

CLARION COMMITS TO NET ZERO BY 2050

Clarion Partners is pleased to announce that we have signed on to the Urban Land Institute (ULI) Greenprint Center for Building Performance's Net Zero Goal to reduce carbon emissions to net zero by the year 2050 – one of the first 25 firms to do so. This alignment reflects Clarion's commitment to reducing carbon emissions and increasing energy efficiency in our property portfolios as part of our overall business strategy. You can read more about this exciting announcement [here](#).



GRESB 2021 RESULTS ARE IN

Clarion's funds performed well across the board.

- Our commingled core fund achieved an overall score of 82/100 (up 3 pts from 2020) and an overall rank of 23/48.
- Our industrial fund achieved an overall score of 74/100 (up 10 pts from 2020) and an overall rank of 4/10.
- One of our separate account funds achieved a score of 73/100, (same score as 2020) resulting in a rank of 5/11.
- Another of our separate account funds achieved an overall score of 69/100 (up 2 pts from 2020) and an overall rank of 5/9.

Clarion's public commitments to ESG and the strong governance and oversight of our ESG program have contributed to our positive performance. We continue to develop strategies that improve our GRESB scores and contribute to improved environmental practices.

2021 ENERGY STAR UPDATE

Clarion properties earned 18 Energy Star certifications in 2021 - three of which certified for the first time - for a current total of 50 current Energy Star certified properties.



CLARION HIRES NEW HEAD OF ESG

Clarion is excited to welcome Karen Mahrous as our new Head of ESG. Karen joined Clarion at in late October and will be leading the development and implementation of ESG efforts across the firm. Before joining Clarion Partners, Karen worked at CodeGreen Solutions, where she led the



development and implementation of ESG strategies for real estate companies. Karen will be working closely with members of Clarion's cross functional ESG Committee to accelerate progress on our ESG efforts.

In addition, Clarion's advisor Verdani Partners recently welcomed two new team members who are fully

dedicated to Clarion. Director of ESG Jamie Bemis will help lead the development and implementation of ESG strategies and initiatives, and Sean Birnbaum, Director of Engineering, will bring a wealth of technical expertise to the team.

CLARION PARTNERS PROPERTY HOSTS NEW GENDER EQUALITY MURAL IN NEW YORK CITY



A building owned by one of Clarion's separate account clients is now host to a beautiful new mural meant to elevate the issue of global gender and generational equality. Only two blocks from the United Nations HQ on the east side of midtown Manhattan, the new art installation was unveiled at the closing of the 2021 UN General Assembly (UNGA)

meeting. Senior Vice President Margaret Egan represented Clarion at the unveiling ceremony, commenting on the firm's commitment to gender equality and diversity, equity and inclusion, and praising the partnership required to bring the new mural to life.

To view the full press release, [click here](#). To view a video of the mural coming to life, [click here](#).

CLARION PARTNERS' LEED VOLUME PROTOTYPE FOR INDUSTRIAL BUILDINGS APPROVED BY USGBC



Clarion Partners has developed a prototype for the certification of new development projects under the U.S. Green Building Council's (USGBC) LEED v4 for Warehouse and

Distribution Centers Volume Program. Clarion has more than 7 million square feet of new industrial development underway or soon to begin that is expected to achieve LEED certification over the next 6 to 18 months, with a pipeline of more than 13 million square feet of additional planned developments currently under review.

Under the program, Clarion will achieve LEED certification for development projects in a more efficient and cost-effective manner as compared to pursuing certification of individual buildings under the standard LEED program, offering expedited opportunities for the Firm to deliver Class A, modern, logistics facilities.

GREENBUILD 2021 HIGHLIGHTS



This year's Greenbuild conference, the largest annual event for green building professionals worldwide, took place from September 21-23 in San Diego, CA. Jamie Bemis, Director of ESG, attended on behalf of Clarion Partners. The conference featured a number of key themes, including:

- Creating systems that are regenerative, instead of just sustainable.
- Thinking beyond the building - addressing communities in addition to buildings.
- An increased sense of urgency, and bolder ambition, with regards to climate goals and commitments.
- An increased focus on water as a valuable and scarce resource.
- An increased focus on planning for extreme weather events.
- An increased focus on social justice and equity issues.

CERTIFICATIONS UPDATE

We are excited to announce a number of new green building certifications at Clarion properties! Here is a list of properties recently certified as Fitwel 2-Star:

- 245 First Street (Cambridge, MA)
- Merritt 7 Building 101 (Norwalk, CT)
- Merritt 7 Building 201 (Norwalk, CT)
- Merritt 7 Building 301 (Norwalk, CT)
- Merritt 7 Building 401 (Norwalk, CT)
- Merritt 7 Building 501 (Norwalk, CT)
- Merritt 7 Building 601 (Norwalk, CT)
- One Marina Park Drive (Boston, MA)
- Saint Vincent (Austin, TX)

FALL TENANT ENVIRONMENTAL AWARENESS CAMPAIGN

Clarion's annual environmental awareness campaign is underway! We are sharing outreach materials with property teams, including signage with conservation tips for display in public areas such as elevators, lobbies, hallways and/or fitness centers. Let's work together to reduce energy, water, and waste consumption and help raise awareness about the importance of conservation!



Make a Difference for the Planet

Calculate your personal ecological footprint:
<https://www.footprintcalculator.org/home/en>

WATER
Reduce Household Leaks
 900 billion gallons of water are wasted annually due to household water leaks, equivalent to the household water use of nearly 11 million homes! Repair common leaks such as worn toilet flappers, dripping faucets, and other leaking valves to reduce water waste.

WASTE
Recycle Valuable E-Waste
 50 million tons of e-waste are produced each year. This is equivalent to 1,000 laptop computers per second worth of waste. Electronics contain valuable recyclable materials that can be toxic if thrown away in landfills. Make sure to collect e-waste and dispose of it properly.

ENERGY
Upgrade to Save on Lighting
 50-70% reduction of energy use is possible when using new lighting technologies. LEDs and CFLs improve energy efficiency and can last between 3-25 times longer than traditional incandescent lights. This saves energy and helps to reduce GHG emissions from energy production.

EMISSIONS
Drive Down Emissions
 4.6 metric tons of CO2 are emitted every year by a typical passenger vehicle that uses fossil fuels. To reduce your personal carbon emissions, try to reduce daily vehicle trips by combining errands and carpooling when possible.

CLARION PARTNERS

LEARN MORE ABOUT OUR CORPORATE SUSTAINABILITY PROGRAM AT: www.clarionpartners.com/csr

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