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For Immediate Release

CLARION PARTNERS STANDS OUT AS SUSTAINABILITY LEADER IN GRESB REPORT

NEW YORK – Clarion Partners, a leading institutional real estate investment manager, announced today that it has been recognized by the Global Real Estate Sustainability Benchmark (GRESB) as a leader in improving sustainability best practices in the global real estate industry. Each of the three funds that Clarion Partners submitted to GRESB improved their rankings from the previous year and achieved “Green Star” recognition. This acknowledgement is awarded to those funds that achieve high scores in both the Management & Policy and Implementation & Measurement categories of the GRESB survey.

In addition, GRESB recognized a fund sponsored by Clarion Partners as the Regional Sector Leader for all North American industrial participants.

More than 100 investor organizations that are members of GRESB use these results to optimize the risk-return profile of their real estate investments. There is an increasing demand among investors for greater transparency with respect to environmental, social and governance (ESG) issues. These expectations are becoming more integral to investors’ investment processes and strategies.

Clarion Partners’ mission is to seek exceptional investment returns by responsibly investing in and managing assets that provide healthy, safe, and productive places to live, work, shop, and stay. Over the past year, Clarion Partners has made its sustainability efforts a priority. This effort is demonstrated by the results of the GRESB report, as well as a series of other achievements.

- Clarion’s 48,000-square-foot corporate headquarters in the Helmsley Building at 230 Park Avenue in New York, NY underwent a renovation and recently achieved LEED Platinum certification
- In July of this year, the firm issued its first annual Corporate Responsibility Report, demonstrating its commitment to transparency and sustainability
- Clarion has strategically engaged sustainability consultants to augment its internal resources, including Verdani Partners, a full service consulting firm specializing in corporate sustainability, and Measurabl, a sustainability management software and consulting firm
- The firm improved its United Nations Principles for Responsible Investment (UNPRI) scores from “B” to “A” in 2015



- Clarion has increased the number of buildings it has benchmarked in Energy Star Portfolio Manager from 357 to 539
- The firm has pledged to reduce energy use and greenhouse gas emissions by 20%, water use by 30%, and increase waste diversion rates to 75% across its portfolio by 2024
- Clarion launched new Corporate Responsibility policies including climate adaptation, energy, indoor air quality, refrigerant management and stakeholder engagement policies in addition to sustainability due diligence procedures for acquisitions
- The firm has invested significant capital in energy and water efficiency improvements at several properties

“We are extremely proud of the results of the 2015 GRESB Report,” said Stephen J. Furnary, Chairman and Chief Executive Officer of Clarion Partners. “Because sustainability is such a critical element in Clarion’s strategy of creating value and delivering superior returns by investing in high-quality properties, it’s very meaningful that all three of the funds that we submitted improved their scores and rankings among their peer groups.”

To learn about Clarion Partners’ long-term sustainability vision, goals, and to view Clarion’s Corporate Responsibility report, please visit <http://www.clarionpartners.com/cr/Pages/default.aspx>.

About Clarion Partners

Clarion Partners, an SEC registered investment adviser and FINRA member firm, has been a leading U.S. real estate investment manager for 33 years. Headquartered in New York, the firm has offices in Atlanta, Boston, Dallas, London, Los Angeles, São Paulo, Seattle and Washington, DC, as well as a presence in Mexico. With more than \$36 billion in total assets under management, Clarion Partners offers a broad range of real estate strategies across the risk/return spectrum to its more than 250 domestic and international institutional investors.

More information about the firm is available at www.clarionpartners.com.

About GRESB

GRESB is an industry-driven organization committed to assessing the sustainability performance of real estate portfolios (public, private and direct) around the globe. The dynamic benchmark is used by institutional investors to engage with their investments with the aim to improve the sustainability performance of their investment portfolio, and the global property sector at large.

GRESB’s mission is to work in tandem with institutional investors and their portfolio managers to identify and implement sustainability best practices in order to enhance and protect shareholder value.

More information about GRESB is available at www.gresb.com.

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