



GRESB Real Estate Benchmark Report

2023

FORE Partnership

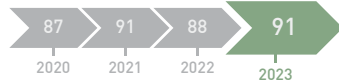
FORE Partnership

2023 GRESB Standing Investments Benchmark Report

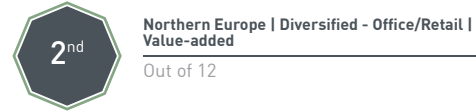
FORE Partnership | FORE Partnership

GRESB Rating
★★★★★

Participation & Score



Peer Comparison

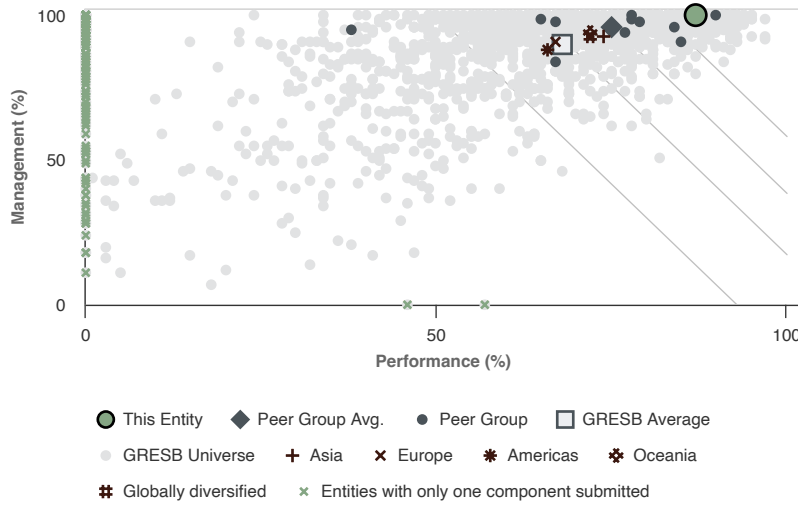


Status: Non-listed	Strategy: Value-added	Location: United Kingdom of Great Britain and Northern Ireland	Property Type: Diversified - Office/Retail
------------------------------	---------------------------------	--	--

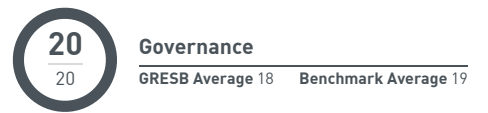
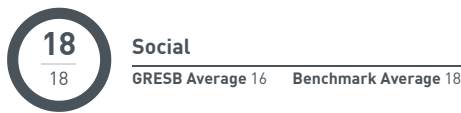
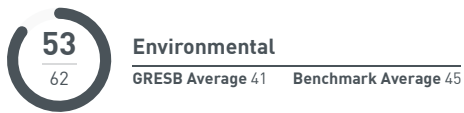
Rankings

9th GRESB Score within Diversified - Office/Retail / Europe Out of 77	3rd GRESB Score within Diversified - Office/Retail / Non-listed / Value-added Out of 33	5th GRESB Score within Europe / Non-listed / Value-added / Closed end Out of 112
197th Management Score within Europe Out of 1013	22nd Management Score within Europe / Non-listed / Value-added Out of 192	15th Management Score within Europe / Non-listed / Value-added / Closed end Out of 132
10th Performance Score within Diversified - Office/Retail / Europe Out of 78	3rd Performance Score within Diversified - Office/Retail / Non-listed / Value-added Out of 33	6th Performance Score within Europe / Non-listed / Value-added / Closed end Out of 112

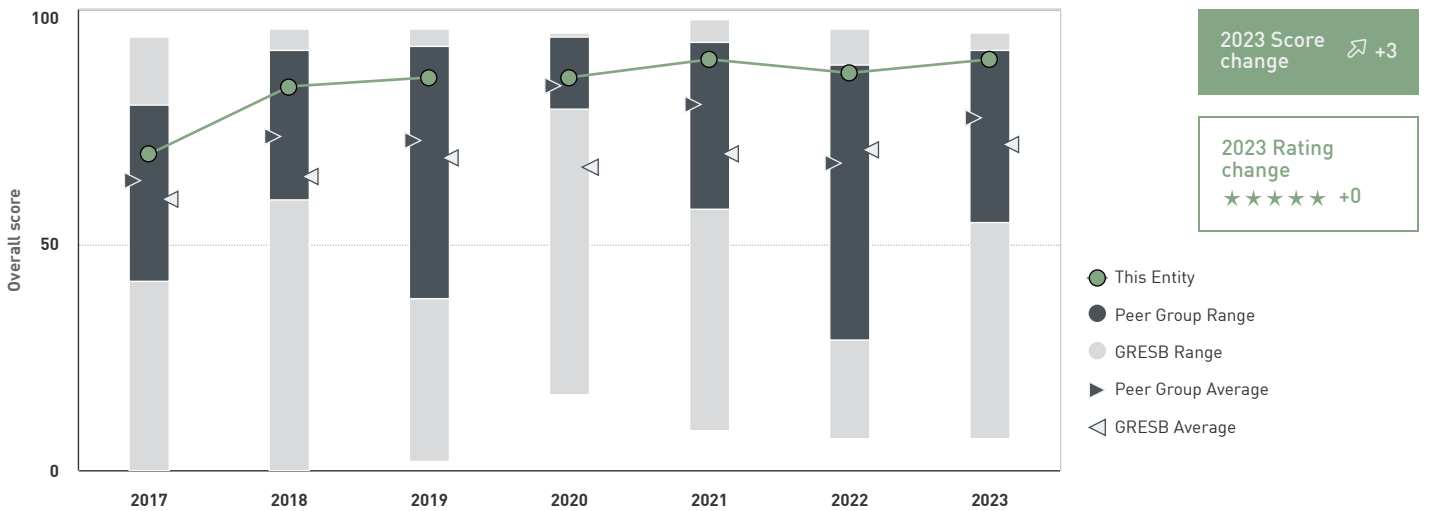
GRESB Model



ESG Breakdown

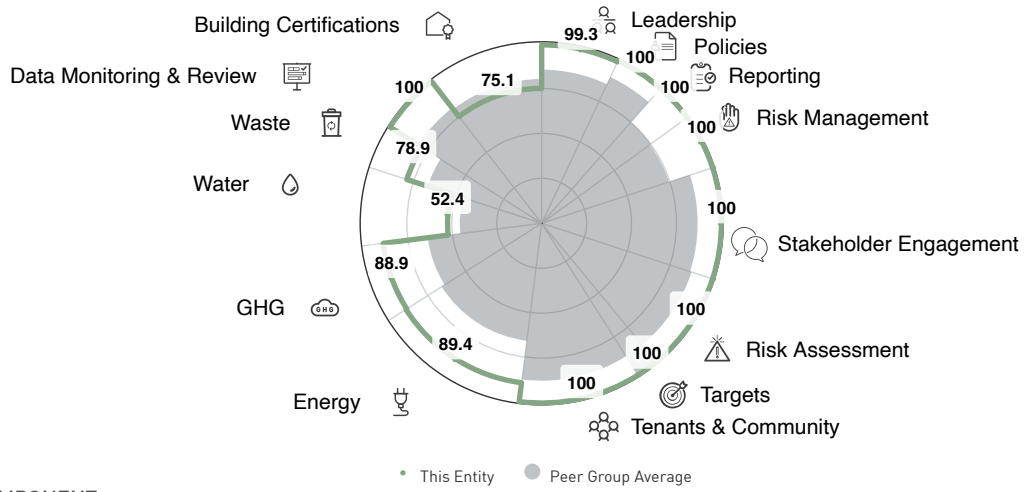


Trend



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


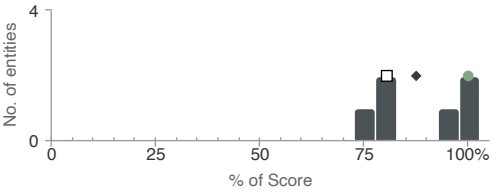

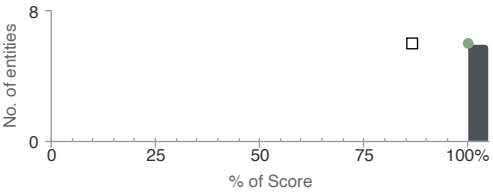


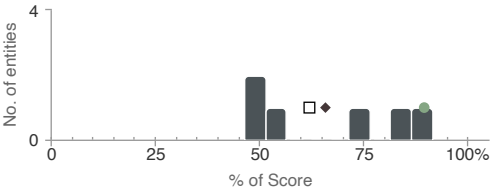

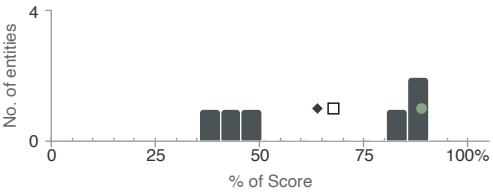


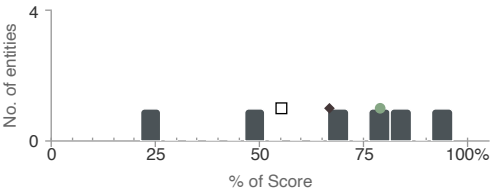

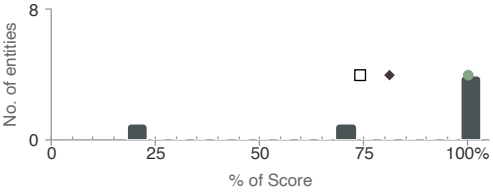
Europe | Value-added (192 entities)

ASPECT	Number of points	Weight in Component	Weight in GRESB Score	Points Obtained	Benchmark Average	Benchmark Distribution
Leadership 7 points	23.3%	7%	6.95	5.98		
Policies 4.5 points	15%	4.5%	4.5	4.04		
Reporting 3.5 points	11.7%	3.5%	3.5	2.62		
Risk Management 5 points	16.7%	5%	5	3.72		
Stakeholder Engagement 10 points	33.3%	10%	10	8.68		

◆ Benchmark • This Entity □ GRESB Universe

PERFORMANCE COMPONENT

United Kingdom of Great Britain and Northern Ireland | Diversified - Office/Retail | Non-listed (6 entities)

ASPECT	Number of points	Weight in Component	Weight in GRESB Score	Points Obtained	Benchmark Average	Benchmark Distribution
 Risk Assessment 9 points	12.9%	9%	9	7.89		
 Targets 2 points	2.9%	2%	2	2		
 Tenants & Community 11 points	15.7%	11%	11	9.64		
 Energy 14 points	20%	14%	12.52	9.23		
 GHG 7 points	10%	7%	6.22	4.48		
 Water 7 points	10%	7%	3.67	3.2		
 Waste 4 points	5.7%	4%	3.16	2.67		
 Data Monitoring & Review 5.5 points	7.9%	5.5%	5.5	4.47		



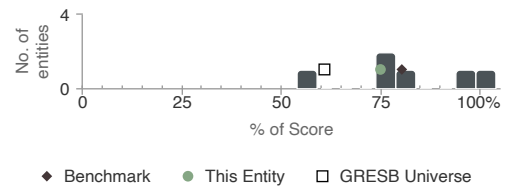
Building Certifications
10.5 points

15%

10.5%

7.89

8.43



Entity & Peer Group Characteristics

This entity		Peer Group (12 entities)	
Primary Geography:	United Kingdom of Great Britain and Northern Ireland	Primary Geography:	Northern Europe
Primary Sector:	Diversified - Office/Retail	Primary Sector:	Diversified - Office/Retail
Nature of the Entity:	Private (non-listed) entity	Nature of the Entity:	Value-added
Total GAV:	\$218 Million	Average GAV:	\$1.98 Billion
Reporting Period:	Calendar year		
Regional allocation of assets	80% United Kingdom of Great Britain and Northern Ireland 20% Germany		33% Finland 32% United Kingdom of Great Britain and Northern Ireland 17% Sweden 9% Norway 5% Denmark 2% Germany 2% France 1% Ireland < 1% Spain
Sector allocation of assets	72% Office: Corporate 20% Retail: Retail Centers 8% Residential: Multi-Family		36% Office: Corporate 29% Retail: Retail Centers 14% Mixed use: Office/Retail 5% Office: Business Park 3% Retail: Other 2% Office: Other 2% Hotel 2% Industrial: Manufacturing 1% Industrial: Distribution Warehouse 1% Retail: High Street 1% Mixed use: Office/Industrial < 1% Industrial: Industrial Park < 1% Residential: Multi-Family < 1% Education: University < 1% Residential: Other < 1% Lodging, Leisure & Recreation: Fitness Center < 1% Mixed use: Office/Residential < 1% Industrial: Other < 1% Mixed use: Other < 1% Other < 1% Residential: Student Housing < 1% Lodging, Leisure & Recreation: Performing Arts < 1% Other: Parking (Indoors) < 1% Healthcare: Senior Homes
Control	71% Tenant controlled 29% Landlord controlled		70% Landlord controlled 30% Tenant controlled

Peer Group Constituents

BlackRock (1)	Canada Life (1)	eQ Asset Management Ltd (1)
Federated Hermes Ltd (1)	Genesta Property Nordic (1)	Legal and General Property (1)
Mandatum Asset Management AIFM Oy (1)	Nordea Liv Eiendom AS (1)	NREP AB (1)
Trevian Asset Management (1)	Vasakronan (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	P02	P03	RM1	SE2.1	SE5
TC2.1	MR1	MR2	MR3	MR4	
P01	Net Zero Policy Environmental Policies				
RP1	Annual Report Sustainability Report Integrated Report Corporate Website Reporting to Investors Other Disclosure				


■ = Accepted
 ■ = Partially Accepted
 ■ = Not Accepted/Duplicate
 ■ = No response

Manual Validation Decisions - Excluding Accepted Answers

Evidence		
Indicator	Decision	Reason(s):
Other Answers		
Indicator	Decision	Other answer provided:

Reporting Boundaries

Additional context on reporting boundaries

 The evidence provided is signed by the Managing Director of FORE Partnership and attests to the makeup of the standing investment portfolio of the entity during the reporting year.

Applicable evidence

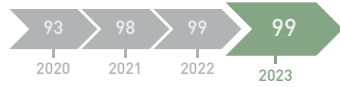
Evidence provided (but not shared with investors)

2023 GRESB Development Benchmark Report

FORE Partnership | FORE Partnership

GRESB Rating
★★★★★

Participation & Score



Peer Comparison



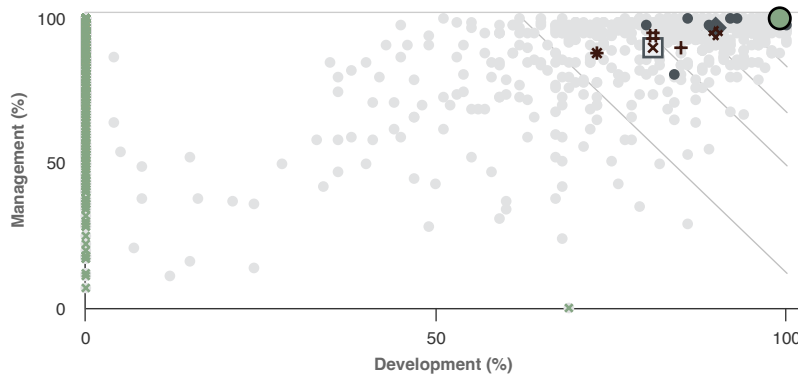
United Kingdom of Great Britain and Northern Ireland | Office: Corporate: Mid-Rise Office | Non-listed
Out of 8

Status: Non-listed	Strategy: Value-added	Location: United Kingdom of Great Britain and Northern Ireland	Property Type: Office: Corporate: Mid-Rise Office
------------------------------	---------------------------------	--	---

Rankings



GRESB Model



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



ESG Breakdown



Environmental
GRESB Average 40 Benchmark Average 46

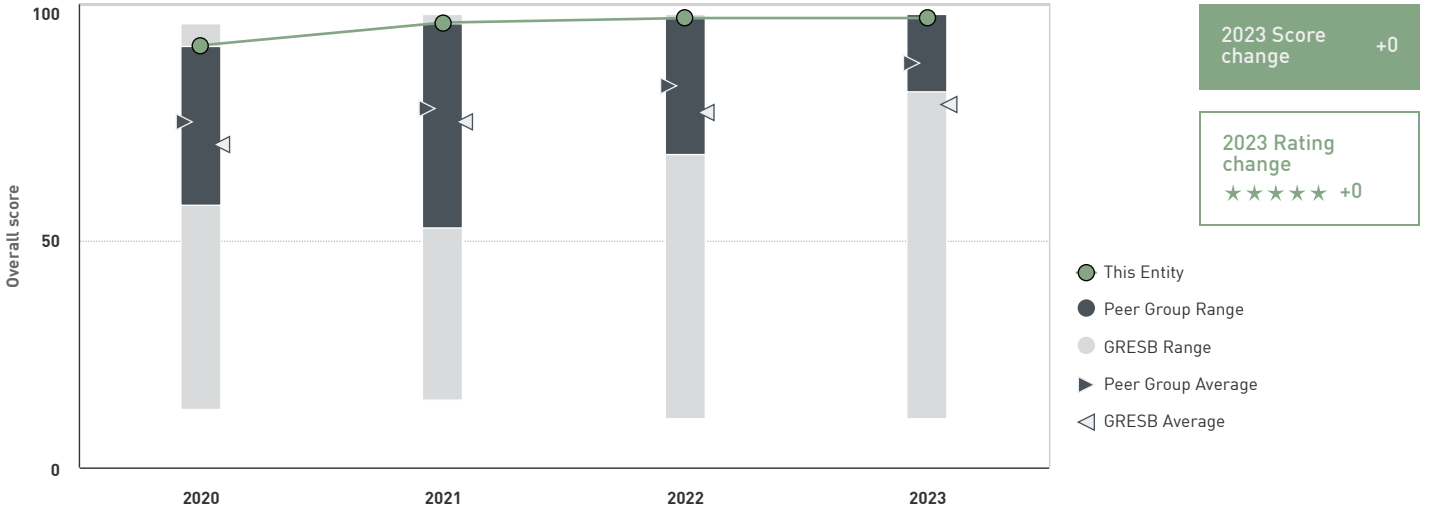


Social
GRESB Average 22 Benchmark Average 24

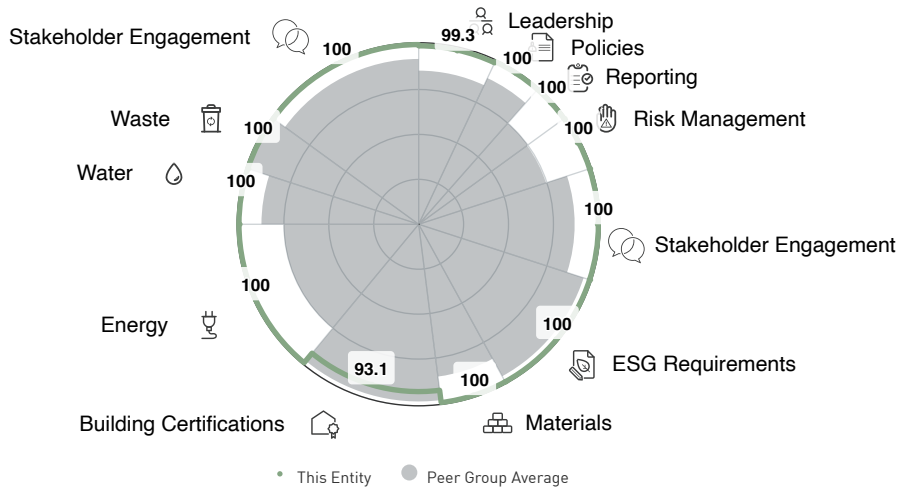


Governance
GRESB Average 21 Benchmark Average 23

Trend



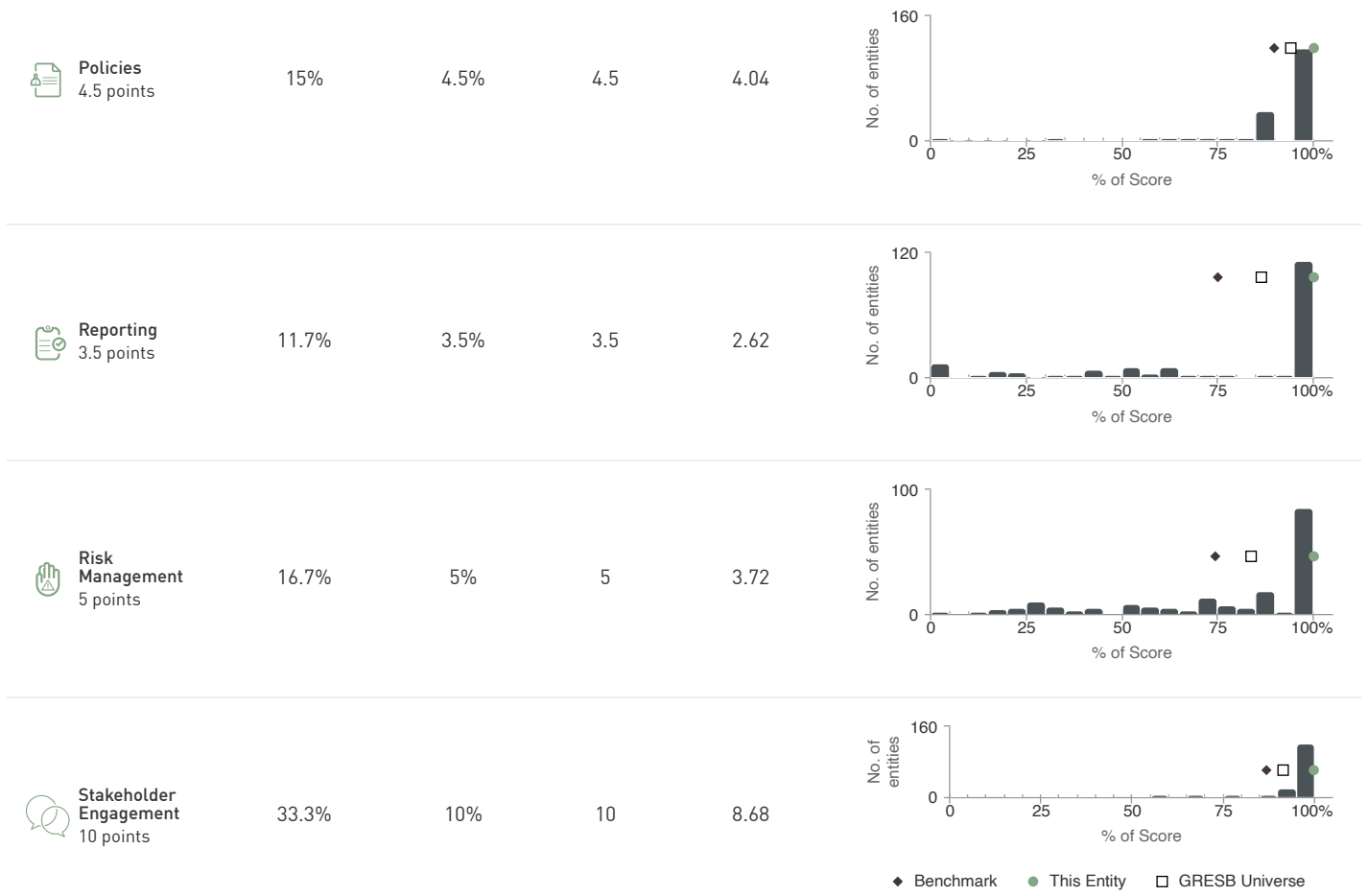
Aspect, Strengths & Opportunities



MANAGEMENT COMPONENT

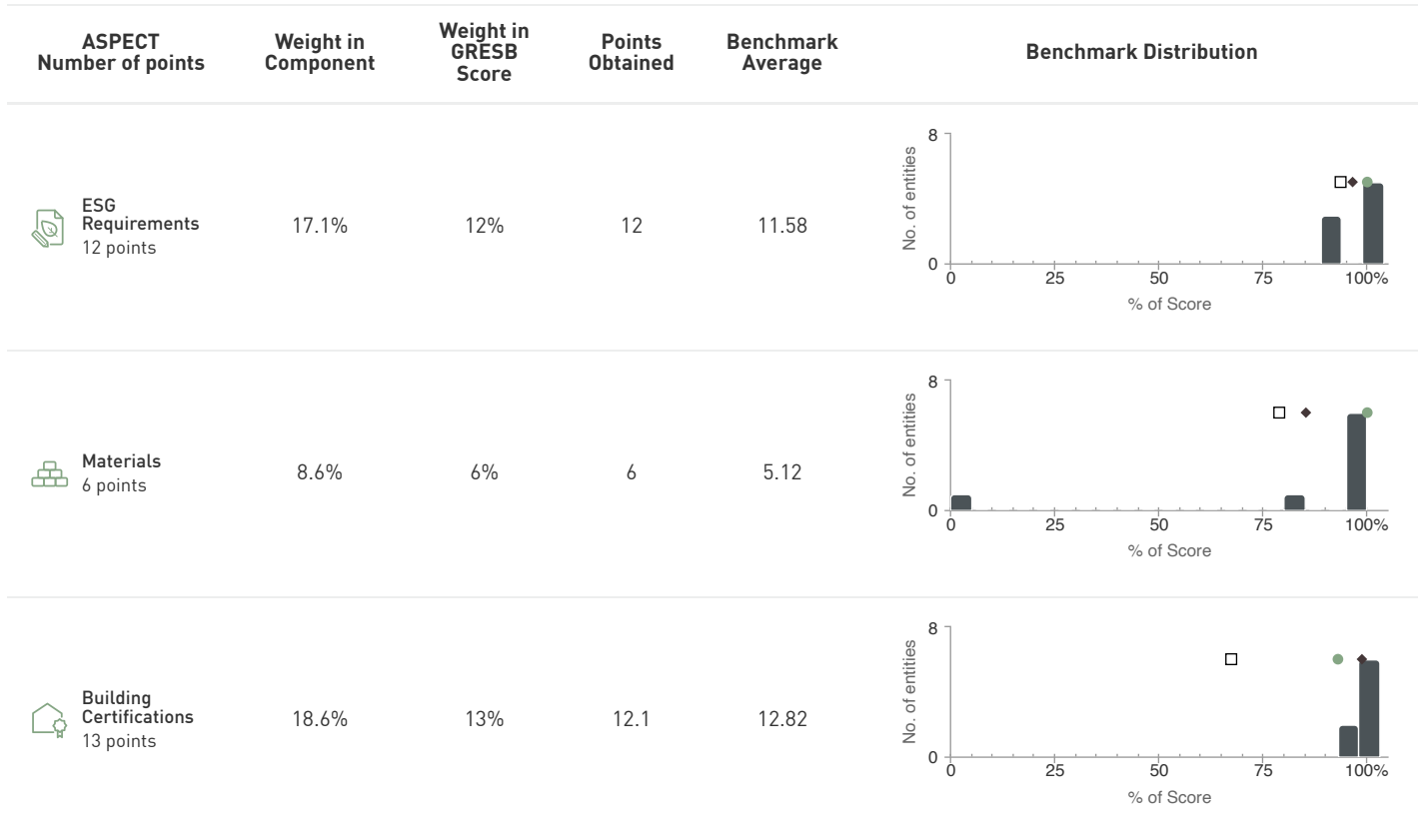
Europe | Value-added (192 entities)

ASPECT	Weight in Component	Weight in GRESB Score	Points Obtained	Benchmark Average	Benchmark Distribution
Leadership 7 points	23.3%	7%	6.95	5.98	



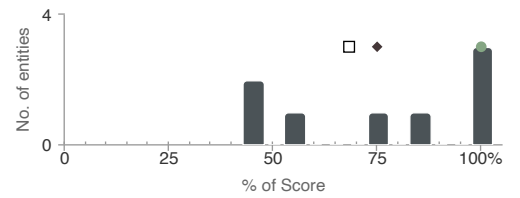
DEVELOPMENT COMPONENT


United Kingdom of Great Britain and Northern Ireland | Office: Corporate: Mid-Rise Office | Non-listed [8 entities]



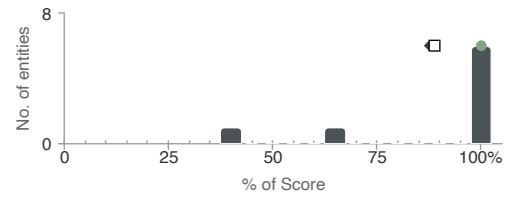
 **Energy**
14 points


20% 14% 14 10.51



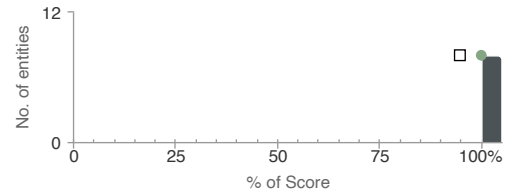
 **Water**
5 points


7.1% 5% 5 4.38



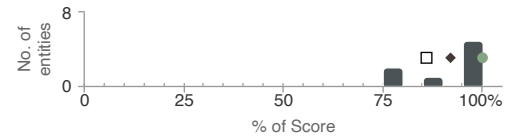
 **Waste**
5 points

7.1% 5% 5 5



 **Stakeholder Engagement**
15 points

21.4% 15% 15 13.8



◆ Benchmark ● This Entity □ GRESB Universe

Entity & Peer Group Characteristics

This entity

Primary Geography: United Kingdom of Great Britain and Northern Ireland

Primary Sector: Office: Corporate: Mid-Rise Office

Nature of the Entity: Private (non-listed) entity

Total GAV: \$218 Million

Reporting Period: Calendar year

Peer Group (8 entities)

Primary Geography: United Kingdom of Great Britain and Northern Ireland

Primary Sector: Office: Corporate: Mid-Rise Office

Nature of the Entity: Non-listed

Average GAV: \$607 Million

Regional allocation of assets **100% United Kingdom of Great Britain and Northern Ireland**

Sector allocation of assets **80% Office: Corporate
20% Residential: Retirement Living**

100% United Kingdom of Great Britain and Northern Ireland

**97% Office: Corporate
3% Residential: Retirement Living**

Peer Group Constituents

abrdn (1)	CBRE Global Investors (1)	Commercial Estates Group (1)
Federated Hermes Ltd (1)	M&G Real Estate (1)	MEPC Limited (1)
Nuveen 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.

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	P02	P03	RM1	SE2.1	SE5
DRE1	DMA1	DEN1	DWT1	DSE5.2	
P01	Net Zero Policy Environmental Policies				
RP1	Annual Report Sustainability Report Integrated Report Corporate Website Reporting to Investors Other Disclosure				

■ = Accepted

■ = Partially Accepted

■ = Not Accepted/Duplicate

■ = No response

Manual Validation Decisions - Excluding Accepted Answers

Evidence



Indicator	Decision	Reason(s):
-----------	----------	------------




Other Answers

Indicator	Decision	Other answer provided:
-----------	----------	------------------------

Management

Management

Aspect indicator	Score Max	Score Entity (p)	Score Benchmark (p)	Strengths & Opportunities
 Leadership	7.00p 23.3%	6.95	5.98	51% of peers scored lower
LE1 ESG leadership commitments			Not scored	
LE2 ESG Objectives	1	0.95	0.91	79% of peers scored higher
LE3 Individual responsible for ESG, climate-related, and/or DEI objectives	2	2	1.84	27% of peers scored lower
LE4 ESG taskforce/committee	1	1	0.94	7% of peers scored lower
LE5 ESG, climate-related and/or DEI senior decision maker	1	1	0.94	15% of peers scored lower
LE6 Personnel ESG performance targets	2	2	1.36	47% of peers scored lower
 Policies	4.50p 15%	4.5	4.04	38% of peers scored lower

P01	Policy on environmental issues	1.5	1.5	1.26	35% of peers scored lower
P02	Policy on social issues	1.5	1.5	1.38	12% of peers scored lower
P03	Policy on governance issues	1.5	1.5	1.41	13% of peers scored lower
	Reporting	3.50p 11.7%	3.5	2.62	50% of peers scored lower
RP1	ESG reporting	3.5	3.5	2.62	50% of peers scored lower
RP2.1	ESG incident monitoring			Not scored	
RP2.2	ESG incident occurrences			Not scored	
	Risk Management	5.00p 16.7%	5	3.72	81% of peers scored lower
RM1	Environmental Management System (EMS)	1.5	1.5	0.85	77% of peers scored lower
RM2	Process to implement governance policies	0.25	0.25	0.24	8% of peers scored lower
RM3.1	Social risk assessments	0.25	0.25	0.22	18% of peers scored lower
RM3.2	Governance risk assessments	0.25	0.25	0.22	23% of peers scored lower
RM4	ESG due diligence for new acquisitions	0.75	0.75	0.72	7% of peers scored lower
RM5	Resilience of strategy to climate-related risks			Not scored	
RM6.1	Transition risk identification	0.5	0.5	0.39	23% of peers scored lower
RM6.2	Transition risk impact assessment	0.5	0.5	0.34	31% of peers scored lower
RM6.3	Physical risk identification	0.5	0.5	0.41	18% of peers scored lower
RM6.4	Physical risk impact assessment	0.5	0.5	0.34	31% of peers scored lower
	Stakeholder Engagement	10.00p 33.3%	10	8.68	68% of peers scored lower
SE1	Employee training	1	1	0.88	28% of peers scored lower
SE2.1	Employee satisfaction survey	1	1	0.8	43% of peers scored lower
SE2.2	Employee engagement program	1	1	0.88	13% of peers scored lower
SE3.1	Employee health & well-being program	0.75	0.75	0.66	21% of peers scored lower
SE3.2	Employee health & well-being measures	1.25	1.25	1.1	19% of peers scored lower
SE4	Employee safety indicators	0.5	0.5	0.46	11% of peers scored lower
SE5	Inclusion and diversity	0.5	0.5	0.37	40% of peers scored lower
SE6	Supply chain engagement program	1.5	1.5	1.32	29% of peers scored lower
SE7.1	Monitoring property/asset managers	1	1	0.92	10% of peers scored lower
SE7.2	Monitoring external suppliers/service providers	1	1	0.85	17% of peers scored lower
SE8	Stakeholder grievance process	0.5	0.5	0.45	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.

ESG leadership commitments

 Yes
88% 

Select all commitments included (multiple answers possible)

 ESG leadership standards and principles
86% 
 Global Investor Coalition on Climate Change (including AIGCC, Ceres, IGCC, IIGCC)
12% 
 International Labour Organization (ILO) Standards
16% 
 Montreal Pledge
10% 
 OECD - Guidelines for multinational enterprises
9% 
 PRI signatory
66% 
 RE 100
4% 
 Science Based Targets initiative
21% 
 Task Force on Climate-related Financial Disclosures (TCFD)
54% 
 UN Environment Programme Finance Initiative
11% 
 UN Global Compact
32% 
 UN Sustainable Development Goals
58% 
 Other
44% 

AJ Retrofirst, B Corporation, Race to Zero

Applicable evidence

Evidence provided

<https://www.architectsjournal.co.uk/news/leading-developers-back-ajs-retrofirst-campaign>
<https://www.bcorporation.net/en-us/find-a-b-corp/company/fore-advisors-llp>
<https://unfccc.int/climate-action/race-to-zero/who-s-in-race-to-zero#Certified-B-Corporation>
 Net Zero commitments
51% 
 BBP Climate Commitment
17% 
 Net Zero Asset Managers initiative: Net Zero Asset Managers Commitment
19% 
 PAII Net Zero Asset Owner Commitment
0% 

<input type="checkbox"/> Science Based Targets initiative: Net Zero Standard commitment	14%
<input type="checkbox"/> The Climate Pledge	2%
<input type="checkbox"/> Transform to Net Zero	<1%
<input type="checkbox"/> ULI Greenprint Net Zero Carbon Operations Goal	8%
<input type="checkbox"/> UN-convened Net-Zero Asset Owner Alliance	5%
<input type="checkbox"/> UNFCCC Climate Neutral Now Pledge	<1%
<input checked="" type="checkbox"/> WorldGBC Net Zero Carbon Buildings Commitment	3%
<input type="checkbox"/> Other	11%

Applicable evidence

Evidence provided

<https://worldgbc.org/signatory/fore-partnership/>

<input type="radio"/> No	12%
--------------------------	-----

LE2 Points: 0.95/1

ESG Objectives

<input checked="" type="radio"/> Yes	98%
--------------------------------------	-----

The objectives relate to

<input checked="" type="checkbox"/> General objectives	98%
<input checked="" type="checkbox"/> General sustainability	92%
<input checked="" type="checkbox"/> Environment	98%
<input checked="" type="checkbox"/> Social	95%
<input checked="" type="checkbox"/> Governance	96%
<input type="checkbox"/> Issue-specific objectives	86%

Business strategy integration



- [91%]** Fully integrated into the overall business strategy
- [7%]** Partially integrated into the overall business strategy
- [2%]** No answer provided

The objectives are

Publicly available

89% 

Applicable evidence

Evidence provided

<https://www.forepartnership.com/esg>


<https://www.forepartnership.com/wp-content/uploads/2023/02/FORE-Sustainability-Policy-2023.pdf>

<https://www.stchristophersbristol.com/sustainability-social-impact>

Not publicly available

10% 

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

 Broad objectives covering carbon, health and wellbeing, general best practice sustainable design, and community engagement are documented throughout the corporate website. Further detailed offline targets are established at asset and entity-level. These targets focus on delivering the broad objectives detailed on the corporate website.

No

2% 

ESG Decision Making

LE3 Points: 2/2

Individual responsible for ESG, climate-related, and/or DEI objectives

Yes

98% 

ESG

98% 

The individual(s) is/are

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

78% 

Employee(s) for whom ESG is among their responsibilities

83% 

Name: Basil Demeroutis

Job title: Managing Partner

External consultants/manager

70% 

Name of the main contact: Joanna Whitear

Job title: Associate Director

Investment partners (co-investors/JV partners)

5% 




Climate-related risks and opportunities

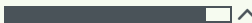
92% 

The individual(s) is/are





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

66% 

- Employee(s) for whom climate-related issues are among their responsibilities 80% 
Name: Basil Demeroutis
Job title: Managing Partner
- External consultants/manager 65% 
Name of the main contact: Joanna Whitear
Job title: Associate Director
- Investment partners (co-investors/JV partners) 4% 

Diversity, Equity, and Inclusion (DEI) 89%  ^


The individual(s) is/are

- Dedicated employee for whom DEI is the core responsibility 66% 
- Employee for whom DEI is among their responsibilities 69% 
Name: Basil Demeroutis
Job title: Managing Partner
- External consultant/manager 20% 
Name of the main contact: Joanna Whitear
Job title: Associate Director
- Investment partners (co-investors/JV partners) 1% 







No 2% 

LE4 Points: 1/1

ESG taskforce/committee

Yes 95%  ^

Members of the taskforce or committee

- Board of Directors 64% 
- C-suite level staff/Senior management 83% 
- Investment Committee 59% 
- Fund/portfolio managers 81% 
- Asset managers 82% 
- ESG portfolio manager 43% 

<input checked="" type="checkbox"/> Investment analysts	49%
<input type="checkbox"/> Dedicated staff on ESG issues	77%
<input checked="" type="checkbox"/> External managers or service providers	47%
<input checked="" type="checkbox"/> Investor relations	47%
<input type="checkbox"/> Other	21%
<input type="radio"/> No	5%

LE5 Points: 1/1

ESG, climate-related and/or DEI senior decision maker

Yes 97%

ESG 97%

Name: Basil Demeroutis
Job title: Managing Partner

The individual's most senior role is as part of



- [55%] Board of Directors
- [34%] C-suite level staff/Senior management
- [2%] Investment Committee
- [4%] Fund/portfolio managers
- [2%] Other
- [3%] No answer provided

Climate-related risks and opportunities 89%

Name: Basil Demeroutis
Job title: Managing Partner

The individual's most senior role is as part of



- [46%] Board of Directors
- [32%] C-suite level staff/Senior management
- [3%] Investment Committee
- [6%] Fund/portfolio managers
- [2%] Other
- [11%] No answer provided

Diversity, Equity, and Inclusion (DEI) 89%

Name: Basil Demeroutis
Job title: Managing Partner

The individual's most senior role is as part of:



- [38%] Board of directors
- [43%] C-suite level staff/Senior management
- [3%] Fund/portfolio managers
- [3%] Investment committee
- [3%] Other
- [11%] No answer provided

Process of informing the most senior decision-maker

LE6 The ESG Committee meet on a regular basis and quarterly as a minimum. The ESG Committee is attended by Basil Demeroutis, Managing Partner of the entity who is the most senior decision-maker on sustainability and ESG matters including DEI, and climate related risks and opportunities. The Committee follow a set management review agenda (aligned with ISO 14001) to ensure a formal structure is in place. ESG performance of all assets is discussed with and presented to Basil to enable discussions and agreement on the way forward.

No 3%

LE6 Points: 2/2

Personnel ESG performance targets

Yes 88%

Predetermined consequences

Yes 83%

Financial consequences 80%

Personnel to whom these factors apply

Board of Directors 46%

C-suite level staff/Senior management 68%

Investment Committee 38%

Fund/portfolio managers 68%

Asset managers 69%

ESG portfolio manager 48%

Investment analysts 49%

Dedicated staff on ESG issues 62%

External managers or service providers 21%

Investor relations 34%

<input type="checkbox"/> Other	18%
<input checked="" type="checkbox"/> Non-financial consequences	74%
Personnel to whom these factors apply	
<input checked="" type="checkbox"/> Board of Directors	33%
<input checked="" type="checkbox"/> C-suite level staff/Senior management	60%
<input type="checkbox"/> Investment Committee	33%
<input checked="" type="checkbox"/> Fund/portfolio managers	61%
<input checked="" type="checkbox"/> Asset managers	64%
<input type="checkbox"/> ESG portfolio manager	42%
<input checked="" type="checkbox"/> Investment analysts	43%
<input type="checkbox"/> Dedicated staff on ESG issues	54%
<input type="checkbox"/> External managers or service providers	30%
<input type="checkbox"/> Investor relations	34%
<input type="checkbox"/> Other	16%

Applicable evidence

Evidence provided (but not shared with investors)
<https://www.forepartnership.com/esg>

[ACCEPTED]

No 5%

No 12%

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



<input type="checkbox"/> Biodiversity and habitat	80%	
<input type="checkbox"/> Climate/climate change adaptation	82%	
<input checked="" type="checkbox"/> Energy consumption	95%	
<input checked="" type="checkbox"/> Greenhouse gas emissions	92%	
<input type="checkbox"/> Indoor environmental quality	57%	
<input type="checkbox"/> Material sourcing	76%	
<input checked="" type="checkbox"/> Pollution prevention	68%	
<input type="checkbox"/> Renewable energy	82%	
<input type="checkbox"/> Resilience to catastrophe/disaster	52%	
<input checked="" type="checkbox"/> Sustainable procurement	77%	
<input checked="" type="checkbox"/> Waste management	95%	
<input checked="" type="checkbox"/> Water consumption	86%	
<input type="checkbox"/> Other	15%	

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

Does the entity have a policy to address Net Zero?

<input checked="" type="radio"/> Yes	71%		
--------------------------------------	-----	---	---

Applicable evidence

Evidence provided (but not shared with investors)



[ACCEPTED]

<input type="radio"/> No	26%	
--------------------------	-----	---

<input type="radio"/> No	3%	
--------------------------	----	---

P02 Points: 1.5/1.5

Policy on social issues

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

Social issues included

<input checked="" type="checkbox"/> Child labor	79%	
<input checked="" type="checkbox"/> Community development	65%	
<input type="checkbox"/> Customer satisfaction	57%	
<input type="checkbox"/> Employee engagement	75%	
<input checked="" type="checkbox"/> Employee health & well-being	91%	
<input type="checkbox"/> Employee remuneration	81%	
<input checked="" type="checkbox"/> Forced or compulsory labor	82%	
<input type="checkbox"/> Freedom of association	46%	
<input type="checkbox"/> Health and safety: community	49%	
<input type="checkbox"/> Health and safety: contractors	67%	
<input type="checkbox"/> Health and safety: employees	92%	
<input checked="" type="checkbox"/> Health and safety: tenants/customers	71%	
<input checked="" type="checkbox"/> Human rights	87%	
<input checked="" type="checkbox"/> Diversity, Equity, and Inclusion	93%	
<input checked="" type="checkbox"/> Labor standards and working conditions	85%	
<input checked="" type="checkbox"/> Social enterprise partnering	46%	
<input checked="" type="checkbox"/> Stakeholder relations	68%	
<input type="checkbox"/> Other	8%	

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

<input type="radio"/> No	3%	
--------------------------	----	--

P03 Points: 1.5/1.5

Policy on governance issues

<input checked="" type="radio"/> Yes	98%	
--------------------------------------	-----	--

Governance issues included

<input checked="" type="checkbox"/> Bribery and corruption	97%	<div><div style="width: 97%;"></div></div>
<input checked="" type="checkbox"/> Cybersecurity	87%	<div><div style="width: 87%;"></div></div>
<input checked="" type="checkbox"/> Data protection and privacy	98%	<div><div style="width: 98%;"></div></div>
<input checked="" type="checkbox"/> Executive compensation	70%	<div><div style="width: 70%;"></div></div>
<input checked="" type="checkbox"/> Fiduciary duty	86%	<div><div style="width: 86%;"></div></div>
<input checked="" type="checkbox"/> Fraud	94%	<div><div style="width: 94%;"></div></div>
<input type="checkbox"/> Political contributions	72%	<div><div style="width: 72%;"></div></div>
<input checked="" type="checkbox"/> Shareholder rights	58%	<div><div style="width: 58%;"></div></div>
<input type="checkbox"/> Other	45%	<div><div style="width: 45%;"></div></div>

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

<https://forepartnership.com/privacy-policy/>

No 2%

Reporting

ESG Disclosure

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

RP1 Points: 3.5/3.5

ESG reporting

Yes 95%

Types of disclosure

Section in Annual Report 57%

Stand-alone sustainability report(s) 73%

Reporting level



- [26%] Entity
- [13%] Investment manager
- [34%] Group
- [27%] No answer provided

Aligned with



- [6%] EPRA Best Practice Recommendations in Sustainability Reporting, 2017
- [21%] GRI Standards, 2016
- [5%] GRI Sustainability Reporting Guidelines, G4
- [13%] INREV Sustainability Reporting Recommendations, 2016
- [4%] PRI Reporting Framework, 2018
- [6%] TCFD Recommendations, 2017
- [10%] Other
- [35%] No answer provided

Third-party review

- Yes 51%
- Externally checked 16%
- Externally verified 16%

using



- [**<1%**] AA1000AS
- [**<1%**] ISAE 3000
- [15%] ISO14064-3
- [**<1%**] ISO 19011 standard
- [84%] No answer provided

- Externally assured 19%
- No 22%

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

- Integrated Report 4%
- Dedicated section on corporate website 82%

Reporting level



- [21%] Entity
- [31%] Investment manager
- [30%] Group
- [18%] No answer provided

Applicable evidence

Evidence provided

[ACCEPTED]

<https://www.forepartnership.com/esg>

<input type="checkbox"/> Section in entity reporting to investors	57%	
<input type="checkbox"/> Other	24%	
<input type="radio"/> No	5%	

ESG Incident Monitoring

RP2.1 Not Scored

ESG incident monitoring

<input checked="" type="radio"/> Yes	89%	
--------------------------------------	-----	--

Stakeholders covered

<input checked="" type="checkbox"/> Clients/Customers	67%	
<input checked="" type="checkbox"/> Community/Public	44%	
<input checked="" type="checkbox"/> Contractors	60%	
<input checked="" type="checkbox"/> Employees	83%	
<input checked="" type="checkbox"/> Investors/Shareholders	69%	
<input checked="" type="checkbox"/> Regulators/Government	60%	
<input checked="" type="checkbox"/> Special interest groups (NGOs, Trade Unions, etc)	23%	
<input checked="" type="checkbox"/> Suppliers	40%	
<input type="checkbox"/> Other stakeholders	19%	

Process for communicating ESG-related incidents

The ISO 14001 environmental management system has been designed to proactively identify ESG incidents. All incidents, accidents, reported misconduct situations and/or breaches of codes of conduct are assessed through the company's non conformance procedures and can capture data and issues identified through all stakeholders listed above. The non conformance procedure requires completion of root cause analysis, followed by development of corrective and preventative actions. All non conformances are reviewed by the Managing Partner through the management review meeting.

<input type="radio"/> No	11%	
--------------------------	-----	--

RP2.2 Not Scored

ESG incident occurrences


- Yes 0% 
- No 100% 

Risk Management


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

RM1 Points: 1.5/1.5

Environmental Management System (EMS)

- Yes 69% 

- Aligned with 39% 

- Third-party certified using 24% 



- [20%] ISO 14001
- [4%] Other standard
- [76%] No answer provided

- The EMS is not aligned with a standard nor certified externally 7% 

Applicable evidence


Evidence provided (but not shared with investors)

[ACCEPTED]

- No 31% 

RM2 Points: 0.25/0.25


Process to implement governance policies


- Yes 98% 

Systems and procedures used

- Compliance linked to employee remuneration 60% 

- Dedicated help desks, focal points, ombudsman, hotlines 58% 

- Disciplinary actions in case of breach, i.e. warning, dismissal, zero tolerance policy 88% 

- Employee performance appraisal systems integrate compliance with codes of conduct 71% 

<input checked="" type="checkbox"/> Investment due diligence process	93%	
<input checked="" type="checkbox"/> Responsibilities, accountabilities and reporting lines are systematically defined in all divisions and group companies	76%	
<input checked="" type="checkbox"/> Training related to governance risks for employees	93%	
<input checked="" type="checkbox"/> Regular follow-ups	83%	
<input checked="" type="checkbox"/> When an employee joins the organization	89%	
<input checked="" type="checkbox"/> Whistle-blower mechanism	92%	
<input type="checkbox"/> Other	7%	
<input type="radio"/> No	2%	
<input type="radio"/> Not applicable	<1%	

Risk Assessments











RM3.1 Points: 0.25/0.25

Social risk assessments

Yes 90%


Issues included

<input checked="" type="checkbox"/> Child labor	57%	
<input type="checkbox"/> Community development	43%	
<input type="checkbox"/> Controversies linked to social enterprise partnering	19%	
<input type="checkbox"/> Customer satisfaction	60%	
<input checked="" type="checkbox"/> Employee engagement	74%	
<input checked="" type="checkbox"/> Employee health & well-being	81%	
<input checked="" type="checkbox"/> Forced or compulsory labor	58%	
<input type="checkbox"/> Freedom of association	26%	
<input type="checkbox"/> Health and safety: community	34%	










<input checked="" type="checkbox"/> Health and safety: contractors	55%	
<input checked="" type="checkbox"/> Health and safety: employees	84%	
<input checked="" type="checkbox"/> Health and safety: tenants/customers	70%	
<input type="checkbox"/> Health and safety: supply chain (beyond tier 1 suppliers and contractors)	13%	
<input checked="" type="checkbox"/> Human rights	52%	
<input checked="" type="checkbox"/> Diversity, Equity, and Inclusion	77%	
<input type="checkbox"/> Labor standards and working conditions	60%	
<input type="checkbox"/> Stakeholder relations	53%	
<input type="checkbox"/> Other	1%	
<input type="radio"/> No	10%	

RM3.2 Points: 0.25/0.25

Governance risk assessments

<input checked="" type="radio"/> Yes	90%	
--------------------------------------	-----	---

Issues included

<input checked="" type="checkbox"/> Bribery and corruption	89%	
<input checked="" type="checkbox"/> Cybersecurity	85%	
<input checked="" type="checkbox"/> Data protection and privacy	89%	
<input type="checkbox"/> Executive compensation	67%	
<input checked="" type="checkbox"/> Fiduciary duty	71%	
<input checked="" type="checkbox"/> Fraud	84%	
<input type="checkbox"/> Political contributions	62%	
<input checked="" type="checkbox"/> Shareholder rights	61%	
<input type="checkbox"/> Other	17%	



















<input type="radio"/> No	10%	
--------------------------	-----	---

ESG due diligence for new acquisitions

Yes

98%  ^

Issues included

<input checked="" type="checkbox"/> Biodiversity and habitat	73%	
<input checked="" type="checkbox"/> Building safety	91%	
<input checked="" type="checkbox"/> Climate/Climate change adaptation	78%	
<input checked="" type="checkbox"/> Compliance with regulatory requirements	95%	
<input checked="" type="checkbox"/> Contaminated land	92%	
<input checked="" type="checkbox"/> Energy efficiency	93%	
<input checked="" type="checkbox"/> Energy supply	89%	
<input checked="" type="checkbox"/> Flooding	93%	
<input checked="" type="checkbox"/> GHG emissions	81%	
<input checked="" type="checkbox"/> Health and well-being	73%	
<input checked="" type="checkbox"/> Indoor environmental quality	69%	
<input checked="" type="checkbox"/> Natural hazards	77%	
<input checked="" type="checkbox"/> Socio-economic	57%	
<input checked="" type="checkbox"/> Transportation	82%	
<input checked="" type="checkbox"/> Waste management	81%	
<input checked="" type="checkbox"/> Water efficiency	74%	
<input checked="" type="checkbox"/> Water supply	78%	
<input type="checkbox"/> Other	18%	

No

1% 

Not applicable

1% 

Climate Related Risk Management


RM5 Not Scored

Resilience of strategy to climate-related risks

Yes

86% 

Description of the resilience of the organization's strategy

 Assets within the portfolio are involved in a staged approach to model their physical and transition risks. During 2022, all operational and development assets underwent a Net Zero Carbon assessment covering both operational and embodied carbon. The most material physical climate risk to all assets is flooding due to their location. This is assessed using the entity's ISO-14001 certified Environmental Impact Assessment form which identifies and rates risk associated with various environmental impacts including physical climate risks.

Use of scenario analysis

Yes

74% 

Scenarios used

Transition scenarios

70% 

CRREM 2C

39% 

CRREM 1.5C

60% 

IEA SDS

7% 

IEA B2DS

0% 

IEA NZE2050

3% 

IPR FPS

5% 

NGFS Current Policies

3% 

NGFS Nationally determined contributions

<1% 

NGFS Immediate 2C scenario with CDR

1% 

NGFS Immediate 2C scenario with limited CDR

2% 

NGFS Immediate 1.5C scenario with CDR

<1% 

NGFS Delayed 2C scenario with limited CDR

1% 

NGFS Delayed 2C scenario with CDR

<1% 

NGFS Immediate 1.5C scenario with limited CDR 2%

SBTi 17%

TPI 5%

Other 18%

Physical scenarios 63%

RCP2.6 21%

RCP4.5 39%

RCP6.0 2%

RCP8.5 54%

Other 9%

No 12%

No 14%

Additional context

[Not provided]

RM6.1 Points: 0.5/0.5

Transition risk identification

Yes 78%

Elements covered

Policy and legal 74%

Technology 59%

Any risks identified

Yes 51%


Risks are

Substitution of existing products and services with lower emissions options 39%


Unsuccessful investment in new technologies 12%

Costs to transition to lower emissions technology 45% 


Other 3% 

No 8% 

Market 66% 

Reputation 58% 


Any risks identified

Yes 54% 

Risks are

Shifts in consumer preferences 43% 

Stigmatization of sector 19% 

Increased stakeholder concern or negative stakeholder feedback 41% 


Other 3% 

No 5% 

Applicable evidence


Evidence provided (but not shared with investors)

Processes for prioritizing transition risks

 The entity (FORE) has a process for identifying and prioritising transition risks and opportunities which is managed by the ESG Committee and overseen by members of the Board including Basil Demeroutis (Managing Partner), who sits on the ESG Committee. The ESG Committee meets on a quarterly basis, and uses the meetings to discuss potential risks and opportunities relating to environmental risks and opportunities, including transition risk. Each asset under ownership (both operational and developments) have had a CRREM model conducted along with an in-depth net zero carbon assessment, identifying potential transition risks which is used to prioritise assets for improvement measures to help reduce the risk of stranding. The ESG Committee operates using an ISO-14001 certified EMS which includes a document called 'Environmental Risk Assessment Form' which describes the risks as well as controls to mitigate the risk and actions. Risks are also rated based on likelihood and impact which helps to prioritise risks. Risks which are flagged as high risk and materially impactful warrant further discussion during the ESG Committee meetings and further follow on work including an action plan. Individuals across FORE, outside of the ESG Committee are also encouraged to identify changes relevant to their roles in market expectations and new emerging technologies.

No 22% 


Additional context

 Reputational aspects relating to energy consumption that is sourced from fossil fuel burning was identified as a material financial impact to FORE, so a full net zero carbon assessment including transition risk and CRREM modelling was conducted which also identified costs associated with making improvements to mitigate this risk.

RM6.2 Points: 0.5/0.5

Transition risk impact assessment

Yes

69%  ^

Elements covered

Policy and legal

65% 

Technology

53%  ^

Any material impacts to the entity

Yes

39%  ^

Impacts are

Write-offs and early retirement of existing assets

12% 

Reduced demand for products and services

14% 

Research and development (R&D) expenditures in new and alternative technologies

11% 

Capital investments in technology development

14% 

Costs to adopt/deploy new practices and processes

33% 

Other

2% 

No

14% 

Market

55% 

Reputation

43%  ^

Any material impacts to the entity

Yes

28%  ^

Impacts are

Reduced revenue from decreased demand for goods/services

19% 

Reduced revenue from decreased production capacity

3% 

Reduced revenue from negative impacts on workforce management and planning

6% 

Reduction in capital availability

22% 

Other

2% 

No

15% 

Applicable evidence

Evidence provided (but not shared with investors)

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

GG FORE has a systematic process to identify, assess and manage the identified transition risks that is integrated into the overall corporate risk management strategy, through the Environmental Impact Assessment procedure. The associated Environmental Impact Assessment Form evidenced above contains ESG-related risks to corporate operations, assets undergoing development, and assets under management. All risks are rated and categorised using the same set of criteria and all risks are prioritised according to this rating. This Assessment Form is reviewed, updated and discussed by the ESG Committee on a regular basis and where necessary, a corresponding risk management plan is developed.


No 31% 

Additional context


GG Reputational aspects relating to energy consumption that is sourced from fossil fuel burning was identified as a material financial impact to FORE, so a full net zero carbon assessment including transition risk and CRREM modelling was conducted which also identified costs associated with making improvements to mitigate this risk.

RM6.3 Points: 0.5/0.5


Physical risk identification

Yes 82% 


Elements covered


Acute hazards 80% 

Any acute hazards identified


Yes 69% 

Factors are

Extratropical storm 21% 

Flash flood 46% 

Hail 12% 

River flood 57% 


Storm surge 31% 

Tropical cyclone 15% 

Other 24% 

No 10% 

Chronic stressors

74%  ^

Any chronic stressors identified

Yes

65%  ^

Factors are

Drought stress

42% 

Fire weather stress

21% 

Heat stress

52% 

Precipitation stress

38% 

Rising mean temperatures

39% 

Rising sea levels

47% 

Other

7% 


No

9% 

Applicable evidence

Evidence provided (but not shared with investors)

Physical risks prioritization process

 All operational assets underwent a sustainability assessment in 2021 conducted by a 3rd party sustainability consultant, EVORA Global, which included the identification and assessment of physical climate risks. The physical climate risk assessment was conducted using Moody's 427 climate risk tool which is used to identify these risks. The RCP 8.5 pathway was used to complete these assessments. These assessments are re-addressed within appropriate time frames, and physical climate risk is also assessed at due diligence stage, but as most of our assets are located in the UK, the most material physical climate risk has been assumed to be flooding, therefore flood risk assessments are automatically undertaken for all acquisitions (both operational and development assets). We use the results of our various physical climate and flood risk assessments to prioritise mitigation/adaptation measures which may need to be considered and implemented at our assets. When high risks are identified, these are discussed in detail by our ESG Committee, and an action plan is developed.

No

18% 

Additional context

[Not provided]


RM6.4 Points: 0.5/0.5

Physical risk impact assessment

Yes


69%  ^

Elements covered

Direct impacts 67% 

Any material impacts to the entity

Yes 46% 


No 21% 

Indirect impacts 58% 

Applicable evidence

Evidence provided (but not shared with investors)

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

 FORE has a systematic process to identify, assess and manage the identified physical climate risks that is integrated into the overall corporate risk management strategy, through the Environmental Impact Assessment procedure. The associated Environmental Impact Assessment Form evidenced above contains ESG-related risks to corporate operations, assets undergoing development, and assets under management. All risks are rated and categorised using the same set of criteria and all risks are prioritised according to this rating. This Assessment Form is reviewed, updated and discussed by the ESG Committee on a regular basis and where necessary, a corresponding risk management plan is developed.

No 31% 

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 86% 


Social issues 86% 

Governance issues 89% 

No 4% 


SE2.1 Points: 1/1

Employee satisfaction survey

Yes 91% 

The survey is undertaken


Internally 31% 

By an independent third party 68% 


Percentage of employees covered : 100%


Survey response rate: 75%

Quantitative metrics included


Yes 89% 

Metrics include

Net Promoter Score 58% 

Overall satisfaction score 70% 

Other 42% 

No 2% 

Applicable evidence

Evidence provided (but not shared with investors)


[ACCEPTED]

<https://evora.typeform.com/to/Gb7eq7dy>


No 9% 


SE2.2 Points: 1/1

Employee engagement program

Yes 91% 

Program elements

Planning and preparation for engagement 66% 

Development of action plan 82% 

Implementation 67% 

<input checked="" type="checkbox"/> Training	78%	
<input checked="" type="checkbox"/> Program review and evaluation	62%	
<input checked="" type="checkbox"/> Feedback sessions with c-suite level staff	81%	
<input type="checkbox"/> Feedback sessions with separate teams/departments	80%	
<input type="checkbox"/> Focus groups	51%	
<input type="checkbox"/> Other	11%	
<input type="radio"/> No	2%	
<input type="radio"/> Not applicable	7%	

SE3.1 Points: 0.75/0.75

Employee health & well-being program

Yes 95%

The program includes

<input checked="" type="checkbox"/> Needs assessment	86%	
<input checked="" type="checkbox"/> Goal setting	84%	
<input checked="" type="checkbox"/> Action	94%	
<input checked="" type="checkbox"/> Monitoring	86%	

No 5%

SE3.2 Points: 1.25/1.25

Employee health & well-being measures

Yes 96%

Measures covered


Needs assessment 84%


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 63% 
Percentage of employees: 100%

Other 13% 


Goals address 79% 


Mental health and well-being 72% 


Physical health and well-being 77% 

Social health and well-being 67% 


Other 6% 


Health is promoted through 95% 

Acoustic comfort 56% 


Biophilic design 49% 

Childcare facilities contributions 38% 


Flexible working hours 92% 


Healthy eating 81% 

Humidity 42% 

Illumination 68% 

Inclusive design 60% 


Indoor air quality 72% 


Lighting controls and/or daylight 80% 

Noise control 58% 

Paid maternity leave in excess of legally required minimum 64% 

Paid paternity leave in excess of legally required minimum 59% 

Physical activity 84% 

Physical and/or mental healthcare access 84% 

<input checked="" type="checkbox"/> Social interaction and connection	86%	
<input checked="" type="checkbox"/> Thermal comfort	80%	
<input type="checkbox"/> Water quality	73%	
<input checked="" type="checkbox"/> Working from home arrangements	94%	
<input type="checkbox"/> Other	19%	
<hr/>		
<input checked="" type="checkbox"/> Outcomes are monitored by tracking	84%	
<input checked="" type="checkbox"/> Environmental quality	43%	
<input checked="" type="checkbox"/> Population experience and opinions	72%	
<input checked="" type="checkbox"/> Program performance	46%	
<input type="checkbox"/> Other	12%	
<input type="checkbox"/> No	2%	
<input type="checkbox"/> Not applicable	3%	

SE4 Points: 0.5/0.5

Employee safety indicators

<input checked="" type="radio"/> Yes	93%	
--------------------------------------	-----	--

Indicators monitored

<input checked="" type="checkbox"/> Work station and/or workplace checks Percentage of employees: 100%	82%	
<input type="checkbox"/> Absentee rate	77%	
<input checked="" type="checkbox"/> Injury rate 0	77%	
<input checked="" type="checkbox"/> Lost day rate 0%	46%	
<input type="checkbox"/> Other metrics	13%	


Safety indicators calculation method


GG Absentee rate is calculated as number of days lost from work / total number of days worked for all staff- expressed as a percentage. Injury rate is calculated as number of days lost due to workplace injuries/total number of days worked for all staff – expressed as a percentage. Lost day rate is calculated as number of days lost due to workplace accidents and diseases/total number of daysworked for all staff – expressed as a percentage

No 7% 


SE5 Points: 0.5/0.5

Inclusion and diversity

Yes 93% 


Diversity of governance bodies 88% 


Diversity metrics

Age group distribution 76% 

Board tenure 55% 


Gender pay gap 39% 

Gender ratio 88% 
 Women: 29%
 Men: 71%


International background 46% 

Racial diversity 38% 


Socioeconomic background 17% 


Diversity of employees 93% 

Diversity metrics

Age group distribution 80% 
 Under 30 years old: 38%
 Between 30 and 50 years old: 50%
 Over 50 years old: 13%

Gender pay gap 54% 


Gender ratio 93% 
 Women: 38%
 Men: 62%

International background 49% 

Racial diversity 38% 

Socioeconomic background 13% 

Additional context

 Note that FORE is a small organisation. The day-to-day governance of the business is managed by an individual, the Managing Partner. Note that the business is supported by an advisory board that consists of 5 non-executive representatives (3 male, 2 female) - as is reported in SE5 statistics.

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]


<https://www.forepartnership.com/about-us#our-team>

No 7% 


Suppliers


SE6 Points: 1.5/1.5


Supply chain engagement program


Yes 93% 


Program elements


Developing or applying ESG policies 88% 


Planning and preparation for engagement 69% 


Development of action plan 57% 

Implementation of engagement plan 50% 


Training 44% 

Program review and evaluation 58% 

Feedback sessions with stakeholders 58% 

Other 15% 

Topics included

Business ethics 88% 

Child labor 79% 

<input checked="" type="checkbox"/> Environmental process standards	80%	<div style="width: 80%;"></div>
<input checked="" type="checkbox"/> Environmental product standards	67%	<div style="width: 67%;"></div>
<input checked="" type="checkbox"/> Health and safety: employees	76%	<div style="width: 76%;"></div>
<input checked="" type="checkbox"/> Health and well-being	66%	<div style="width: 66%;"></div>
<input checked="" type="checkbox"/> Human health-based product standards	43%	<div style="width: 43%;"></div>
<input checked="" type="checkbox"/> Human rights	86%	<div style="width: 86%;"></div>
<input checked="" type="checkbox"/> Labor standards and working conditions	78%	<div style="width: 78%;"></div>
<input type="checkbox"/> Other	12%	<div style="width: 12%;"></div>

External parties to whom the requirements apply

<input checked="" type="checkbox"/> Contractors	90%	<div style="width: 90%;"></div>
<input checked="" type="checkbox"/> Suppliers	89%	<div style="width: 89%;"></div>
<input checked="" type="checkbox"/> Supply chain (beyond 1 tier suppliers and contractors)	40%	<div style="width: 40%;"></div>
<input type="checkbox"/> Other	8%	<div style="width: 8%;"></div>
<input type="radio"/> No	7%	<div style="width: 7%;"></div>

SE7.1 Points: 1/1

Monitoring property/asset managers

<input checked="" type="radio"/> Yes	94%	<div style="width: 94%;"></div>
--------------------------------------	-----	---------------------------------




Monitoring compliance of



- [21%] Internal property/asset managers
- [15%] External property/asset managers
- [58%] Both internal and external property/asset managers
- [6%] No answer provided

Methods used

<input checked="" type="checkbox"/> Checks performed by independent third party	36%	<div style="width: 36%;"></div>
<input checked="" type="checkbox"/> Property/asset manager ESG training	76%	<div style="width: 76%;"></div>
<input checked="" type="checkbox"/> Property/asset manager self-assessments	59%	<div style="width: 59%;"></div>


<input checked="" type="checkbox"/> Regular meetings and/or checks performed by the entity's employees	89%	
<input checked="" type="checkbox"/> Require external property/asset managers' alignment with a professional standard Standard: ISO14001	38%	 [ACCEPTED]
<input type="checkbox"/> Other	3%	

No 4% 

Not applicable 2% 

SE7.2 Points: 1/1


Monitoring external suppliers/service providers

Yes 87% 

Methods used


<input checked="" type="checkbox"/> Checks performed by an independent third party	22%	
<input checked="" type="checkbox"/> Regular meetings and/or checks performed by external property/asset managers	60%	
<input checked="" type="checkbox"/> Regular meetings and/or checks performed by the entity's employees	76%	
<input checked="" type="checkbox"/> Require supplier/service providers' alignment with a professional standard Standard: ISO14001	31%	 [ACCEPTED]
<input checked="" type="checkbox"/> Supplier/service provider ESG training	35%	
<input checked="" type="checkbox"/> Supplier/service provider self-assessments	50%	
<input type="checkbox"/> Other	4%	

No 11% 


Not applicable 2% 

SE8 Points: 0.5/0.5

Stakeholder grievance process

Yes 94% 

Process characteristics

<input checked="" type="checkbox"/> Accessible and easy to understand	84%	
---	-----	---

<input checked="" type="checkbox"/> Anonymous	64%	
<input checked="" type="checkbox"/> Dialogue based	84%	
<input checked="" type="checkbox"/> Equitable & rights compatible	59%	
<input checked="" type="checkbox"/> Improvement based	70%	
<input checked="" type="checkbox"/> Legitimate & safe	79%	
<input checked="" type="checkbox"/> Predictable	49%	
<input checked="" type="checkbox"/> Prohibitive against retaliation	50%	
<input checked="" type="checkbox"/> Transparent	74%	
<input type="checkbox"/> Other	<1%	









The process applies to

<input checked="" type="checkbox"/> Contractors	66%	
<input checked="" type="checkbox"/> Suppliers	55%	
<input checked="" type="checkbox"/> Supply chain (beyond tier 1 suppliers and contractors)	23%	
<input checked="" type="checkbox"/> Clients/Customers	80%	
<input checked="" type="checkbox"/> Community/Public	49%	
<input checked="" type="checkbox"/> Employees	89%	
<input checked="" type="checkbox"/> Investors/Shareholders	69%	
<input checked="" type="checkbox"/> Regulators/Government	42%	
<input type="checkbox"/> Special interest groups (NGO's, Trade Unions, etc)	23%	
<input type="checkbox"/> Other	2%	
<input type="radio"/> No	6%	

Performance

Performance

Aspect indicator	Score Max	Score Entity (p)	Score Benchmark (p)	Strengths & Opportunities
------------------	-----------	------------------	---------------------	---------------------------

	Risk Assessment	9.00p 12.9%	9	7.89	80% of peers scored lower
RA1	Risk assessments performed on standing investments portfolio	3	3	2.92	20% of peers scored lower
RA2	Technical building assessments	3	3	2.22	80% of peers scored lower
RA3	Energy efficiency measures	1.5	1.5	1.46	20% of peers scored lower
RA4	Water efficiency measures	1	1	0.83	40% of peers scored lower
RA5	Waste management measures	0.5	0.5	0.46	20% of peers scored lower
	Targets	2.00p 2.9%	2	2	0% of peers scored lower
T1.1	Portfolio improvement targets	2	2	2	0% of peers scored lower
T1.2	Net Zero targets			Not scored	
	Tenants & Community	11.00p 15.7%	11	9.64	80% of peers scored lower
TC1	Tenant engagement program	1	1	0.93	20% of peers scored lower
TC2.1	Tenant satisfaction survey	1	1	0.74	40% of peers scored lower
TC2.2	Program to improve tenant satisfaction	1	1	0.83	20% of peers scored lower
TC3	Fit-out & refurbishment program for tenants on ESG	1.5	1.5	1.35	60% of peers scored lower
TC4	ESG-specific requirements in lease contracts (green leases)	1.5	1.5	1.25	20% of peers scored lower
TC5.1	Tenant health & well-being program	0.75	0.75	0.66	20% of peers scored lower
TC5.2	Tenant health & well-being measures	1.25	1.25	1.04	20% of peers scored lower
TC6.1	Community engagement program	2	2	2	0% of peers scored lower
TC6.2	Monitoring impact on community	1	1	0.83	20% of peers scored lower
	Energy	14.00p 20%	12.52	9.23	100% of peers scored lower
EN1	Energy consumption	14	12.52	9.23	100% of peers scored lower
	GHG	7.00p 10%	6.22	4.48	100% of peers scored lower
GH1	GHG emissions	7	6.22	4.48	100% of peers scored lower
	Water	7.00p 10%	3.67	3.2	60% of peers scored lower
WT1	Water use	7	3.67	3.2	60% of peers scored lower
	Waste	4.00p 5.7%	3.16	2.67	60% of peers scored lower
WS1	Waste management	4	3.16	2.67	60% of peers scored lower
	Data Monitoring & Review	5.50p 7.9%	5.5	4.47	40% of peers scored lower
MR1	External review of energy data	1.75	1.75	1.56	20% of peers scored lower
MR2	External review of GHG data	1.25	1.25	1.11	20% of peers scored lower
MR3	External review of water data	1.25	1.25	0.9	40% of peers scored lower
MR4	External review of waste data	1.25	1.25	0.9	40% of peers scored lower



Building Certifications

10.50p | 15%

7.89

8.43

60% of peers scored higher

BC1.1 Building certifications at the time of design/construction

7

2.38

3.56

60% of peers scored higher

BC1.2 Operational building certifications

8.5

3.51

3.78

60% of peers scored lower

BC2 Energy ratings

2

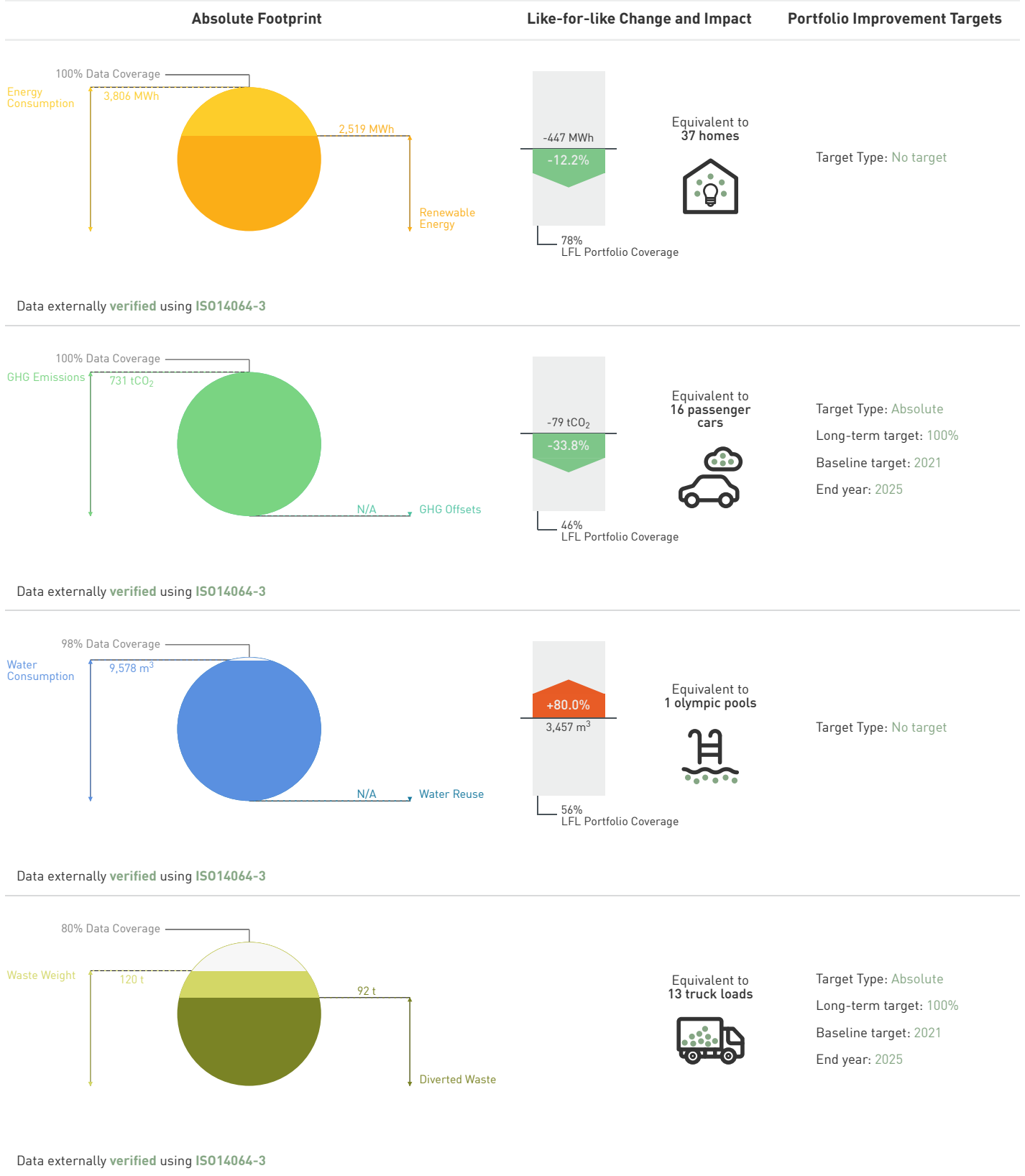
2

1.95

100% of peers scored lower

Portfolio Impact

Values displayed in this Aspect account for the percentage of ownership at the asset level.



Portfolio Improvement Targets (Summary)

Points: 2/2

	Type	Long-term target	Baseline year	End year	Externally communicated
☑ Renewable energy use	Absolute	100%	2021	2025	Yes

☁ GHG emissions	Absolute	100%	2021	2025	Yes
♻ Waste diverted from landfill	Absolute	100%	2021	2025	Yes
🏠 Building certifications	Absolute	100%	2021	2025	Yes
📄 Data coverage	Absolute	100%	2021	2025	Yes

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

🔗 FORE operates an ISO14001- accredited Environmental Management System (EMS) which contains a defined approach and procedure to target and objective setting. Objectives are set on an annual basis on a corporate, fund, and asset level and are governed by the ESG Committee. Progress against objectives are reported in the annual ESG/Sustainability Report.

Net Zero Targets

Points: Not Scored

Target Scope	Embodied Carbon Included	Baseline Year	Interim Year	Interim Target %	End year	% Portfolio Covered	Aligned with a Net-Zero framework	Science-based	Target third-party validated	Target publicly communicated
Scope 1+2 (market-based)	No	2021	No interim target		2025	100		No	No	Yes

Methodology used to establish the target and the entity's plans/intentions to achieve it

🔗 FORE is investing in energy-efficient and climate-resilient assets, providing high capacity onsite renewable electricity generation systems and procuring high quality renewable electricity tariffs. We are working with suppliers to design buildings that minimise energy and materials use, as well as encouraging suppliers to reduce their own GHG emissions. We are developing more detailed plans for further steps towards net zero carbon over the coming years.

Portfolio Decarbonization

Values displayed in this Aspect account for the percentage of ownership at the asset level.

Disclaimer

This section presents an analysis of the portfolio's current reported GHG and energy performance against the pathways developed by the Carbon Risk Real Estate Monitor (CRREM). The CRREM pathways were initially developed as a European project to understand the performance of the real estate sector as the energy sector transitions away from carbon-emitting sources. The pathways have since been expanded to include both decarbonization (i.e., GHG emissions and energy pathways) for other countries and use types as well. CRREM is now a global initiative with alignment/cooperation of INREV, EPRA, ULI greenprint, SBTi, IIGCC, NZAOA and many others.

The information in this report is indicative. It is important to understand the methodological underpinnings of the CRREM pathways, the data used in the calculations of portfolios and assets, as well as how to interpret various resulting outputs before using this analysis. These insights are intended to drive conversation and analysis, not to be used as the basis of investment advice or for use in filings with the U.S. Securities and Exchange Commission or other regulators. The CRREM global downscaling pathways are provided without any guarantee of correctness or completeness. Information contained in this report should not be considered a disclosure of low-carbon transition risk facing a real estate portfolio or company.

CRREM pathways have been developed for regions around the globe. The pathways are scenarios illustrating one instance of downscaled sectoral performance targets. The application and interpretation of these scenarios should be informed by important considerations, including conceptual framing, data quality and availability, and analytical assumptions. While some of the pathways are available at the city and sub-national level, most of the pathways are only provided at the national level. This may limit the applicability of the resulting analysis depending on the location of the assets subject to the analysis. Under some circumstances, the CRREM pathways do not currently account for factors including climate zones or local and regional energy supply (e.g., grid regions). It should be noted that work is currently underway to create more granular pathways, that seek to incorporate updated regional data sources and improved assumptions about future growth of the energy sector across the U.S. and Canada.

It is also important to note that the analysis here compares a static (current) intensity value of the real estate portfolio today, against a dynamic pathway that incorporates projections about the decarbonization of the energy grid. Furthermore, the interpretation of any CRREM analysis should be informed by the chosen treatment of renewable energy: On-site renewable energy consumed by the building does not impact the building's energy consumption but does impact its attributable emissions. Off-site renewable energy procurement is not considered in the location-based method used in this analysis. For these reasons and others, the point of intersection should not be considered definitive. Assumptions are likely to compound to increase uncertainty of projections for years further in the future.

The analysis presented in this report is based on the CRREM pathways (released in January 2023). The pathways are meant to be updated periodically and may change based on the state and pace of development in global real estate markets, modifications to the CRREM methodology, updating of datasets underlying the pathways, as well as revisions to the carbon budget based on the most recent science.

GHG Intensities Insights

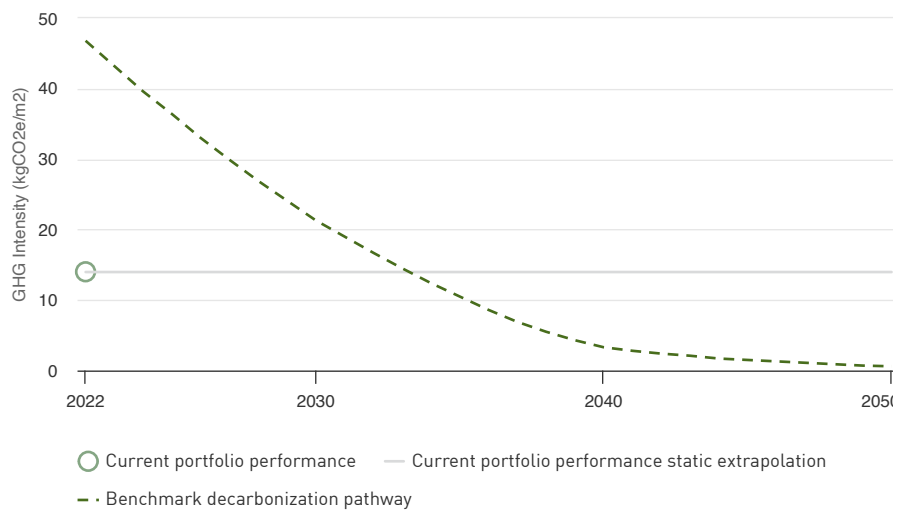
This section provides an overview of the current GHG intensity performance of this portfolio compared against the relevant [CRREM Decarbonization Pathways](#). It provides a high-level indication of the portfolio's current state of alignment with climate goals or transition risk objectives. The percentage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

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

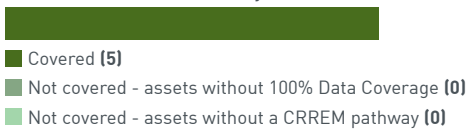
The portfolio benchmark decarbonization pathway is a floor area-weighted aggregation of the top-down, property type- and region-specific decarbonization pathways derived by [CRREM](#).

The current portfolio performance is a floor area-weighted aggregation of the current GHG intensities for all assets with 100% GHG emissions Data Coverage (area/time) that covers the entire reporting year and an available corresponding decarbonization pathway. The underlying data consists of the asset-level reported GHG data as part of the 2023 GRESB Real Estate Assessment.

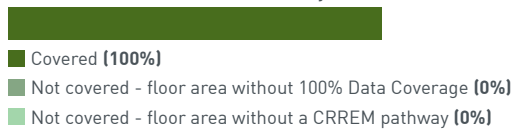
Current Portfolio GHG Performance Against the Benchmark CRREM Decarbonization Pathway



Assets covered in the analysis



% Floor Area covered in the analysis



2% Floor area above the pathway	1 Asset(s) above the pathway	2034 Projected average intersection year
---	--	--

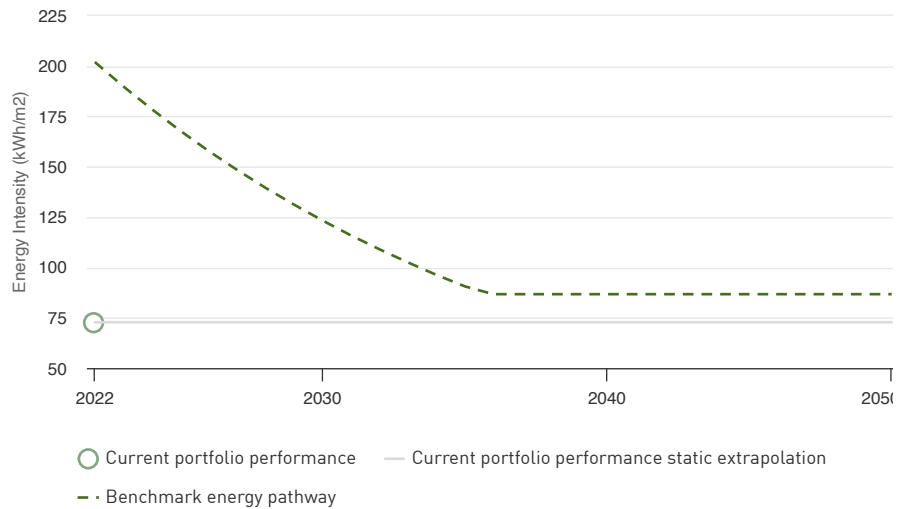
Energy Intensities Insights

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

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

The current portfolio performance is a floor area-weighted aggregation of the current energy intensities for all assets with 100% energy consumption Data Coverage (area/time) that covers the entire reporting year and an available corresponding energy pathway. The underlying data consists of the asset-level reported energy consumption data as part of the 2023 GRESB Real Estate Assessment.

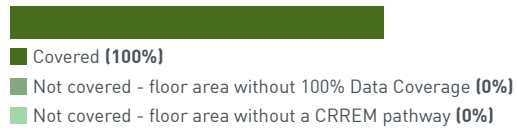
Current Portfolio Energy Performance Against the Benchmark CRREM Energy Pathway



Assets covered in the analysis



% Floor Area covered in the analysis



2%
Floor area above the pathway

1
Asset(s) above the pathway

>2050
Projected average intersection year

This report uses version: v2 - 11.01.2023 of the Global CRREM Pathways.



Reported Consumption and Emissions

Values displayed in this Aspect account for the percentage of ownership at the asset level.

Energy Consumption

Total: 3,805 MWh



79.7% | Office (Data coverage: 100%)
16.2% | Retail (Data coverage: 100%)
4% | Residential (Data coverage: 100%)

GHG Emissions

Total: 730 tCO₂



79.2% | Office (Data coverage: 100%)
16.8% | Retail (Data coverage: 100%)
4.1% | Residential (Data coverage: 100%)

Water Consumption

Total: 9,578 m³



70.1% | Office (Data coverage: 100%)
29.9% | Retail (Data coverage: 100%)
0% | Residential (Data coverage: 0%)

Waste Management

Total: 119 t



73% | Office (Data coverage: 73.6%)
14.5% | Residential (Data coverage: 100%)
12.4% | Retail (Data coverage: 100%)

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

Building Certifications

Values displayed in this Aspect account for the percentage of ownership at the asset level.

Building certifications at the time of design/construction

		Portfolio			
		Certified Area	Certified GAV**	Total Certified Assets	Total Assets
WELL Building Standard	New Buildings Gold	22.37%	N/A	1	N/A
	Sub-total	22.37%	N/A	1	
BREEAM	New Construction Excellent	22.37%	N/A	1	N/A
	Sub-total	22.37%	N/A	1	
Total		44.73%*	N/A	2	5

*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
DGNB	Buildings In Use Gold	23.69%	N/A	1	N/A
	Sub-total	23.69%	N/A	1	
WiredScore	SmartScore - Operational Platinum	22.37%	N/A	1	N/A
	Sub-total	22.37%	N/A	1	
Total		46.06%*	N/A	2	5

*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

EU EPC - E	32.1%	N/A	1	N/A
EU EPC - Germany (Non-residential)	23.69%	N/A	1	N/A
EU EPC - A	22.37%	N/A	1	N/A
EU EPC - C	19.54%	N/A	1	N/A
EU EPC - D	2.31%	N/A	1	N/A
Total	100%	N/A	5	5

*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.

Values displayed in this Aspect account for the percentage of ownership at the asset level.









RA1 Points: 3/3

Risk assessments performed on standing investments portfolio

Yes

100%  ^

Issues included

<input checked="" type="checkbox"/> Biodiversity and habitat Percentage of portfolio covered: 100%	67% 
<input checked="" type="checkbox"/> Building safety and materials Percentage of portfolio covered: 100%	83% 
<input checked="" type="checkbox"/> Climate/climate change adaptation Percentage of portfolio covered: 100%	33% 
<input checked="" type="checkbox"/> Contaminated land Percentage of portfolio covered: 100%	50% 
<input checked="" type="checkbox"/> Energy efficiency Percentage of portfolio covered: 100%	83% 
<input checked="" type="checkbox"/> Energy supply Percentage of portfolio covered: 100%	83% 
<input checked="" type="checkbox"/> Flooding Percentage of portfolio covered: 100%	67% 
<input checked="" type="checkbox"/> GHG emissions Percentage of portfolio covered: 100%	83% 

<input checked="" type="checkbox"/> Health and well-being Percentage of portfolio covered: 100%	50%	
<input type="checkbox"/> Indoor environmental quality	50%	
<input checked="" type="checkbox"/> Natural hazards Percentage of portfolio covered: 100%	67%	
<input checked="" type="checkbox"/> Regulatory Percentage of portfolio covered: 100%	100%	
<input checked="" type="checkbox"/> Resilience Percentage of portfolio covered: 100%	50%	
<input type="checkbox"/> Socio-economic	17%	
<input checked="" type="checkbox"/> Transportation Percentage of portfolio covered: 100%	50%	
<input checked="" type="checkbox"/> Waste management Percentage of portfolio covered: 100%	67%	
<input checked="" type="checkbox"/> Water efficiency Percentage of portfolio covered: 100%	33%	
<input checked="" type="checkbox"/> Water supply Percentage of portfolio covered: 100%	50%	
<input type="checkbox"/> Other	17%	

Aligned with		
<input checked="" type="radio"/> Yes	50%	



- [50%] Other
- [50%] No answer provided

<input type="radio"/> No	50%	
--------------------------	-----	--

Use of risk assessment outcomes

GG Sustainability risks are assessed as part of the ISO14001 accredited environmental management system. A rating system is used to class significance of risk. In summary this considers, environmental harm, financial cost, legal obligation and likelihood of occurrence. Significant risks must then be either controlled (through operational procedures) or improved (through objectives and targets). Progress is reviewed on an annual basis as a minimum, under formal management review, internal and external audits.

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

RA2 Points: 3/3

Technical building assessments

Topics	Portfolio		Benchmark Group	
	Total Assets	Portfolio Coverage	Total Assets	Portfolio Coverage
Energy	5	100%	67	85%
Water	5	100%	35	73%
Waste	5	100%	42	77%

RA3 Points: 1.5/1.5

Energy efficiency measures

	Portfolio		Benchmark Group	
	Total Assets	Portfolio Coverage	Total Assets	Portfolio Coverage
Automatic meter readings (AMR)	4	76%	42	69%
Automation system upgrades / replacements	5	100%	30	49%
Management systems upgrades / replacements	5	100%	28	54%
Installation of high-efficiency equipment and appliances	5	100%	32	68%
Installation of on-site renewable energy	1	22%	5	19%
Occupier engagement / informational technologies	0	0%	29	66%
Smart grid / smart building technologies	0	0%	5	24%
Systems commissioning or retro-commissioning	3	58%	16	35%
Wall / roof insulation	5	100%	11	37%
Window replacements	4	68%	12	37%

RA4 Points: 1/1

Water efficiency measures

	Portfolio		Benchmark Group	
	Total Assets	Portfolio Coverage	Total Assets	Portfolio Coverage
Automatic meter readings (AMR)	4	68%	30	51%
Cooling tower	0	0%	2	33%
Drip / smart irrigation	0	0%	1	11%
Drought tolerant / native landscaping	5	100%	44	78%
High efficiency / dry fixtures	5	100%	40	57%
Leak detection system	0	0%	5	43%
Metering of water subsystems	0	0%	8	20%
On-site waste water treatment	5	100%	6	56%
Reuse of storm water and/or grey water	0	0%	1	11%

RA5 Points: 0.5/0.5

Waste management measures

	Portfolio		Benchmark Group	
	Total Assets	Portfolio Coverage	Total Assets	Portfolio Coverage
Composting landscape and/or food waste	0	0%	9	37%
Ongoing waste performance monitoring	5	100%	38	76%
Recycling	5	100%	60	88%
Waste stream management	5	100%	45	82%
Waste stream audit	0	0%	20	33%

Tenants & Community

Tenants/Occupiers


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

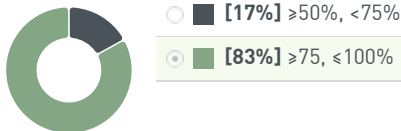
TC1 Points: 1/1


Tenant engagement program

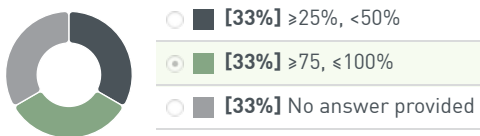
Yes 100%  ^

Engagement methods


Building/asset communication 100%  ^

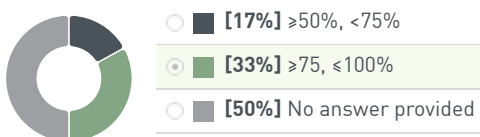



Feedback sessions with individual tenants 67%  ^



Provide tenants with feedback on energy/water consumption and waste 83%  ^

Social media/online platform 50%  ^



Tenant engagement meetings 100%  ^



- [17%] 0%, <25%
- [33%] ≥50%, <75%
- [50%] ≥75, ≤100%

Tenant ESG guide

83%



- [33%] ≥25%, <50%
- [50%] ≥75, ≤100%
- [17%] No answer provided

Tenant ESG training

33%

Tenant events focused on increasing ESG awareness

50%



- [17%] 0%, <25%
- [33%] ≥25%, <50%
- [50%] No answer provided

Other

0%

Program description and methods used to improve tenant satisfaction

Part of ISO 14001 accredited environmental management system. Managed assets covered in all classes. Single let FRIs less so, however, the tenant ESG guide requirements are communicated to all tenants.

No

0%

TC2.1 Points: 1/1

Tenant satisfaction survey

Yes

83%

The survey is undertaken

Internally

0%

By an independent third party

83%

Percentage of tenants covered: 100%

Survey response rate: 18%

Quantitative metrics included

Yes

83%

Metrics include

<input checked="" type="checkbox"/> Net Promoter Score	83%	
<input checked="" type="checkbox"/> Overall satisfaction score	83%	
<input checked="" type="checkbox"/> Satisfaction with communication	83%	
<input checked="" type="checkbox"/> Satisfaction with property management	83%	
<input checked="" type="checkbox"/> Satisfaction with responsiveness	83%	
<input type="checkbox"/> Understanding tenant needs	50%	
<input type="checkbox"/> Value for money	50%	
<input type="checkbox"/> Other	17%	
<input type="radio"/> No	0%	

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

<input type="radio"/> No	17%	
--------------------------	-----	--

TC2.2 Points: 1/1


Program to improve tenant satisfaction

<input checked="" type="radio"/> Yes	83%	
--------------------------------------	-----	--

Program elements

<input checked="" type="checkbox"/> Development of an asset-specific action plan	67%	
<input checked="" type="checkbox"/> Feedback sessions with asset/property managers	83%	
<input checked="" type="checkbox"/> Feedback sessions with individual tenants	83%	
<input type="checkbox"/> Other	17%	

Program description

 The tenant engagement survey is being used to develop asset specific action plans, to provide feedback to property managers and to communicate directly with tenants.

<input type="radio"/> No	17%	
--------------------------	-----	--

Not applicable

0%

TC3 Points: 1.5/1.5

Fit-out & refurbishment program for tenants on ESG

Yes

100%

Topics included

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

83%



- [17%] 0%, <25%
- [17%] ≥50%, <75%
- [50%] ≥75, ≤100%
- [17%] No answer provided

Tenant fit-out guides

100%



- [100%] ≥75, ≤100%

Minimum fit-out standards are prescribed

83%



- [83%] ≥75, ≤100%
- [17%] No answer provided

Procurement assistance for tenants

50%

Other

0%

No

0%

TC4 Points: 1.5/1.5

ESG-specific requirements in lease contracts (green leases)

Yes

83%

Percentage of contracts with ESG clause: 62%

Topics included

Cooperation and works:

83%

<input checked="" type="checkbox"/> Environmental initiatives	83%	
<input checked="" type="checkbox"/> Enabling upgrade works	67%	
<input checked="" type="checkbox"/> ESG management collaboration	83%	
<input checked="" type="checkbox"/> Premises design for performance	67%	
<input checked="" type="checkbox"/> Managing waste from works	50%	
<input type="checkbox"/> Social initiatives	17%	
<input type="checkbox"/> Other	0%	

<input checked="" type="checkbox"/> Management and consumption:	83%	
<input checked="" type="checkbox"/> Energy management	83%	
<input checked="" type="checkbox"/> Water management	83%	
<input checked="" type="checkbox"/> Waste management	83%	
<input type="checkbox"/> Indoor environmental quality management	17%	
<input type="checkbox"/> Sustainable procurement	33%	
<input type="checkbox"/> Sustainable utilities	33%	
<input type="checkbox"/> Sustainable transport	33%	
<input type="checkbox"/> Sustainable cleaning	0%	
<input type="checkbox"/> Other	0%	

<input checked="" type="checkbox"/> Reporting and standards:	83%	
<input checked="" type="checkbox"/> Information sharing	83%	
<input checked="" type="checkbox"/> Performance rating	83%	
<input type="checkbox"/> Design/development rating	33%	
<input type="checkbox"/> Performance standards	33%	
<input checked="" type="checkbox"/> Metering	83%	


Comfort 33% 

Other 0% 


No 17% 


TC5.1 Points: 0.75/0.75


Tenant health & well-being program


Yes 100%  ^

The program includes

Needs assessment 83% 

Goal setting 83% 


Action 83% 

Monitoring 100% 


No 0% 

TC5.2 Points: 1.25/1.25


Tenant health & well-being measures

Yes 83%  ^

Measures include

Needs assessment 83%  ^


Monitoring methods


Tenant survey 83% 

Community engagement 50% 

Use of secondary data 50% 

Other 17% 

Goals address 83%  ^

Mental health and well-being 50% 

<input checked="" type="checkbox"/> Physical health and well-being	83%	
<input checked="" type="checkbox"/> Social health and well-being	83%	
<input type="checkbox"/> Other	0%	

<input checked="" type="checkbox"/> Health is promoted through	83%	
<input checked="" type="checkbox"/> Acoustic comfort	50%	
<input checked="" type="checkbox"/> Biophilic design	17%	
<input type="checkbox"/> Community development	33%	
<input checked="" type="checkbox"/> Physical activity	50%	
<input checked="" type="checkbox"/> Healthy eating	17%	
<input checked="" type="checkbox"/> Hosting health-related activities for surrounding community	17%	
<input type="checkbox"/> Improving infrastructure in areas surrounding assets	0%	
<input checked="" type="checkbox"/> Inclusive design	67%	
<input checked="" type="checkbox"/> Indoor air quality	33%	
<input checked="" type="checkbox"/> Lighting controls and/or daylight	83%	
<input checked="" type="checkbox"/> Physical and/or mental healthcare access	33%	
<input type="checkbox"/> Social interaction and connection	33%	
<input checked="" type="checkbox"/> Thermal comfort	83%	
<input checked="" type="checkbox"/> Urban regeneration	33%	
<input checked="" type="checkbox"/> Water quality	50%	
<input type="checkbox"/> Other activity in surrounding community	0%	
<input type="checkbox"/> Other building design and construction strategy	17%	
<input type="checkbox"/> Other building operations strategy	17%	
<input type="checkbox"/> Other programmatic intervention	0%	

<input checked="" type="checkbox"/> Outcomes are monitored by tracking	67%		^
<input checked="" type="checkbox"/> Environmental quality	33%		
<input checked="" type="checkbox"/> Program performance	33%		
<input checked="" type="checkbox"/> Population experience and opinions	67%		
<input type="checkbox"/> Other	17%		

No 17%

Not applicable 0%

Community

TC6.1 Points: 2/2

Community engagement program

Yes 100%

Topics included

<input type="checkbox"/> Community health and well-being	83%	
<input checked="" type="checkbox"/> Effective communication and process to address community concerns	83%	
<input checked="" type="checkbox"/> Enhancement programs for public spaces	83%	
<input checked="" type="checkbox"/> Employment creation in local communities	67%	
<input checked="" type="checkbox"/> Research and network activities	83%	
<input checked="" type="checkbox"/> Resilience, including assistance or support in case of disaster	33%	
<input checked="" type="checkbox"/> Supporting charities and community groups	100%	
<input checked="" type="checkbox"/> ESG education program	33%	
<input type="checkbox"/> Other	0%	


Program description

GG FORE is committed to supporting the enhancement of local communities in which assets are located. The firm's Social policy commits to: Supporting charities and educational initiatives through sponsored volunteering and fundraising events and through innovative use of space. To achieve this, FORE considers opportunities for implementation on an asset-by-asset basis. Our community engagement is reported in various methods: asset website, our corporate website, social media channels and external reporting.

No 0% 

TC6.2 Points: 1/1

Monitoring impact on community


Yes 83% 

Topics included


Housing affordability 17% 

Impact on crime levels 17% 

Livability score 17% 

Local income generated 50% 

Local residents' well-being 50% 

Walkability score 67% 

Other 67% 
 Charity use of vacant and community assigned space [ACCEPTED]

No 17% 

Energy

Retail: Retail Centers: Shopping Center (20.1% of GAV)

Values displayed in this Aspect account for the percentage of ownership at the asset level.

Portfolio Characteristics

Overall

1 Assets
 133,376 sq. ft.
 29% Landlord Controlled area
 71% Tenant Controlled area

Intensities *

1 Assets
 133,376 sq. ft.

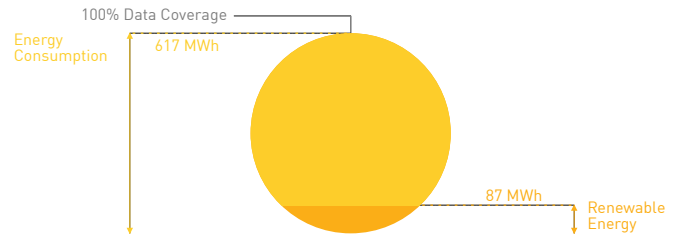
Like-for-like **

1 Assets
 133,376 sq. ft.

*Includes only assets with 100% data coverage

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

2022



Additional information provided by the participant:



No data has been estimated for this entity during the reporting period.

Note: The Renewable Energy displayed above does not include energy generated on-site and exported.

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

Landlord Controlled

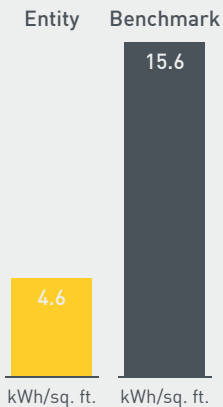


Tenant Controlled



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

Energy Intensities



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.

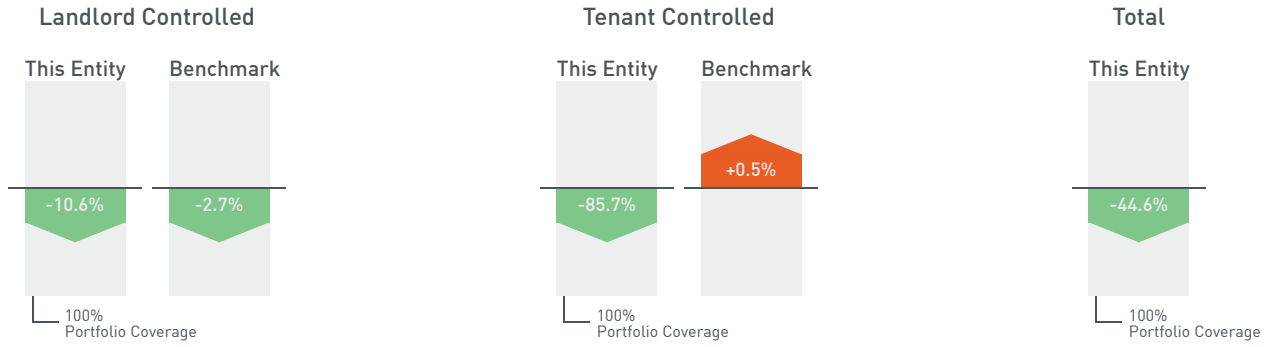
- If Data Coverage [Area/Time] = 100% and Energy consumption data for the entire year has been reported, the asset is included in the calculation.
- If Data Coverage [Area/Time] < 100%, and/or the data reported does not cover the full reporting year, the asset is excluded from the calculation to minimize 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.

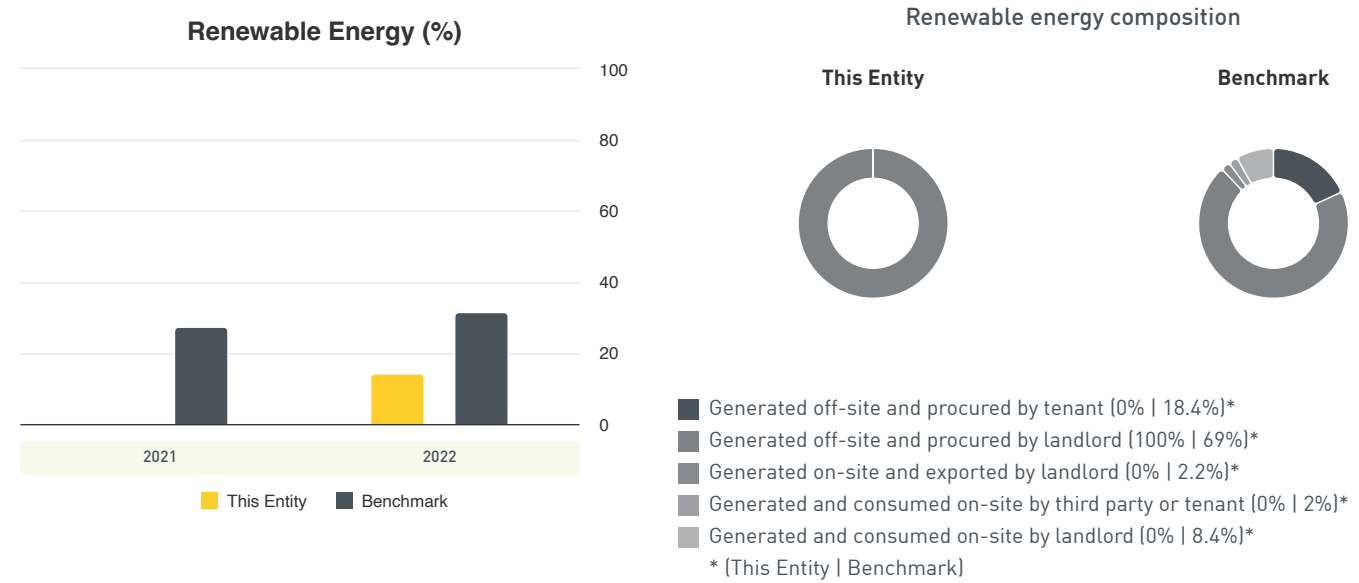
*All GRESB participants are required to use the GFA to report the size of their assets. Participants with information on the Lettable Floor Area (LFA) only were allowed to estimate the size of their common areas (difference between GFA and LFA) using ratio ranges pre-determined by GRESB.

Benchmark: Retail: Retail Centers: Shopping Center | Europe



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

Renewable Energy Generated and Procured Points: 1.5/3



Benchmark Group: Retail: Retail Centers: Shopping Center | Europe

Renewable Energy (%) includes energy generated on-site and exported.

Note: In 2023, the GRESB Standard aligned its guidance relating to Renewable Energy with the Scope 2 Quality Criteria of the GHG Protocol to only award participants for procuring renewable energy and no longer for solely being connected to a grid that receives a portion of its energy from renewable sources. This also includes the reporting of renewable energy certifications (RECs) that have been retired on the participants' behalf by a third party, such as local governments and/or utility companies.

Office: Corporate: Mid-Rise Office (37.57% of GAV)

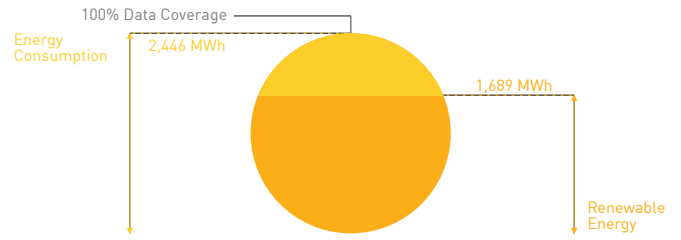
Values displayed in this Aspect account for the percentage of ownership at the asset level.

Portfolio Characteristics

Overall	Intensities *	Like-for-like **
1 Assets 180,674 sq. ft. 0% Landlord Controlled area 100% Tenant Controlled area	1 Assets 180,674 sq. ft.	1 Assets 180,674 sq. ft.

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

2022



Additional information provided by the participant:

No data has been estimated for this entity during the reporting period.

Note: The Renewable Energy displayed above does not include energy generated on-site and exported.

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

Landlord Controlled

This Entity	N/A
Benchmark	N/A

Tenant Controlled

This Entity	100%
Benchmark	68%

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

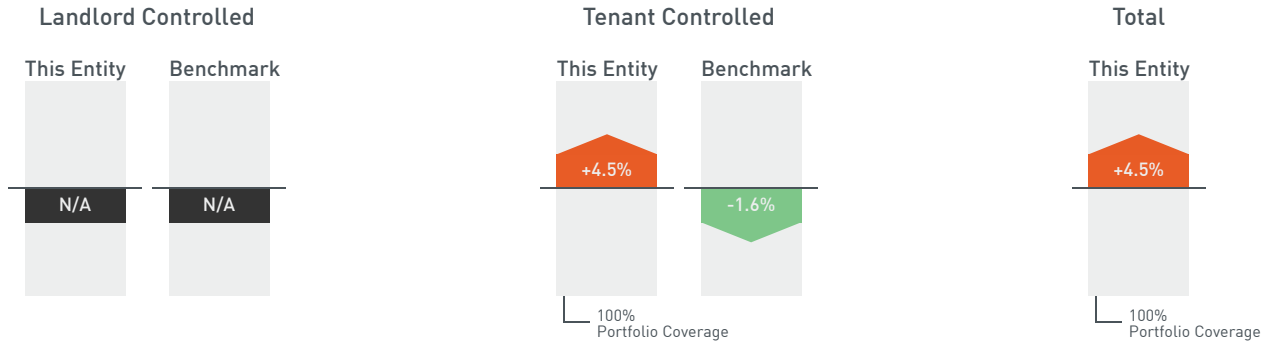
- If Data Coverage [Area/Time] = 100% and Energy consumption data for the entire year has been reported, the asset is included in the calculation.
- If Data Coverage [Area/Time] < 100%, and/or the data reported does not cover the full reporting year, the asset is excluded from the calculation to minimize 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.

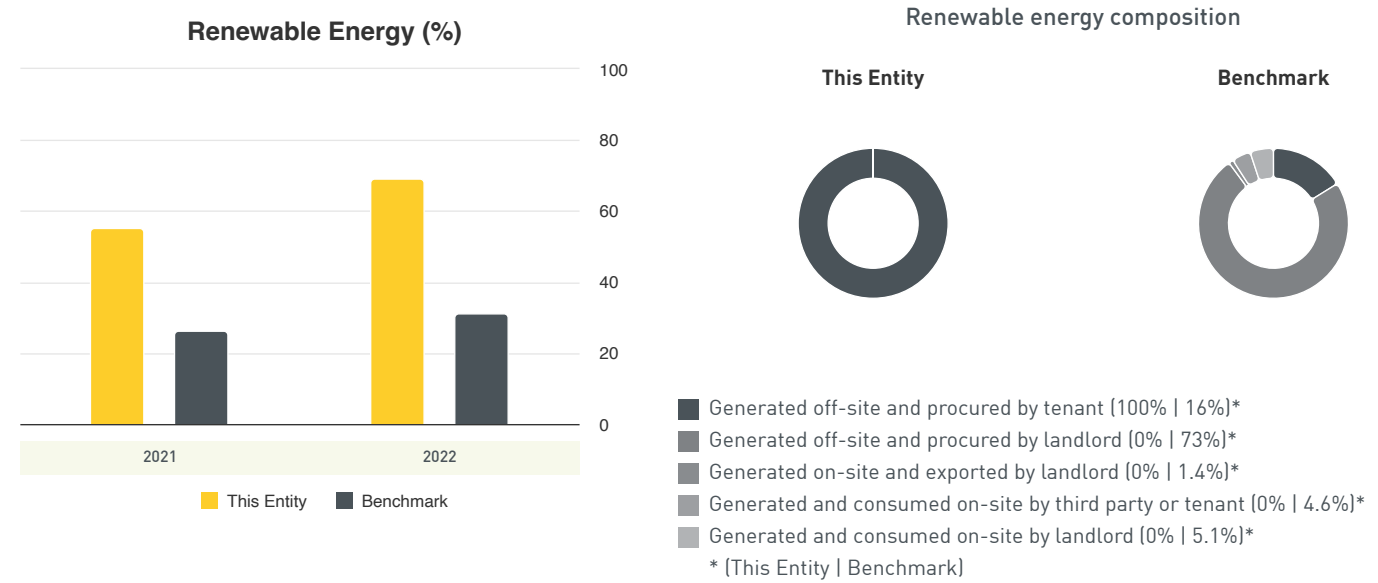
*All GRESB participants are required to use the GFA to report the size of their assets. Participants with information on the Lettable Floor Area (LFA) only were allowed to estimate the size of their common areas (difference between GFA and LFA) using ratio ranges pre-determined by GRESB.

Benchmark: Office: Corporate: Mid-Rise Office | Europe



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

Renewable Energy Generated and Procured Points: 1.98/3



Benchmark Group: Office: Corporate: Mid-Rise Office | Europe

Renewable Energy (%) includes energy generated on-site and exported.

Note: In 2023, the GRESB Standard aligned its guidance relating to Renewable Energy with the Scope 2 Quality Criteria of the GHG Protocol to only award participants for procuring renewable energy and no longer for solely being connected to a grid that receives a portion of its energy from renewable sources. This also includes the reporting of renewable energy certifications (RECs) that have been retired on the participants' behalf by a third party, such as local governments and/or utility companies.

Office: Corporate: High-Rise Office (34.02% of GAV)

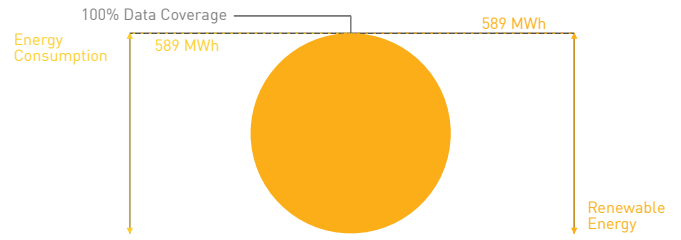
Values displayed in this Aspect account for the percentage of ownership at the asset level.

Portfolio Characteristics

Overall	Intensities *	Like-for-like **
2 Assets 235,881 sq. ft. 53% Landlord Controlled area 47% Tenant Controlled area	2 Assets 235,881 sq. ft.	1 Assets 109,972 sq. ft.

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

2022



Additional information provided by the participant:



No data has been estimated for this entity during the reporting period.

Note: The Renewable Energy displayed above does not include energy generated on-site and exported.

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

Landlord Controlled



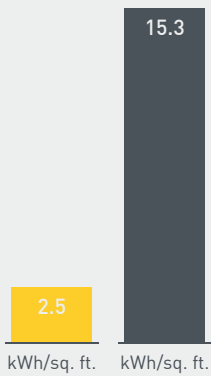
Tenant Controlled



Benchmark Landlord Controlled: Office: Corporate: High-Rise Office | Europe
Benchmark Tenant Controlled: Office: Corporate: High-Rise Office | 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.

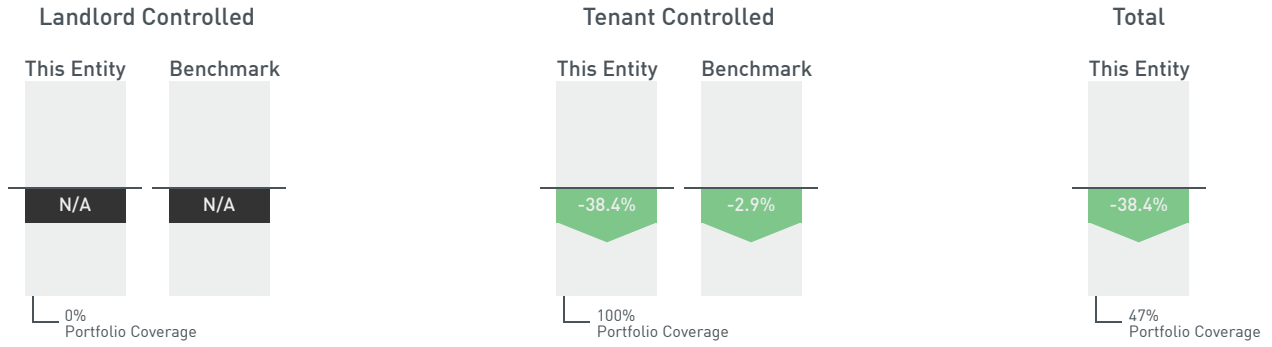
- If Data Coverage [Area/Time] = 100% and Energy consumption data for the entire year has been reported, the asset is included in the calculation.
- If Data Coverage [Area/Time] < 100%, and/or the data reported does not cover the full reporting year, the asset is excluded from the calculation to minimize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

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

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

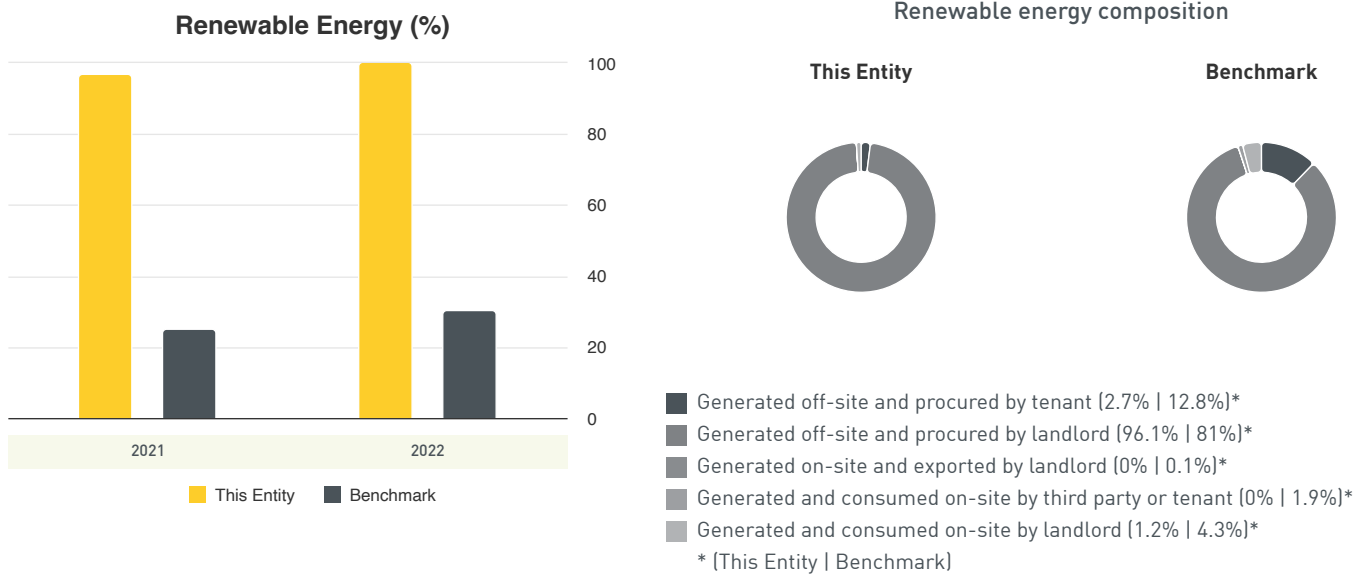
*All GRESB participants are required to use the GFA to report the size of their assets. Participants with information on the Lettable Floor Area (LFA) only were allowed to estimate the size of their common areas (difference between GFA and LFA) using ratio ranges pre-determined by GRESB.

Benchmark: Office: Corporate: High-Rise Office | Europe



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

Renewable Energy Generated and Procured Points: 3/3



Benchmark Group: Office: Corporate: High-Rise Office | Europe

Renewable Energy (%) includes energy generated on-site and exported.

Note: In 2023, the GRESB Standard aligned its guidance relating to Renewable Energy with the Scope 2 Quality Criteria of the GHG Protocol to only award participants for procuring renewable energy and no longer for solely being connected to a grid that receives a portion of its energy from renewable sources. This also includes the reporting of renewable energy certifications (RECs) that have been retired on the participants' behalf by a third party, such as local governments and/or utility companies.

Residential: Multi-Family: Mid-Rise Multi Family (8.3% of GAV)

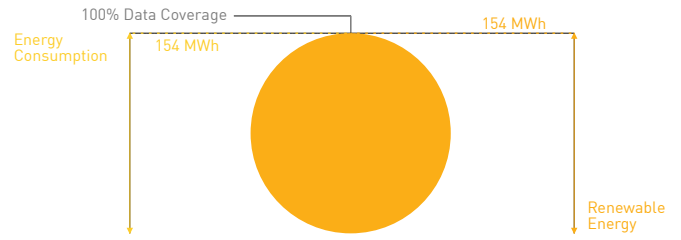
Values displayed in this Aspect account for the percentage of ownership at the asset level.

Portfolio Characteristics

Overall	Intensities *	Like-for-like **
1 Assets 12,986 sq. ft. 0% Landlord Controlled area 100% Tenant Controlled area	1 Assets 12,986 sq. ft.	1 Assets 12,986 sq. ft.

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

2022



Additional information provided by the participant:



No data has been estimated for this entity during the reporting period.

Note: The Renewable Energy displayed above does not include energy generated on-site and exported.

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

Landlord Controlled

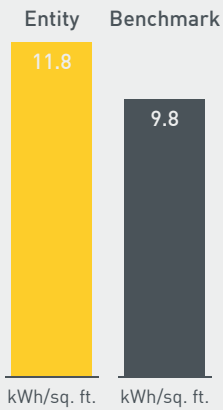
This Entity	N/A
Benchmark	N/A

Tenant Controlled

This Entity	100%
Benchmark	51%

Benchmark Landlord Controlled: No Benchmark Available
Benchmark Tenant Controlled: Residential: Multi-Family: Mid-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.

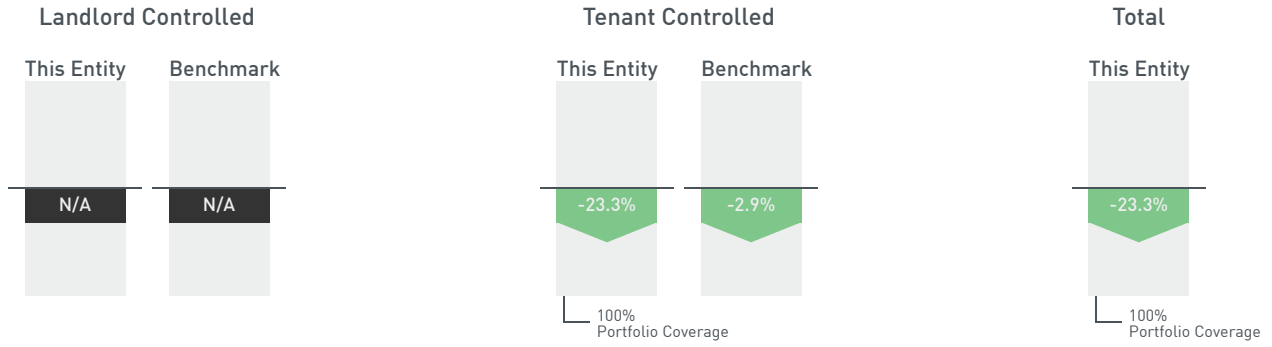
- If Data Coverage [Area/Time] = 100% and Energy consumption data for the entire year has been reported, the asset is included in the calculation.
- If Data Coverage [Area/Time] < 100%, and/or the data reported does not cover the full reporting year, the asset is excluded from the calculation to minimize 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.

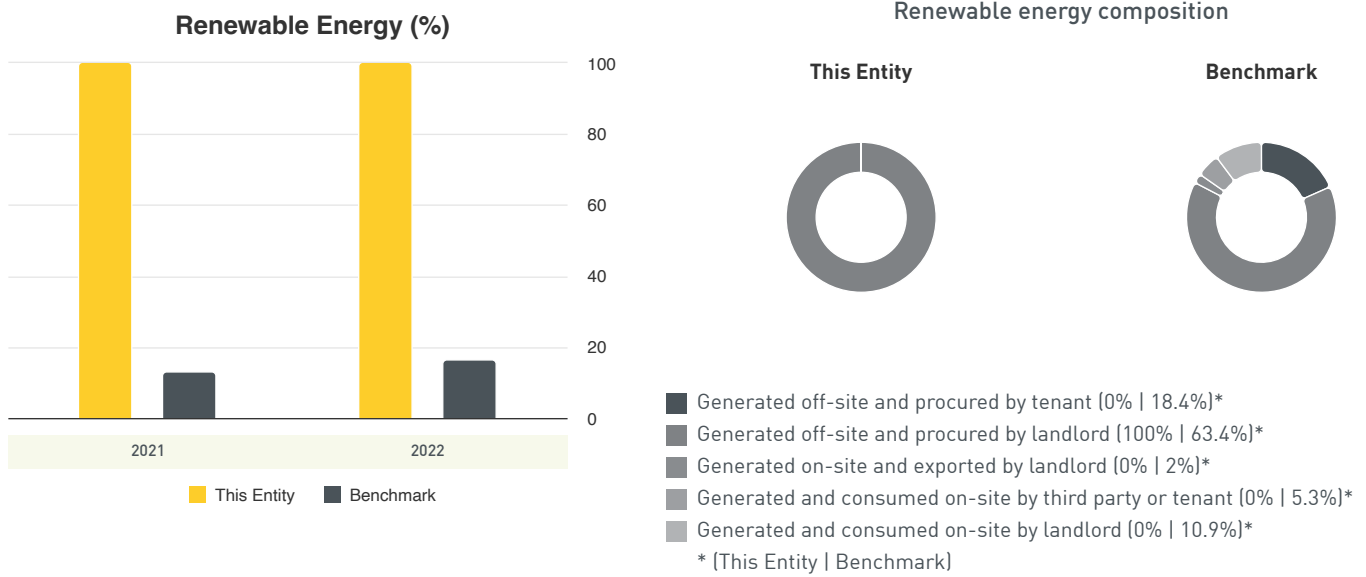
*All GRESB participants are required to use the GFA to report the size of their assets. Participants with information on the Lettable Floor Area (LFA) only were allowed to estimate the size of their common areas (difference between GFA and LFA) using ratio ranges pre-determined by GRESB.

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



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

Renewable Energy Generated and Procured Points: 2.5/3



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

Renewable Energy (%) includes energy generated on-site and exported.

Note: In 2023, the GRESB Standard aligned its guidance relating to Renewable Energy with the Scope 2 Quality Criteria of the GHG Protocol to only award participants for procuring renewable energy and no longer for solely being connected to a grid that receives a portion of its energy from renewable sources. This also includes the reporting of renewable energy certifications (RECs) that have been retired on the participants' behalf by a third party, such as local governments and/or utility companies.

GHG

Retail: Retail Centers: Shopping Center (20.1% of GAV)

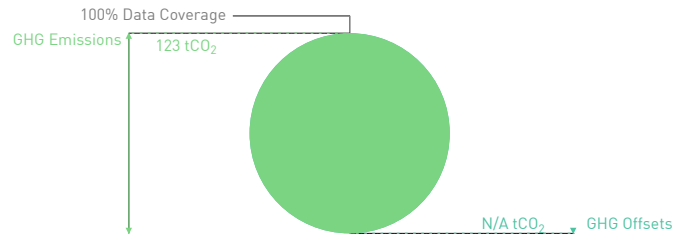
Values displayed in this Aspect account for the percentage of ownership at the asset level.

Portfolio Characteristics

Overall	Intensities *	Like-for-like **
1 Assets 133,376 sq. ft. 29% Scope I & II 71% Scope III	1 Assets 133,376 sq. ft.	1 Assets 133,376 sq. ft.

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

2022



Scope I	Scope II (Location-based)	Scope II (Market-based)	Scope III
99 tCO ₂ e	1 tCO ₂ e	0 tCO ₂ e	23 tCO ₂ e

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

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

N/A

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

Scopes I & II

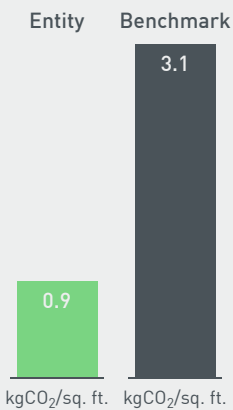


Scope III



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

GHG Intensities



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

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

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

Calculation methodology

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

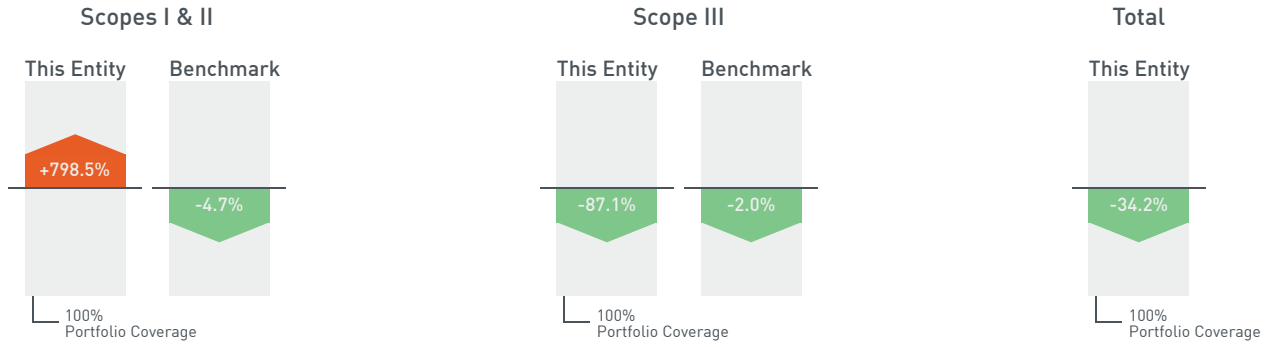
- If Data Coverage (Area/Time) = 100% and GHG emissions data for the entire year has been reported, the asset is included in the calculation.
- If Data Coverage (Area/Time) < 100%, and/or the data reported does not cover the full reporting year, the asset is excluded from the calculation to minimize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

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

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

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

Benchmark: Retail: Retail Centers: Shopping Center | Europe



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

Office: Corporate: Mid-Rise Office (37.57% of GAV)

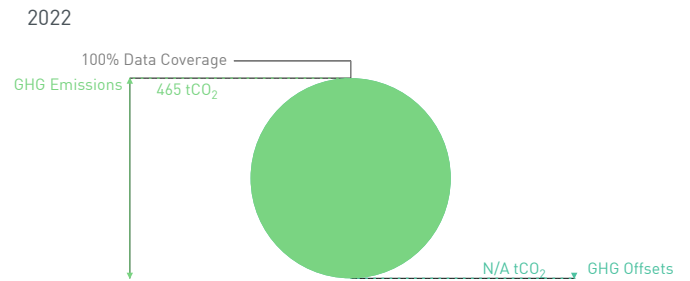
Values displayed in this Aspect account for the percentage of ownership at the asset level.

Portfolio Characteristics

Overall	Intensities *	Like-for-like **
1 Assets 180,674 sq. ft. 0% Scope I & II 100% Scope III	1 Assets 180,674 sq. ft.	0 Assets 0 sq. ft.

*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	tCO ₂ e	tCO ₂ e	465 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

Scopes I & II

This Entity	N/A
Benchmark	N/A

Scope III

This Entity	100%
Benchmark	69%

Benchmark Scope I & II Emissions: No Benchmark Available
 Benchmark Scope III Emissions: Office: Corporate: Mid-Rise Office | Europe

GHG Intensities



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

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

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

Calculation methodology

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

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

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

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

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

Benchmark: Office: Corporate: Mid-Rise Office | Europe

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

Scopes I & II

This Entity	Benchmark
N/A	N/A

Scope III

This Entity	Benchmark
N/A	N/A

0% Portfolio Coverage

Total

This Entity
N/A

0% Portfolio Coverage

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

Office: Corporate: High-Rise Office (34.02% of GAV)

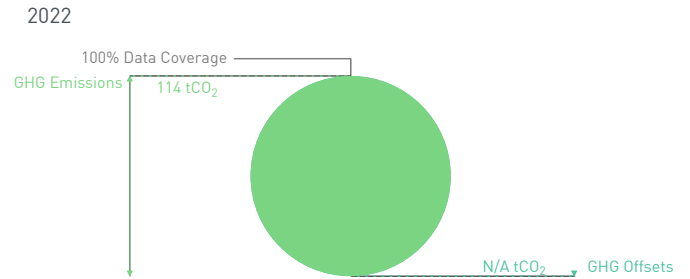
Values displayed in this Aspect account for the percentage of ownership at the asset level.

Portfolio Characteristics

Overall	Intensities *	Like-for-like **
2 Assets 235,881 sq. ft. 13% Scope I & II 87% Scope III	2 Assets 235,881 sq. ft.	1 Assets 109,972 sq. ft.

*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	92 tCO ₂ e	0 tCO ₂ e	22 tCO ₂ e

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

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

N/A

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

Scopes I & II



Scope III



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

GHG Intensities

Entity **Benchmark**

0.5 3.2

kgCO₂/sq. ft. kgCO₂/sq. ft.

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

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

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

Calculation methodology

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

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

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

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

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

Benchmark: Office: Corporate: High-Rise Office | Europe

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

Scopes I & II

This Entity	Benchmark
N/A	N/A
0% Portfolio Coverage	

Benchmark Scope I & II Emissions: No Benchmark Available
Benchmark Scope III Emissions: Office: Corporate: High-Rise Office | Europe

Scope III

This Entity	Benchmark
-42.7%	-4.7%
54% Portfolio Coverage	

Total

This Entity
-42.7%
47% Portfolio Coverage

Residential: Multi-Family: Mid-Rise Multi Family (8.3% of GAV)

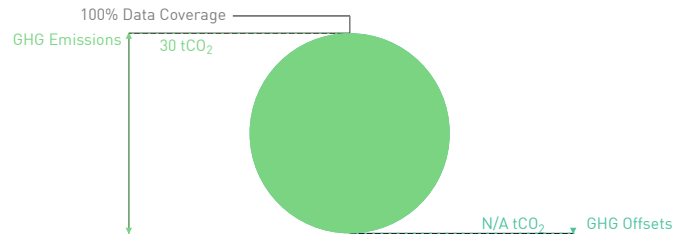
Values displayed in this Aspect account for the percentage of ownership at the asset level.

Portfolio Characteristics

Overall	Intensities *	Like-for-like **
1 Assets 12,986 sq. ft. 0% Scope I & II 100% Scope III	1 Assets 12,986 sq. ft.	1 Assets 12,986 sq. ft.

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

2022



Scope I	Scope II (Location-based)	Scope II (Market-based)	Scope III
tCO2e	tCO2e	tCO2e	30 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

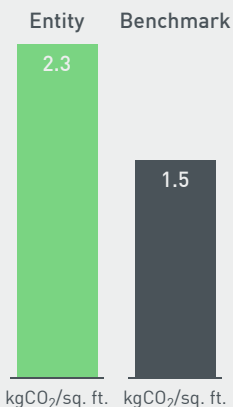
This Entity	N/A
Benchmark	N/A

Scope III

This Entity	100%
Benchmark	54%

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

GHG Intensities



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

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

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

Calculation methodology

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

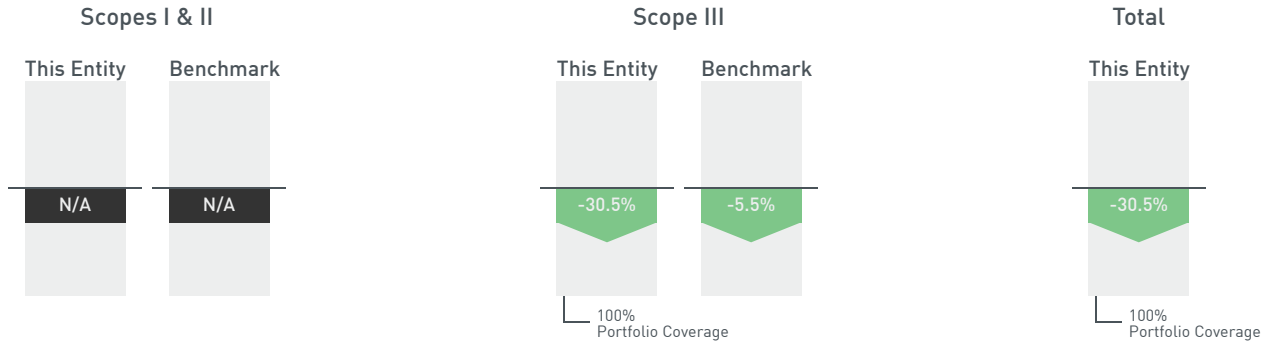
- If Data Coverage (Area/Time) = 100% and GHG emissions data for the entire year has been reported, the asset is included in the calculation.
- If Data Coverage (Area/Time) < 100%, and/or the data reported does not cover the full reporting year, the asset is excluded from the calculation to minimize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

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

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

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

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



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

Water

Retail: Retail Centers: Shopping Center (20.1% of GAV)

Values displayed in this Aspect account for the percentage of ownership at the asset level.

Portfolio Characteristics

Overall

1 Assets
 133,376 sq. ft.
 100% Landlord Controlled area
 0% Tenant Controlled area

Intensities *

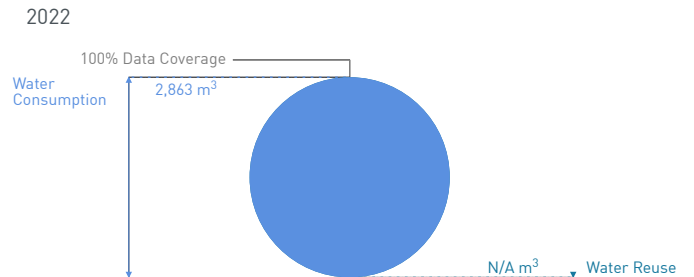
1 Assets
 133,376 sq. ft.

Like-for-like **

1 Assets
 133,376 sq. ft.

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

Water Overview



Additional information provided by the participant:

N/A

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

Landlord Controlled

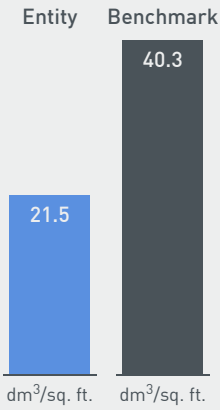


Tenant Controlled



Benchmark Landlord Controlled: 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).

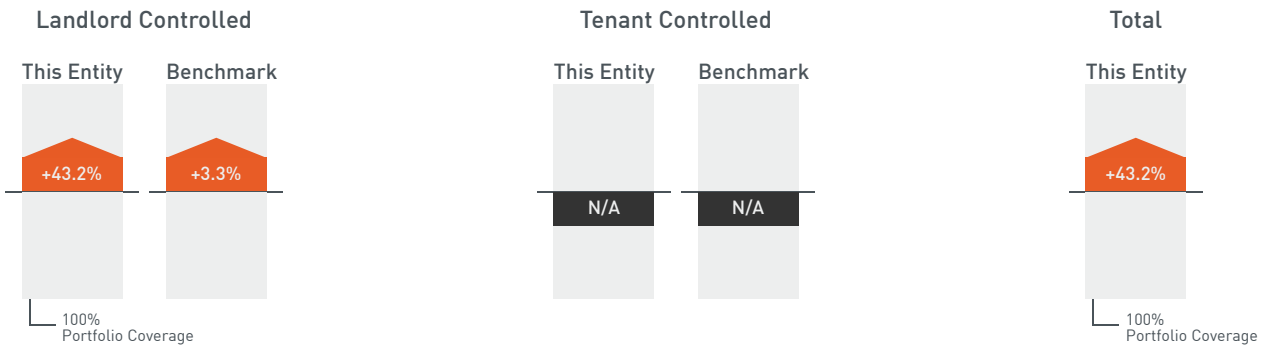
GRESB uses the eligible assets' GFA as a denominator for determining intensities*, and displays calculated values in either m³/m2 or m³/sq.ft. depending on the unit selected by the participant.

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: Shopping Center | Europe

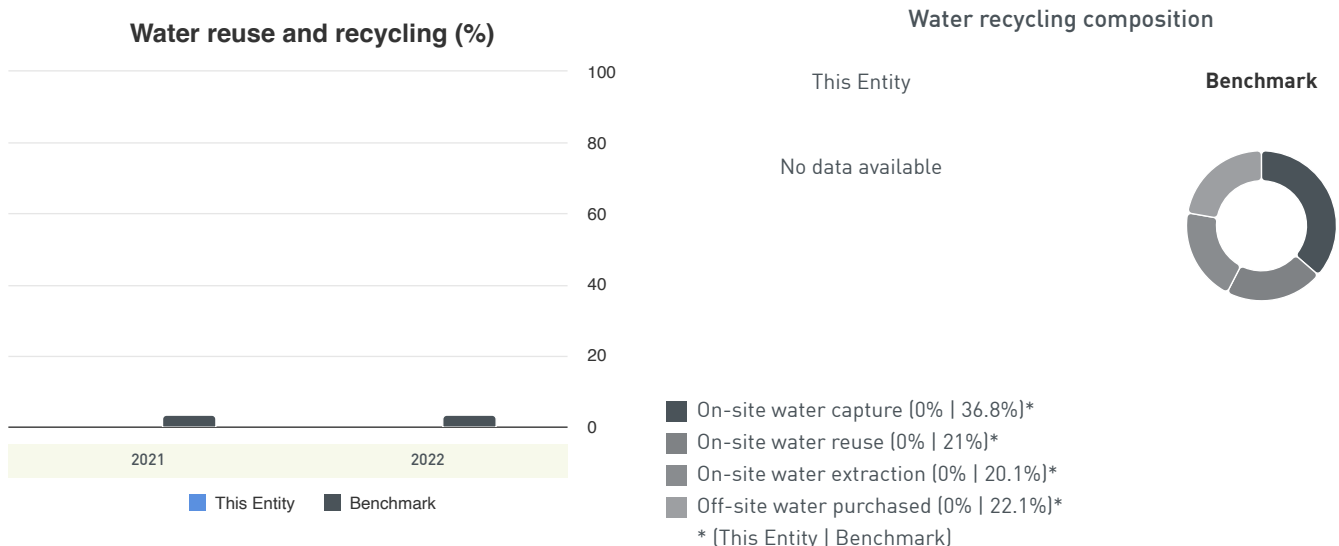
Like-for-like performance for Water Points: 0/2



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

Benchmark Tenant Controlled: No Benchmark Available

Water reuse and recycling Points: 0/1



Benchmark Group: Retail: Retail Centers: Shopping Center | Europe

Office: Corporate: Mid-Rise Office (37.57% of GAV)

Values displayed in this Aspect account for the percentage of ownership at the asset level.

Portfolio Characteristics

Overall

1 Assets
180,674 sq. ft.
0% Landlord Controlled area
100% Tenant Controlled area

Intensities *

1 Assets
180,674 sq. ft.

Like-for-like **

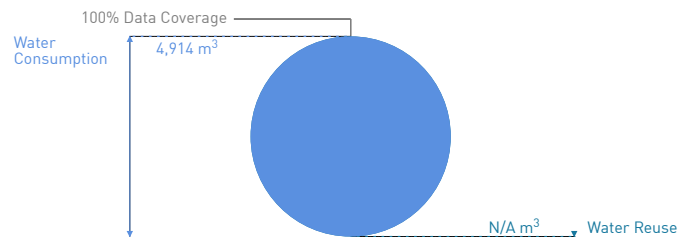
1 Assets
180,674 sq. ft.

*Includes only assets with 100% data coverage

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

Water Overview

2022



Additional information provided by the participant:

N/A

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

Landlord Controlled

This Entity	N/A
Benchmark	N/A

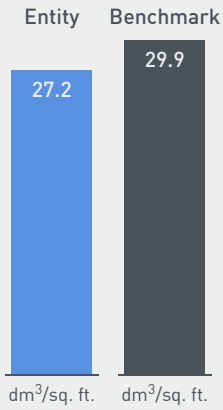
Tenant Controlled

This Entity	100%
Benchmark	59%

Benchmark Landlord Controlled: No Benchmark Available

Benchmark Tenant Controlled: Office: Corporate: Mid-Rise Office | Europe

Water Intensities



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

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

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

Calculation methodology

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

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

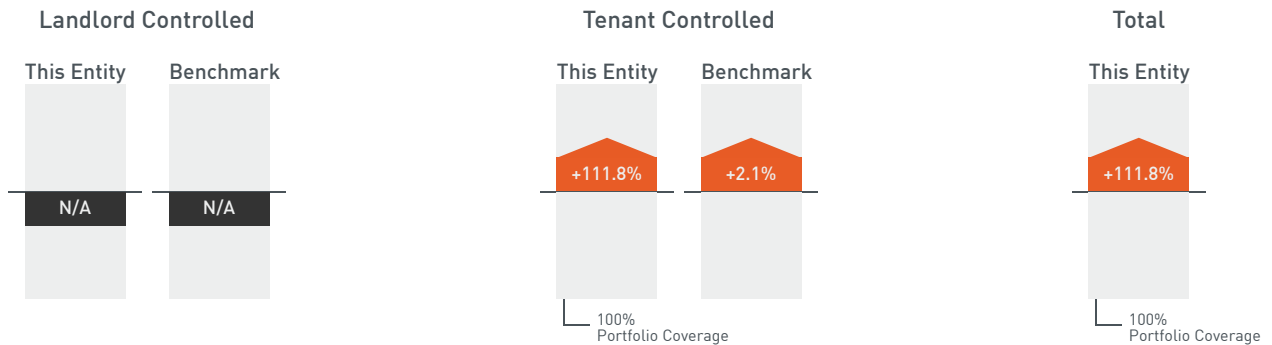
GRESB uses the eligible assets' GFA as a denominator for determining intensities*, and displays calculated values in either m³/m2 or m³/sq.ft. depending on the unit selected by the participant.

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

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

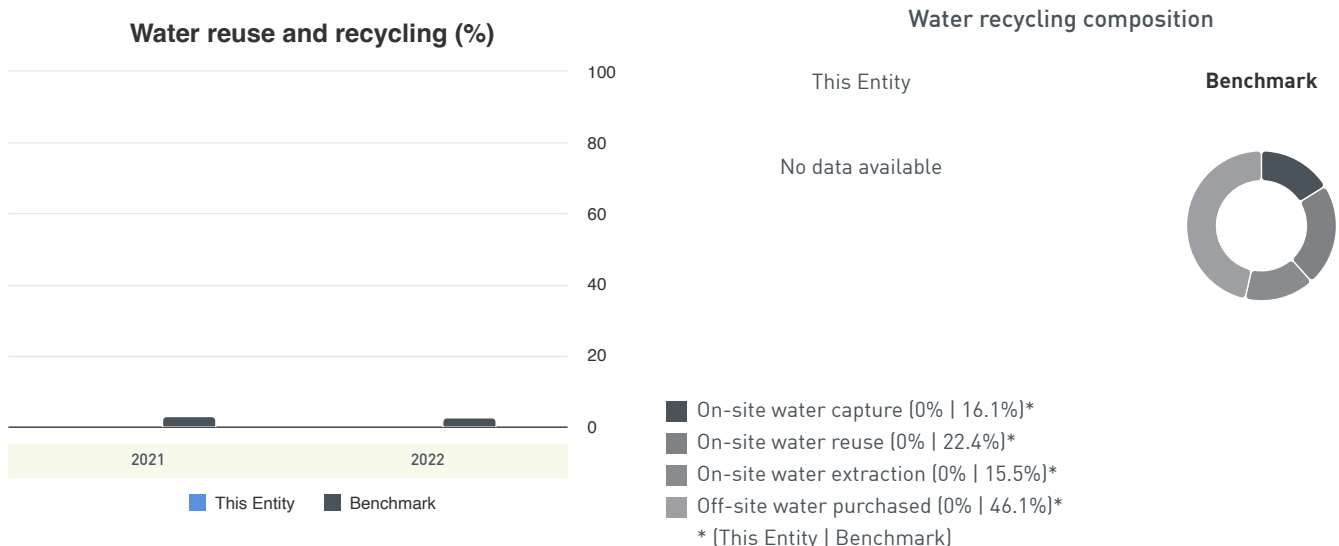
Benchmark: Office: Corporate: Mid-Rise Office | Europe

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



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

Water reuse and recycling Points: 0/1



Benchmark Group: Office | Europe

Office: Corporate: High-Rise Office (34.02% of GAV)

Values displayed in this Aspect account for the percentage of ownership at the asset level.

Portfolio Characteristics

Overall

2 Assets
235,881 sq. ft.
53% Landlord Controlled area
47% Tenant Controlled area

Intensities *

2 Assets
235,881 sq. ft.

Like-for-like **

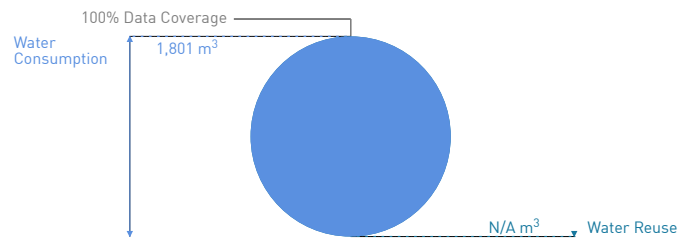
0 Assets
0 sq. ft.

*Includes only assets with 100% data coverage

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

Water Overview

2022



Additional information provided by the participant:

N/A

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

Landlord Controlled



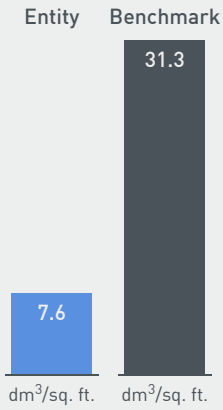
Tenant Controlled



Benchmark Landlord Controlled: Office: Corporate: High-Rise Office | Europe

Benchmark Tenant Controlled: Office: Corporate: High-Rise Office | Europe

Water Intensities



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

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

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

Calculation methodology

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

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

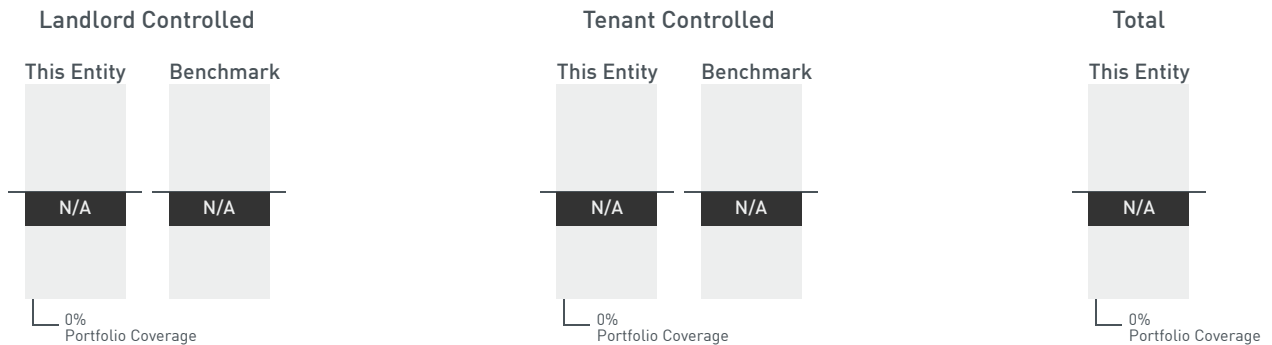
GRESB uses the eligible assets' GFA as a denominator for determining intensities*, and displays calculated values in either m³/m2 or m³/sq.ft. depending on the unit selected by the participant.

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

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

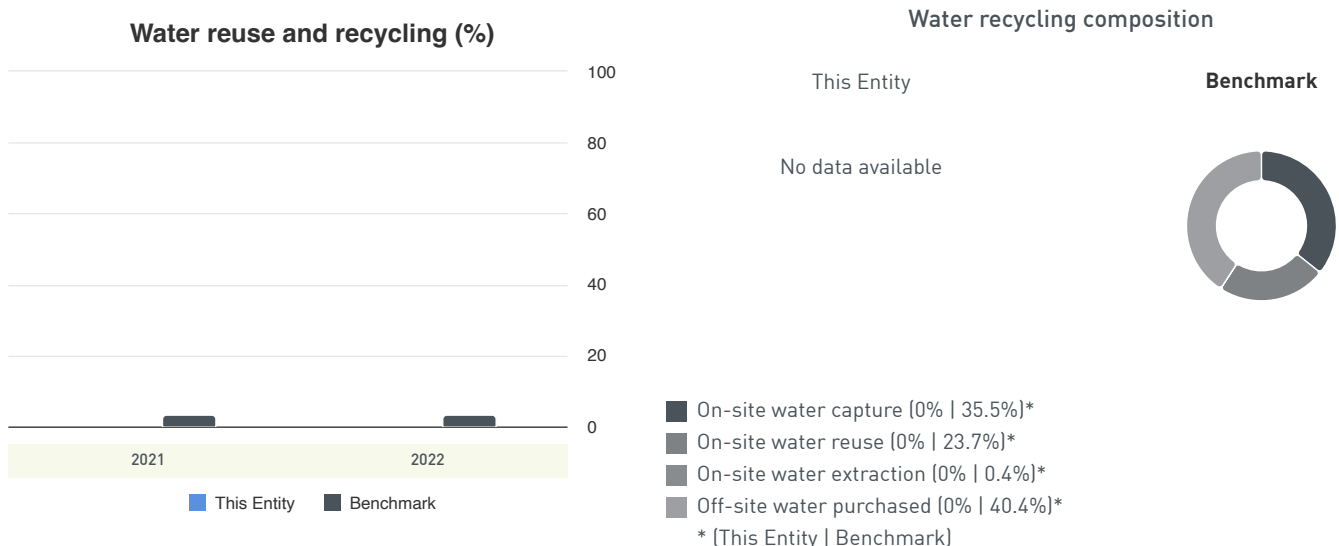
Benchmark: Office: Corporate: High-Rise Office | Europe

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



Benchmark Landlord Controlled: No Benchmark Available
Benchmark Tenant Controlled: No Benchmark Available

Water reuse and recycling Points: 0/1



Benchmark Group: Office | Europe

Residential: Multi-Family: Mid-Rise Multi Family (8.3% of GAV)

Values displayed in this Aspect account for the percentage of ownership at the asset level.

Portfolio Characteristics

Overall

1 Assets
 12,986 sq. ft.
 0% Landlord Controlled area
 100% Tenant Controlled area

Intensities *

0 Assets
 0 sq. ft.

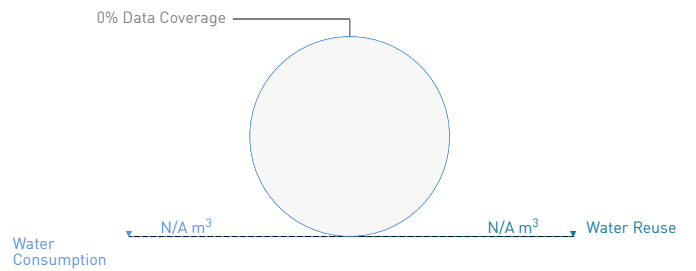
Like-for-like **

0 Assets
 0 sq. ft.

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

Water Overview

2022



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	44%

Benchmark Landlord Controlled: No Benchmark Available
Benchmark Tenant Controlled: Residential: Multi-Family: Mid-Rise Multi Family | 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/sq. ft. dm³/sq. ft.

- 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.

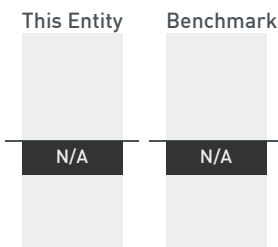
Assets with identified outliers substantially higher than the upper thresholds as defined in the [GRESB Data Validation Process](#) are excluded from the calculations.

**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.*

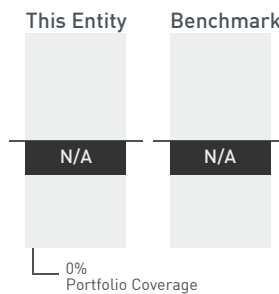
Benchmark: No Benchmark Available

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

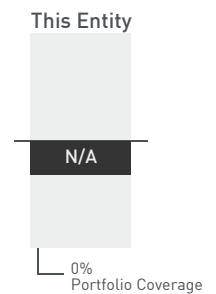
Landlord Controlled



Tenant Controlled



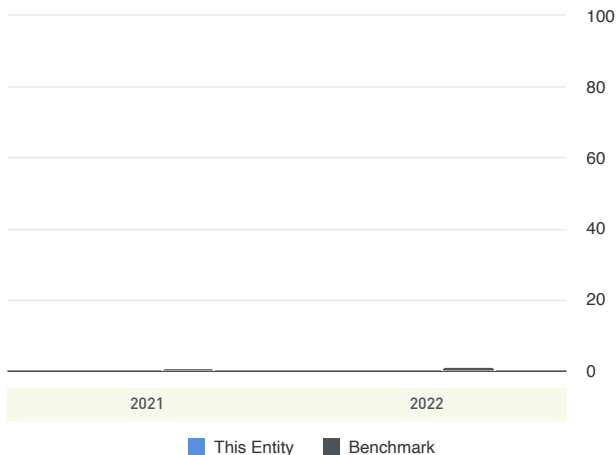
Total



Benchmark Landlord Controlled: No Benchmark Available
Benchmark Tenant Controlled: No Benchmark Available

Water reuse and recycling Points: 0/1

Water reuse and recycling (%)



Water recycling composition

This Entity

No data available

Benchmark



- On-site water capture (0% | 16.7%)*
 - On-site water reuse (0% | 25%)*
 - On-site water extraction (0% | 8.3%)*
 - Off-site water purchased (0% | 50%)*
- * (This Entity | Benchmark)

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

Waste

Retail: Retail Centers: Shopping Center (20.1% of GAV)

Values displayed in this Aspect account for the percentage of ownership at the asset level.

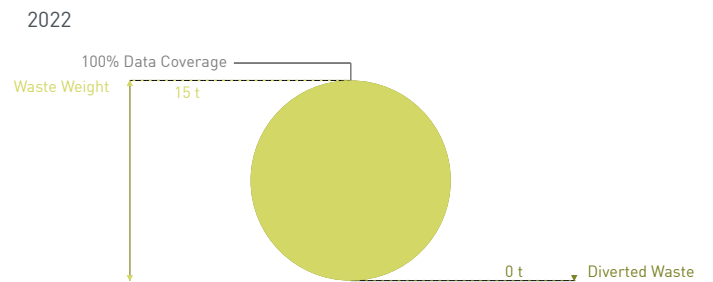
Portfolio Characteristics

Overall

1 Assets
133,376 sq. ft.
100% Landlord Controlled area
0% Tenant Controlled area

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

Waste Overview



Additional information provided by the participant:

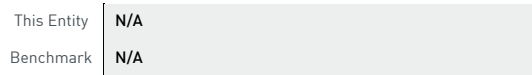
N/A

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

Landlord Controlled

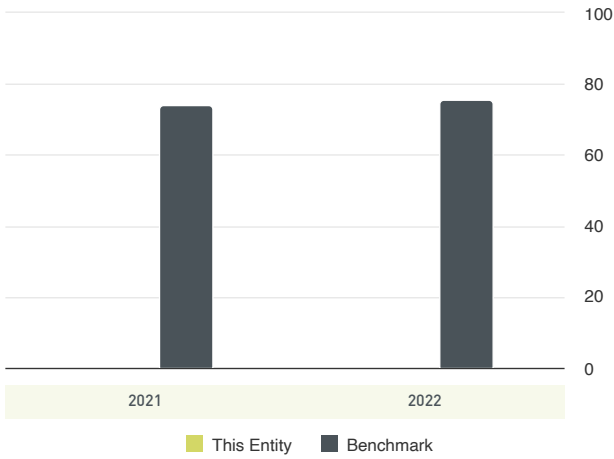


Tenant Controlled



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

Diverted waste (%)



Total Waste by disposal route

This Entity

Benchmark



- Landfill (0% | 11%)*
 - Incineration (0% | 7.1%)*
 - Reuse (diverted) (0% | 1.1%)*
 - Waste to energy (diverted) (0% | 30.5%)*
 - Recycling (diverted) (0% | 43%)*
 - Other / Unknown (100% | 7.4%)*
- * (This Entity | Benchmark)

Benchmark Group: Retail: Retail Centers: Shopping Center | Europe

Office: Corporate: Mid-Rise Office (37.57% of GAV)

Values displayed in this Aspect account for the percentage of ownership at the asset level.

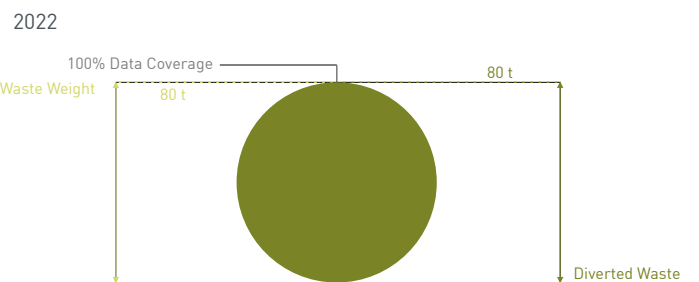
Portfolio Characteristics

Overall

1 Assets
 180,674 sq. ft.
 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

Waste Overview



Additional information provided by the participant:

N/A

Landlord Controlled

This Entity	N/A
Benchmark	N/A

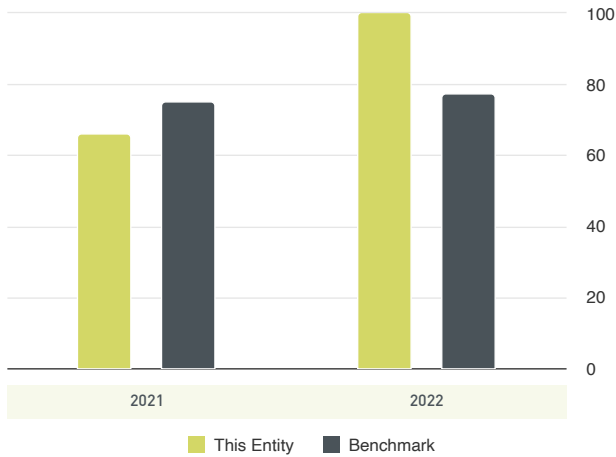
Tenant Controlled

This Entity	100%
Benchmark	46%

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

Waste Management Points: 2/2

Diverted waste (%)



Total Waste by disposal route

This Entity



Benchmark



- Landfill (0% | 7%)*
 - Incineration (0% | 6.5%)*
 - Reuse (diverted) (0% | 1.4%)*
 - Waste to energy (diverted) (45% | 31.5%)*
 - Recycling (diverted) (55% | 44.2%)*
 - Other / Unknown (0% | 9.5%)*
- * (This Entity | Benchmark)

Benchmark Group: Office: Corporate: Mid-Rise Office | Europe

Office: Corporate: High-Rise Office (34.02% of GAV)

Values displayed in this Aspect account for the percentage of ownership at the asset level.

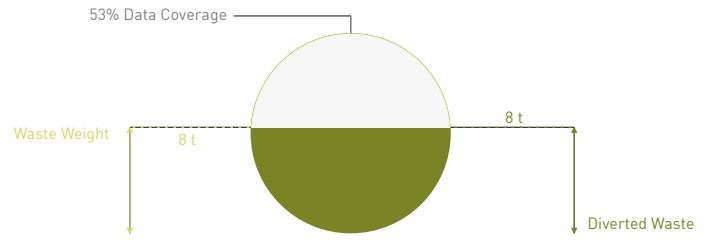
Portfolio Characteristics

Overall

2 Assets
 235,881 sq. ft.
 53% Landlord Controlled area
 47% Tenant Controlled area

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

2022



Additional information provided by the participant:

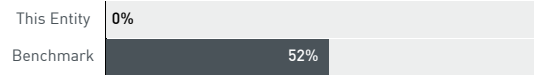
N/A

Data Coverage (Area/Time) Points: 1.07/2

Landlord Controlled



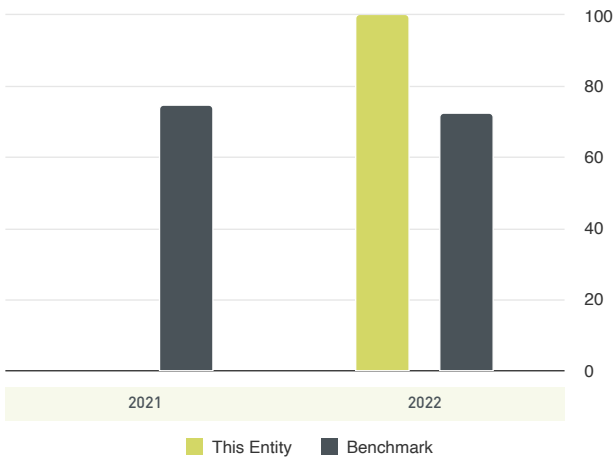
Tenant Controlled



Benchmark Landlord Controlled: Office: Corporate: High-Rise Office | Europe
 Benchmark Tenant Controlled: Office: Corporate: High-Rise Office | Europe

Waste Management Points: 2/2

Diverted waste (%)



Total Waste by disposal route

This Entity

Benchmark



- Landfill (0% | 10%)*
 - Incineration (0% | 8.2%)*
 - Reuse (diverted) (0% | 2.9%)*
 - Waste to energy (diverted) (17% | 23.6%)*
 - Recycling (diverted) (83% | 46.1%)*
 - Other / Unknown (0% | 9.2%)*
- * (This Entity | Benchmark)

Benchmark Group: Office: Corporate: High-Rise Office | Europe

Residential: Multi-Family: Mid-Rise Multi Family (8.3% of GAV)

Values displayed in this Aspect account for the percentage of ownership at the asset level.

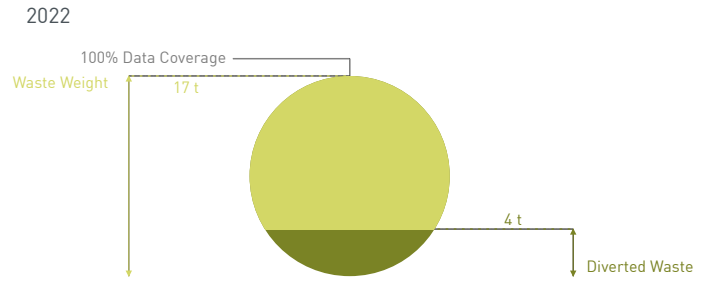
Portfolio Characteristics

Overall

1 Assets
 12,986 sq. ft.
 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

Waste Overview



Additional information provided by the participant:

N/A

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

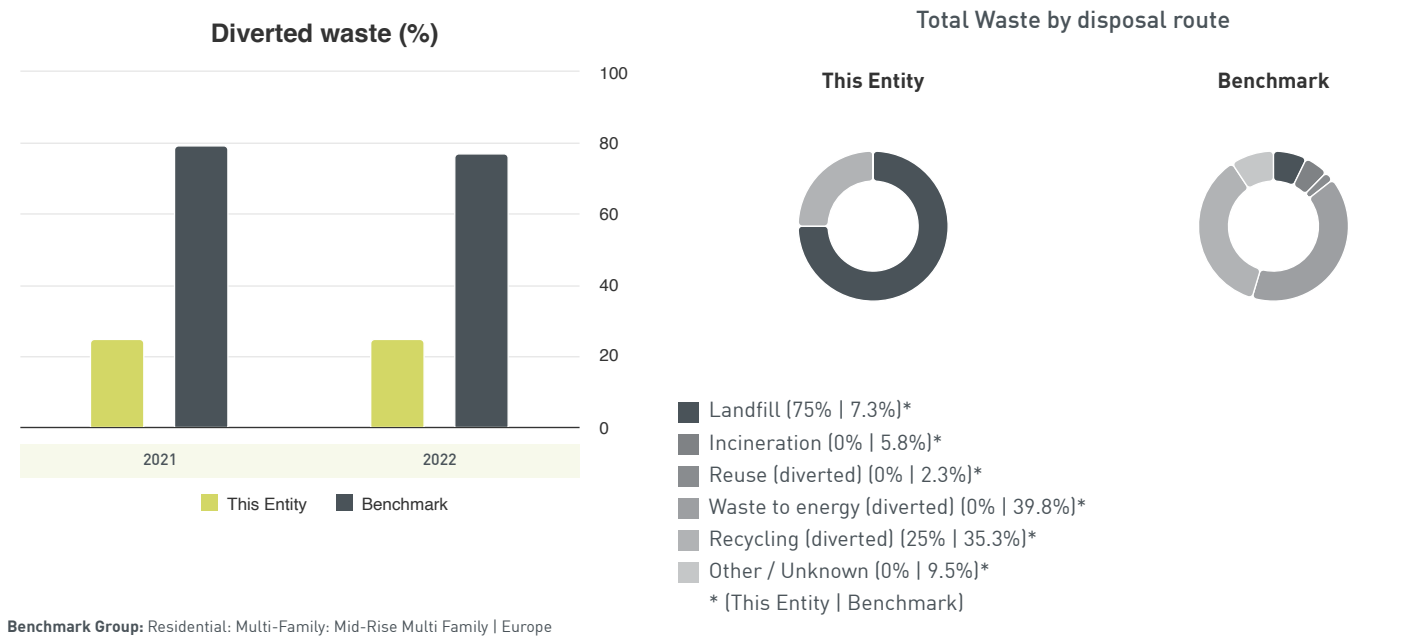
Landlord Controlled

This Entity	N/A
Benchmark	N/A

Tenant Controlled

This Entity	100%
Benchmark	39%

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



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

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

Yes 100%

Externally checked 17%

Externally verified 50%

Using scheme

[33%] ISO14064-3

[17%] ISO 14064-2

[50%] No answer provided

Externally assured 33%


Applicable evidence

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

No 0%

Not applicable 0%

External review of GHG data

Yes 100% 

Externally checked 17% 

Externally verified 50% 

Using scheme




- [33%] ISO14064-3
- [17%] ISO 14064-2
- [50%] No answer provided

Externally assured 33% 


Applicable evidence

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


No 0% 

Not applicable 0% 

External review of water data

Yes 83% 

Externally checked 17% 

Externally verified 33% 

Using scheme



- [33%] ISO14064-3
- [67%] No answer provided

Externally assured 33% 

Applicable evidence

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

No 17% 

Not applicable 0% 

External review of waste data

Yes 83%

Externally checked 17%

Externally verified 33%

Using scheme



- [33%] ISO14064-3
- [67%] No answer provided

Externally assured 33%

Applicable evidence

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

No 17%

Not applicable 0%

Building Certifications

Office: Corporate: High-Rise Office (34.02% of GAV)

Values displayed in this Aspect account for the percentage of ownership at the asset level.

Portfolio Characteristics

Overall
2 Assets
235,881 sq. ft.

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
BREEAM	New Construction Excellent	53.38%	97.29%	1	N/A			N/A
	Sub-total	53.38%	97.29%	1				
WELL Building Standard	New Buildings Gold	53.38%	97.29%	1	N/A			N/A
	Sub-total	53.38%	97.29%	1				
Total		100%*	100%	2	2	35.49% ***	207 ***	513

*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: 5.29/8.5

		Portfolio				Benchmark		
		Certified Area	Certified GAV**	Total Certified Assets	Total Assets	Certified Area	Total Certified Assets	Total Assets
WiredScore	SmartScore - Operational Platinum	53.38%	97.29%	1	N/A			N/A
	Sub-total	53.38%	97.29%	1				
Total		53.38%*	97.29%	1	2	50.74% ***	309 ***	513

*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 - A		53.38%	97.29%	1	N/A			N/A
EU EPC - C		46.62%	2.71%	1	N/A			N/A
Total		100%	100%	2	2	89.93% **	473 **	513

*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 (37.57% of GAV)

Values displayed in this Aspect account for the percentage of ownership at the asset level.

Portfolio Characteristics

Overall

1 Assets
180,674 sq. ft.

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	25.92% ***	728 ***	3333

*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	35.23% ***	1222 ***	3333

*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 - E	100%	100%	1	N/A			N/A
Total	100%	100%	1	1	89.9% **	2994 **	3333

*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 (20.1% of GAV)

Values displayed in this Aspect account for the percentage of ownership at the asset level.

Portfolio Characteristics

Overall

1 Assets
133,376 sq. ft.

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	6.32% ***	174 ***	1566

*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
DGNB	Buildings In Use Gold	100%	100%	1			N/A
	Sub-total	100%	100%	1			
Total		100%*	100%	1	1	44.65% ***	864 ***

*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 - Germany (Non-residential)	100%	100%	1			N/A
Total		100%	100%	1	1	89.2% **	1391 **

*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 (8.3% of GAV)

Values displayed in this Aspect account for the percentage of ownership at the asset level.

Portfolio Characteristics

Overall

1 Assets
12,986 sq. ft.

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	12.8% ***	351 ***	7775

*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	20.16% ***	913 ***	7775

*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%	100%	1	N/A			N/A
Total	100%	100%	1	1	89.16% **	7222 **	7775




*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	11.58	43% of peers scored lower
DRE1	ESG strategy during development	4	4	3.75	29% of peers scored lower
DRE2	Site selection requirements	4	4	3.83	14% of peers scored lower
DRE3	Site design and development requirements	4	4	4	0% of peers scored lower
	Materials	6.00p 8.6%	6	5.12	29% of peers scored lower
DMA1	Materials selection requirements	6	6	5.12	29% of peers scored lower
DMA2.1	Life cycle assessments			Not scored	
DMA2.2	Embodied carbon			Not scored	
	Building Certifications	13.00p 18.6%	12.1	12.82	100% of peers scored higher
DBC1.1	Green building standard requirements	4	4	3.93	14% of peers scored lower
DBC1.2	Green building certifications	9	8.1	8.89	100% of peers scored higher
	Energy	14.00p 20%	14	10.51	71% of peers scored lower


DEN1	Energy efficiency requirements	6	6	6	0% of peers scored lower
DEN2.1	On-site renewable energy and low carbon technologies	6	6	3.43	57% of peers scored lower
DEN2.2	Net-zero carbon design and standards	2	2	1.08	71% of peers scored lower
	Water	5.00p 7.1%	5	4.38	29% of peers scored lower
DWT1	Water conservation strategy	5	5	4.38	29% 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
	Stakeholder Engagement	15.00p 21.4%	15	13.8	71% of peers scored lower
DSE1	Health & well-being	2	2	1.84	43% of peers scored lower
DSE2.1	On-site safety	1.5	1.5	1.5	0% of peers scored lower
DSE2.2	Safety metrics	1.5	1.5	1.12	71% of peers scored lower
DSE3.1	Contractor ESG requirements	2	2	1.75	14% of peers scored lower
DSE3.2	Contractor monitoring methods	2	2	1.88	14% of peers scored lower
DSE4	Community engagement program	2	2	2	0% of peers scored lower
DSE5.1	Community impact assessment	2	2	2	0% of peers scored lower
DSE5.2	Community impact monitoring	2	2	1.71	29% of peers scored lower

ESG Requirements







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

DRE1 Points: 4/4

ESG strategy during development

Yes 100% 

Strategy elements

<input checked="" type="checkbox"/> Biodiversity and habitat	100% 
<input checked="" type="checkbox"/> Building safety	100% 
<input checked="" type="checkbox"/> Climate/climate change adaptation	100% 
<input checked="" type="checkbox"/> Energy consumption	100% 
<input checked="" type="checkbox"/> Green building certifications	100% 
<input checked="" type="checkbox"/> Greenhouse gas emissions	100% 

<input checked="" type="checkbox"/> Health and well-being	100%	
<input checked="" type="checkbox"/> Indoor environmental quality	100%	
<input type="checkbox"/> Life-cycle assessments/embodied carbon	50%	
<input checked="" type="checkbox"/> Location and transportation	100%	
<input type="checkbox"/> Material sourcing	88%	
<input checked="" type="checkbox"/> Net-zero/carbon neutral design	62%	
<input checked="" type="checkbox"/> Pollution prevention	100%	
<input checked="" type="checkbox"/> Renewable energy	100%	
<input checked="" type="checkbox"/> Resilience to catastrophe/disaster	88%	
<input checked="" type="checkbox"/> Site selection and land use	50%	
<input checked="" type="checkbox"/> Sustainable procurement	100%	
<input checked="" type="checkbox"/> Waste management	100%	
<input checked="" type="checkbox"/> Water consumption	100%	
<input type="checkbox"/> Other	38%	

The strategy is



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

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

<https://www.tbc.london/>

<https://www.stchristophersbristol.com/>


Business strategy integration

FORE ensures sustainability is considered at the earliest stages in design of both new projects and major renovations. The FORE Construction and Major Projects Sustainability Guide is considered when planning all projects. In all cases, minimum standards, documented in the FORE procedures are followed. Sustainability is incorporated into construction project planning, from the outset. Furthermore FORE has a minimum target BREEAM Assessment rating of 'Excellent' (or local rating alternatives where BREEAM is not feasible) for all developments, EPC and WELL Platinum. The environmental attributes of building materials are addressed in the FORE Guide, in the Materials section of the BREEAM guide and in the bespoke Labour and Sustainability guide for each asset. FORE's approach to new construction is publicly available via the project websites with are established for each development site: <https://www.tbc.london/> <https://www.stchristophersbristol.com/>










No

0% 

Site selection requirements


Yes 100%  ^

Criteria included

- Connect to multi-modal transit networks 100% 
- Locate projects within existing developed areas 100% 
- Protect, restore, and conserve aquatic ecosystems 62% 
- Protect, restore, and conserve farmland 38% 
- Protect, restore, and conserve floodplain functions 75% 
- Protect, restore, and conserve habitats for native, threatened and endangered species 75% 
- Protect, restore, and conserve historical and heritage sites 75% 
- Redevelop brownfield sites 75% 
- Other 0% 




No 0% 

Site design and development requirements

Yes 100%  ^

Criteria included

- Manage waste by diverting construction and demolition materials from disposal 100% 
- Manage waste by diverting reusable vegetation, rocks, and soil from disposal 100% 
- Minimize light pollution to the surrounding community 62% 
- Minimize noise pollution to the surrounding community 88% 
- Perform environmental site assessment 75% 
- Protect air quality during construction 100% 
- Protect and restore habitat and soils disturbed during construction and/or during previous development 88% 


<input checked="" type="checkbox"/> Protect surface water and aquatic ecosystems by controlling and retaining construction pollutants	100%	
<input type="checkbox"/> Other	12%	
<input type="checkbox"/> No	0%	

Materials

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


DMA1 Points: 6/6


Materials selection requirements

<input checked="" type="radio"/> Yes	88%	
--------------------------------------	-----	---


Issues addressed

<input checked="" type="checkbox"/> Requirement for disclosure about the environmental and/or health attributes of building materials (multiple answers possible)	88%	
---	-----	---


<input checked="" type="checkbox"/> Environmental Product Declarations	88%	
--	-----	---

<input checked="" type="checkbox"/> Health Product Declarations	75%	
---	-----	---


<input type="checkbox"/> Other types of required health and environmental disclosure:	25%	
---	-----	---


<input checked="" type="checkbox"/> Material characteristics	88%	
--	-----	---

<input type="checkbox"/> Locally extracted or recovered materials	50%	
---	-----	---


<input checked="" type="checkbox"/> Low embodied carbon materials	62%	
---	-----	---


<input type="checkbox"/> Low-emitting VOC materials	75%	
---	-----	---

<input checked="" type="checkbox"/> Materials and packaging that can easily be recycled	62%	
---	-----	---

<input checked="" type="checkbox"/> Materials that disclose environmental impacts	75%	
---	-----	---

<input type="checkbox"/> Materials that disclose potential health hazards	75%	
---	-----	---

<input checked="" type="checkbox"/> Rapidly renewable materials and recycled content materials	88%	
--	-----	---

<input checked="" type="checkbox"/> "Red list" of prohibited materials or ingredients that should not be used on the basis of their human and/or environmental impacts	88%	
--	-----	---

Third-party certified wood-based materials and products 75% 

Other 0% 

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]


<https://tbc.london/c/news/recycle.php>

No 12% 

DMA2.1 Not Scored

Life cycle assessments


Yes 50% 

No 50% 

DMA2.2 Not Scored

Embodied carbon

Yes 12% 


No 75% 

Not applicable 12% 


Building Certifications


DBC1.1 Points: 4/4

Green building standard requirements

Yes 100% 

Requirements

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

Projects required to achieve certification with a green building rating system 12% 

Projects required to achieve a specific level of certification 100% 

Percentage of portfolio covered: 100%


Green building rating systems: BREEAM, WELL [FULL POINTS]

Level of certification: BREEAM Excellent, WELL Gold [FULL POINTS]


No 0% 

DBC1.2 Points: 8.1/9

Green building certifications

Yes 100%  ^

Certification schemes used

Projects registered to obtain a green building certificate 75%  ^

Scheme name / Sub-Scheme Name	Area Certified (sq. ft.)	% Portfolio Certified by Floor Area 2022	Number of Assets	% of GAV Certified - Optional 2022
BREEAM/New Construction	135,453	45	1	N/A
WELL Building Standard/New Buildings	135,453	45	1	N/A

Projects that obtained a green building certificate or official pre-certification 38% 

No 0% 


Not applicable 0% 


Energy


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

DEN1 Points: 6/6


Energy efficiency requirements

Yes 100%  ^

Requirements for planning and design 100%  ^

Development and implementation of a commissioning plan 88% 










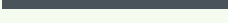


Integrative design process 88% 







<input checked="" type="checkbox"/> To exceed relevant energy codes or standards	100%	
<input checked="" type="checkbox"/> Maximum energy use intensity post-occupancy	62%	
<input type="checkbox"/> Other	25%	

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

<input checked="" type="checkbox"/> Energy efficiency measures	100%	 ^
<input checked="" type="checkbox"/> Air conditioning	100%	
<input checked="" type="checkbox"/> Commissioning	100%	
<input checked="" type="checkbox"/> Energy modeling	100%	
<input checked="" type="checkbox"/> High-efficiency equipment and appliances	75%	
<input checked="" type="checkbox"/> Lighting	100%	
<input checked="" type="checkbox"/> Occupant controls	100%	
<input type="checkbox"/> Passive design	50%	
<input checked="" type="checkbox"/> Space heating	100%	
<input checked="" type="checkbox"/> Ventilation	100%	
<input checked="" type="checkbox"/> Water heating	100%	
<input type="checkbox"/> Other	0%	

<input checked="" type="checkbox"/> Operational energy efficiency monitoring	100%	 ^
<input checked="" type="checkbox"/> Building energy management systems	100%	
<input checked="" type="checkbox"/> Energy use analytics	100%	
<input checked="" type="checkbox"/> Post-construction energy monitoring For on average years: 5	100%	
<input checked="" type="checkbox"/> Sub-meter	100%	
<input type="checkbox"/> Other	0%	

No 0% 

DEN2.1 Points: 6/6

On-site renewable energy and low carbon technologies

Yes 62%  ^
Average design target for on-site production: 15%

Renewable energy types

Biofuels 0% 

Geothermal Steam 0% 

Hydro 0% 

Solar/photovoltaic 62%  ^
Percentage of all projects: 100%

Wind 0% 


Other 0% 

No 38% 

Not applicable 0% 


DEN2.2 Points: 2/2

Net-zero carbon design and standards

Yes 62%  ^
Percentage of projects covered: 100%

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

Net zero carbon - construction 25% 

Net zero carbon - operational energy 62%  ^

Other 0% 


The entity uses net zero carbon code/standard

National/local green building council standard, specify 25% 

National/local government standard, specify 25% 

International standard, specify 25% 
World Green Building Council [ACCEPTED]

Other 25% 


No 38% 

Water Conservation


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


DWT1 Points: 5/5


Water conservation strategy


Yes 100%  ^


Strategy elements


Requirements for planning and design include 88%  ^


Development and implementation of a commissioning plan 88% 

Integrative design for water conservation 88% 

Requirements for indoor water efficiency 88% 

Requirements for outdoor water efficiency 75% 

Requirements for process water efficiency 62% 

Requirements for water supply 50% 


Requirements for minimum water use intensity post-occupancy 0% 


Other 0% 


Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

Common water efficiency measures include 100%  ^

Commissioning of water systems 100% 

Drip/smart irrigation 50% 

<input checked="" type="checkbox"/> Drought tolerant/low-water landscaping	62%	
<input checked="" type="checkbox"/> High-efficiency/dry fixtures	88%	
<input checked="" type="checkbox"/> Leak detection system	88%	
<input type="checkbox"/> Occupant sensors	62%	
<input checked="" type="checkbox"/> On-site wastewater treatment	25%	
<input type="checkbox"/> Reuse of stormwater and greywater for non-potable applications	62%	
<input type="checkbox"/> Other	0%	
<input checked="" type="checkbox"/> Operational water efficiency monitoring	88%	
<input checked="" type="checkbox"/> Post-construction water monitoring For on average years: 5	88%	
<input checked="" type="checkbox"/> Sub-meter	62%	
<input type="checkbox"/> Water use analytics	62%	
<input type="checkbox"/> Other	0%	
<input type="radio"/> No	0%	

Waste Management

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

DWS1 Points: 5/5

Waste management strategy











Yes 100%

Efficient solid waste management promotion strategies

Management and construction practices (multiple answers possible) 100%

Construction waste signage 100%

Diversion rate requirements 88%

<input checked="" type="checkbox"/> Education of employees/contractors on waste management	100%	
<input checked="" type="checkbox"/> Incentives for contractors for recovering, reusing and recycling building materials	50%	
<input checked="" type="checkbox"/> Targets for waste stream recovery, reuse and recycling	100%	
<input checked="" type="checkbox"/> Waste management plans	100%	
<input checked="" type="checkbox"/> Waste separation facilities	100%	
<input type="checkbox"/> Other	12%	
<hr/>		
<input checked="" type="checkbox"/> On-site waste monitoring	100%	 ^
<input checked="" type="checkbox"/> Hazardous waste monitoring/audit	100%	
<input checked="" type="checkbox"/> Non-hazardous waste monitoring/audit	100%	
<input type="checkbox"/> No	0%	




Stakeholder Engagement

Health, Safety & Well-being

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

DSE1 Points: 2/2

Health & well-being

<input checked="" type="radio"/> Yes	100%	 ^
Design promotion activities		
<input checked="" type="checkbox"/> Requirements for planning and design	100%	 ^
<input checked="" type="checkbox"/> Health Impact Assessment	75%	
<input checked="" type="checkbox"/> Integrated planning process	88%	
<input type="checkbox"/> Other planning process	12%	
<hr/>		
<input checked="" type="checkbox"/> Health & well-being measures	100%	 ^
<input type="checkbox"/> Acoustic comfort	88%	

<input checked="" type="checkbox"/> Active design features	75%	
<input checked="" type="checkbox"/> Biophilic design	62%	
<input checked="" type="checkbox"/> Commissioning	100%	
<input checked="" type="checkbox"/> Daylight	100%	
<input type="checkbox"/> Ergonomic workplace	38%	
<input checked="" type="checkbox"/> Humidity	62%	
<input checked="" type="checkbox"/> Illumination	75%	
<input checked="" type="checkbox"/> Inclusive design	75%	
<input checked="" type="checkbox"/> Indoor air quality	100%	
<input checked="" type="checkbox"/> Natural ventilation	75%	
<input checked="" type="checkbox"/> Occupant controls	100%	
<input type="checkbox"/> Physical activity	75%	
<input checked="" type="checkbox"/> Thermal comfort	100%	
<input type="checkbox"/> Water quality	50%	
<input type="checkbox"/> Other	0%	

<input checked="" type="checkbox"/> Monitoring health and well-being performance through	88%	
<input checked="" type="checkbox"/> Occupant education	62%	
<input checked="" type="checkbox"/> Post-construction health and well-being monitoring For on average years: 5	88%	
<input type="checkbox"/> Other	25%	

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	88%	<div style="width: 88%;"></div>
<input checked="" type="checkbox"/> Communicating safety information	100%	<div style="width: 100%;"></div>
<input checked="" type="checkbox"/> Continuously improving safety performance	100%	<div style="width: 100%;"></div>
<input checked="" type="checkbox"/> Demonstrating safety leadership	88%	<div style="width: 88%;"></div>
<input checked="" type="checkbox"/> Entrenching safety practices	100%	<div style="width: 100%;"></div>
<input checked="" type="checkbox"/> Managing safety risks	100%	<div style="width: 100%;"></div>
<input checked="" type="checkbox"/> On-site health and safety professional (coordinator)	75%	<div style="width: 75%;"></div>
<input checked="" type="checkbox"/> Personal Protective and Life Saving Equipment	88%	<div style="width: 88%;"></div>
<input checked="" type="checkbox"/> Promoting design for safety	100%	<div style="width: 100%;"></div>
<input checked="" type="checkbox"/> Training curriculum	62%	<div style="width: 62%;"></div>
<input type="checkbox"/> Other	12%	<div style="width: 12%;"></div>

No 0%

DSE2.2 Points: 1.5/1.5

Safety metrics

Yes 100% ^

Indicators monitored

Injury rate 62%
0

Explain the injury rate calculation method (maximum 250 words)

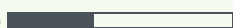
 No injuries were reported from our construction partners in reporting period.

Fatalities 100%
0

Near misses 75%
0

Lost day rate 25% 

Severity rate 25% 


Other metrics 38% 
RIDDOR-reportable injuries (H&S board) [ACCEPTED]
Rate of other metric(s): 0

No 0% 


Supply Chain

DSE3.1 Points: 2/2


Contractor ESG requirements


Yes 88%  ^
Percentage of projects covered: 100%


Topics included

Business ethics 88% 


Child labor 75% 

Community engagement 88% 


Environmental process standards 88% 

Environmental product standards 62% 

Health and well-being 38% 


Human rights 88% 

Human health-based product standards 50% 


Occupational safety 88% 

Labor standards and working conditions 62% 


Other 25% 


No 12% 

Contractor monitoring methods


Yes 100% 

Methods used

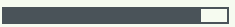
Contractor ESG training 38% 

Contractors provide update reports on environmental and social aspects during construction 88% 

External audits by third party 50% 

Internal audits 62% 

Projects internally audited: 100%

Weekly/monthly (on-site) meetings and/or ad hoc site visits 88% 

Projects' meetings and/or site visits: 100%


Other 25% 

No 0% 


Not applicable 0% 

Community Impact and Engagement


Community engagement program


Yes 100% 

Topics included

Community health and well-being 88% 




Effective communication and process to address community concerns 100% 

Employment creation in local communities 88% 

Enhancement programs for public spaces 100% 

ESG education program 62% 

Research and network activities 50% 

- Resilience, including assistance or support in case of disaster 50% 
- Supporting charities and community groups 75% 
- Other 0% 


Program description

🗣️ Community engagement is a fundamental component of the FORE's ESG strategy. FORE recognises the impact it can have on the communities in which it can operate (positive and negative). Programmes are in place as part of the company's ESG Management System to ensure that material community impacts cover environmental and social factors (including health and wellbeing are understood). All development assets are required to establish a community engagement programme. This will seek to identify concerns through questionnaire and then lead to the development of programmes to address identified issues. FORE also looks to actively support local employment on its development sites and will, where feasible participate in enhancing community programmes. Our community programmes are viewed as exemplary - Tower Bridge- one of our development sites has dedicated space for community events within the design.









- No 0% 

DSE5.1 Points: 2/2

Community impact assessment

- Yes 100% 

Assessed areas of impact

- Housing affordability 38% 
- Impact on crime levels 75% 
- Livability score 25% 
- Local income generated 62% 
- Local job creation 38% 
- Local residents' well-being 88% 
- Walkability score 88% 
- Other 0% 

- No 0% 


DSE5.2 Points: 2/2

Community impact monitoring

Yes


100%  ^


Monitoring process includes

Analysis and interpretation of monitoring data 75% 

Development and implementation of a communication plan 75% 


Development and implementation of a community monitoring plan 75% 

Development and implementation of a risk mitigation plan 75% 


Identification of nuisance and/or disruption risks 75% 

Identification of stakeholders and impacted groups 88% 

Management practices to ensure accountability for performance goals and issues identified during community monitoring 50% 

Other 0% 

Process description

 An overarching Construction Compliance procedure has been established within FORE's ISO14001-certified EMS which describes FORE's requirements for monitoring of the impacts of construction projects. The related Construction Compliance Checklist must be completed prior to construction starting, and must be reviewed during construction as well as upon completion of the construction project. Community impacts are included in both the Construction Compliance Checklist, and the subsequent Construction Sustainability Plan- a more detailed, individual community engagement programme is established for each development. The strategies are bespoke for each asset and set out key targets including, for example, provision of jobs for disadvantaged members of the community. Performance against set targets are monitored and reviewed throughout the entire construction process. Results are reported to relevant stakeholders and used to inform development of future community impact plans.

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

No

0% 

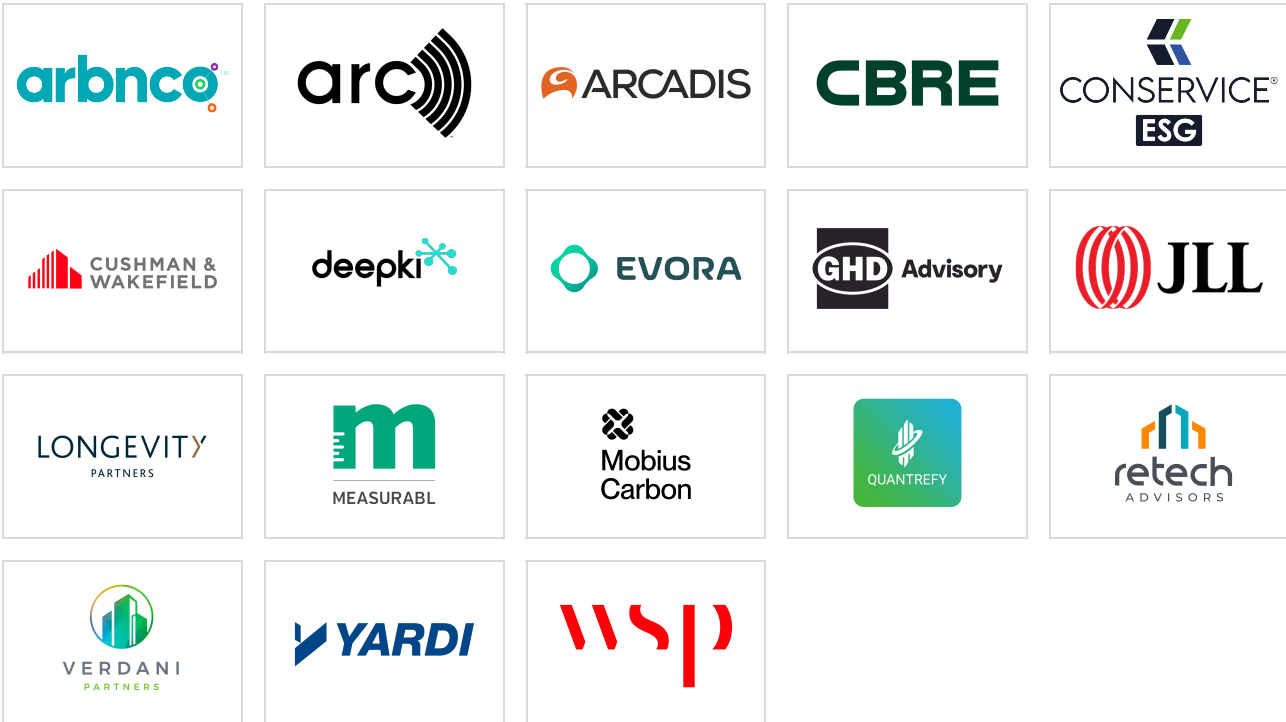
Appendix

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

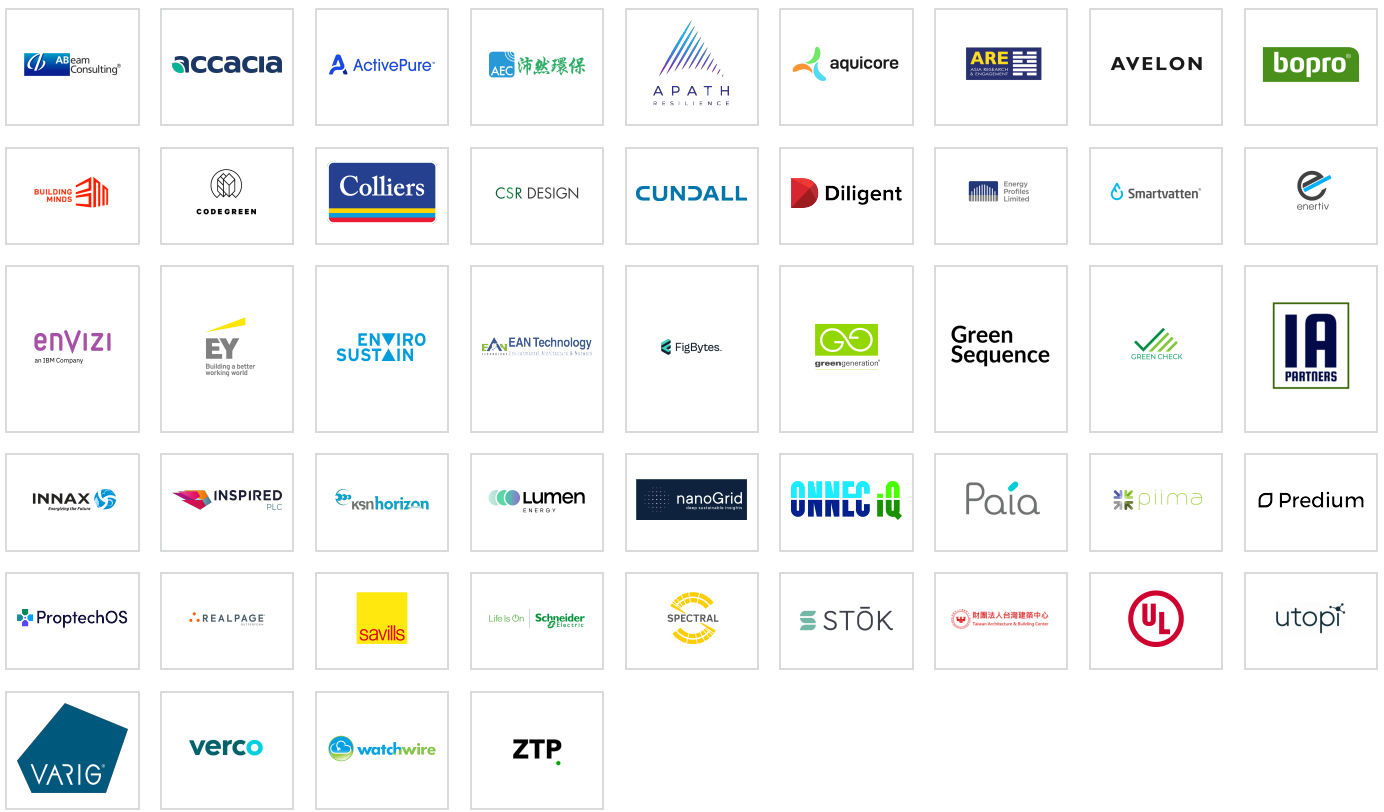
[Check Appendix](#)

GRESB Partners

Global Partners



Premier Partners



Partners

