

# CORPORATE RESPONSIBILITY

# GREENPOINTS

SUSTAINABILITY NEWSLETTER



Q4 2020

WWW.CLARIONPARTNERS.COM

## GREEN LEASE LEADERS

Clarion Partners is honored to earn Green Lease Leaders Gold level recognition from the U.S. Department of Energy's Better Buildings Alliance and the Institute for Market Transformation. Green Lease Leaders is a national recognition program honoring landlords, tenants and partnering real estate practitioners from a variety of sectors that incorporate green leasing to create mutually beneficial landlord-tenant relationships leading to higher-performing buildings and healthier, more sustainable communities.

## BUZZWORTHY PROJECTS



Honeybees are dying at alarming rates due to pesticides, herbicides, fungicides and disease. As pollinators of over 100 fruit and vegetable crops in the United States, honeybees are essential to the

ecosystem. Clarion Partners has partnered with Best Bees to install 27 beehives on 17 multifamily properties across the U.S. to improve biodiversity and help save the honeybee. Each hive produces 30 pounds of honey that is packaged and provided to tenants. Based on positive tenant and public feedback, we are evaluating additional hives for other property types.

## ANNUAL ESG REPORT



Clarion Partners has a long-standing tradition of responsible investing and recognizes that environmental, social and governance principles play an important role in providing a path forward to a more sustainable and equitable future. Read about our recent ESG activities in the [Clarion Partners 2019-20 ESG Report](#).

## ESG REPORTING

### UNPRI

Clarion Partners maintained our UNPRI score with an A+ for the Strategy and Governance Module and an A for the Property module, signifying excellence in responsible investment at the firm-level and property-level.

### GRESB

In 2020, GRESB restructured the real estate assessment giving more weight to the performance-related questions. As a result, GRESB predicted an industry-wide drop of 2-3 points across all entities. Clarion shows strong scores on the Management component and continues to improve on the Performance component with greater data coverage, increased efficiency projects and green building certifications.

Clarion also scored highly on the voluntary resilience module and one Clarion fund was named a Regional Non-listed Development Sector Leader.

### ULI Greenprint

Clarion Partners is a proud member of the ULI Greenprint Center for Building Performance and annually reports ESG data to Greenprint. This year, members reduced carbon emissions by 3.1%, energy use by 3.8%, water use by 3.3% and increased waste diversion 1.6%. The Volume 11 report complete with data and project profiles is available [here](#).

Clarion is also featured in the [ULI Blueprint for Green Real Estate](#), a guide for real estate owners and investors looking to develop or accelerate a sustainability program and developers looking for ways to integrate sustainability into their overall development strategy.

## HEALTH AND SOCIAL EQUITY IN REAL ESTATE

Clarion Partners was featured in a recent ULI report "[Health and Social Equity in Real Estate](#)." As a follow up to the report, Clarion's Director of Sustainability also participated on a webinar on the same topic to discuss how Clarion has incorporated health and well-being questions into tenant satisfaction surveys.

More information about Clarion's Corporate Responsibility initiatives can be found on our corporate [website](#) or by contacting [corporate.responsibility@clarionpartners.com](mailto:corporate.responsibility@clarionpartners.com)

## GREEN BUILDING CERTIFICATION NEWS

### Initial Certifications

Congratulations to the following properties that have either earned or will earn a green building certification in 2020:

- 17885 Von Karman in Irvine, CA (Green Globes Three Globes)
- 1900 15<sup>th</sup> Street in Boulder, CO (Pending Fitwel Two Stars)
- Park 5940 MD in Dallas, TX (Pending Fitwel One Star)
- 901 East 6th in Austin, TX (LEED C+S Gold)
- Las Cimas IV in Austin, TX (LEED EB O+M Gold)

### Gables Named LEED Homes Power Builder

The U.S. Green Building Council (USGBC) named Gables a LEED Homes Power Builder for the DC Metro region. The award recognizes an elite group of builders and developers who have exhibited an outstanding commitment to LEED and residential green building. Power Builders have certified at least 75% of their homes/unit count in 2019 to LEED. Recipients represent multifamily, single family and affordable housing projects from around the world, including the U.S., Mexico and Turkey.

### Portrait Building Ranked #2 LEED Platinum Building



Multi-Housing News ranked the Portrait Building in Washington, DC the number two LEED-certified office building in the city based on its LEED scorecard. The property received its first LEED 2009 EB O+M Gold certification with 60 points in 2014 and during

recertification in 2019, improved the score by 25 points to earn LEED EB O+M Platinum. In addition to LEED certification, the eight-story office building has maintained an ENERGY STAR rating above 80 since 2013 and earned the BOMA 360 certification in October 2015.

## PANDEMIC SUPPORT



Clarion Partners is working with property managers and tenants to alleviate the stresses of the pandemic as well as prepare the buildings for re-entry. Empty parking lots have been repurposed into outdoor fitness areas for boutique fitness studios and dining areas for restaurants. These outdoor classes have allowed fitness operators to keep their doors open during this difficult time.



Palm Beach Outlets in West Palm Beach, Florida partnered with Feeding South Florida, a local nonprofit, to provide food to those in need during the COVID-19 shelter-in-place orders. They offered drive-thru food distribution with each donation consisting of a protein, fresh produce, eggs, milk and other essential goods.

## 9/11 DAY OF SERVICE

As part of our continued social responsibility efforts, Clarion Partners again sponsored the September 11th National Day of Service and Remembrance, through the 9/11 Day Organization. This year, the event went virtual with 9/11 Day At Home to honor those lost on 9/11, as well as pay tribute to first responders and members of our military, who rose in response to the terrorist attacks. The 2020 9/11 Day of Service also remembered those who have tragically lost their lives to COVID-19 and honored healthcare workers, EMS personnel, nursing home employees, essential workers and others on the front lines of the pandemic. The 9/11 Day Organization provided a list of over 50 Good Deeds to do at home in support of 9/11 Day.

## Industry Updates

- [GRESB Insights: The Path to Net Zero](#)
- [Climate Change and Wildfires: Projecting Future Wildfire Potential](#)
- [Redesigning the Office for the Next 100-Year Flu](#)
- [Climate Change Impacts on Real Estate Assets: A Global Perspective](#)

Copyright © 2020 Clarion Partners. All rights reserved. | Attn: corporate.responsibility@clarionpartners.com

This is not an offer to sell or solicitation of offers to buy securities and this communication is not made in connection with any Clarion Partners investment product. Investment in real estate entails significant risks and is suitable only for certain investors as part of an overall diversified investment strategy and only for investors able to withstand a total loss of investment. Past performance is not indicative of future results.

The information contained in this report has been obtained or derived from independent third party sources believed to be reliable but Clarion Partners cannot guarantee the accuracy or completeness of such information and has not reviewed the assumptions on which such information is based. This presentation contains forward-looking statements relating to plans, objectives, opportunities, and the future performance of the U.S. market generally. Such statements are forward-looking in nature and involve a number of known and unknown risks, uncertainties and other factors, and accordingly, actual results may differ materially from those reflected or contemplated in such forward-looking statements. Investors are cautioned not to place undue reliance on any forward-looking statements or examples included in this presentation and none of the Fund, Clarion Partners or any of their respective affiliates assumes any obligation to update any forward-looking statements. Copyright (c) 2020, Clarion Partners and/or its affiliates. All rights reserved.