62%	<div><div></div></div>
<input type="checkbox"/> Physical activity	50%	<div><div></div></div>
<input checked="" type="checkbox"/> Healthy eating	25%	<div><div></div></div>
<input type="checkbox"/> Hosting health-related activities for surrounding community	38%	<div><div></div></div>
<input type="checkbox"/> Improving infrastructure in areas surrounding assets	25%	<div><div></div></div>
<input checked="" type="checkbox"/> Inclusive design	38%	<div><div></div></div>
<input checked="" type="checkbox"/> Indoor air quality	62%	<div><div></div></div>
<input checked="" type="checkbox"/> Lighting controls and/or daylight	88%	<div><div></div></div>
<input type="checkbox"/> Physical and/or mental healthcare access	25%	<div><div></div></div>
<input type="checkbox"/> Social interaction and connection	50%	<div><div></div></div>
<input checked="" type="checkbox"/> Thermal comfort	88%	<div><div></div></div>

<input type="checkbox"/> Urban regeneration	38%	<div><div></div></div>
<input checked="" type="checkbox"/> Water quality	75%	<div><div></div></div>
<input type="checkbox"/> Other activity in surrounding community	0%	<div><div></div></div>
<input type="checkbox"/> Other building design and construction strategy	0%	<div><div></div></div>
<input type="checkbox"/> Other building operations strategy	38%	<div><div></div></div>
<input type="checkbox"/> Other programmatic intervention	25%	<div><div></div></div>
<input checked="" type="checkbox"/> Outcomes are monitored by tracking	88%	<div><div></div></div> ^
<input type="checkbox"/> Environmental quality	62%	<div><div></div></div>
<input checked="" type="checkbox"/> Program performance	50%	<div><div></div></div>
<input checked="" type="checkbox"/> Population experience and opinions	62%	<div><div></div></div>
<input type="checkbox"/> Other	0%	<div><div></div></div>
<input type="radio"/> No	0%	<div><div></div></div>
<input type="radio"/> Not applicable	0%	<div><div></div></div>

Community

TC6.1 Points: 2/2

Community engagement program

☒ Yes 100% ^

Topics included

<input type="checkbox"/> Community health and well-being	50%	<div><div></div></div>
<input checked="" type="checkbox"/> Effective communication and process to address community concerns	75%	<div><div></div></div>
<input checked="" type="checkbox"/> Enhancement programs for public spaces	75%	<div><div></div></div>
<input type="checkbox"/> Employment creation in local communities	50%	<div><div></div></div>
<input type="checkbox"/> Research and network activities	62%	<div><div></div></div>

<input checked="" type="checkbox"/> Resilience, including assistance or support in case of disaster	38%	<div><div></div></div>
<input checked="" type="checkbox"/> Supporting charities and community groups	75%	<div><div></div></div>
<input checked="" type="checkbox"/> ESG education program	62%	<div><div></div></div>
<input type="checkbox"/> Other	0%	<div><div></div></div>

Program description

Community engagement programmes relevant to EFV have included: * Engagement with local communities * Encouragement of safe occupational environments *Support for local cultural & sports activities, promotion of public art Corporate * Charitable Donations - Professional * Memberships of Real Estate/Private Equity industry bodies/alumni groups * Mentoring Individual *Voluntary work for charity groups * School Governorships, sports clubs * Charity fund-raisers *Promotion of careers in real estate - Europa partner with Uptree (<https://uptree.co/>) and actively support internships. *Development of assets to enhance use of public spaces. In addition, the entity would consider provision of land and facilities, in case of disaster - by its nature, this issue would be considered on a case-by-case basis. Effectiveness and success is monitored on a case-by-case basis. Top level effectiveness, is reviewed at Partner level. This may include total number of donations made.

<input type="radio"/> No	0%	<div><div></div></div>
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TC6.2 Points: 1/1

Monitoring impact on community

<input checked="" type="radio"/> Yes	88%	<div><div></div></div> ^
Topics included		
<input type="checkbox"/> Housing affordability	50%	<div><div></div></div>
<input checked="" type="checkbox"/> Impact on crime levels	62%	<div><div></div></div>
<input type="checkbox"/> Livability score	38%	<div><div></div></div>
<input type="checkbox"/> Local income generated	62%	<div><div></div></div>
<input type="checkbox"/> Local residents' well-being	50%	<div><div></div></div>
<input checked="" type="checkbox"/> Walkability score	75%	<div><div></div></div>
<input checked="" type="checkbox"/> Other	50%	<div><div></div></div>
Noise and general nuisance complaints	[ACCEPTED]	
<input type="radio"/> No	12%	<div><div></div></div>

Energy

Retail: Retail Centers: Shopping Center (4.9% of GAV)

Portfolio Characteristics

Overall

1 Assets
25,824 m²
45% Landlord Controlled area
55% Tenant Controlled area

Intensities *

0 Assets
0 m²

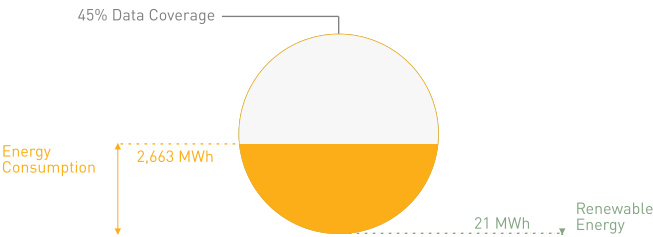
Like-for-like **

1 Assets
25,824 m²

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

Energy Overview

2021



Additional information provided by the participant:

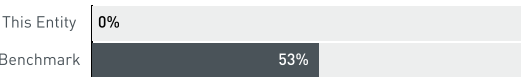
 N/A

Data Coverage (Area/Time) Points: 4.77/8.5

Landlord Controlled



Tenant Controlled



Benchmark Landlord Controlled: Retail: Retail Centers: Shopping Center | Europe
Benchmark Tenant Controlled: Retail: Retail Centers: Shopping Center | Europe

Energy Intensities

Entity

Benchmark

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.

kWh/m²

kWh/m²

- 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).

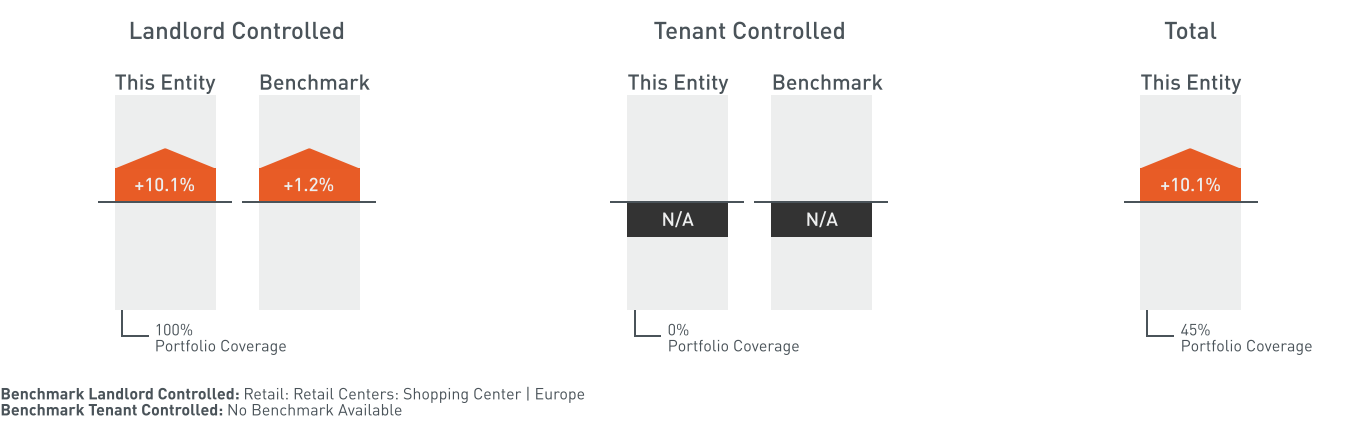
GRESB uses the eligible assets' GFA as a denominator for determining intensities*, and displays calculated values in either kWh/m2 or kWh/sq.ft. depending on the unit selected by the participant.

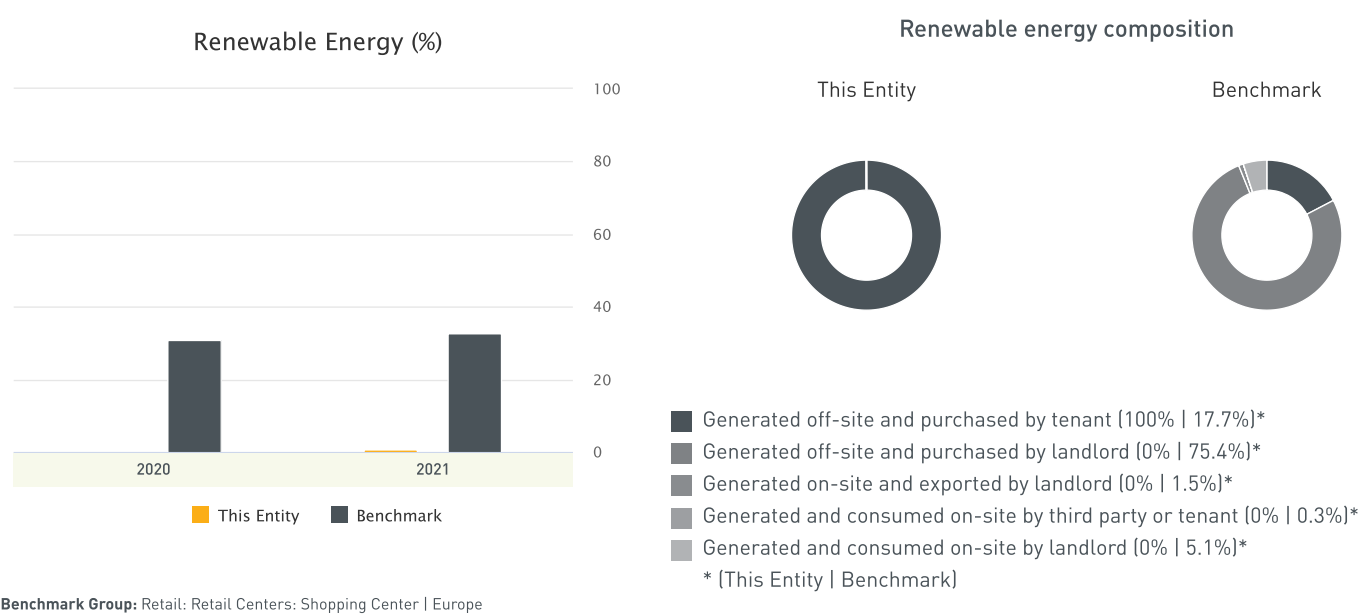
Assets with identified outliers substantially higher than the upper thresholds as defined in the [GRESB Data Validation Process](#) are excluded from the calculations.

*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: No Benchmark Available

Like-for-like performance for Energy Points: 0.5/2.5



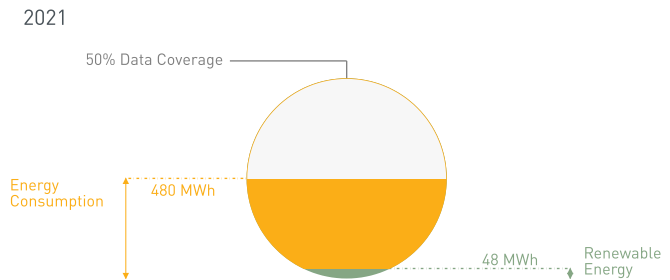


Retail: Retail Centers: Lifestyle Center (5.23% of GAV)

Portfolio Characteristics

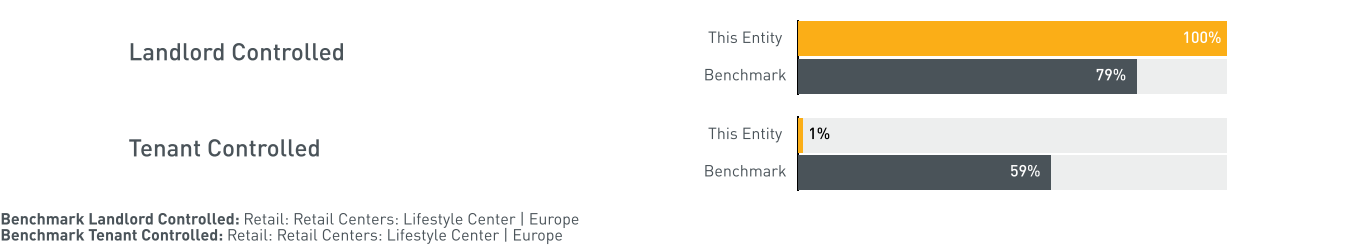
Overall	Intensities *	Like-for-like **
1 Assets 24,378 m ² 50% Landlord Controlled area 50% Tenant Controlled area	0 Assets 0 m ²	1 Assets 12,272 m ²
*Includes only assets with 100% data coverage ** Includes only assets eligible for inclusion in the like-for-like portfolio		

Energy Overview



Additional information provided by the participant:

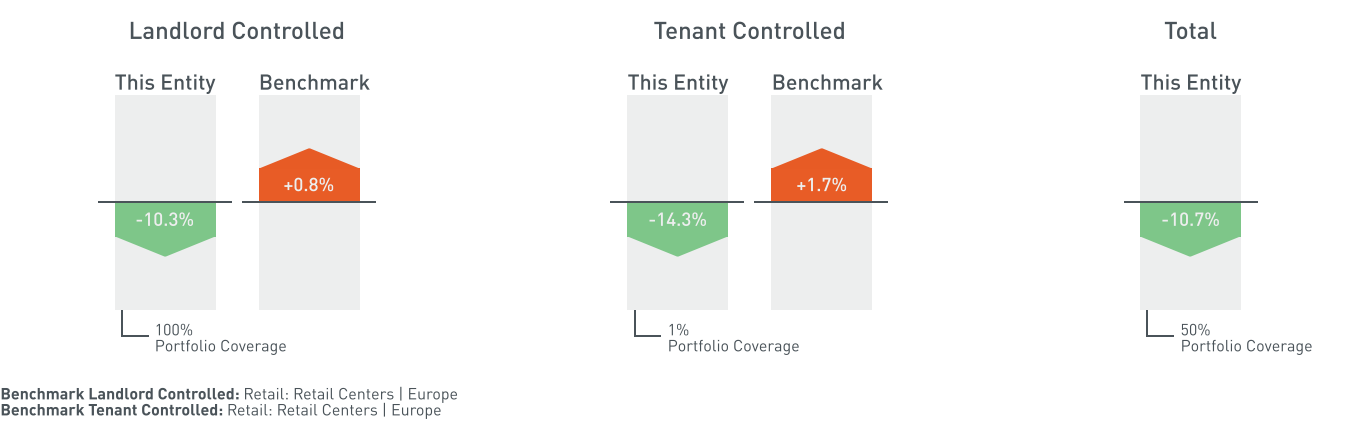
N/A

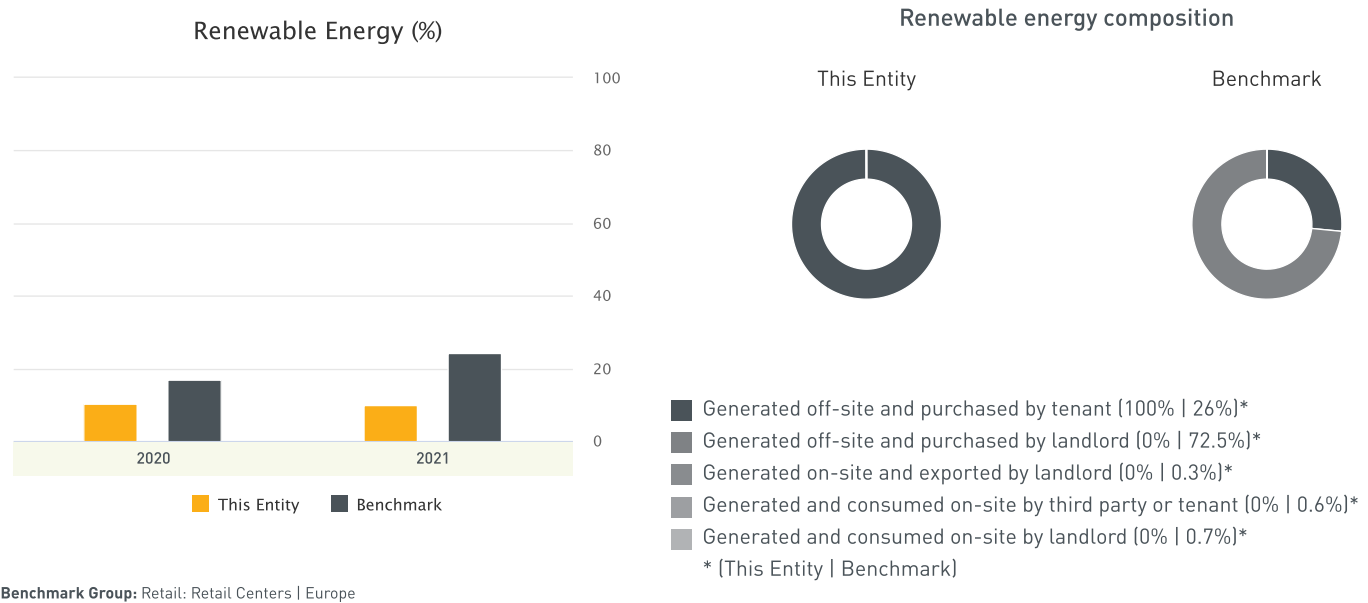


Energy Intensities

Entity	Benchmark
	<p>ESG transparency is the foundation for improving the operational performance of assets in real estate portfolios and making progress towards sustainable real assets.</p> <p>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.</p> <p>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.</p> <p>Calculation methodology</p> <p>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.</p> <div><div><div>kWh/m²</div><div>kWh/m²</div></div><ul style="list-style-type: none">• 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).</div> <p>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.</p> <p>Assets with identified outliers substantially higher than the upper thresholds as defined in the GRESB Data Validation Process are excluded from the calculations.</p> <p><small>*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.</small></p> <p>Benchmark: No Benchmark Available</p>

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



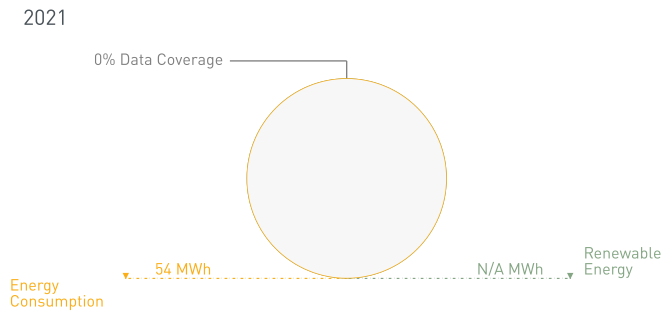


Retail: Retail Centers: Warehouse (3.62% of GAV)

Portfolio Characteristics

Overall	Intensities *	Like-for-like **
1 Assets 15,061 m ² 0% Landlord Controlled area 100% Tenant Controlled area	0 Assets 0 m ²	0 Assets 0 m ²
*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

Landlord Controlled	This Entity	N/A
	Benchmark	N/A
Tenant Controlled	This Entity	0%
	Benchmark	52%

Benchmark Landlord Controlled: No Benchmark Available
Benchmark Tenant Controlled: Retail: Retail Centers: Warehouse | Europe

Energy Intensities

Entity

Benchmark

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.

kWh/m²

kWh/m²

- 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).

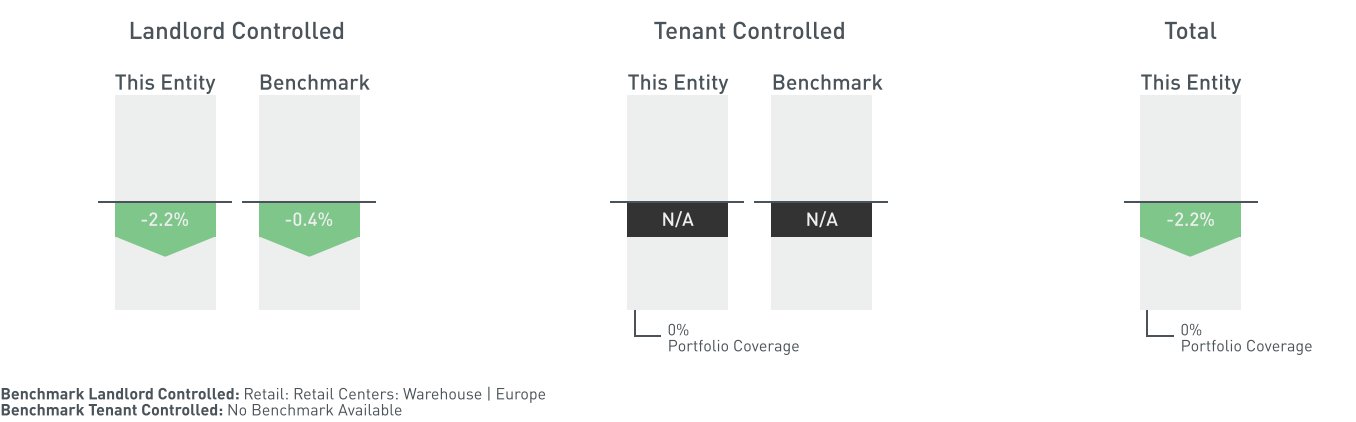
GRESB uses the eligible assets' GFA as a denominator for determining intensities*, and displays calculated values in either kWh/m2 or kWh/sq.ft. depending on the unit selected by the participant.

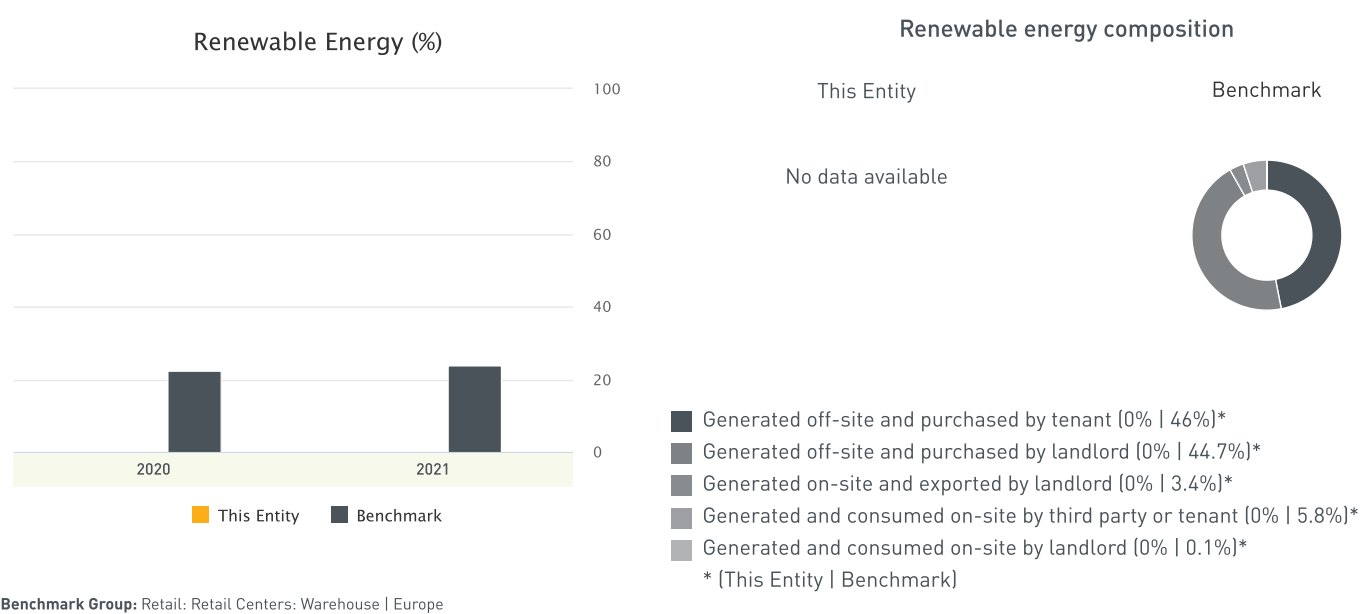
Assets with identified outliers substantially higher than the upper thresholds as defined in the [GRESB Data Validation Process](#) are excluded from the calculations.

*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: No Benchmark Available

Like-for-like performance for Energy Points: 1.6/2.5



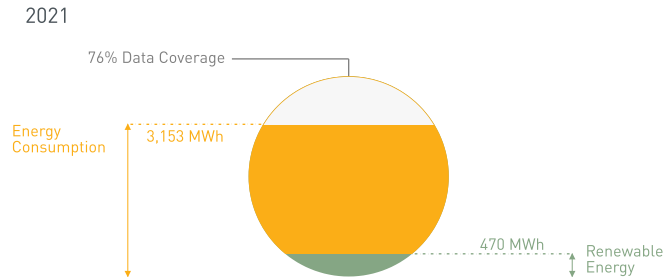


Office: Corporate: Mid-Rise Office (31.5% of GAV)

Portfolio Characteristics

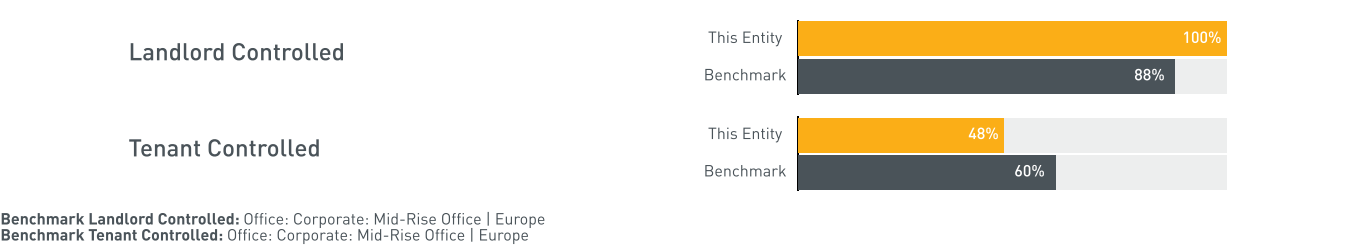
Overall	Intensities *	Like-for-like **
1 Assets 37,709 m ² 55% Landlord Controlled area 45% Tenant Controlled area	0 Assets 0 m ²	0 Assets 0 m ²
*Includes only assets with 100% data coverage ** Includes only assets eligible for inclusion in the like-for-like portfolio		

Energy Overview



Additional information provided by the participant:

N/A



Entity

Benchmark

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.

kWh/m²

kWh/m²

- 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).

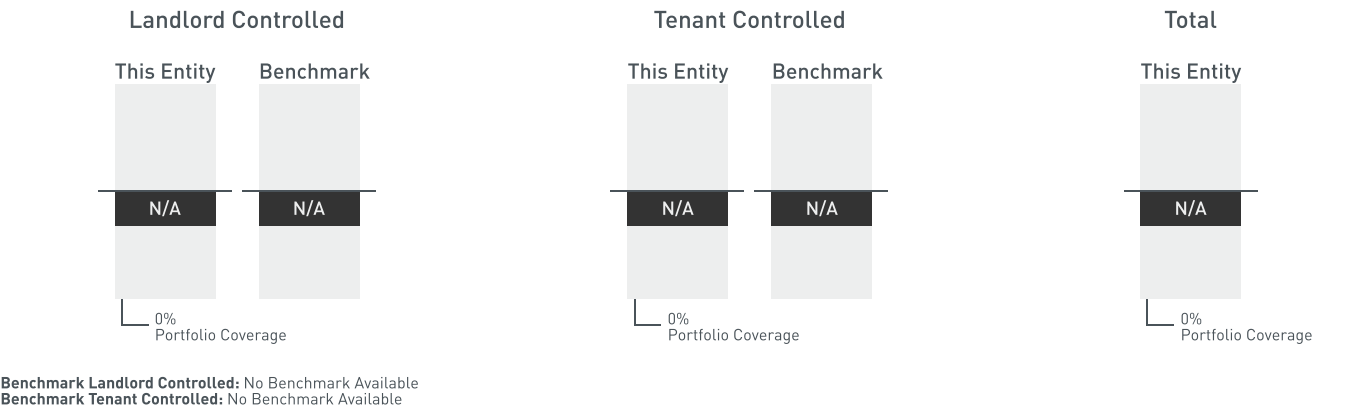
GRESB uses the eligible assets' GFA as a denominator for determining intensities*, and displays calculated values in either kWh/m2 or kWh/sq.ft. depending on the unit selected by the participant.

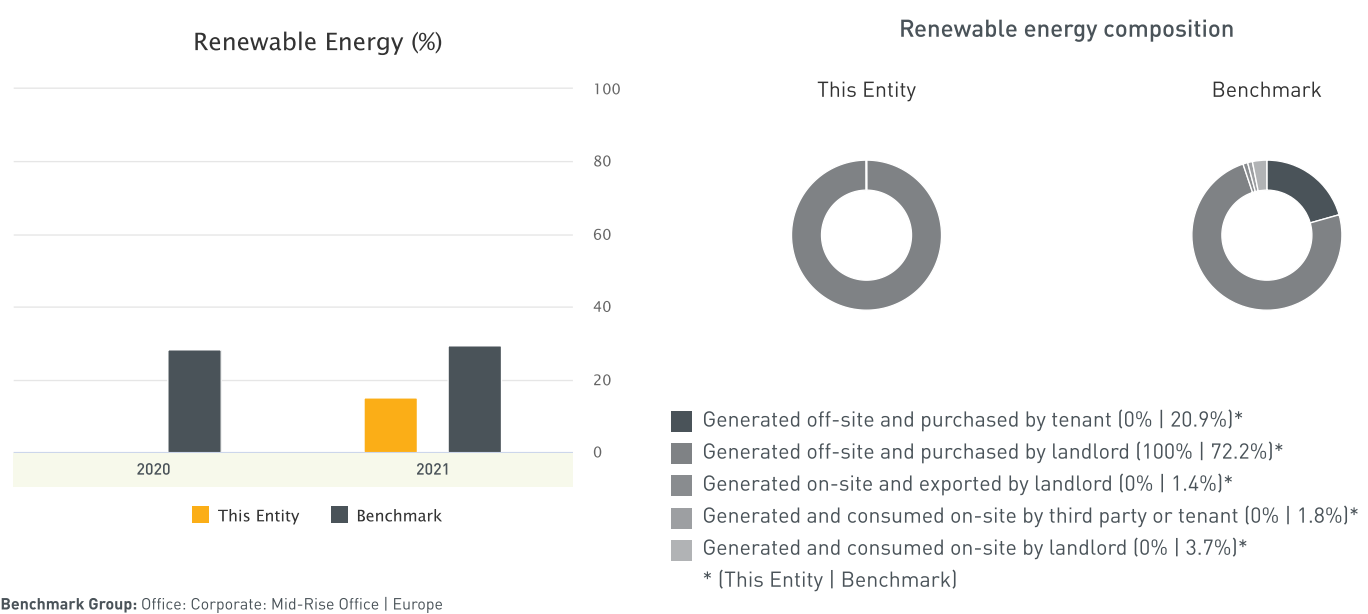
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Benchmark: No Benchmark Available

Like-for-like performance for Energy Points: 0/2.5



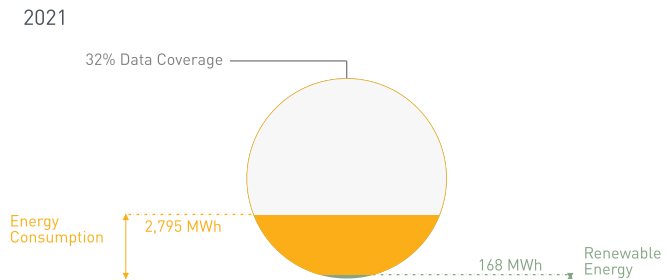


Industrial: Distribution Warehouse (27.39% of GAV)

Portfolio Characteristics

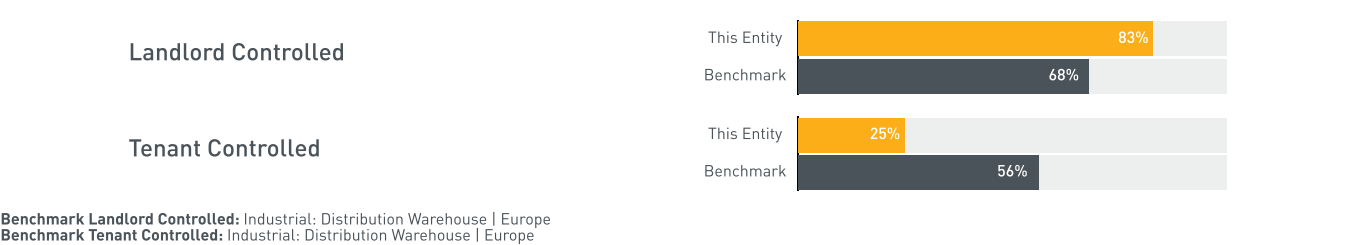
Overall	Intensities *	Like-for-like **
38 Assets 368,014 m ² 13% Landlord Controlled area 87% Tenant Controlled area	0 Assets 0 m ²	0 Assets 0 m ²
*Includes only assets with 100% data coverage ** Includes only assets eligible for inclusion in the like-for-like portfolio		

Energy Overview



Additional information provided by the participant:

N/A

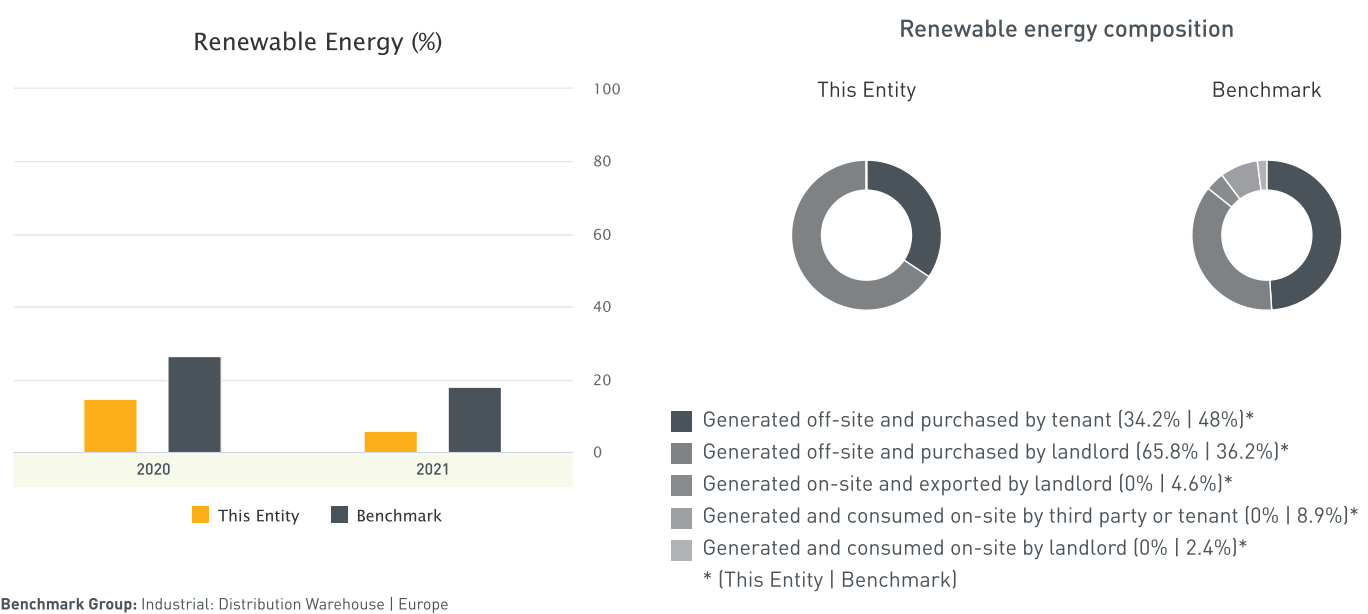


Energy Intensities

Entity	Benchmark
	<p>ESG transparency is the foundation for improving the operational performance of assets in real estate portfolios and making progress towards sustainable real assets.</p> <p>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.</p> <p>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.</p> <p>Calculation methodology</p> <p>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.</p> <div><div><div>kWh/m²</div><div>kWh/m²</div></div><div><ul style="list-style-type: none">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).</div></div> <p>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.</p> <p>Assets with identified outliers substantially higher than the upper thresholds as defined in the GRESB Data Validation Process are excluded from the calculations.</p> <p><small>*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.</small></p> <p>Benchmark: No Benchmark Available</p>

Like-for-like performance for Energy Points: 0/2.5

Landlord Controlled	Tenant Controlled	Total
<div><div>This Entity</div><div>Benchmark</div><div><div>N/A</div><div>N/A</div></div><div>0% Portfolio Coverage</div></div>	<div><div>This Entity</div><div>Benchmark</div><div><div>N/A</div><div>N/A</div></div><div>0% Portfolio Coverage</div></div>	<div><div>This Entity</div><div><div>N/A</div></div><div>0% Portfolio Coverage</div></div>
Benchmark Landlord Controlled: No Benchmark Available	Benchmark Tenant Controlled: No Benchmark Available	

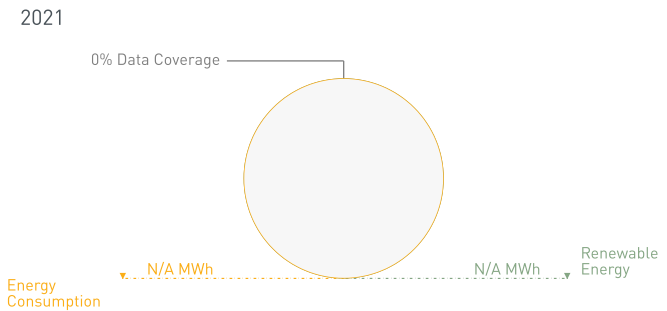


Residential: Multi-Family: Low-Rise Multi-Family (1.05% of GAV)

Portfolio Characteristics

Overall	Intensities *	Like-for-like **
1 Assets 2,101 m ² 0% Landlord Controlled area 100% Tenant Controlled area	0 Assets 0 m ²	0 Assets 0 m ²
*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

Landlord Controlled	This Entity	N/A
	Benchmark	N/A
Tenant Controlled	This Entity	0%
	Benchmark	44%

Benchmark Landlord Controlled: No Benchmark Available
Benchmark Tenant Controlled: Residential: Multi-Family: Low-Rise Multi-Family | Europe

Energy Intensities

Entity

Benchmark

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.

kWh/m²

kWh/m²

- 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).

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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: No Benchmark Available

Like-for-like performance for Energy Points: 0/2.5

Landlord Controlled

This Entity

Benchmark

N/A

N/A

Tenant Controlled

This Entity

Benchmark

N/A

N/A

0% Portfolio Coverage

Total

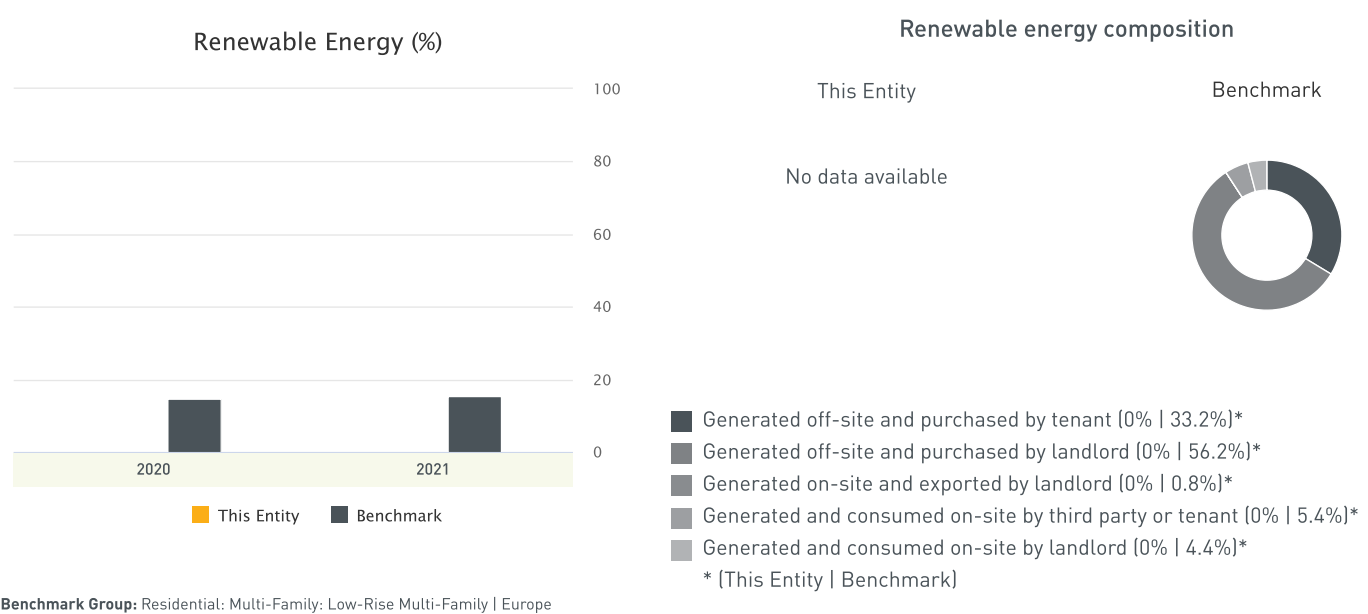
This Entity

N/A

0% Portfolio Coverage

Benchmark Landlord Controlled: No Benchmark Available

Benchmark Tenant Controlled: No Benchmark Available

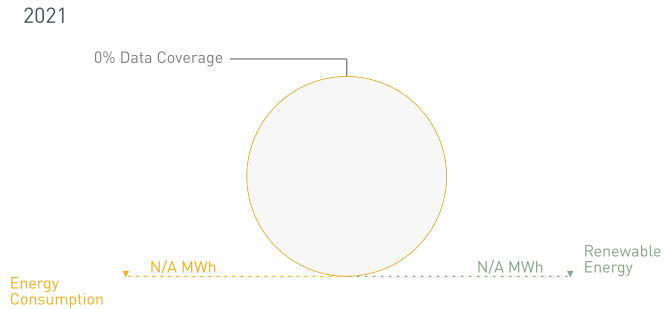


Residential: Multi-Family: Mid-Rise Multi Family (11.85% of GAV)

Portfolio Characteristics

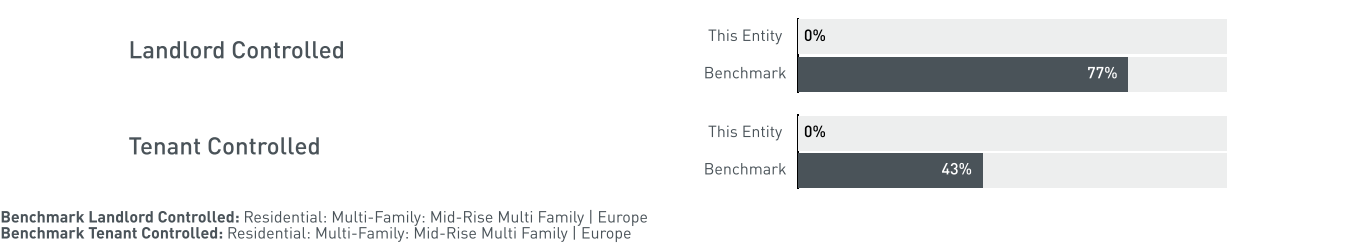
Overall	Intensities *	Like-for-like **
2 Assets 41,594 m ² 14% Landlord Controlled area 86% Tenant Controlled area	0 Assets 0 m ²	0 Assets 0 m ²
*Includes only assets with 100% data coverage ** Includes only assets eligible for inclusion in the like-for-like portfolio		

Energy Overview



Additional information provided by the participant:

N/A



Energy Intensities

Entity

Benchmark

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.

kWh/m²

kWh/m²

- 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: No Benchmark Available

Like-for-like performance for Energy Points: 0/2.5

Landlord Controlled

This Entity

Benchmark

N/A

N/A

0%

Portfolio Coverage

Tenant Controlled

This Entity

Benchmark

N/A

N/A

0%

Portfolio Coverage

Total

This Entity

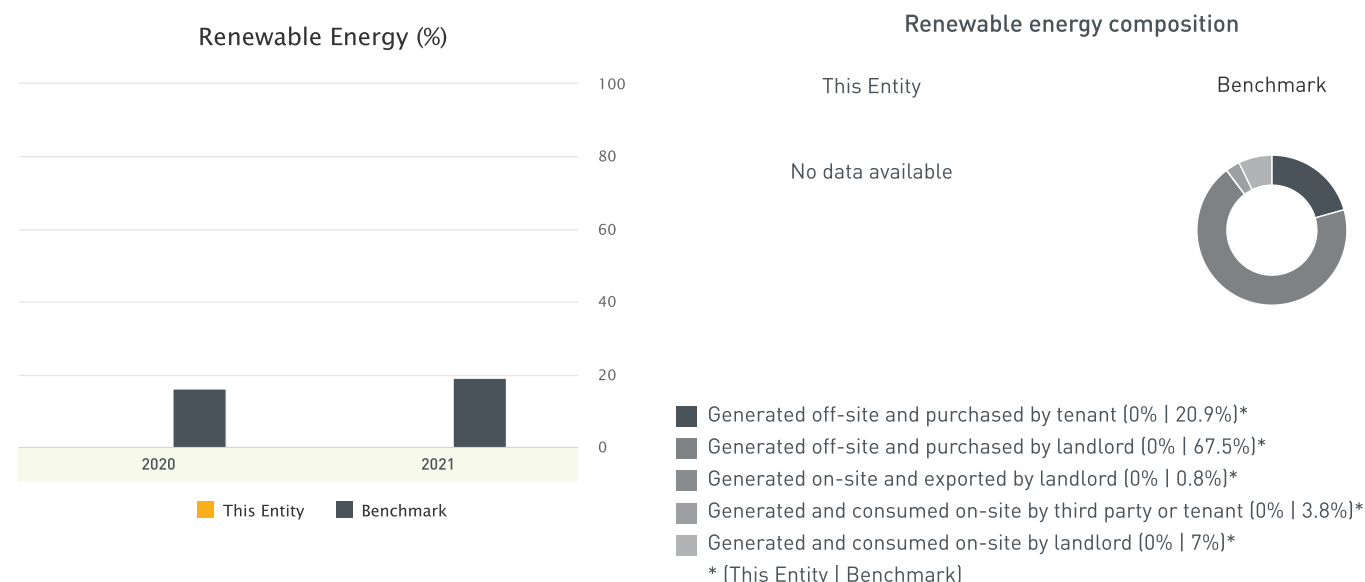
N/A

0%

Portfolio Coverage

Benchmark Landlord Controlled: No Benchmark Available

Benchmark Tenant Controlled: No Benchmark Available



Benchmark Group: Residential: Multi-Family: Mid-Rise Multi Family | Europe

Residential: Multi-Family: High-Rise Multi-Family (12.25% of GAV)

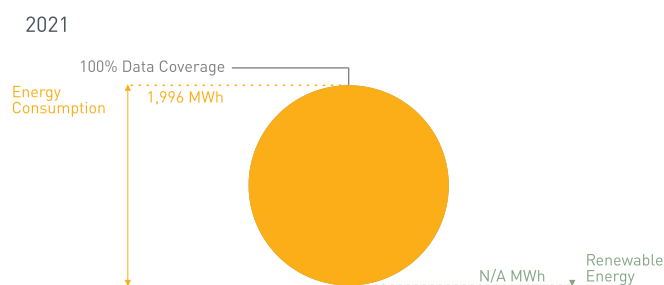
Portfolio Characteristics

Overall	Intensities *	Like-for-like **
1 Assets	1 Assets	1 Assets
34,683 m ²	34,683 m ²	34,683 m ²
25% Landlord Controlled area		
75% Tenant Controlled area		

*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:

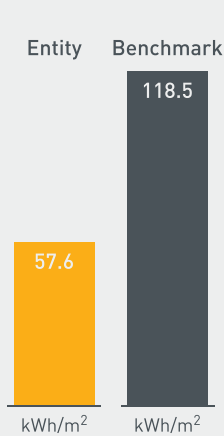
“ N/A

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



Benchmark Landlord Controlled: Residential: Multi-Family: High-Rise Multi-Family | Europe
Benchmark Tenant Controlled: Residential: Multi-Family: High-Rise Multi-Family | Europe

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).

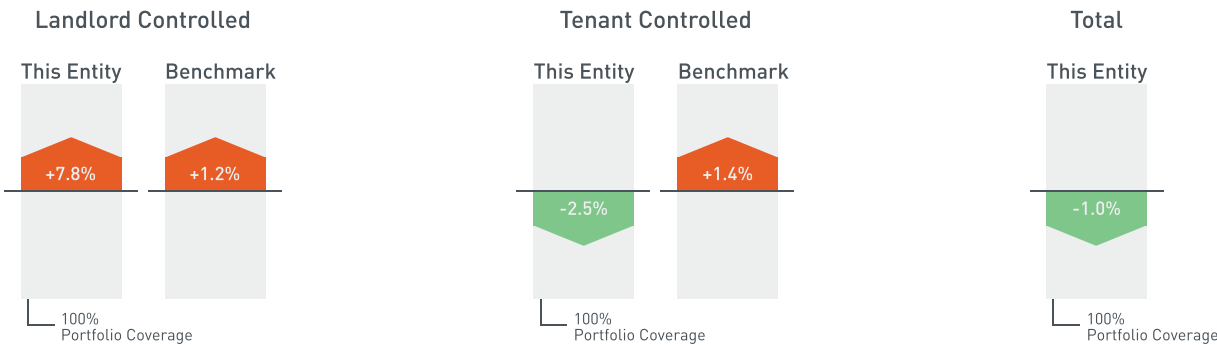
GRESB uses the eligible assets' GFA as a denominator for determining intensities*, and displays calculated values in either kWh/m2 or kWh/sq.ft. depending on the unit selected by the participant.

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

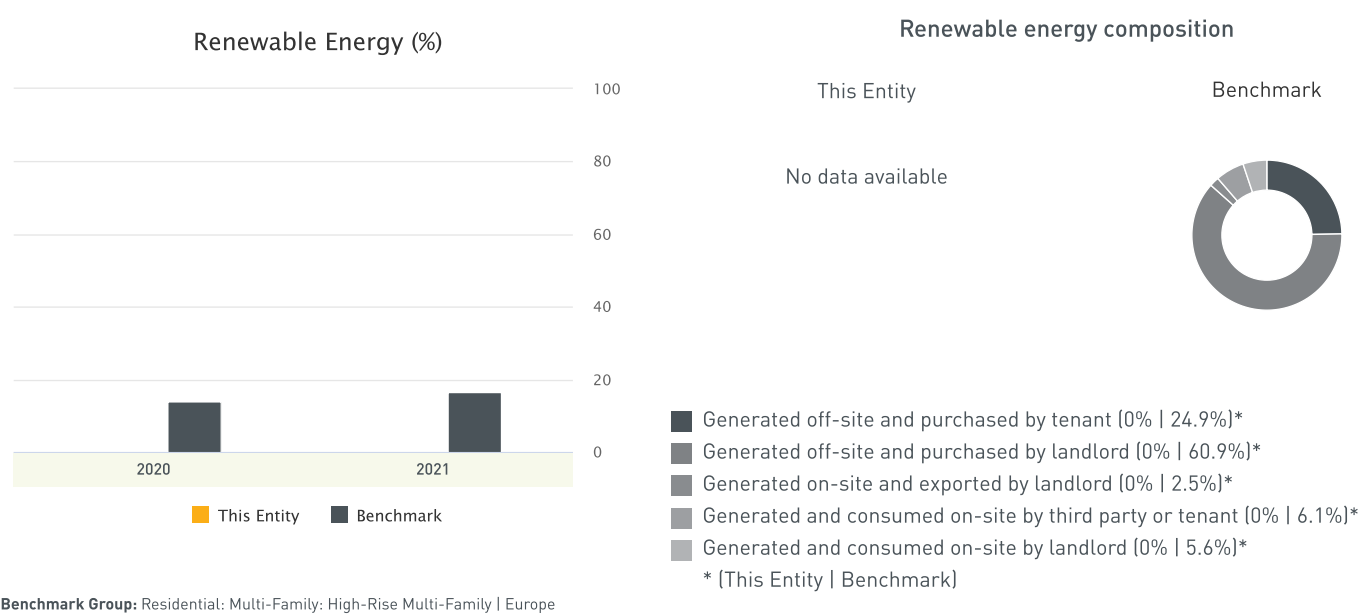
**All GRESB participants are required to use the GFA to report the size of their assets. Participants with information on the Lettable Floor Area (LFA) only were allowed to estimate the size of their common areas (difference between GFA and LFA) using ratio ranges pre-determined by GRESB.*

Benchmark: Residential: Multi-Family: High-Rise Multi-Family | Europe

Like-for-like performance for Energy Points: 1.7/2.5



Benchmark Landlord Controlled: Residential: Multi-Family: High-Rise Multi-Family | Europe
Benchmark Tenant Controlled: Residential: Multi-Family: High-Rise Multi-Family | Europe



Residential: Family Homes (2.21% of GAV)

Portfolio Characteristics

Overall

1 Assets
3,851 m²
0% Landlord Controlled area
100% Tenant Controlled area

*Includes only assets with 100% data coverage

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

Intensities *

0 Assets
0 m²

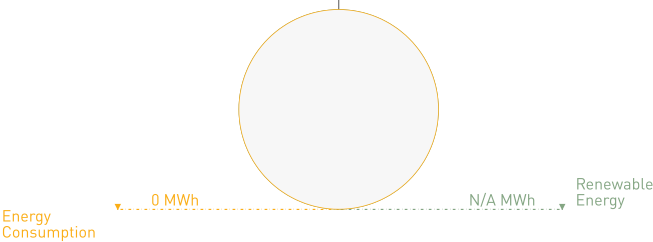
Like-for-like **

1 Assets
12 m²

Energy Overview

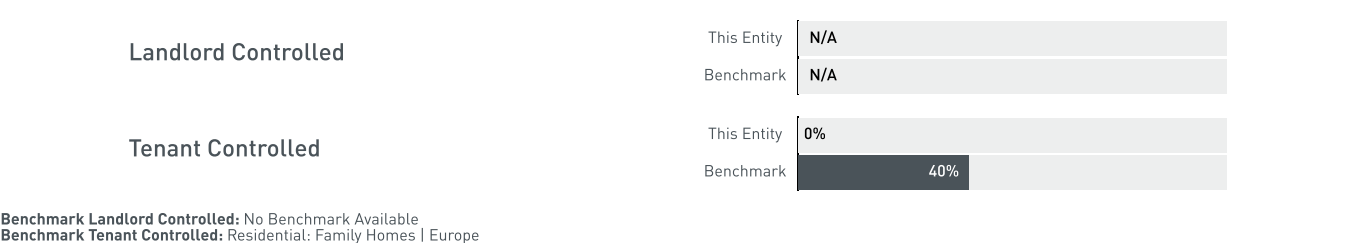
2021

0% Data Coverage



Additional information provided by the participant:

N/A



Energy Intensities

Entity

Benchmark

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.

kWh/m²

kWh/m²

- 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).

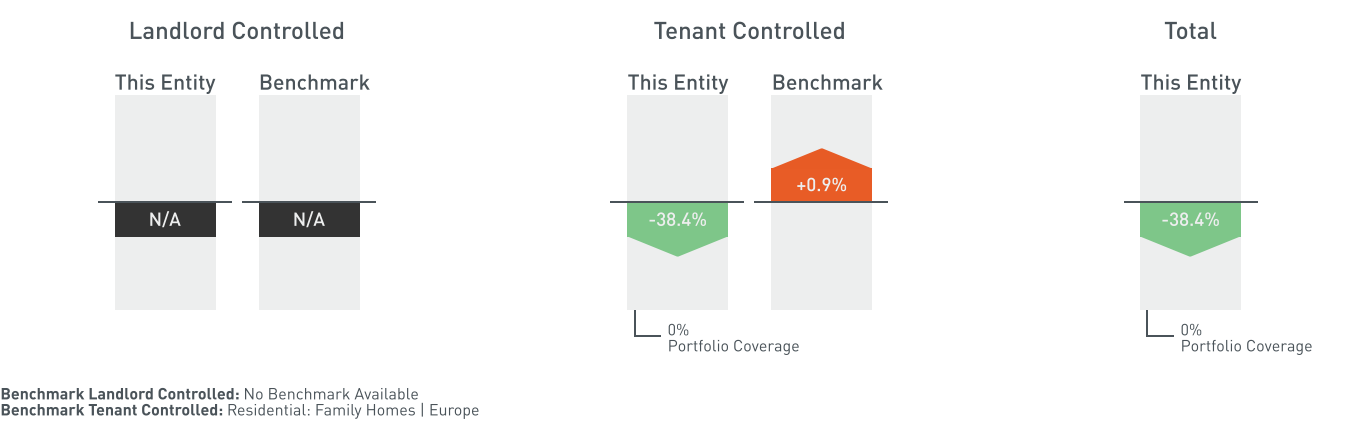
GRESB uses the eligible assets' GFA as a denominator for determining intensities*, and displays calculated values in either kWh/m2 or kWh/sq.ft. depending on the unit selected by the participant.

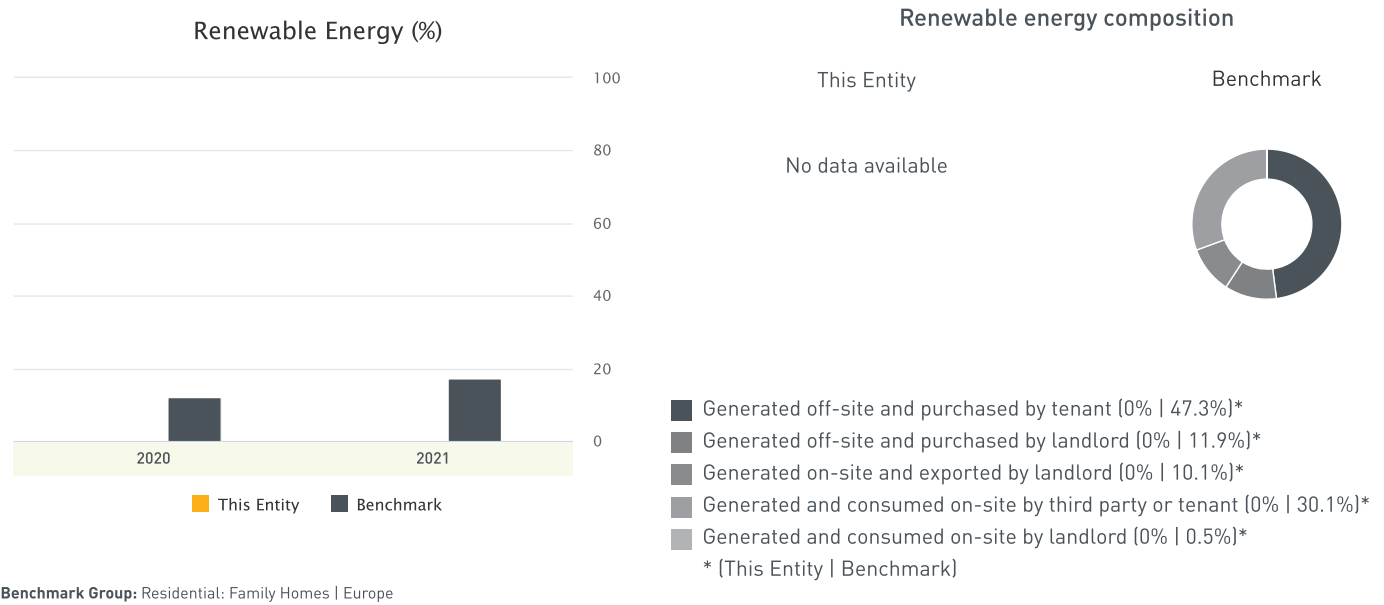
Assets with identified outliers substantially higher than the upper thresholds as defined in the [GRESB Data Validation Process](#) are excluded from the calculations.

*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: No Benchmark Available

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





Benchmark Group: Residential: Family Homes | Europe

GHG

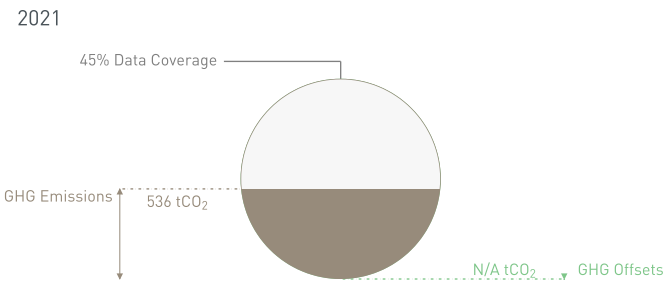
Retail: Retail Centers: Shopping Center (4.9% of GAV)

Portfolio Characteristics

Overall	Intensities *	Like-for-like **
1 Assets 25,824 m ² 25% Scope I & II 75% Scope III	0 Assets 0 m ²	1 Assets 11,620 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
tCO ₂ e	497 tCO ₂ e	tCO ₂ e	39 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: 2.25/5

Scopes I & II



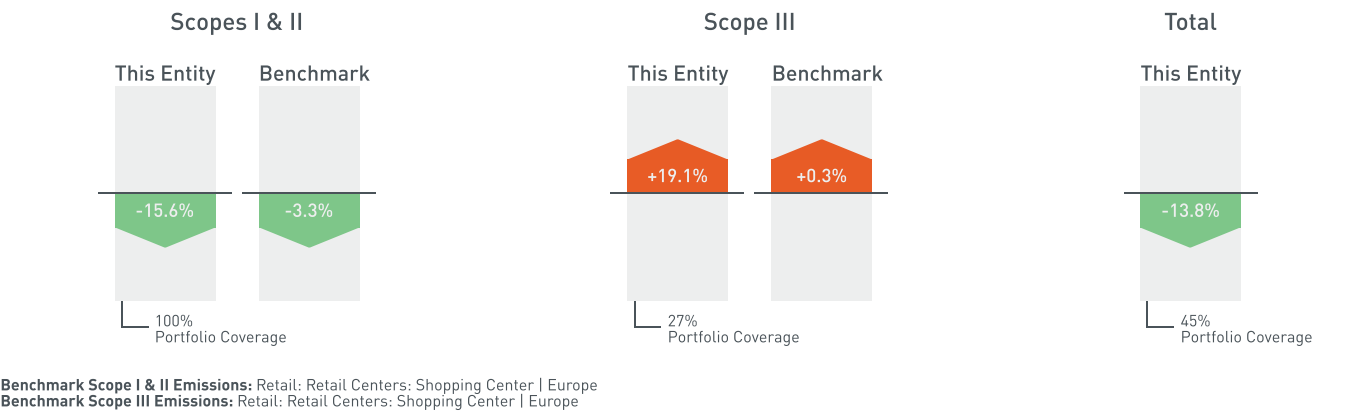
Scope III



Benchmark Scope I & II Emissions: Retail: Retail Centers: Shopping Center | Europe
Benchmark Scope III Emissions: Retail: Retail Centers: Shopping Center | Europe

Entity	Benchmark
	<p>ESG transparency is the foundation for improving the operational performance of assets in real estate portfolios and making progress towards sustainable real assets.</p> <p>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.</p> <p>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.</p> <p>Calculation methodology</p> <p>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.</p> <div><div><div>kgCO₂/m²</div><div>kgCO₂/m²</div></div><ul style="list-style-type: none">• 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).<p>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.</p><p>Assets with identified outliers substantially higher than the upper thresholds as defined in the GRESB Data Validation Process are excluded from the calculations.</p><p><small>*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.</small></p><p>Benchmark: No Benchmark Available</p></div>

Like-for-like performance for GHG Points: 1.9/2



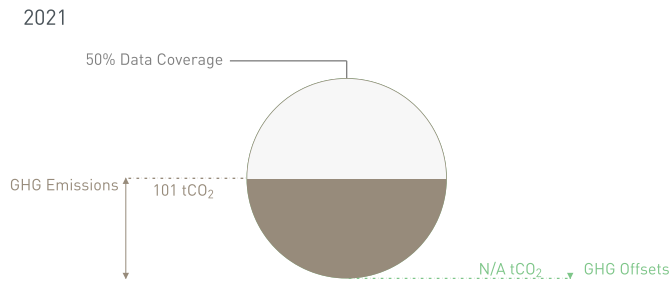
Retail: Retail Centers: Lifestyle Center (5.23% of GAV)

Portfolio Characteristics

Overall	Intensities *	Like-for-like **
1 Assets 24,378 m ² 50% Scope I & II 50% Scope III	0 Assets 0 m ²	1 Assets 12,272 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
tCO2e	92 tCO2e	tCO2e	9 tCO2e

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: 2.52/5

Scopes I & II



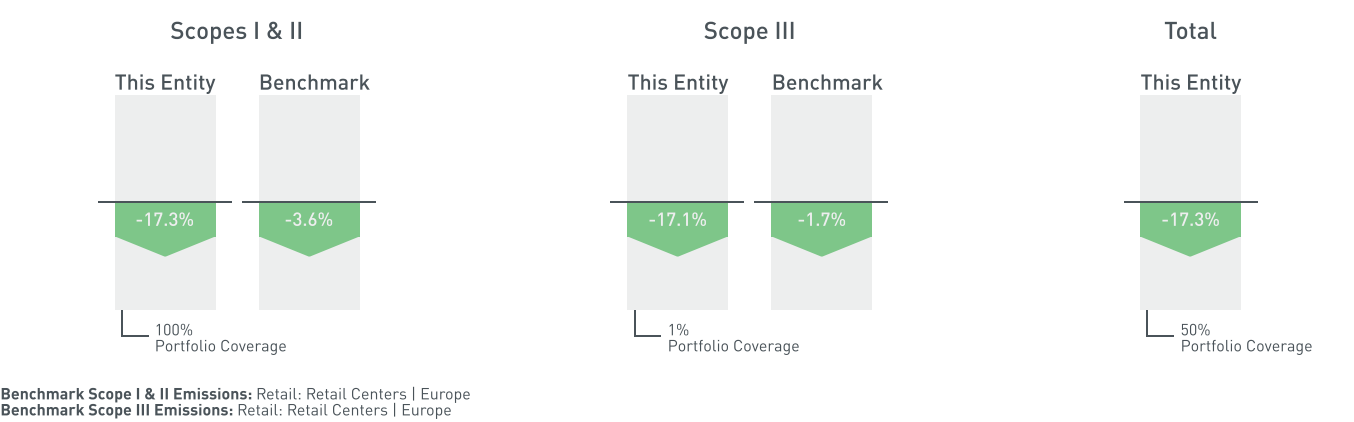
Scope III



Benchmark Scope I & II Emissions: Retail: Retail Centers: Lifestyle Center | Europe
Benchmark Scope III Emissions: Retail: Retail Centers: Lifestyle Center | Europe

Entity	Benchmark
	<p>ESG transparency is the foundation for improving the operational performance of assets in real estate portfolios and making progress towards sustainable real assets.</p> <p>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.</p> <p>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.</p> <p>Calculation methodology</p> <p>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.</p> <div><div><div>kgCO₂/m²</div><div>kgCO₂/m²</div></div><ul style="list-style-type: none">• 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).<p>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.</p><p>Assets with identified outliers substantially higher than the upper thresholds as defined in the GRESB Data Validation Process are excluded from the calculations.</p><p><small>*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.</small></p><p>Benchmark: No Benchmark Available</p></div>

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

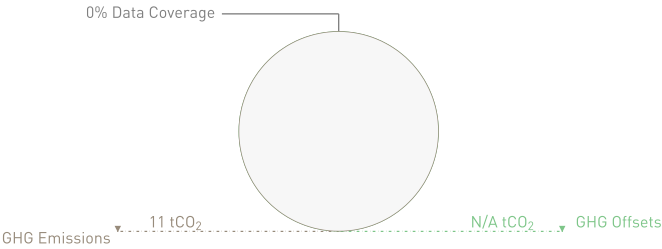


Retail: Retail Centers: Warehouse (3.62% of GAV)

Portfolio Characteristics

Overall	Intensities *	Like-for-like **
1 Assets 15,061 m ² 0% Scope I & II 100% Scope III	0 Assets 0 m ²	0 Assets 0 m ²
<p>*Includes only assets with 100% data coverage ** Includes only assets eligible for inclusion in the like-for-like portfolio</p>		

2021



Scope I	Scope II (Location-based)	Scope II (Market-based)	Scope III
tCO2e	tCO2e	tCO2e	11 tCO2e

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: 0/5

Scopes I & II

This Entity	N/A
Benchmark	N/A

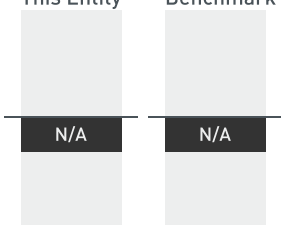
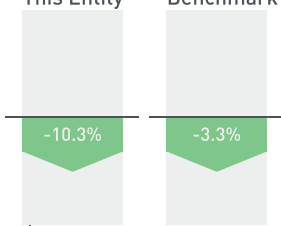
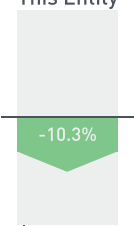
Scope III

This Entity	0%
Benchmark	57%

Benchmark Scope I & II Emissions: No Benchmark Available
Benchmark Scope III Emissions: Retail: Retail Centers: Warehouse | Europe

Entity	Benchmark
	<p>ESG transparency is the foundation for improving the operational performance of assets in real estate portfolios and making progress towards sustainable real assets.</p> <p>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.</p> <p>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.</p> <p>Calculation methodology</p> <p>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.</p> <ul style="list-style-type: none">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). <p>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.</p> <p>Assets with identified outliers substantially higher than the upper thresholds as defined in the GRESB Data Validation Process are excluded from the calculations.</p> <p><small>*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.</small></p> <p>Benchmark: No Benchmark Available</p>

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

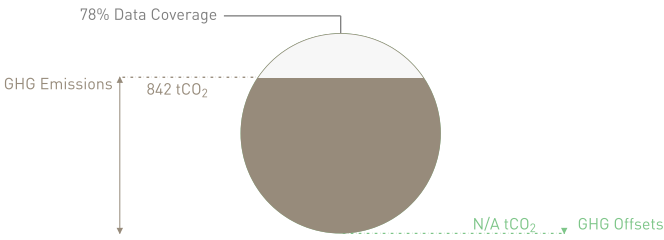
Scopes I & II		Scope III		Total
This Entity	Benchmark	This Entity	Benchmark	This Entity
				
		0% Portfolio Coverage		0% Portfolio Coverage
Benchmark Scope I & II Emissions: No Benchmark Available		Benchmark Scope III Emissions: Retail: Retail Centers: Warehouse Europe		

Office: Corporate: Mid-Rise Office (31.5% of GAV)

Portfolio Characteristics

Overall	Intensities *	Like-for-like **
1 Assets 37,709 m ² 50% Scope I & II 50% Scope III	0 Assets 0 m ²	0 Assets 0 m ²
<p>*Includes only assets with 100% data coverage</p> <p>** Includes only assets eligible for inclusion in the like-for-like portfolio</p>		

2021



Scope I	Scope II (Location-based)	Scope II (Market-based)	Scope III
tCO2e	713 tCO2e	tCO2e	128 tCO2e

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: 3.92/5

Scopes I & II



Scope III



Benchmark Scope I & II Emissions: Office: Corporate: Mid-Rise Office | Europe
Benchmark Scope III Emissions: Office: Corporate: Mid-Rise Office | Europe

Entity	Benchmark
	<p>ESG transparency is the foundation for improving the operational performance of assets in real estate portfolios and making progress towards sustainable real assets.</p> <p>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.</p> <p>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.</p> <p>Calculation methodology</p> <p>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.</p> <div><div><div>kgCO₂/m²</div><div>kgCO₂/m²</div></div><ul style="list-style-type: none">• 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).<p>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.</p><p>Assets with identified outliers substantially higher than the upper thresholds as defined in the GRESB Data Validation Process are excluded from the calculations.</p><p><small>*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.</small></p><p>Benchmark: No Benchmark Available</p></div>

Like-for-like performance for GHG Points: 0/2

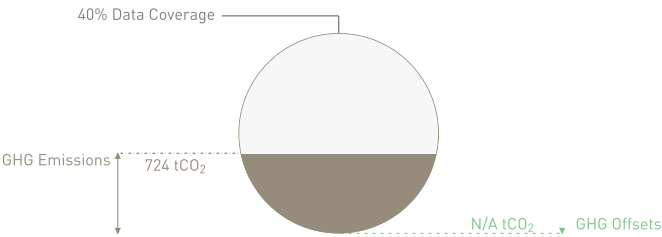
Scopes I & II		Scope III		Total
This Entity	Benchmark	This Entity	Benchmark	This Entity
<div><div></div><div>N/A</div><div></div></div>	<div><div></div><div>N/A</div><div></div></div>	<div><div></div><div>N/A</div><div></div></div>	<div><div></div><div>N/A</div><div></div></div>	<div><div></div><div>N/A</div><div></div></div>
0% Portfolio Coverage		0% Portfolio Coverage		0% Portfolio Coverage
Benchmark Scope I & II Emissions: No Benchmark Available		Benchmark Scope III Emissions: No Benchmark Available		

Industrial: Distribution Warehouse (27.39% of GAV)

Portfolio Characteristics

Overall	Intensities *	Like-for-like **
38 Assets 368,014 m ² 7% Scope I & II 93% Scope III	0 Assets 0 m ²	0 Assets 0 m ²
<p>*Includes only assets with 100% data coverage</p> <p>** Includes only assets eligible for inclusion in the like-for-like portfolio</p>		

2021



Scope I	Scope II (Location-based)	Scope II (Market-based)	Scope III
36 tCO2e	12 tCO2e	tCO2e	676 tCO2e

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

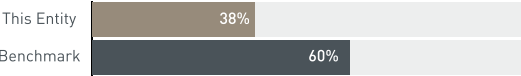
 N/A

Data Coverage (Area/Time) Points: 2/5

Scopes I & II



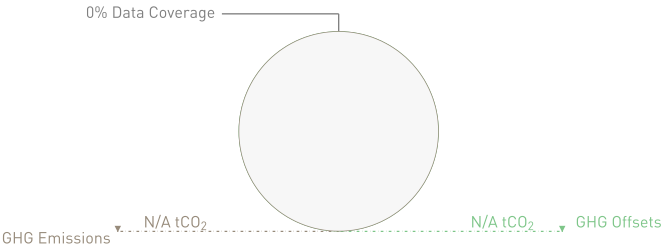
Scope III



Benchmark Scope I & II Emissions: Industrial: Distribution Warehouse | Europe
Benchmark Scope III Emissions: Industrial: Distribution Warehouse | Europe

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

2021



Scope I	Scope II (Location-based)	Scope II (Market-based)	Scope III
tCO2e	tCO2e	tCO2e	tCO2e

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: 0/5

Scopes I & II

This Entity	N/A
Benchmark	N/A

Scope III

This Entity	0%
Benchmark	46%

Benchmark Scope I & II Emissions: No Benchmark Available
Benchmark Scope III Emissions: Residential: Multi-Family: Low-Rise Multi-Family I Europe

Entity	Benchmark
	<p>ESG transparency is the foundation for improving the operational performance of assets in real estate portfolios and making progress towards sustainable real assets.</p> <p>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.</p> <p>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.</p> <p>Calculation methodology</p> <p>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.</p> <ul style="list-style-type: none">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). <p>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.</p> <p>Assets with identified outliers substantially higher than the upper thresholds as defined in the GRESB Data Validation Process are excluded from the calculations.</p> <p><small>*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.</small></p> <p>Benchmark: No Benchmark Available</p>

Like-for-like performance for GHG Points: 0/2

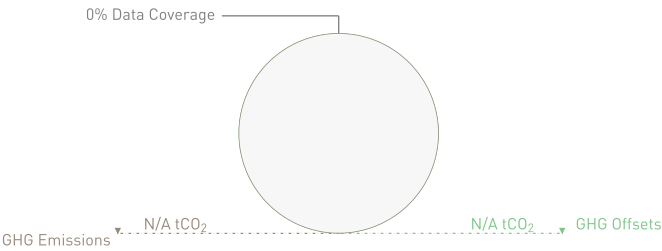
Scopes I & II		Scope III		Total
This Entity	Benchmark	This Entity	Benchmark	This Entity
<div><div></div><div>N/A</div><div></div></div>	<div><div></div><div>N/A</div><div></div></div>	<div><div></div><div>N/A</div><div>0% Portfolio Coverage</div></div>	<div><div></div><div>N/A</div><div></div></div>	<div><div></div><div>N/A</div><div>0% Portfolio Coverage</div></div>
Benchmark Scope I & II Emissions: No Benchmark Available		Benchmark Scope III Emissions: No Benchmark Available		

Residential: Multi-Family: Mid-Rise Multi Family (11.85% of GAV)

Portfolio Characteristics

Overall	Intensities *	Like-for-like **
2 Assets 41,594 m ² 14% Scope I & II 86% Scope III	0 Assets 0 m ²	0 Assets 0 m ²
<p>*Includes only assets with 100% data coverage</p> <p>** Includes only assets eligible for inclusion in the like-for-like portfolio</p>		

2021



Scope I	Scope II (Location-based)	Scope II (Market-based)	Scope III
tCO2e	tCO2e	tCO2e	tCO2e

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

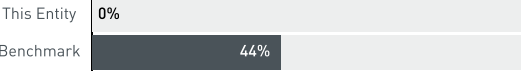
N/A

Data Coverage (Area/Time) Points: 0/5

Scopes I & II



Scope III



Benchmark Scope I & II Emissions: Residential: Multi-Family: Mid-Rise Multi Family | Europe
Benchmark Scope III Emissions: Residential: Multi-Family: Mid-Rise Multi Family | Europe

Entity	Benchmark
	<p>ESG transparency is the foundation for improving the operational performance of assets in real estate portfolios and making progress towards sustainable real assets.</p> <p>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.</p> <p>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.</p> <p>Calculation methodology</p> <p>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.</p> <div><div><div>kgCO₂/m²</div><div>kgCO₂/m²</div></div><ul style="list-style-type: none">• 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).<p>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.</p><p>Assets with identified outliers substantially higher than the upper thresholds as defined in the GRESB Data Validation Process are excluded from the calculations.</p><p><small>*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.</small></p><p>Benchmark: No Benchmark Available</p></div>

Like-for-like performance for GHG Points: 0/2

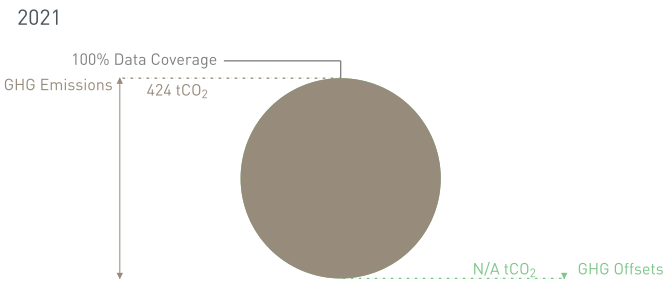
Scopes I & II		Scope III		Total
This Entity	Benchmark	This Entity	Benchmark	This Entity
<div><div></div><div>N/A</div><div></div></div>	<div><div></div><div>N/A</div><div></div></div>	<div><div></div><div>N/A</div><div></div></div>	<div><div></div><div>N/A</div><div></div></div>	<div><div></div><div>N/A</div><div></div></div>
0% Portfolio Coverage		0% Portfolio Coverage		0% Portfolio Coverage
Benchmark Scope I & II Emissions: No Benchmark Available		Benchmark Scope III Emissions: No Benchmark Available		

Residential: Multi-Family: High-Rise Multi-Family (12.25% of GAV)

Portfolio Characteristics

Overall	Intensities *	Like-for-like **
1 Assets 34,683 m ² 25% Scope I & II 75% Scope III	1 Assets 34,683 m ²	1 Assets 34,683 m ²
<p>*Includes only assets with 100% data coverage</p> <p>** Includes only assets eligible for inclusion in the like-for-like portfolio</p>		

GHG Overview



Scope I	Scope II (Location-based)	Scope II (Market-based)	Scope III
tCO2e	67 tCO2e	tCO2e	356 tCO2e

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: Residential: Multi-Family: High-Rise Multi-Family | Europe
Benchmark Scope III Emissions: Residential: Multi-Family: High-Rise Multi-Family | Europe

Entity

Benchmark

12.2

21.4

kgCO₂/m²

kgCO₂/m²

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

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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: Residential: Multi-Family: High-Rise Multi-Family | Europe

Like-for-like performance for GHG Points: 1.89/2

Scopes I & II

This Entity

Benchmark

-1.8%

+0.3%

100%

Portfolio Coverage

Scope III

This Entity

Benchmark

-11.2%

+3.1%

100%

Portfolio Coverage

Total

This Entity

-9.8%

100%

Portfolio Coverage

Benchmark Scope I & II Emissions: Residential: Multi-Family: High-Rise Multi-Family | Europe

Benchmark Scope III Emissions: Residential: Multi-Family: High-Rise Multi-Family | Europe

Residential: Family Homes (2.21% of GAV)

Portfolio Characteristics

Overall

1 Assets

3,851 m²

0% Scope I & II

100% Scope III

Intensities *

0 Assets

0 m²

Like-for-like **

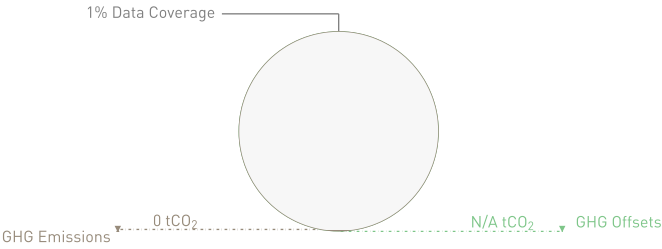
1 Assets

23 m²

*Includes only assets with 100% data coverage

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

2021



Scope I	Scope II (Location-based)	Scope II (Market-based)	Scope III
tCO2e	tCO2e	tCO2e	0 tCO2e

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: 0.44/5

Scopes I & II

This Entity	N/A
Benchmark	N/A

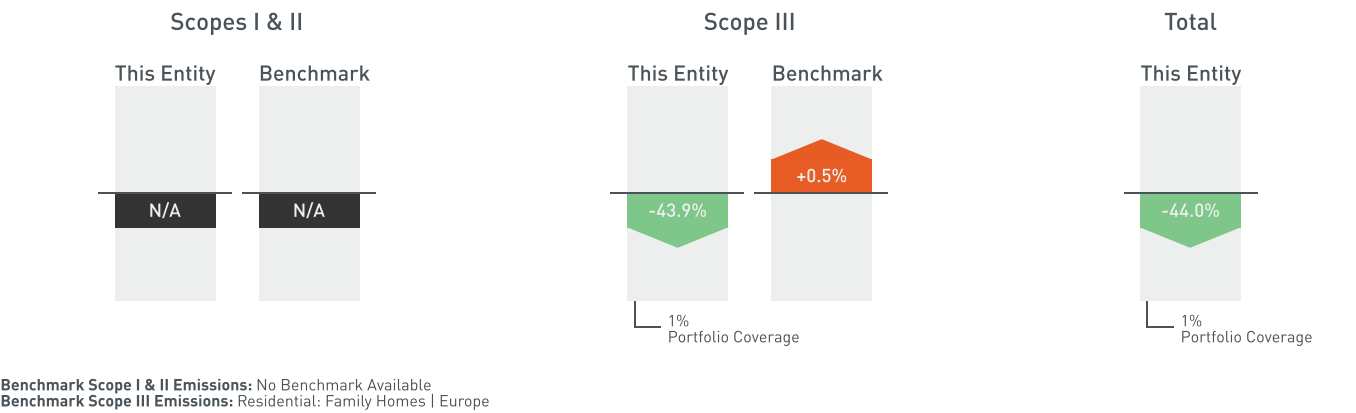
Scope III

This Entity	1%
Benchmark	40%

Benchmark Scope I & II Emissions: No Benchmark Available
Benchmark Scope III Emissions: Residential: Family Homes | Europe

Entity	Benchmark
	<p>ESG transparency is the foundation for improving the operational performance of assets in real estate portfolios and making progress towards sustainable real assets.</p> <p>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.</p> <p>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.</p> <p>Calculation methodology</p> <p>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.</p> <ul style="list-style-type: none">• 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). <p>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.</p> <p>Assets with identified outliers substantially higher than the upper thresholds as defined in the GRESB Data Validation Process are excluded from the calculations.</p> <p><small>*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.</small></p> <p>Benchmark: No Benchmark Available</p>

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



Water

Retail: Retail Centers: Shopping Center (4.9% of GAV)

Portfolio Characteristics

Overall

1 Assets
25,824 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

Intensities *

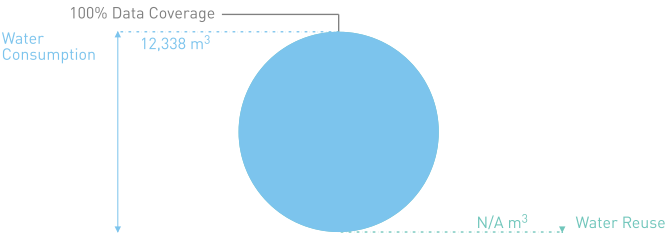
1 Assets
25,824 m²

Like-for-like **

1 Assets
25,824 m²

Water Overview

2021



Additional information provided by the participant:

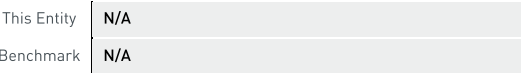
 N/A

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

Landlord Controlled

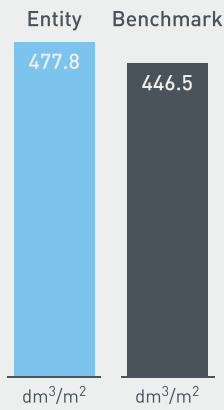


Tenant Controlled



Benchmark Landlord Controlled: Retail: Retail Centers: Shopping Center | Europe
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).

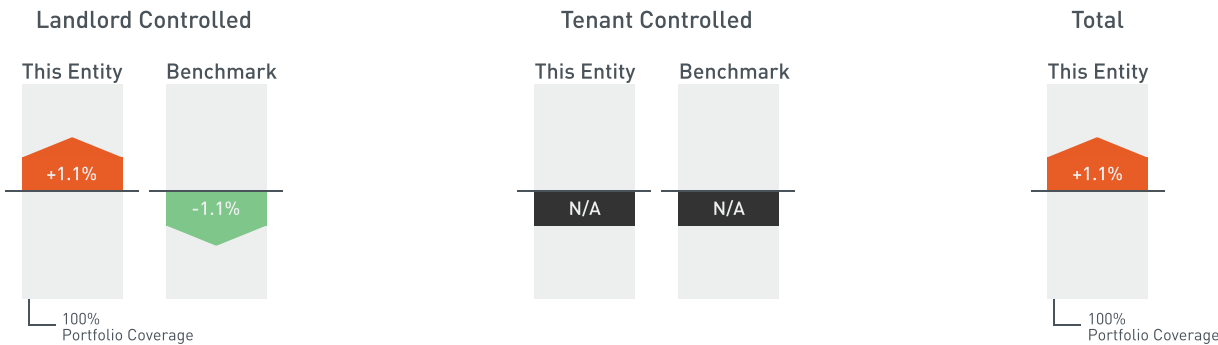
GRESB uses the eligible assets' GFA as a denominator for determining intensities*, and displays calculated values in either m^3/m^2 or $\text{m}^3/\text{sq.ft.}$ depending on the unit selected by the participant.

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

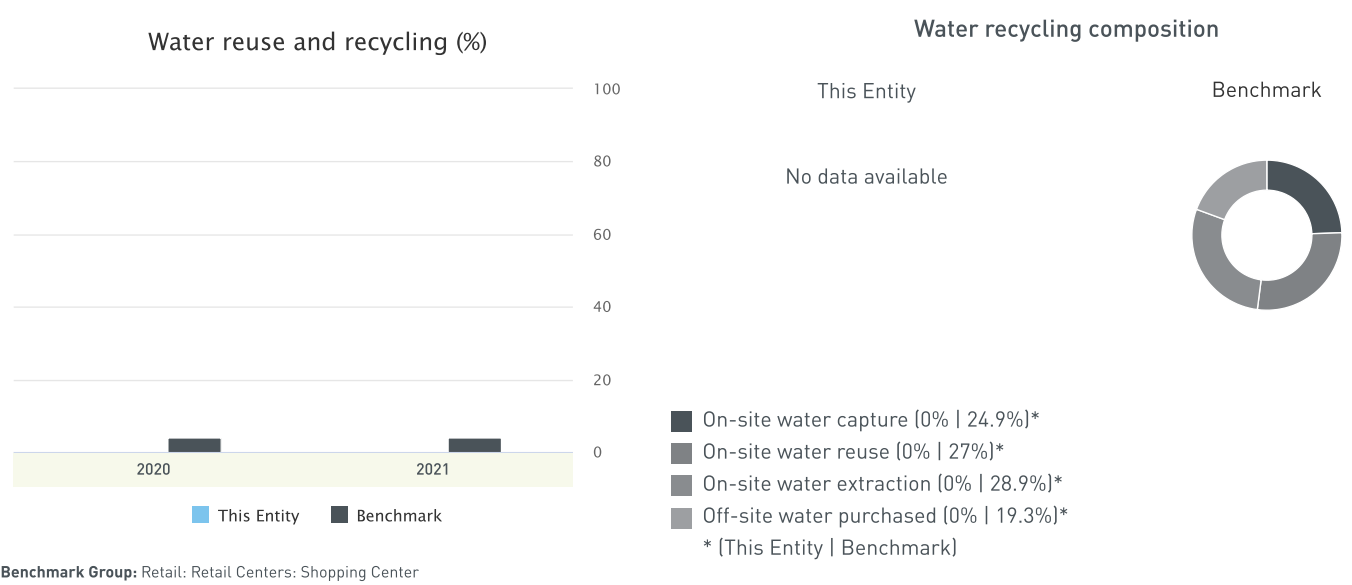
*All GRESB participants are required to use the GFA to report the size of their assets. Participants with information on the Lettable Floor Area (LFA) only were allowed to estimate the size of their common areas (difference between GFA and LFA) using ratio ranges pre-determined by GRESB.

Benchmark: Retail: Retail Centers: Shopping Center | Europe

Like-for-like performance for Water Points: 0/2



Benchmark Landlord Controlled: Retail: Retail Centers: Shopping Center | Europe
Benchmark Tenant Controlled: No Benchmark Available



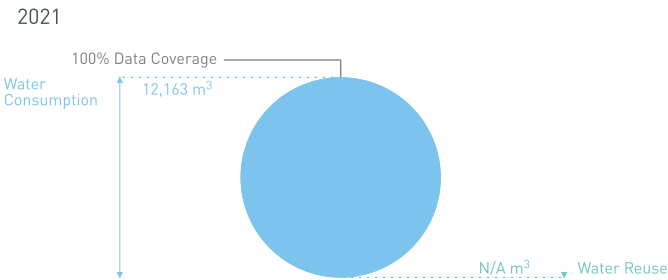
Retail: Retail Centers: Lifestyle Center (5.23% of GAV)

Portfolio Characteristics

Overall	Intensities *	Like-for-like **
1 Assets	1 Assets	1 Assets
24,378 m ²	24,378 m ²	24,378 m ²
100% Landlord Controlled area		
0% Tenant Controlled area		

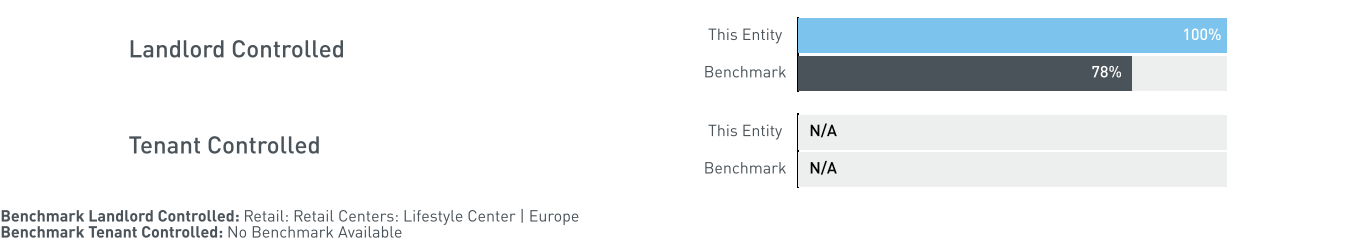
*Includes only assets with 100% data coverage
** Includes only assets eligible for inclusion in the like-for-like portfolio

Water Overview

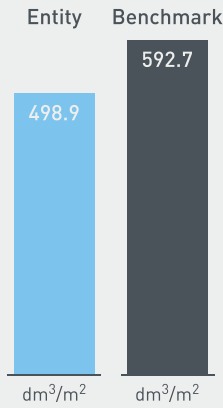


Additional information provided by the participant:

N/A



Water Intensities



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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).

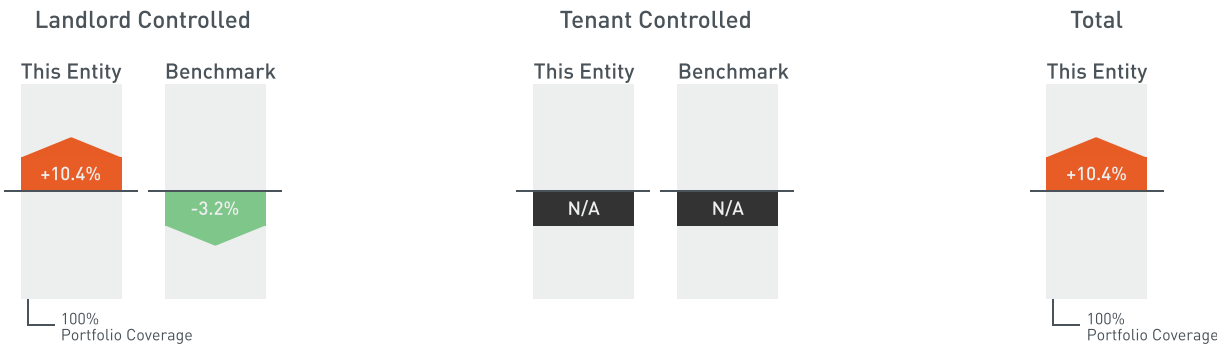
GRESB uses the eligible assets' GFA as a denominator for determining intensities*, and displays calculated values in either m³/m2 or m³/sq.ft. depending on the unit selected by the participant.

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

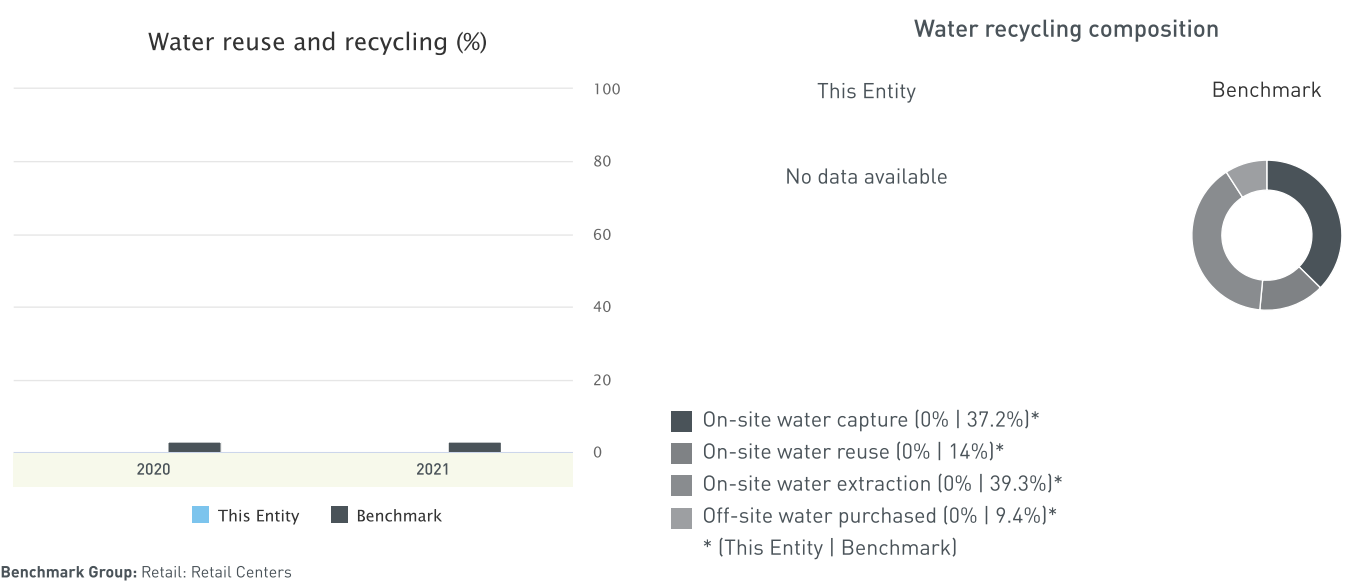
**All GRESB participants are required to use the GFA to report the size of their assets. Participants with information on the Lettable Floor Area (LFA) only were allowed to estimate the size of their common areas (difference between GFA and LFA) using ratio ranges pre-determined by GRESB.*

Benchmark: Retail: Retail Centers: Lifestyle Center | Europe

Like-for-like performance for Water Points: 0/2



Benchmark Landlord Controlled: Retail: Retail Centers: Lifestyle Center | Europe
Benchmark Tenant Controlled: No Benchmark Available



Retail: Retail Centers: Warehouse (3.62% of GAV)

Portfolio Characteristics

Overall

1 Assets
15,061 m²
0% Landlord Controlled area
100% Tenant Controlled area

Intensities *

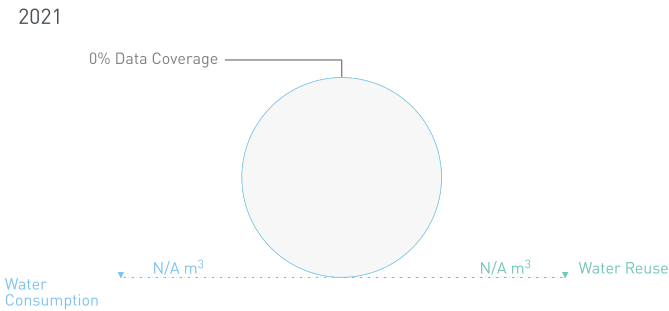
0 Assets
0 m²

Like-for-like **

0 Assets
0 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: 0/4

Landlord Controlled	This Entity	N/A
	Benchmark	N/A
Tenant Controlled	This Entity	0%
	Benchmark	47%

Benchmark Landlord Controlled: No Benchmark Available
Benchmark Tenant Controlled: Retail: Retail Centers: Warehouse | Europe

Water Intensities

Entity

Benchmark

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.

dm³/m²

dm³/m²

- 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: No Benchmark Available

Like-for-like performance for Water Points: 0/2

Landlord Controlled

This Entity

Benchmark

N/A

N/A

Tenant Controlled

This Entity

Benchmark

N/A

N/A

0% Portfolio Coverage

Total

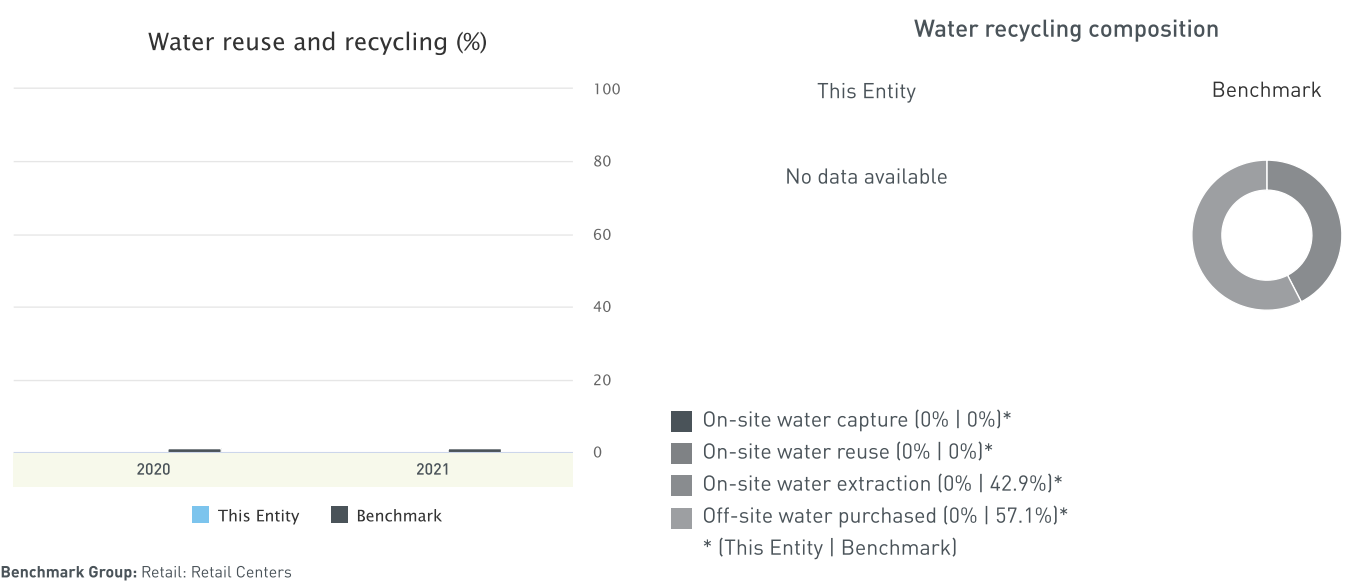
This Entity

N/A

0% Portfolio Coverage

Benchmark Landlord Controlled: No Benchmark Available

Benchmark Tenant Controlled: No Benchmark Available



Office: Corporate: Mid-Rise Office (31.5% of GAV)

Portfolio Characteristics

Overall

1 Assets
37,709 m²
100% Landlord Controlled area
0% Tenant Controlled area

Intensities *

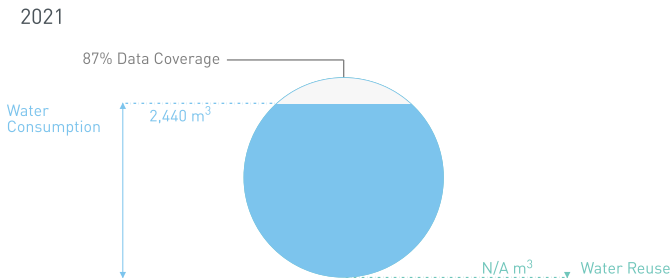
0 Assets
0 m²

Like-for-like **

0 Assets
0 m²

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

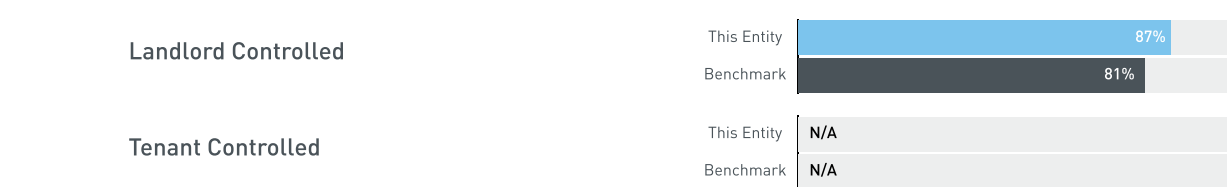
Water Overview



Additional information provided by the participant:

N/A

Data Coverage (Area/Time) Points: 3.49/4



Benchmark Landlord Controlled: Office: Corporate: Mid-Rise Office | Europe
Benchmark Tenant Controlled: No Benchmark Available

Water Intensities

Entity

Benchmark

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.

dm³/m²

dm³/m²

- 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: No Benchmark Available

Like-for-like performance for Water Points: 0/2

Landlord Controlled

This Entity

Benchmark

N/A

N/A

0% Portfolio Coverage

Tenant Controlled

This Entity

Benchmark

N/A

N/A

0% Portfolio Coverage

Total

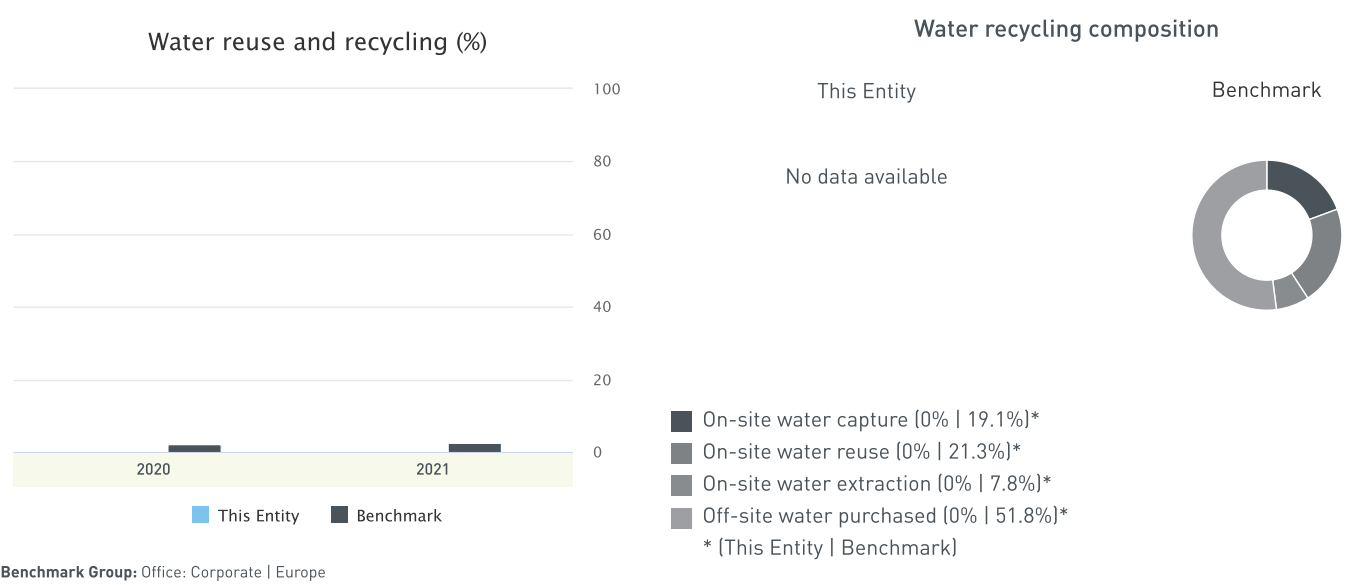
This Entity

N/A

0% Portfolio Coverage

Benchmark Landlord Controlled: No Benchmark Available

Benchmark Tenant Controlled: No Benchmark Available



Industrial: Distribution Warehouse (27.39% of GAV)

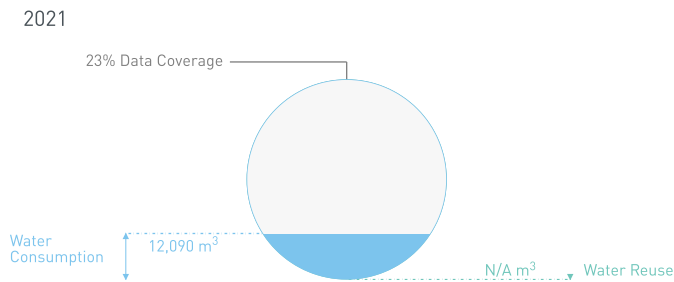
Portfolio Characteristics

Overall	Intensities *	Like-for-like **
38 Assets	0 Assets	0 Assets
368,014 m ²	0 m ²	0 m ²
17% Landlord Controlled area		
83% Tenant Controlled area		

*Includes only assets with 100% data coverage

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

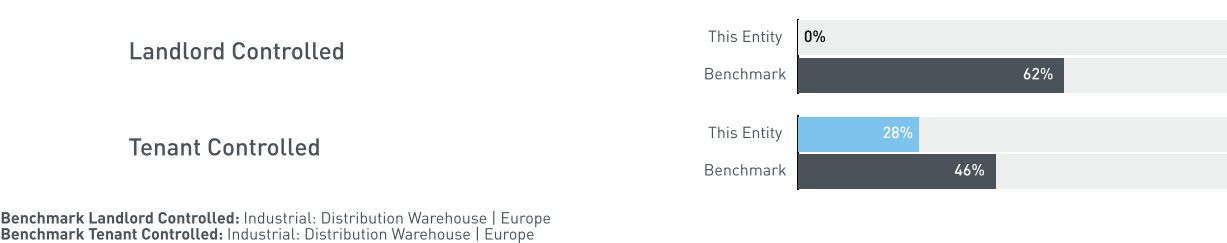
Water Overview



Additional information provided by the participant:

N/A

Data Coverage (Area/Time) Points: 0.97/4



Water Intensities

Entity

Benchmark

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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.

dm³/m²

dm³/m²

- 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).

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Benchmark: No Benchmark Available

Like-for-like performance for Water Points: 0/2

Landlord Controlled

This Entity

Benchmark

N/A

N/A

0% Portfolio Coverage

Tenant Controlled

This Entity

Benchmark

N/A

N/A

0% Portfolio Coverage

Total

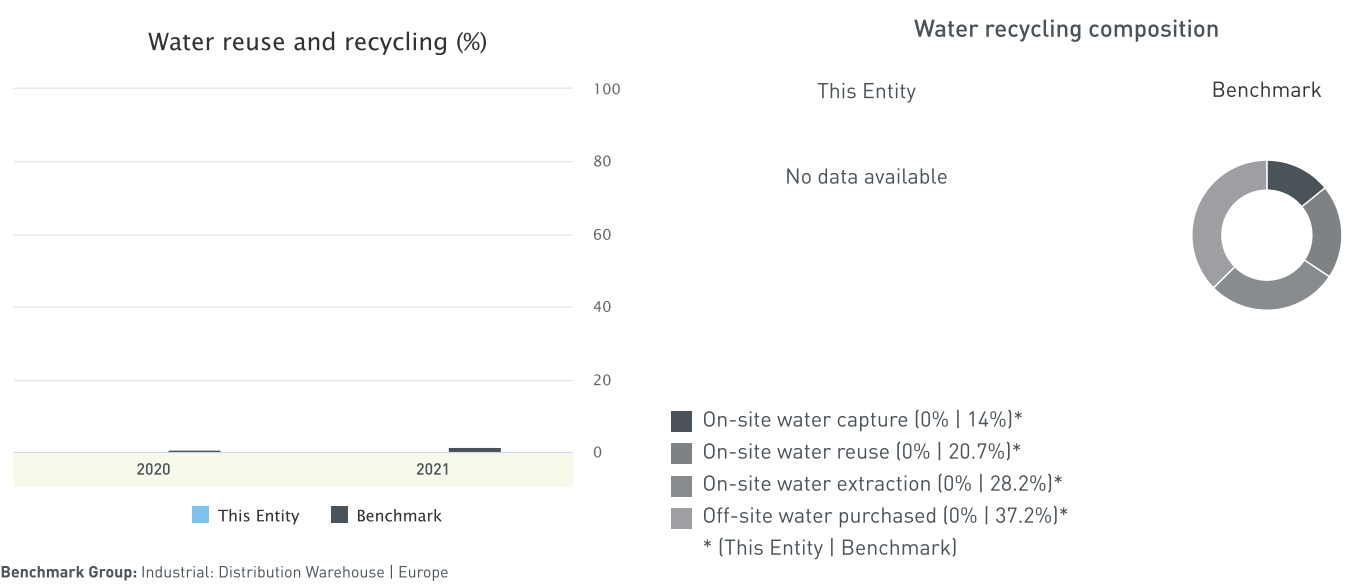
This Entity

N/A

0% Portfolio Coverage

Benchmark Landlord Controlled: No Benchmark Available

Benchmark Tenant Controlled: No Benchmark Available



Residential: Multi-Family: Low-Rise Multi-Family (1.05% of GAV)

Portfolio Characteristics

Overall

1 Assets
2,101 m²
0% Landlord Controlled area
100% Tenant Controlled area

Intensities *

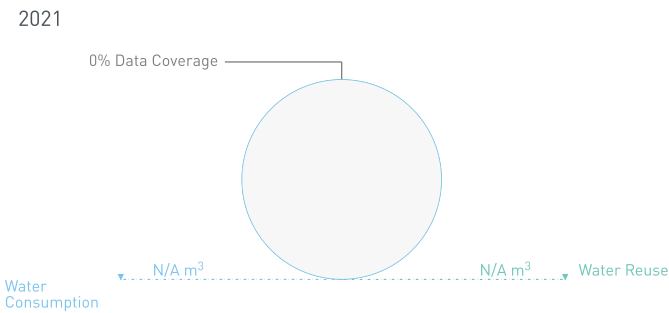
0 Assets
0 m²

Like-for-like **

0 Assets
0 m²

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

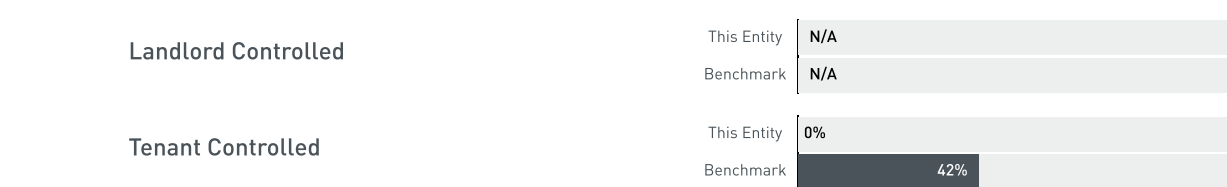
Water Overview



Additional information provided by the participant:

N/A

Data Coverage (Area/Time) Points: 0/4



Benchmark Landlord Controlled: No Benchmark Available
Benchmark Tenant Controlled: Residential: Multi-Family: Low-Rise Multi-Family | Europe

Water Intensities

Entity

Benchmark

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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.

dm³/m²

dm³/m²

- 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).

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Benchmark: No Benchmark Available

Like-for-like performance for Water Points: 0/2

Landlord Controlled

This Entity

Benchmark

N/A

N/A

Tenant Controlled

This Entity

Benchmark

N/A

N/A

0% Portfolio Coverage

Total

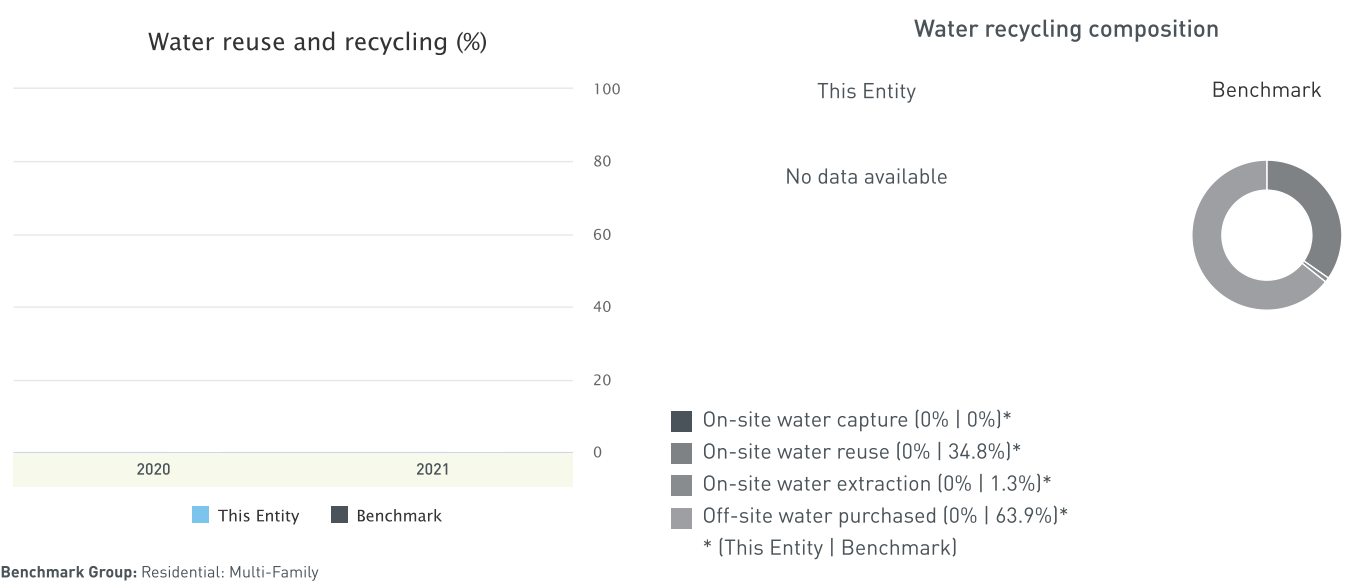
This Entity

N/A

0% Portfolio Coverage

Benchmark Landlord Controlled: No Benchmark Available

Benchmark Tenant Controlled: No Benchmark Available



Residential: Multi-Family: Mid-Rise Multi Family (11.85% of GAV)

Portfolio Characteristics

Overall

2 Assets
41,594 m²
14% Landlord Controlled area
86% Tenant Controlled area

Intensities *

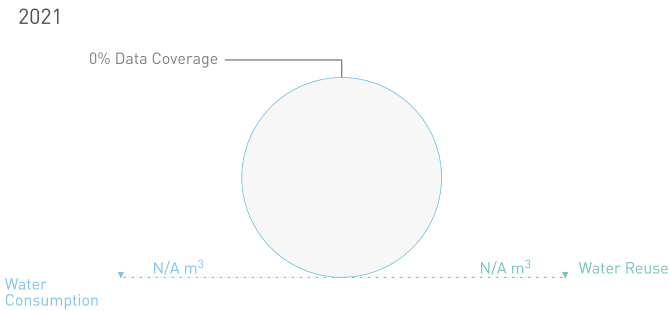
0 Assets
0 m²

Like-for-like **

0 Assets
0 m²

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

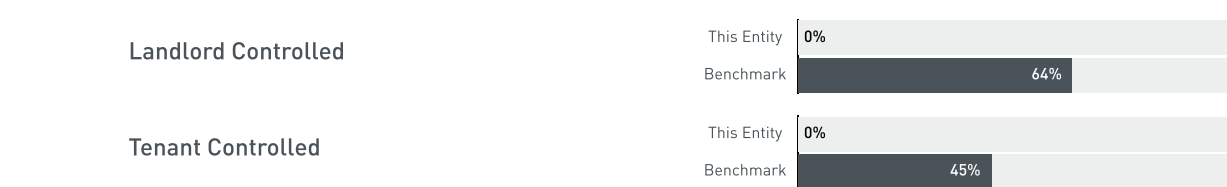
Water Overview



Additional information provided by the participant:

N/A

Data Coverage (Area/Time) Points: 0/4



Benchmark Landlord Controlled: Residential: Multi-Family: Mid-Rise Multi Family | Europe
Benchmark Tenant Controlled: Residential: Multi-Family: Mid-Rise Multi Family | Europe

Water Intensities

Entity

Benchmark

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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.

dm³/m²

dm³/m²

- If Data Coverage (Area/Time) = 100% and Water consumption data for the entire year has been reported, the asset is included in the calculation.
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Benchmark: No Benchmark Available

Like-for-like performance for Water Points: 0/2

Landlord Controlled

This Entity

Benchmark

N/A

N/A

0%

Portfolio Coverage

Tenant Controlled

This Entity

Benchmark

N/A

N/A

0%

Portfolio Coverage

Total

This Entity

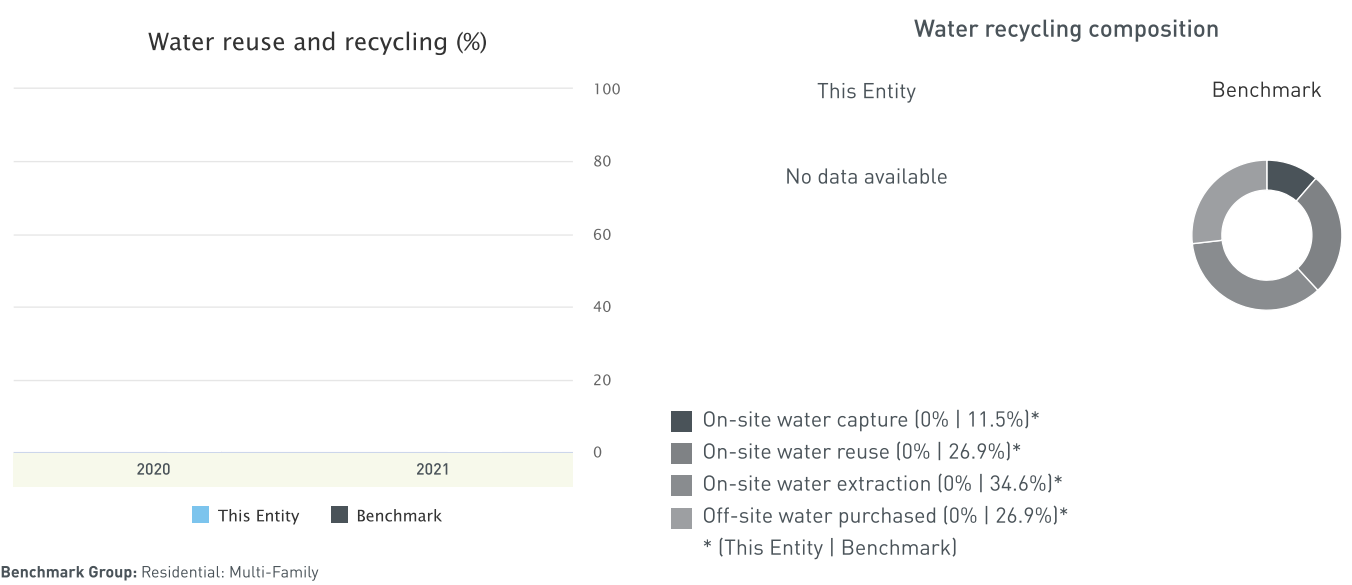
N/A

0%

Portfolio Coverage

Benchmark Landlord Controlled: No Benchmark Available

Benchmark Tenant Controlled: No Benchmark Available



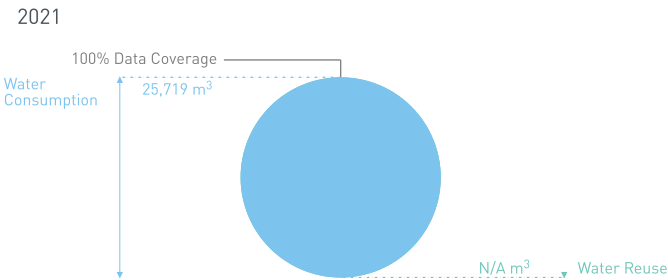
Residential: Multi-Family: High-Rise Multi-Family (12.25% of GAV)

Portfolio Characteristics

Overall	Intensities *	Like-for-like **
1 Assets	1 Assets	1 Assets
34,683 m ²	34,683 m ²	34,683 m ²
25% Landlord Controlled area		
75% Tenant Controlled area		

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

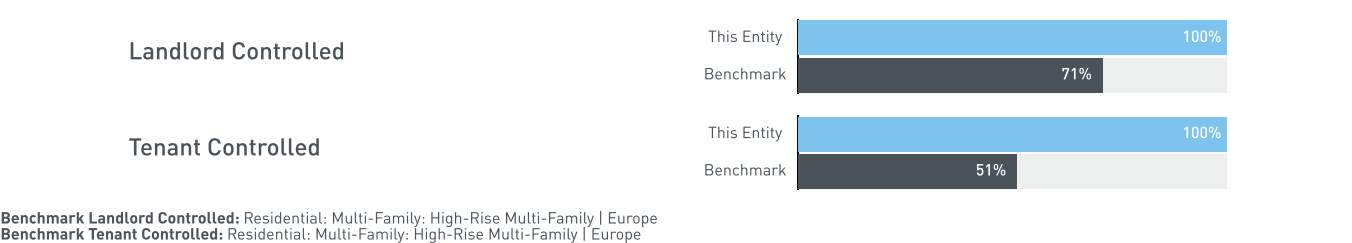
Water Overview



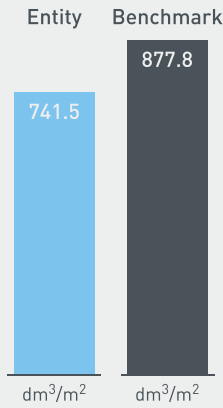
Additional information provided by the participant:

N/A

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



Water Intensities



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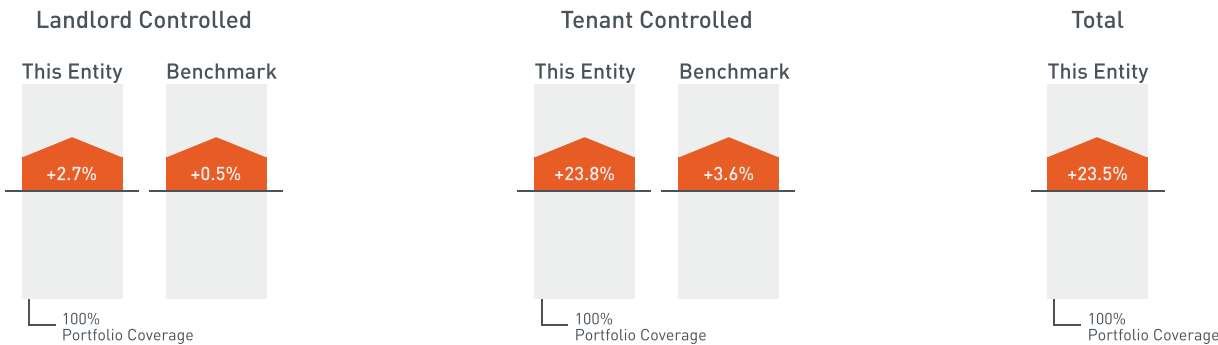
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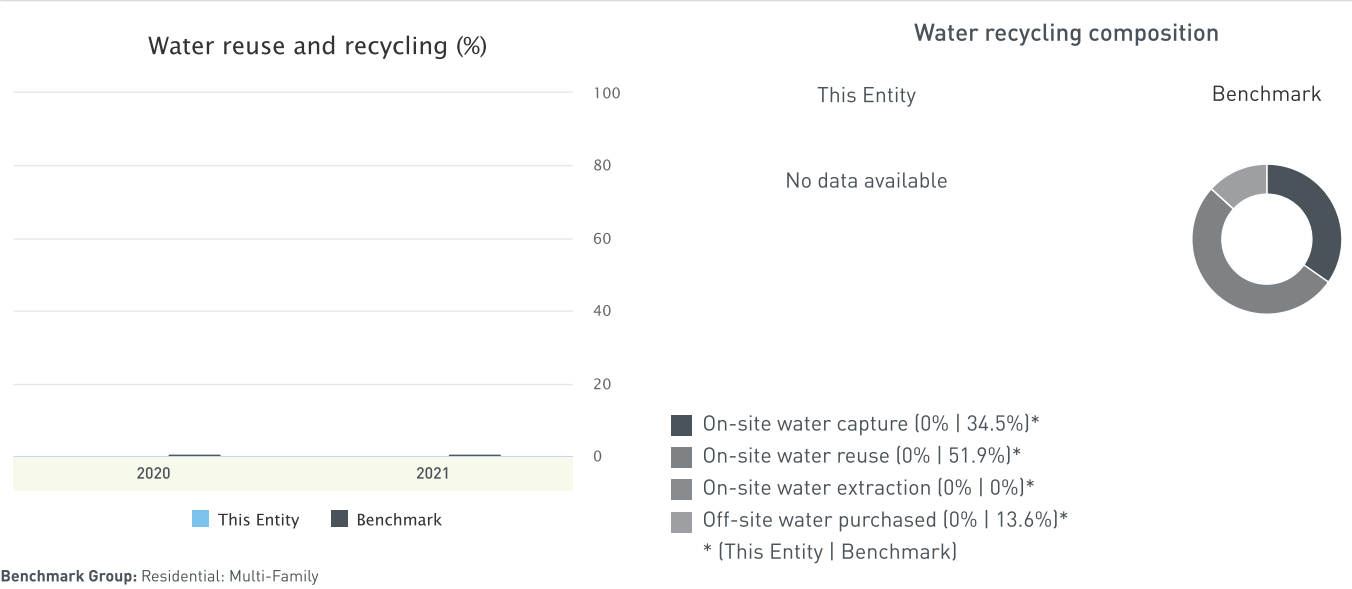
**All GRESB participants are required to use the GFA to report the size of their assets. Participants with information on the Lettable Floor Area (LFA) only were allowed to estimate the size of their common areas (difference between GFA and LFA) using ratio ranges pre-determined by GRESB.*

Benchmark: Residential: Multi-Family: High-Rise Multi-Family | Europe

Like-for-like performance for Water Points: 0/2



Benchmark Landlord Controlled: Residential: Multi-Family: High-Rise Multi-Family | Europe
Benchmark Tenant Controlled: Residential: Multi-Family: High-Rise Multi-Family | Europe



Residential: Family Homes (2.21% of GAV)

Portfolio Characteristics

Overall

1 Assets
3,851 m²
0% Landlord Controlled area
100% Tenant Controlled area

Intensities *

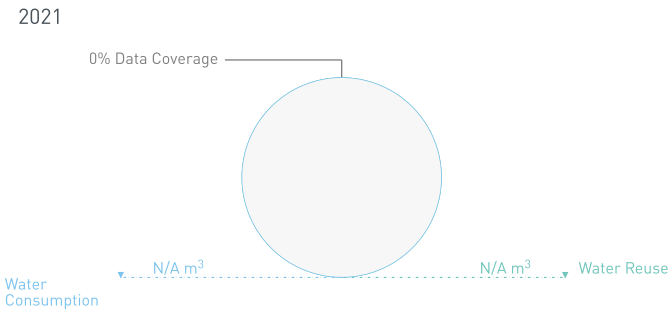
0 Assets
0 m²

Like-for-like **

0 Assets
0 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: 0/4

Landlord Controlled	This Entity	N/A
	Benchmark	N/A
Tenant Controlled	This Entity	0%
	Benchmark	30%

Benchmark Landlord Controlled: No Benchmark Available

Benchmark Tenant Controlled: Residential: Family Homes | Europe

Water Intensities

Entity

Benchmark

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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.

dm³/m²

dm³/m²

- 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).

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Benchmark: No Benchmark Available

Like-for-like performance for Water Points: 0/2

Landlord Controlled

This Entity

Benchmark

N/A

N/A

Tenant Controlled

This Entity

Benchmark

N/A

N/A

0% Portfolio Coverage

Total

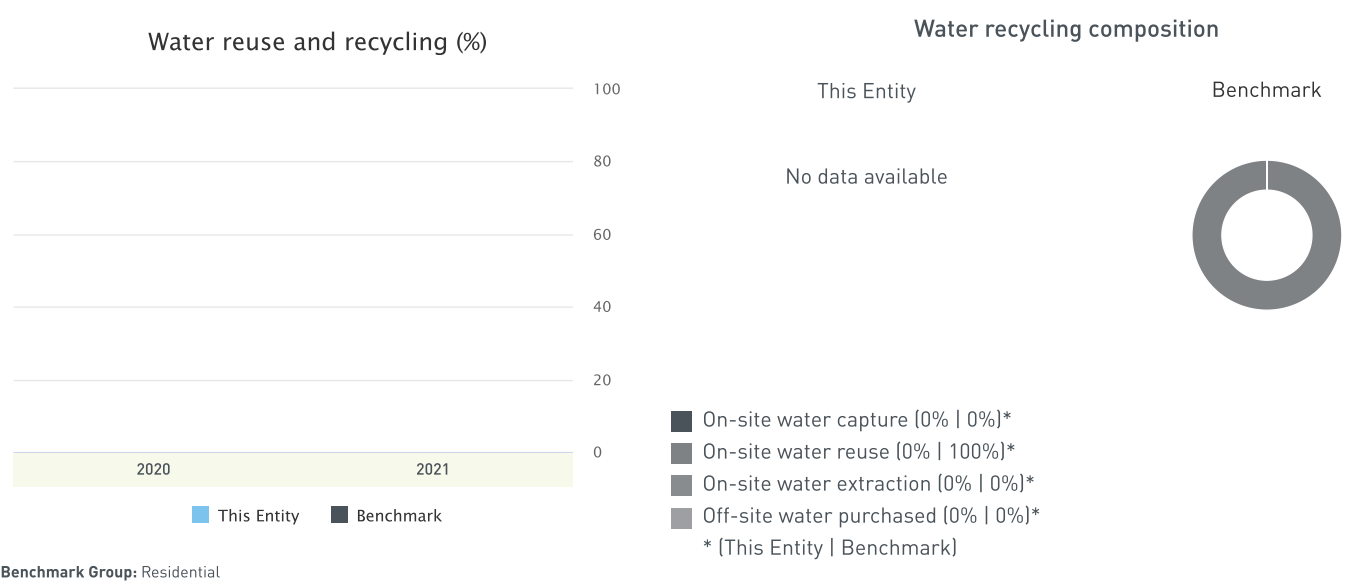
This Entity

N/A

0% Portfolio Coverage

Benchmark Landlord Controlled: No Benchmark Available

Benchmark Tenant Controlled: No Benchmark Available



Waste

Retail: Retail Centers: Shopping Center (4.9% of GAV)

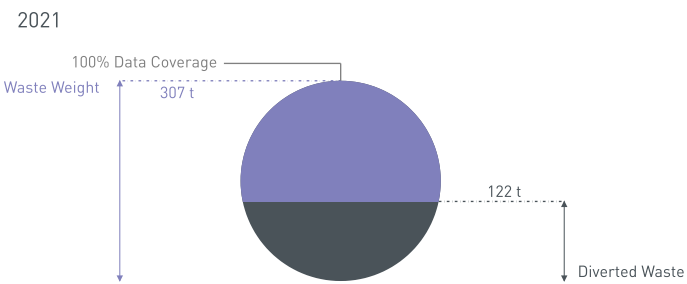
Portfolio Characteristics

Overall

1 Assets
25,824 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



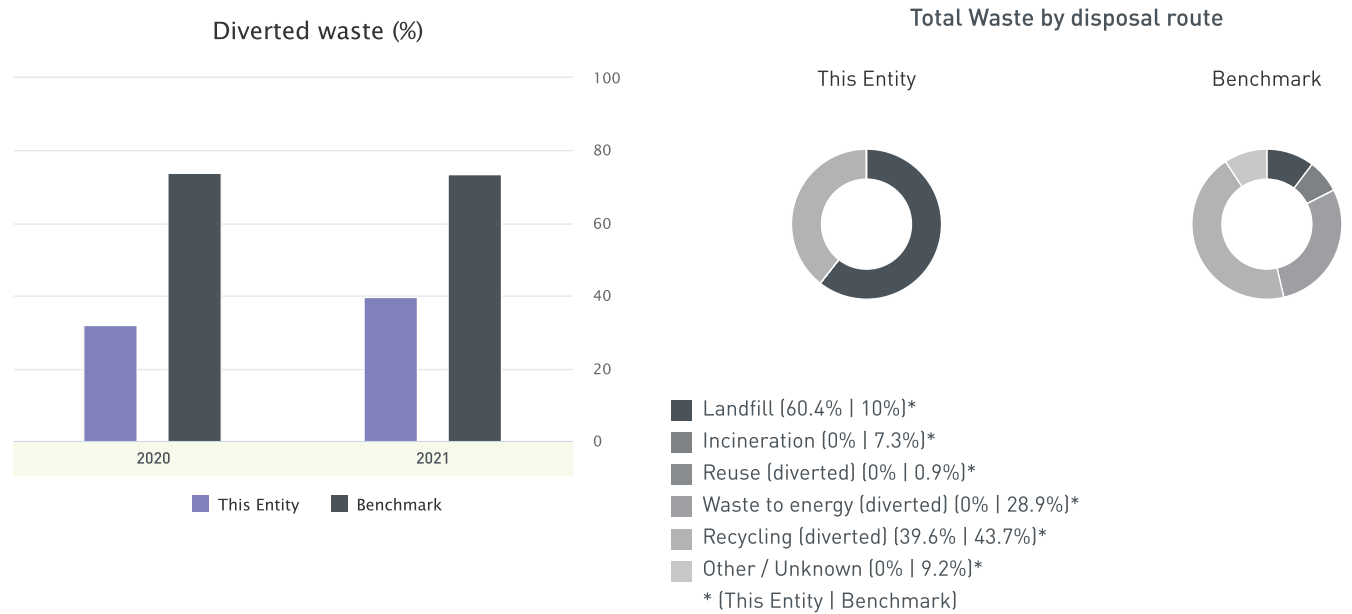
Additional information provided by the participant:

 N/A

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

Landlord Controlled	This Entity	100%
	Benchmark	77%
Tenant Controlled	This Entity	N/A
	Benchmark	N/A

Benchmark Landlord Controlled: Retail: Retail Centers: Shopping Center | Europe
Benchmark Tenant Controlled: No Benchmark Available



Retail: Retail Centers: Lifestyle Center (5.23% of GAV)

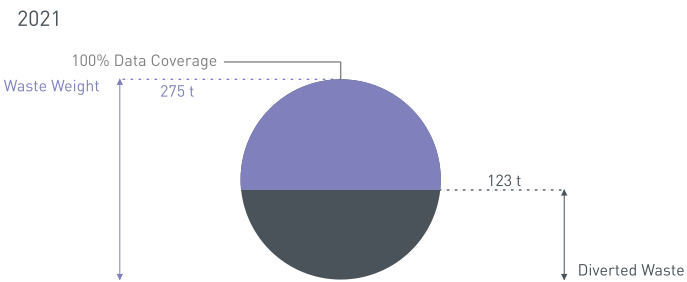
Portfolio Characteristics

Overall

1 Assets
24,378 m²
100% Landlord Controlled area
0% Tenant Controlled area

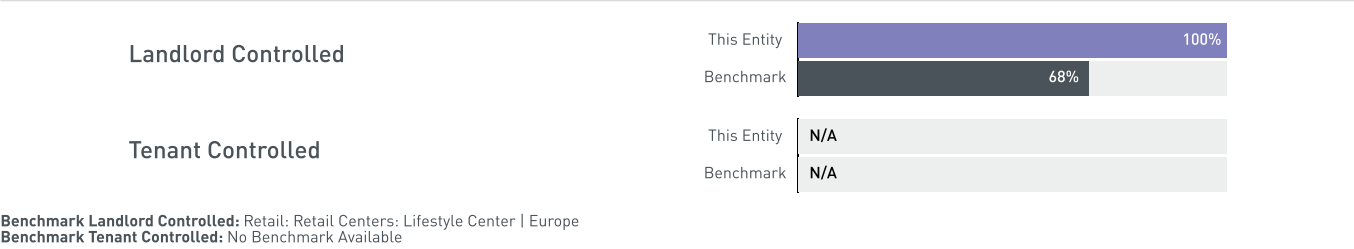
*Includes only assets with 100% data coverage
** Includes only assets eligible for inclusion in the like-for-like portfolio

Waste Overview

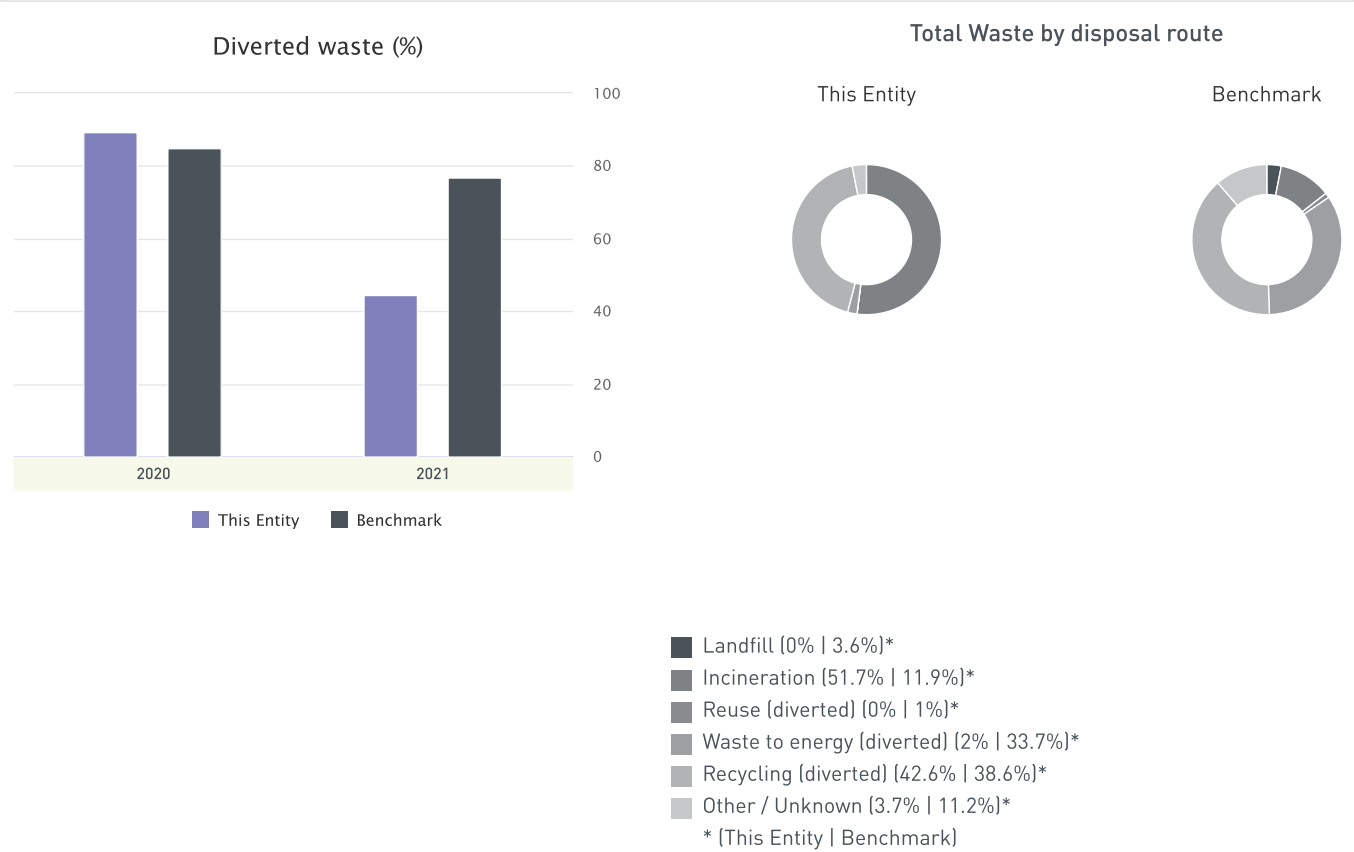


Additional information provided by the participant:

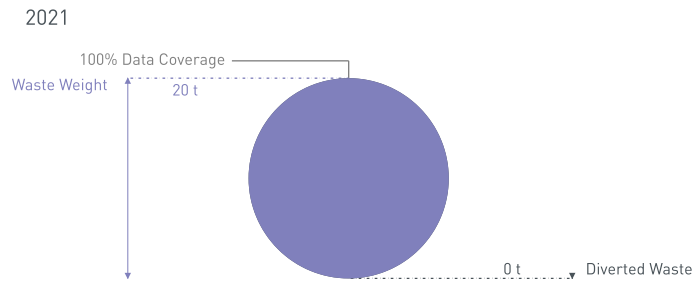
N/A



Waste Management Points: 0.89/2



Waste Overview



Additional information provided by the participant:

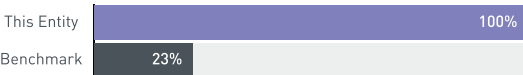
 N/A

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

Landlord Controlled



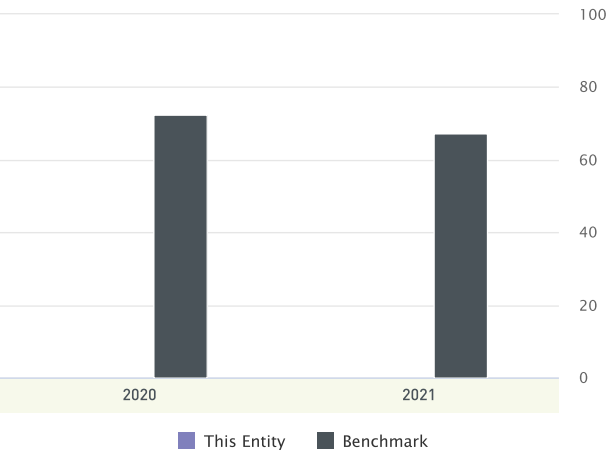
Tenant Controlled



Benchmark Landlord Controlled: No Benchmark Available
Benchmark Tenant Controlled: Retail: Retail Centers: Warehouse | Europe

Waste Management Points: 0/2

Diverted waste (%)



Benchmark Group: Retail: Retail Centers: Warehouse | Europe

Total Waste by disposal route

This Entity

Benchmark



- Landfill (0% | 9.3%)*
 - Incineration (100% | 11.2%)*
 - Reuse (diverted) (0% | 2%)*
 - Waste to energy (diverted) (0% | 29.6%)*
 - Recycling (diverted) (0% | 34.7%)*
 - Other / Unknown (0% | 13.1%)*
- * [This Entity | Benchmark]

Office: Corporate: Mid-Rise Office (31.5% of GAV)

Portfolio Characteristics

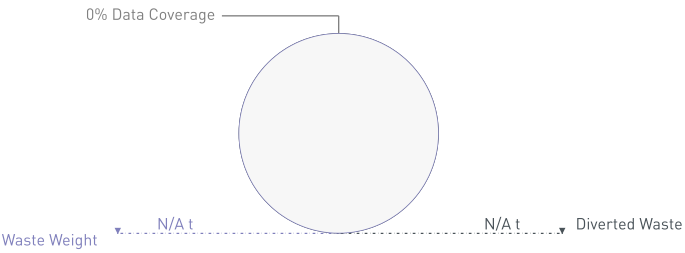
Overall

1 Assets
37,709 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

2021



Additional information provided by the participant:

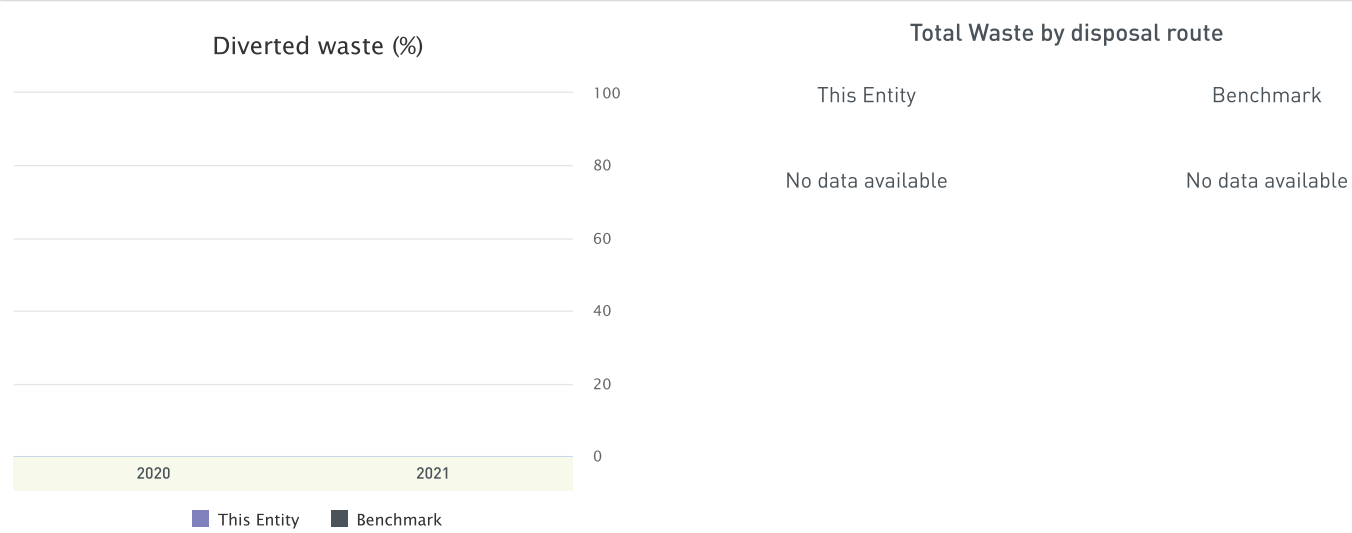
 N/A

Data Coverage (Area/Time) Points: 0/2

Landlord Controlled	This Entity	0%
	Benchmark	61%
Tenant Controlled	This Entity	N/A
	Benchmark	N/A

Benchmark Landlord Controlled: Office: Corporate: Mid-Rise Office | Europe
Benchmark Tenant Controlled: No Benchmark Available

Waste Management Points: 0/2



Benchmark Group: No Benchmark Available

Industrial: Distribution Warehouse (27.39% of GAV)

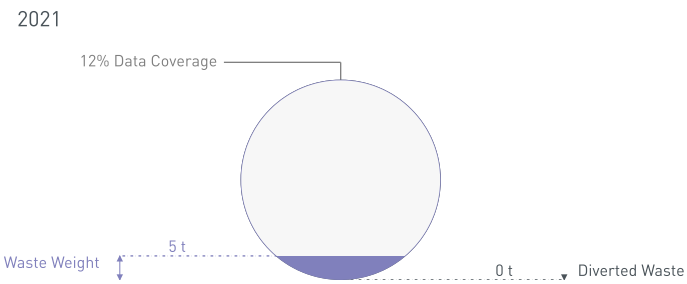
Portfolio Characteristics

Overall

38 Assets
368,014 m²
48% Landlord Controlled area
52% Tenant Controlled area

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

Waste Overview



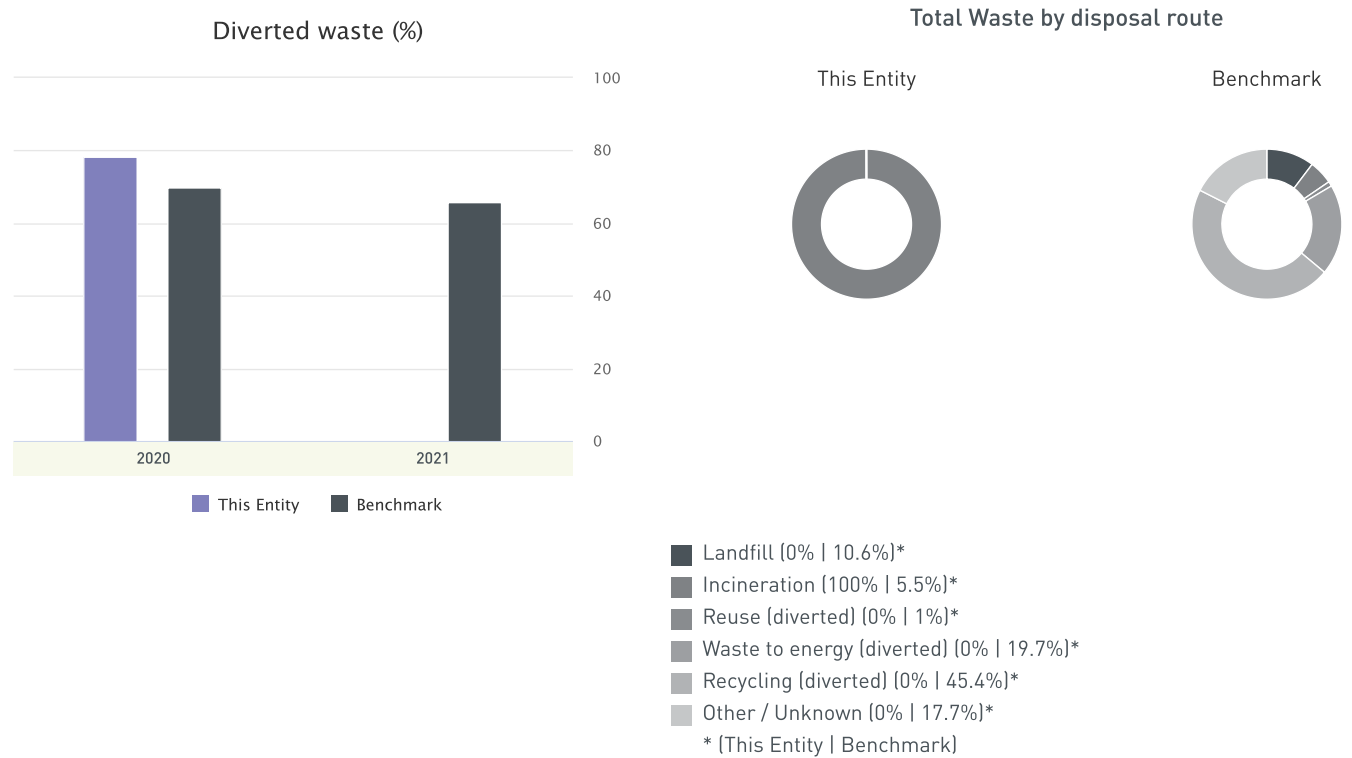
Additional information provided by the participant:

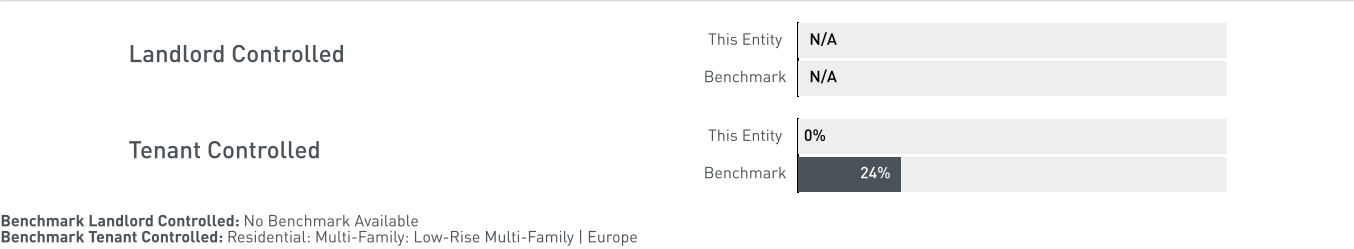
 N/A

Data Coverage (Area/Time) Points: 0.67/2

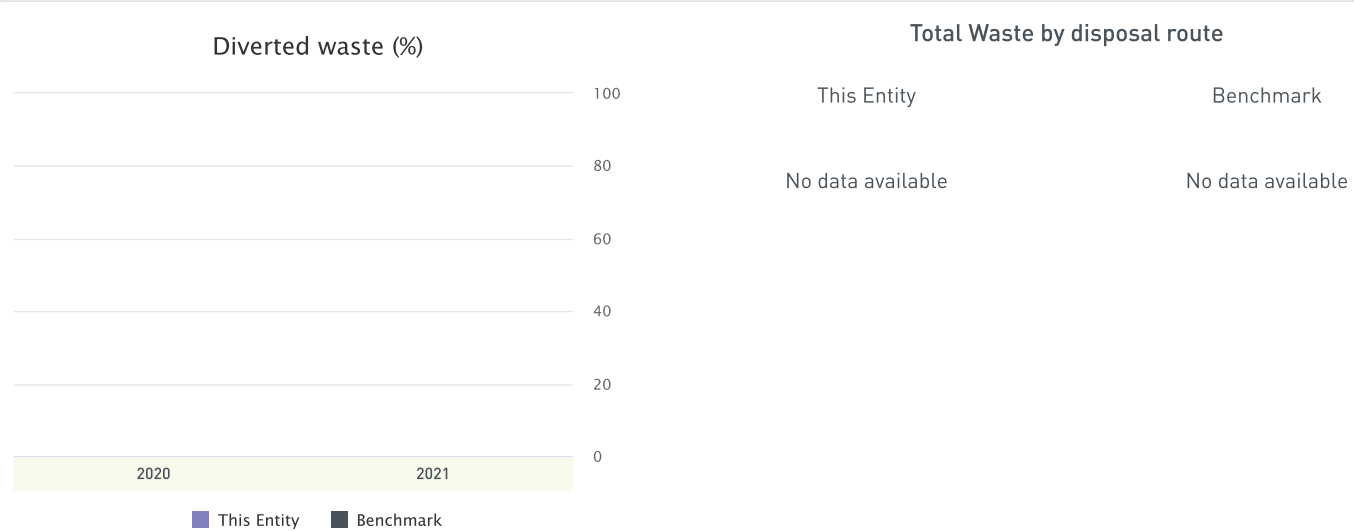
Landlord Controlled	This Entity	0%
	Benchmark	22%
Tenant Controlled	This Entity	23%
	Benchmark	26%

Benchmark Landlord Controlled: Industrial: Distribution Warehouse | Europe
Benchmark Tenant Controlled: Industrial: Distribution Warehouse | Europe





Waste Management Points: 0/2



Benchmark Group: No Benchmark Available

Residential: Multi-Family: Mid-Rise Multi Family (11.85% of GAV)

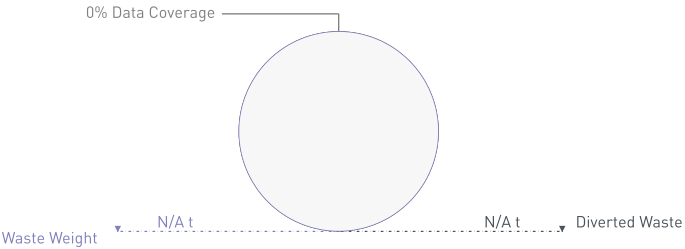
Portfolio Characteristics

Overall
2 Assets
41,594 m²
56% Landlord Controlled area
44% Tenant Controlled area

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

Waste Overview

2021

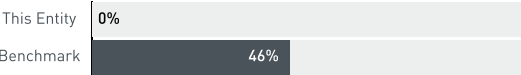


Additional information provided by the participant:

N/A

Data Coverage (Area/Time) Points: 0/2

Landlord Controlled



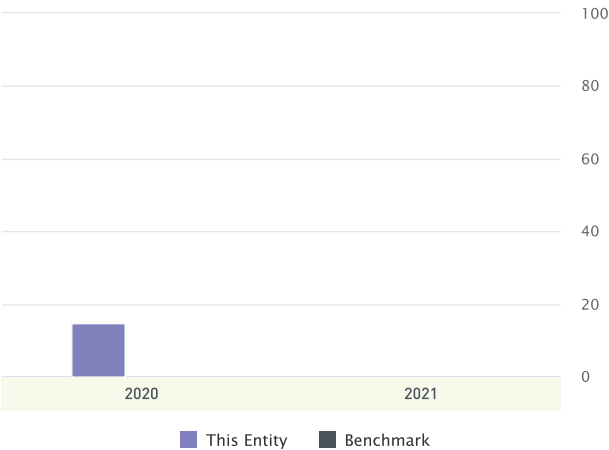
Tenant Controlled



Benchmark Landlord Controlled: Residential: Multi-Family: Mid-Rise Multi Family | Europe
Benchmark Tenant Controlled: Residential: Multi-Family: Mid-Rise Multi Family | Europe

Waste Management Points: 0/2

Diverted waste (%)



Benchmark Group: No Benchmark Available

Total Waste by disposal route

This Entity	Benchmark
No data available	No data available

Residential: Multi-Family: High-Rise Multi-Family (12.25% of GAV)

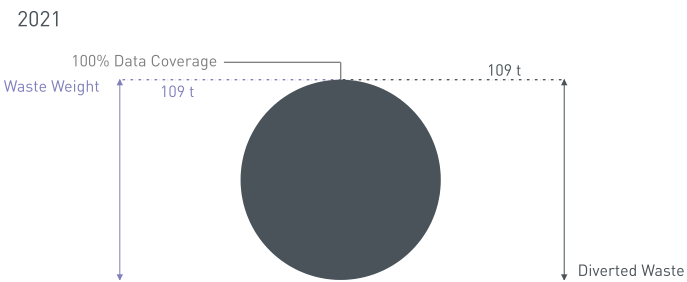
Portfolio Characteristics

Overall

1 Assets
34,683 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



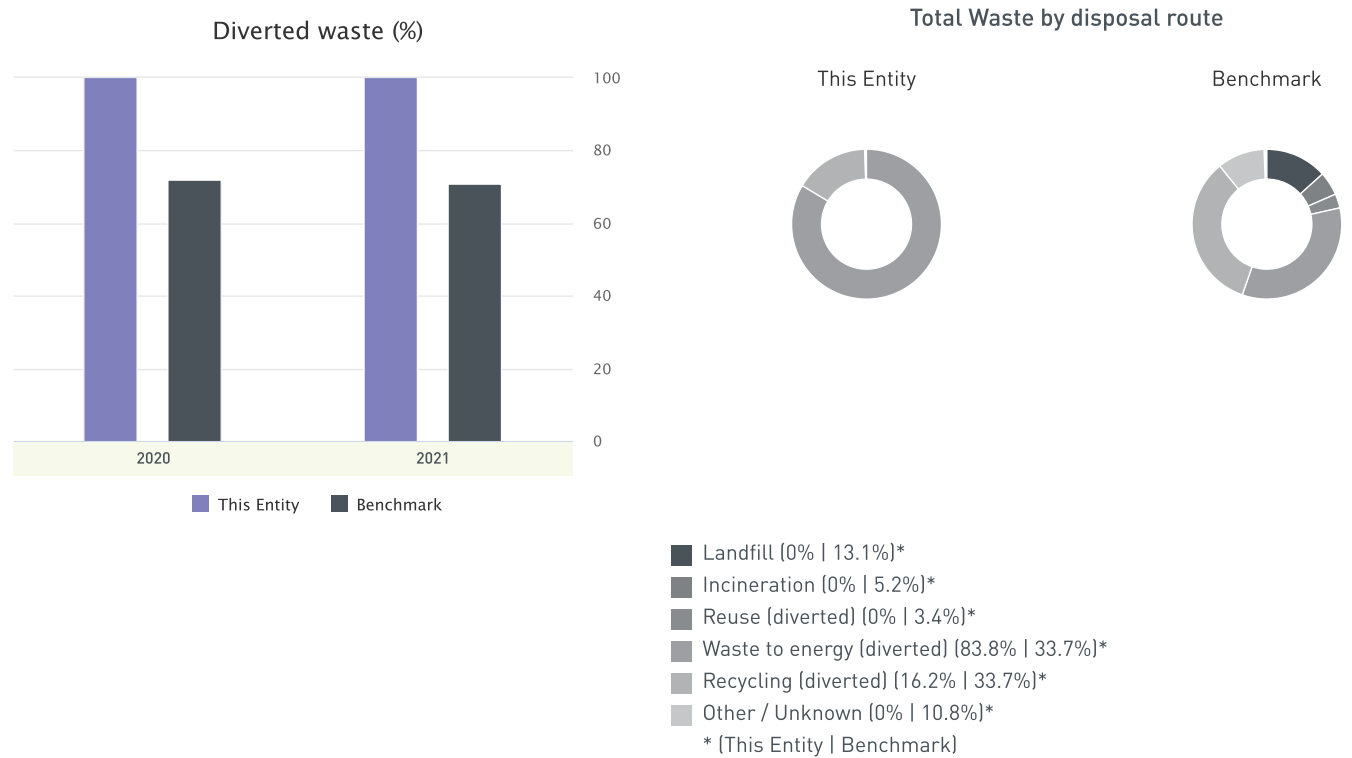
Additional information provided by the participant:

 N/A

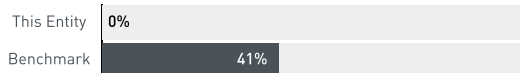
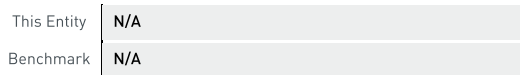
Data Coverage (Area/Time) Points: 2/2

Landlord Controlled	This Entity	100%
	Benchmark	57%
Tenant Controlled	This Entity	N/A
	Benchmark	N/A

Benchmark Landlord Controlled: Residential: Multi-Family: High-Rise Multi-Family | Europe
Benchmark Tenant Controlled: No Benchmark Available

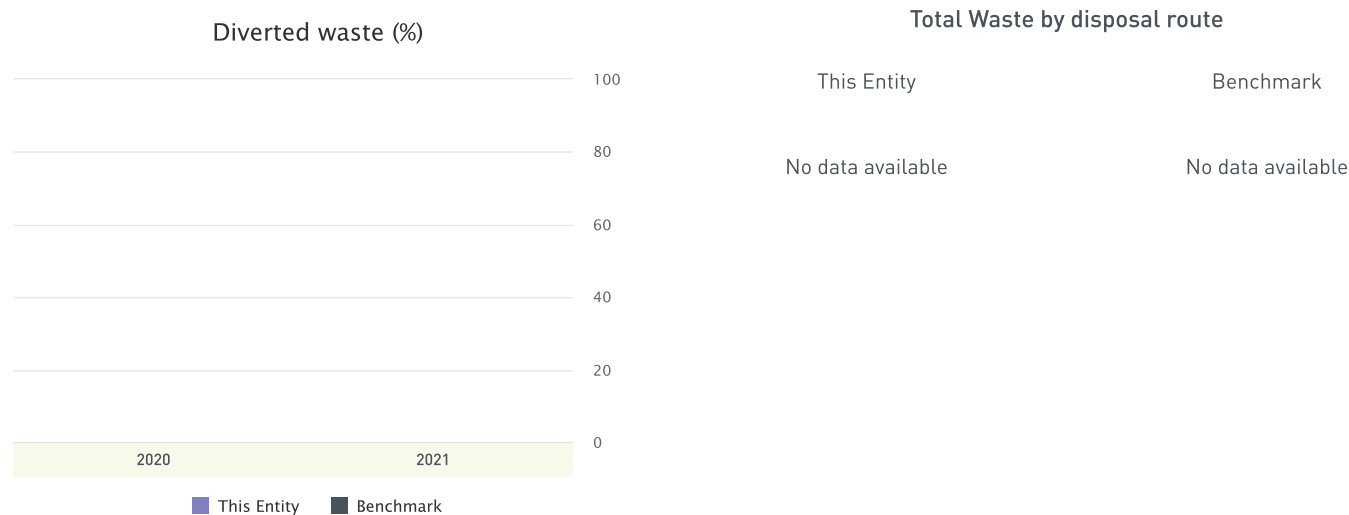


Data Coverage (Area/Time) Points: 0/2



Benchmark Landlord Controlled: No Benchmark Available
Benchmark Tenant Controlled: Residential: Family Homes | Europe

Waste Management Points: 0/2



Benchmark Group: No Benchmark Available

Data Monitoring & Review

Review, verification and assurance of ESG data

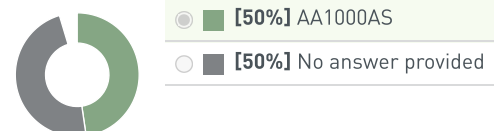
Submitting ESG data for third-party review improves data quality and provides investors with confidence regarding the integrity and reliability of the reported information. This aspect recognizes the existence and level of third party review of energy, GHG emissions, water, and waste data.

MR1 Points: 1.75/1.75

External review of energy data



Using scheme



Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

☐ No 0%

☐ Not applicable 0%

MR2 Points: 1.25/1.25

External review of GHG data

☒ Yes 100% ^

☐ Externally checked 12%

☐ Externally verified 38%

☒ Externally assured 50% ^

Using scheme



- ☒ [50%] AA1000AS
- ☐ [50%] No answer provided

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

☐ No 0%

☐ Not applicable 0%

MR3 Points: 1.25/1.25

External review of water data

☒ Yes 100% ^

☐ Externally checked 12%

☐ Externally verified 38%

☒ Externally assured 50% ^

Using scheme



- ☒ [50%] AA1000AS
- ☐ [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

88%

^

☐ Externally checked

12%

☐ Externally verified

25%

☒ Externally assured

50%

^

Using scheme



- ☒ [50%] AA1000AS
- ☐ [50%] No answer provided

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

☐ No

0%

☐ Not applicable

12%

Building Certifications

Industrial: Distribution Warehouse (27.39% of GAV)

Portfolio Characteristics

Overall
38 Assets
368,014 m²

Building certifications at the time of design/construction Points: 0/7

	Portfolio				Benchmark		
	Certified Area	Certified GAV**	Total Certified Assets	Total Assets	Certified Area	Total Certified Assets	Total Assets
Total	0%*	0%	0	38	15.76% ***	1032 ***	7013

*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: 6.08/8.5

		Portfolio				Benchmark		
		Certified Area	Certified GAV**	Total Certified Assets	Total Assets	Certified Area	Total Certified Assets	Total Assets
BREEAM	In Use Pass	2.62%	N/A	1	N/A			
	In Use Acceptable	25.13%	N/A	5				N/A
	Sub-total	27.75%	N/A	6				
Total		27.75%*	N/A	6	38	13.97% ***	880 ***	7013

*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: 1.15/2

	Portfolio				Benchmark		
	Rated Area	Rated GAV*	Total Rated Assets	Total Assets	Rated Area	Total Rated Assets	Total Assets
EnEV Energieausweise	37.64%	N/A	4	N/A			N/A
EU EPC - B	13.5%	N/A	7	N/A			N/A
EU EPC - A	2.86%	N/A	9	N/A			N/A
EU EPC - C	2.22%	N/A	9	N/A			N/A
EU EPC - E	0.55%	N/A	3	N/A			N/A
EU EPC - F	0.42%	N/A	1	N/A			N/A
EU EPC - D	0.26%	N/A	3	N/A			N/A
EU EPC - G	0.02%	N/A	1	N/A			N/A
Total	57.46%	N/A	37	38	83.57% **	6028 **	7013

*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.

Office: Corporate: Mid-Rise Office (31.5% of GAV)

Portfolio Characteristics

Overall
1 Assets
37,709 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
WiredScore	SmartScore - Design & Construction Platinum	100%	N/A	1	N/A			
	Sub-total	100%	N/A	1		N/A		
LEED	Building Design and Construction (BD+C) Gold	100%	N/A	1	N/A			
	Sub-total	100%	N/A	1		N/A		
Total		100%*	N/A	1	1	23% ***	638 ***	3212

*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: 0/8.5

Portfolio					Benchmark		
	Certified Area	Certified GAV**	Total Certified Assets	Total Assets	Certified Area	Total Certified Assets	Total Assets
Total	0%*	0%	0	1	27.6% ***	956 ***	3212

*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: 1.74/2

Portfolio					Benchmark		
	Rated Area	Rated GAV*	Total Rated Assets	Total Assets	Rated Area	Total Rated Assets	Total Assets
EnEV Energieausweise	87.02%	N/A	1	N/A			
Total	87.02%	N/A	1	1	86.1% **	2745 **	3212

*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.

Retail: Retail Centers: Lifestyle Center (5.23% of GAV)

Portfolio Characteristics

Overall
1 Assets
24,378 m²

Building certifications at the time of design/construction Points: 0/7

Portfolio					Benchmark		
	Certified Area	Certified GAV**	Total Certified Assets	Total Assets	Certified Area	Total Certified Assets	Total Assets
Total	0%*	0%	0	1	8.4% ***	7 ***	69

*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
BREEAM	In Use Very Good	100%	N/A	1	N/A			
	Sub-total	100%	N/A	1				N/A
Total		100%*	N/A	1	1	17.34% ***	23 ***	69

*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
EU EPC - C	100%	N/A	1	N/A			N/A
Total	100%	N/A	1	1	85.04% **	64 **	69

*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.

Retail: Retail Centers: Shopping Center (4.9% of GAV)

Portfolio Characteristics

Overall

1 Assets

25,824 m²

Building certifications at the time of design/construction

Points: 0/7

Portfolio					Benchmark		
	Certified Area	Certified GAV**	Total Certified Assets	Total Assets	Certified Area	Total Certified Assets	Total Assets
Total	0%*	0%	0	1	7.51% ***	160 ***	1532

*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: 0/8.5

Portfolio					Benchmark		
	Certified Area	Certified GAV**	Total Certified Assets	Total Assets	Certified Area	Total Certified Assets	Total Assets
Total	0%*	0%	0	1	40.29% ***	776 ***	1532

*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
EU EPC - D	100%	N/A	1	N/A			N/A
Total	100%	N/A	1	1	85.41% **	1187 **	1532

*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.

Retail: Retail Centers: Warehouse (3.62% of GAV)

Portfolio Characteristics

Overall

1 Assets
15,061 m²

Building certifications at the time of design/construction Points: 0/7

	Portfolio				Benchmark		
	Certified Area	Certified GAV**	Total Certified Assets	Total Assets	Certified Area	Total Certified Assets	Total Assets
Total	0%*	0%	0	1	4.47% ***	57 ***	1805

*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: 0/8.5

	Portfolio				Benchmark		
	Certified Area	Certified GAV**	Total Certified Assets	Total Assets	Certified Area	Total Certified Assets	Total Assets
Total	0%*	0%	0	1	11.91% ***	102 ***	1805

*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
EU EPC - C	100%	N/A	1	N/A			N/A
Total	100%	N/A	1	1	86.73% **	1472 **	1805

*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.

Residential: Multi-Family: High-Rise Multi-Family (12.25% of GAV)

Portfolio Characteristics

Overall

1 Assets
34,683 m²

Building certifications at the time of design/construction Points: 0/7

	Portfolio				Benchmark		
	Certified Area	Certified GAV**	Total Certified Assets	Total Assets	Certified Area	Total Certified Assets	Total Assets
Total	0%*	0%	0	1	11.52% ***	72 ***	752

*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: 0/8.5

	Portfolio				Benchmark		
	Certified Area	Certified GAV**	Total Certified Assets	Total Assets	Certified Area	Total Certified Assets	Total Assets
Total	0%*	0%	0	1	18.33% ***	190 ***	752

*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: 1.5/2

	Portfolio				Benchmark		
	Rated Area	Rated GAV*	Total Rated Assets	Total Assets	Rated Area	Total Rated Assets	Total Assets
EU EPC - B	75%	N/A	1	N/A			N/A
Total	75%	N/A	1	1	85.4% **	700 **	752

*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.

Residential: Multi-Family: Low-Rise Multi-Family (1.05% of GAV)

Portfolio Characteristics

Overall

1 Assets

2,101 m²

Building certifications at the time of design/construction

Points: 0/7

	Portfolio				Benchmark		
	Certified Area	Certified GAV**	Total Certified Assets	Total Assets	Certified Area	Total Certified Assets	Total Assets
Total	0%*	0%	0	1	5.02% ***	54 ***	3409

*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: 0/8.5

	Portfolio				Benchmark		
	Certified Area	Certified GAV**	Total Certified Assets	Total Assets	Certified Area	Total Certified Assets	Total Assets
Total	0%*	0%	0	1	9.93% ***	135 ***	3409

*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
EU EPC - B	100%	N/A	1	N/A			N/A
Total	100%	N/A	1	1	84.04% **	2866 **	3409

*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.

Residential: Multi-Family: Mid-Rise Multi Family (11.85% of GAV)

Portfolio Characteristics

Overall

2 Assets
41,594 m²

Building certifications at the time of design/construction Points: 0/7

Portfolio					Benchmark		
	Certified Area	Certified GAV**	Total Certified Assets	Total Assets	Certified Area	Total Certified Assets	Total Assets
Total	0%*	0%	0	2	10.86% ***	320 ***	7539

*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: 0/8.5

Portfolio					Benchmark		
	Certified Area	Certified GAV**	Total Certified Assets	Total Assets	Certified Area	Total Certified Assets	Total Assets
Total	0%*	0%	0	2	15.02% ***	547 ***	7539

*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: 0/2

Portfolio					Benchmark		
	Rated Area	Rated GAV*	Total Rated Assets	Total Assets	Rated Area	Total Rated Assets	Total Assets
Total	0%	0%	0	2	80.42% **	6353 **	7539

*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.

Residential: Family Homes (2.21% of GAV)

Portfolio Characteristics

Overall

1 Assets
3,851 m²

Building certifications at the time of design/construction Points: 0/7

Portfolio					Benchmark		
	Certified Area	Certified GAV**	Total Certified Assets	Total Assets	Certified Area	Total Certified Assets	Total Assets
Total	0%*	0%	0	1	0.94% ***	14 ***	1355

*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: 0/8.5

Portfolio					Benchmark		
	Certified Area	Certified GAV**	Total Certified Assets	Total Assets	Certified Area	Total Certified Assets	Total Assets
Total	0%*	0%	0	1	27.47% ***	406 ***	1355

*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
EU EPC - D	100%	N/A	1	N/A			N/A
Total	100%	N/A	1	1	83.82% **	1324 **	1355

*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	11.11	53% of peers scored lower
DRE1	ESG strategy during development	4	4	3.28	47% of peers scored lower
DRE2	Site selection requirements	4	4	3.83	13% of peers scored lower
DRE3	Site design and development requirements	4	4	4	0% of peers scored lower
	Materials	6.00p 8.6%	5	4.81	60% of peers scored higher
DMA1	Materials selection requirements	6	5	4.81	60% of peers scored higher
DMA2.1	Life cycle assessments			Not scored	
DMA2.2	Embodied carbon disclosure			Not scored	
	Building Certifications	13.00p 18.6%	12.16	10.49	67% of peers scored higher
DBC1.1	Green building standard requirements	4	3.62	3.5	73% of peers scored higher
DBC1.2	Green building certifications	9	8.54	6.99	67% of peers scored higher
	Energy	14.00p 20%	7.02	9.87	80% of peers scored higher
DEN1	Energy efficiency requirements	6	6	5.87	20% of peers scored lower
DEN2.1	On-site renewable energy	6	1.02	3.48	80% of peers scored higher
DEN2.2	Net-zero carbon design and standards	2	0	0.51	33% of peers scored higher
	Water	5.00p 7.1%	5	4.65	27% of peers scored lower
DWT1	Water conservation strategy	5	5	4.65	27% of peers scored lower
	Waste	5.00p 7.1%	5	5	0% of peers scored lower
DWS1	Waste management strategy	5	5	5	0% of peers scored lower

	Aspect indicator	Score Max	Score Entity (p)	Score Benchmark (p)	Strengths & Opportunities
	Stakeholder Engagement	15.00p 21.4%	14.08	13.59	53% of peers scored higher
DSE1	Health & well-being	2	1.75	1.78	40% of peers scored higher
DSE2.1	On-site safety	1.5	1.5	1.5	0% of peers scored lower
DSE2.2	Safety metrics	1.5	1.5	1.24	47% of peers scored lower
DSE3.1	Contractor ESG requirements	2	2	2	0% of peers scored lower
DSE3.2	Contractor monitoring methods	2	2	1.88	7% of peers scored lower
DSE4	Community engagement program	2	2	1.96	7% of peers scored lower
DSE5.1	Community impact assessment	2	2	1.88	7% of peers scored lower
DSE5.2	Community impact monitoring	2	1.33	1.35	60% of peers scored higher

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.

DRE1
Points: 4/4

ESG strategy during development

☒ Yes
100%

Strategy elements

☒ Biodiversity and habitat
75%

☒ Building safety
69%

☒ Climate/climate change adaptation
69%

☒ Energy consumption
100%

☒ Green building certifications
100%

☐ Greenhouse gas emissions
81%

☐ Health and well-being
81%

☒ Indoor environmental quality
94%

☒ Life-cycle assessments/embodied carbon
69%

☒ Location and transportation
81%

<input checked="" type="checkbox"/> Material sourcing	88%	<div><div></div></div>
<input checked="" type="checkbox"/> Net-zero/carbon neutral design	44%	<div><div></div></div>
<input type="checkbox"/> Pollution prevention	69%	<div><div></div></div>
<input checked="" type="checkbox"/> Renewable energy	94%	<div><div></div></div>
<input type="checkbox"/> Resilience to catastrophe/disaster	44%	<div><div></div></div>
<input checked="" type="checkbox"/> Site selection and land use	75%	<div><div></div></div>
<input checked="" type="checkbox"/> Sustainable procurement	69%	<div><div></div></div>
<input checked="" type="checkbox"/> Waste management	94%	<div><div></div></div>
<input checked="" type="checkbox"/> Water consumption	94%	<div><div></div></div>
<input type="checkbox"/> Other	19%	<div><div></div></div>

The strategy is



- ☒ [75%] Publicly available
- ☐ [25%] Not publicly available

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

<https://www.europacapital.com/sustainability/policies>

Business strategy integration

Europa ensures sustainability is considered at the earliest stages in design of both new projects and major renovations. The Europa Construction and Major Projects Sustainability Guide is developed to be considered when planning all projects. In all cases, minimum standards, documented in the EMS are followed. Sustainability is incorporated into construction project planning, from the outset. Furthermore Europa has a target to achieve a BREEAM minimum standards for all assessments. All aspects selected above are covered.

☐ No 0%

DRE2 Points: 4/4

Site selection requirements

☒ Yes 100%

Criteria included

☒ Connect to multi-modal transit networks 100%

<input checked="" type="checkbox"/> Locate projects within existing developed areas	94%	<div><div></div></div>
<input type="checkbox"/> Protect, restore, and conserve aquatic ecosystems	31%	<div><div></div></div>
<input type="checkbox"/> Protect, restore, and conserve farmland	31%	<div><div></div></div>
<input type="checkbox"/> Protect, restore, and conserve floodplain functions	38%	<div><div></div></div>
<input checked="" type="checkbox"/> Protect, restore, and conserve habitats for native, threatened and endangered species	50%	<div><div></div></div>
<input checked="" type="checkbox"/> Protect, restore, and conserve historical and heritage sites	75%	<div><div></div></div>
<input checked="" type="checkbox"/> Redevelop brownfield sites	69%	<div><div></div></div>
<input type="checkbox"/> Other	6%	<div><div></div></div>
<input type="radio"/> No	0%	<div><div></div></div>

DRE3 Points: 4/4

Site design and development requirements

<input checked="" type="radio"/> Yes	100%	<div><div></div></div> ^
Criteria included		
<input checked="" type="checkbox"/> Manage waste by diverting construction and demolition materials from disposal	100%	<div><div></div></div>
<input type="checkbox"/> Manage waste by diverting reusable vegetation, rocks, and soil from disposal	62%	<div><div></div></div>
<input checked="" type="checkbox"/> Minimize light pollution to the surrounding community	69%	<div><div></div></div>
<input type="checkbox"/> Minimize noise pollution to the surrounding community	88%	<div><div></div></div>
<input type="checkbox"/> Perform environmental site assessment	81%	<div><div></div></div>
<input checked="" type="checkbox"/> Protect air quality during construction	100%	<div><div></div></div>
<input checked="" type="checkbox"/> Protect and restore habitat and soils disturbed during construction and/or during previous development	62%	<div><div></div></div>
<input checked="" type="checkbox"/> Protect surface water and aquatic ecosystems by controlling and retaining construction pollutants	75%	<div><div></div></div>
<input type="checkbox"/> Other	0%	<div><div></div></div>
<input type="radio"/> No	0%	<div><div></div></div>

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: 5/6

Materials selection requirements

☒ Yes

100%

^

Issues addressed

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

81%

^

☒ Environmental Product Declarations

81%

☐ Health Product Declarations

69%

☐ Other types of required health and environmental disclosure:

38%

☒ Material characteristics

100%

^

☒ Locally extracted or recovered materials

56%

☒ Low embodied carbon materials

62%

☒ Low-emitting VOC materials

88%

☐ Materials and packaging that can easily be recycled

44%

☒ Materials that disclose environmental impacts

88%

☒ Materials that disclose potential health hazards

69%

☒ Rapidly renewable materials and recycled content materials

69%

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

56%

☒ Third-party certified wood-based materials and products

81%

Types of third-party certification used: Forest Stewardship Council

[ACCEPTED]

☐ Other

6%

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

☐ No

0%

DMA2.1 Not Scored

Life cycle assessments

☐ Yes

38%

☒ No

62%

DMA2.2 Not Scored

Embodied carbon disclosure

☐ Yes

31%

☒ No

50%

☐ Not applicable

19%

Building Certifications

DBC1.1 Points: 3.62/4

Green building standard requirements

☒ Yes

100% ^

Requirements

☒ Projects required to align with requirements of a third-party green building rating system 12%

Percentage of portfolio covered: 19%

Green building rating systems (include all that apply): BREEAM Major Refurbishment Very Good [FULL POINTS]

☐ Projects required to achieve certification with a green building rating system 6%

☒ Projects required to achieve a specific level of certification 94%

Percentage of portfolio covered: 81%

Green building rating systems: BREEAM Major Refurbishment / LEED / Wiredscore [FULL POINTS]

Level of certification: Very Good / Gold / Platinum [FULL POINTS]

☐ No

0%

DBC1.2 Points: 8.54/9

Green building certifications

☒ Yes

88% ^

Certification schemes used

☒ Projects registered to obtain a green building certificate

75% ^

Scheme name / Sub-Scheme Name	Area Certified (m ²)	% Portfolio Certified by Floor Area 2021	Number of Assets	% of GAV Certified - Optional 2021
LEED/Building Design and Construction (BD+C)	16,527	17	1	N/A
WiredScore/WiredScore - Design & Construction	16,527	17	1	N/A
BREEAM/Refurbishment and Fit-out	16,057	16	1	N/A

☒ Projects that obtained a green building certificate or official pre-certification

38% ^

Scheme name / Sub-Scheme Name	Area Certified (m ²)	% Portfolio Certified by Floor Area 2021	Number of Assets	% of GAV Certified - Optional 2021
BREEAM/Refurbishment and Fit-out	9,344	10	1	N/A
LEED/Interior Design and Construction (ID+C)	37,709	38	1	N/A
WiredScore/WiredScore - Design & Construction	37,709	38	1	N/A

☐ No

12%

☐ 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

94% ^

☒ Development and implementation of a commissioning plan

69%

☐ Integrative design process

56%

<input checked="" type="checkbox"/> To exceed relevant energy codes or standards	81%	<div><div></div></div>
<input type="checkbox"/> Requirements for minimum energy use intensity post-occupancy	44%	<div><div></div></div>
<input type="checkbox"/> Other	31%	<div><div></div></div>

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

<input checked="" type="checkbox"/> Energy efficiency measures	100%	<div><div></div></div> ^
<input checked="" type="checkbox"/> Air conditioning	81%	<div><div></div></div>
<input checked="" type="checkbox"/> Commissioning	88%	<div><div></div></div>
<input type="checkbox"/> Energy modeling	75%	<div><div></div></div>
<input checked="" type="checkbox"/> High-efficiency equipment and appliances	88%	<div><div></div></div>
<input checked="" type="checkbox"/> Lighting	100%	<div><div></div></div>
<input checked="" type="checkbox"/> Occupant controls	81%	<div><div></div></div>
<input checked="" type="checkbox"/> Passive design	69%	<div><div></div></div>
<input checked="" type="checkbox"/> Space heating	81%	<div><div></div></div>
<input checked="" type="checkbox"/> Ventilation	100%	<div><div></div></div>
<input checked="" type="checkbox"/> Water heating	88%	<div><div></div></div>
<input type="checkbox"/> Other	6%	<div><div></div></div>
<input checked="" type="checkbox"/> Operational energy efficiency monitoring	100%	<div><div></div></div> ^
<input checked="" type="checkbox"/> Building energy management systems	94%	<div><div></div></div>
<input type="checkbox"/> Energy use analytics	75%	<div><div></div></div>
<input checked="" type="checkbox"/> Post-construction energy monitoring For on average years: 3	81%	<div><div></div></div>
<input checked="" type="checkbox"/> Sub-meter	94%	<div><div></div></div>
<input type="checkbox"/> Other	0%	<div><div></div></div>

☐ No

0%

DEN2.1 Points: 1.02/6

On-site renewable energy

☒ Yes

81% ^

Average design target for on-site production: 5%

Renewable energy types

☐ Biofuels

0%

☐ Geothermal Steam

0%

☐ Hydro

0%

☒ Solar/photovoltaic

81%

Percentage of all projects: 17%

☐ Wind

0%

☐ Other

12%

☐ No

19%

☐ Not applicable

0%

DEN2.2 Points: 0/2

Net-zero carbon design and standards

☐ Yes

38%

☒ No

62%

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

<input checked="" type="checkbox"/> Requirements for planning and design include	94% <div><div></div></div> ^
<input checked="" type="checkbox"/> Development and implementation of a commissioning plan	62% <div><div></div></div>
<input type="checkbox"/> Integrative design for water conservation	56% <div><div></div></div>
<input checked="" type="checkbox"/> Requirements for indoor water efficiency	88% <div><div></div></div>
<input checked="" type="checkbox"/> Requirements for outdoor water efficiency	75% <div><div></div></div>
<input type="checkbox"/> Requirements for process water efficiency	31% <div><div></div></div>
<input type="checkbox"/> Requirements for water supply	19% <div><div></div></div>
<input type="checkbox"/> Requirements for minimum water use intensity post-occupancy	12% <div><div></div></div>
<input type="checkbox"/> Other	0% <div><div></div></div>

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

<input checked="" type="checkbox"/> Common water efficiency measures include	100% <div><div></div></div> ^
<input checked="" type="checkbox"/> Commissioning of water systems	81% <div><div></div></div>
<input checked="" type="checkbox"/> Drip/smart irrigation	62% <div><div></div></div>
<input checked="" type="checkbox"/> Drought tolerant/low-water landscaping	88% <div><div></div></div>
<input checked="" type="checkbox"/> High-efficiency/dry fixtures	94% <div><div></div></div>
<input checked="" type="checkbox"/> Leak detection system	81% <div><div></div></div>
<input checked="" type="checkbox"/> Occupant sensors	62% <div><div></div></div>
<input type="checkbox"/> On-site wastewater treatment	12% <div><div></div></div>
<input type="checkbox"/> Reuse of stormwater and greywater for non-potable applications	62% <div><div></div></div>
<input type="checkbox"/> Other	6% <div><div></div></div>

<input checked="" type="checkbox"/> Operational water efficiency monitoring	94% <div><div></div></div> ^
<input checked="" type="checkbox"/> Post-construction water monitoring	75% <div><div></div></div>
For on average years: 3	

<input checked="" type="checkbox"/> Sub-meter	94% <div><div></div></div>
<input type="checkbox"/> Water use analytics	69% <div><div></div></div>
<input type="checkbox"/> Other	0% <div><div></div></div>
<input type="radio"/> No	0% <div><div></div></div>

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

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

Efficient solid waste management promotion strategies

<input checked="" type="checkbox"/> Management and construction practices (multiple answers possible)	100% <div><div></div></div> ^
<input checked="" type="checkbox"/> Construction waste signage	75% <div><div></div></div>
<input type="checkbox"/> Diversion rate requirements	62% <div><div></div></div>
<input checked="" type="checkbox"/> Education of employees/contractors on waste management	81% <div><div></div></div>
<input type="checkbox"/> Incentives for contractors for recovering, reusing and recycling building materials	44% <div><div></div></div>
<input checked="" type="checkbox"/> Targets for waste stream recovery, reuse and recycling	75% <div><div></div></div>
<input checked="" type="checkbox"/> Waste management plans	100% <div><div></div></div>
<input checked="" type="checkbox"/> Waste separation facilities	100% <div><div></div></div>
<input type="checkbox"/> Other	6% <div><div></div></div>
<input checked="" type="checkbox"/> On-site waste monitoring	100% <div><div></div></div> ^
<input checked="" type="checkbox"/> Hazardous waste monitoring/audit	100% <div><div></div></div>
<input checked="" type="checkbox"/> Non-hazardous waste monitoring/audit	100% <div><div></div></div>
<input type="checkbox"/> Other	6% <div><div></div></div>

☐ 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: 1.75/2

Health & well-being

☒ Yes

100% ^

Design promotion activities

☒ Requirements for planning and design 100% ^

☐ Health Impact Assessment 62%

☐ Integrated planning process 56%

☒ Other planning process 31%

Alignment with H&W requirements of BREEAM and LEED certification

[ACCEPTED]

☒ Health & well-being measures 100% ^

☒ Acoustic comfort 100%

☒ Active design features 62%

☒ Biophilic design 62%

☐ Commissioning 88%

☒ Daylight 94%

☐ Ergonomic workplace 56%

☐ Humidity 44%

☐ Illumination 81%

☒ Inclusive design 75%

☐ Indoor air quality 88%

<input checked="" type="checkbox"/> Natural ventilation	69%	<div><div></div></div>
<input checked="" type="checkbox"/> Occupant controls	75%	<div><div></div></div>
<input checked="" type="checkbox"/> Physical activity	56%	<div><div></div></div>
<input type="checkbox"/> Thermal comfort	94%	<div><div></div></div>
<input checked="" type="checkbox"/> Water quality	81%	<div><div></div></div>
<input type="checkbox"/> Other	0%	<div><div></div></div>

<input checked="" type="checkbox"/> Monitoring health and well-being performance through	94%	<div><div></div></div> ^
<input checked="" type="checkbox"/> Occupant education	75%	<div><div></div></div>
<input checked="" type="checkbox"/> Post-construction health and well-being monitoring For on average years: 3	88%	<div><div></div></div>
<input type="checkbox"/> Other	12%	<div><div></div></div>

☐ 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	56%	<div><div></div></div>
<input checked="" type="checkbox"/> Communicating safety information	100%	<div><div></div></div>
<input checked="" type="checkbox"/> Continuously improving safety performance	94%	<div><div></div></div>
<input checked="" type="checkbox"/> Demonstrating safety leadership	81%	<div><div></div></div>
<input checked="" type="checkbox"/> Entrenching safety practices	81%	<div><div></div></div>
<input checked="" type="checkbox"/> Managing safety risks	100%	<div><div></div></div>
<input type="checkbox"/> On-site health and safety professional (coordinator)	81%	<div><div></div></div>
<input checked="" type="checkbox"/> Personal Protective and Life Saving Equipment	100%	<div><div></div></div>

<input checked="" type="checkbox"/> Promoting design for safety	69%	<div><div></div></div>
<input checked="" type="checkbox"/> Training curriculum	38%	<div><div></div></div>
<input type="checkbox"/> Other	6%	<div><div></div></div>

☐ No

0%

DSE2.2 Points: 1.5/1.5

Safety metrics


☒ Yes

94%

Indicators monitored

<input checked="" type="checkbox"/> Injury rate	88%	<div><div></div></div>
0		

Explain the injury rate calculation method (maximum 250 words)

 Injury rate: injuries (per year) / hours worked (per year) * 1000000 = injury rate 0 / 129000 * 100000 = 0 Near misses & fatalities: reported in absolute values. Lost day rate: lost days / total working hours by all employees = lost day rate 0 / 129000 = 0 lost day rate

<input checked="" type="checkbox"/> Fatalities	94%	<div><div></div></div>
0		
<input checked="" type="checkbox"/> Near misses	69%	<div><div></div></div>
0		
<input checked="" type="checkbox"/> Lost day rate	62%	<div><div></div></div>
0		
<input type="checkbox"/> Severity rate	38%	<div><div></div></div>
<input type="checkbox"/> Other metrics	6%	<div><div></div></div>

☐ No

6%

Supply Chain

DSE3.1 Points: 2/2

Contractor ESG requirements


☒ Yes

100%  ^


Percentage of projects covered: 100%


Topics included

☐ Business ethics 69% 


☒ Child labor 88% 

☐ Community engagement 44% 


☒ Environmental process standards 94% 


☒ Environmental product standards 69% 

☐ Health and well-being 56% 

☒ Human rights 81% 

☐ Human health-based product standards 44% 

☒ Occupational safety 75% 

☒ Labor standards and working conditions 88% 

☐ Other 6% 

☐ No

0% 

DSE3.2 Points: 2/2


Contractor monitoring methods

☒ Yes

94%  ^


Methods used

☐ Contractor ESG training 31% 

☒ Contractors provide update reports on environmental and social aspects during construction 81% 

☐ External audits by third party 50% 

☐ Internal audits 50% 

☒ Weekly/monthly (on-site) meetings and/or ad hoc site visits 94% 

Projects' meetings and/or site visits: 100%

<input type="checkbox"/> Other	12% <div></div>
<input type="radio"/> No	6% <div></div>
<input type="radio"/> Not applicable	0% <div></div>

Community Impact and Engagement

DSE4 Points: 2/2

Community engagement program

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

Topics included

<input checked="" type="checkbox"/> Community health and well-being	81% <div></div>
<input checked="" type="checkbox"/> Effective communication and process to address community concerns	81% <div></div>
<input checked="" type="checkbox"/> Employment creation in local communities	88% <div></div>
<input checked="" type="checkbox"/> Enhancement programs for public spaces	69% <div></div>
<input type="checkbox"/> ESG education program	31% <div></div>
<input type="checkbox"/> Research and network activities	31% <div></div>
<input type="checkbox"/> Resilience, including assistance or support in case of disaster	25% <div></div>
<input type="checkbox"/> Supporting charities and community groups	62% <div></div>
<input type="checkbox"/> Other	6% <div></div>

Program description

Europa Capital is committed to engaging with the community to address concerns through all stages of its development. For larger developments community consultations are commonly held with key stakeholders as an opportunity for local residents, members of the local business community, and other landowners to raise any questions and for issued to be addressed. The consultations are used to drive management of ESG-specific issues. Europa Capital seeks to identify opportunities to enhance community spaces, where possible, such as integrating co-working spaces and landscaping/improvement of outdoors spaces to improve the health and wellbeing of building users and local communities. Community Newsletter's are a common means by which construction updates and sign posting of future works are communicated to the local communities of the development sites.

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

DSE5.1 Points: 2/2

Community impact assessment

☒ Yes

94%  ^

Assessed areas of impact

☐ Housing affordability

31% 

☒ Impact on crime levels

50% 

☐ Livability score

19% 

☐ Local income generated

31% 

☐ Local job creation

56% 

☒ Local residents' well-being

62% 

☒ Walkability score

81% 

☐ Other

6% 

☐ No

6% 

DSE5.2 Points: 1.33/2

Community impact monitoring

☒ Yes

81%  ^

Monitoring process includes

☐ Analysis and interpretation of monitoring data

31% 

☒ Development and implementation of a communication plan

62% 

☐ Development and implementation of a community monitoring plan

44% 

☐ Development and implementation of a risk mitigation plan

56% 

☒ Identification of nuisance and/or disruption risks

75% 

☐ Identification of stakeholders and impacted groups

69% 


☐ Management practices to ensure accountability for performance goals and issues identified during community monitoring

19% 

☐ Other

0% 

Process description

 The development and implementation of communication plans allows for effective communication of construction updates to identified stakeholders and impacted groups. Communication and monitoring plans are unique to each development. Commonly projects use newsletters as a key means to communicate with local communities, they are sent to local residents and business owners to sign post forthcoming construction works and to provide key development updates. Contact details are provided for the communities to communicate queries and provide feedback which are responded to and monitored accordingly.

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

☐ No

19% 












Appendix

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



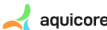









































[Check Appendix](#)

GRESB Partners

Global Partners

 <u>Arc</u>	 <u>CBRE</u>	 <u>EVORA</u>	 <u>GHD Advisory</u>	 <u>Longevity Partners</u>
 <u>LORD Green Strategies</u>	 <u>Measurabl</u>	 <u>QUANTREFY</u>	 <u>Verdani Partners</u>	 <u>WSP</u>
 <u>Yardi Systems</u>				

Premier Partners

Partners

