GreenPoints

ESG NEWSLETTER

CLARION PARTNERS
A Franklin Templeton Company

CLARION COMPLETES SOLAR INSTALLATIONS

In 2024, four solar projects were completed in California, adding to Clarion Partners' growing on-site renewables footprint. Of the four, the two residential solar arrays are estimated to produce over 1.4 million kilowatt hours of clean electricity per year, equivalent to removing 229 gasoline-powered cars from the road for a year according to the U.S. EPA Greenhouse Gas Equivalencies Calculator.

CARING FOR OUR COMMUNITIES

Clarion recently supported local communities and small businesses through a variety of initiatives.

- The Dallas chapter of the Clarion Partners Women's Leadership Network (CPWLN) took part in a Back-to-School Backpack Drive, where volunteers filled backpacks with essential school supplies for children in pre-K through 2nd grade. The backpacks were donated to the local Genesis Women's Shelter to help ease the stress of back-to-school shopping for families who have experienced domestic violence.

- Our Los Angeles office joined the Annual Ketchum-Downtown YMCA's Stair Climb & Urban Hike at the U.S. Bank Tower, one of the two tallest buildings in California. Clarion contributed a financial donation and goodie bag items for all participants. Participants climbed 75 stories (1,664 steps) to raise money for youth and teen programs at the YMCA.

ENGAGING WITH THE REAL ESTATE INDUSTRY

- Clarion Partners joined Franklin Templeton and our fellow Specialist Investment Managers at the National Black MBA Association's 46th Annual Conference in Washington, D.C., connecting with Black professionals from across all industries.

- The New York chapter of CPWLN invited clients, consultants, industry partners, and employees to an interactive professional development workshop focused on the art of successful negotiation, led by leadership speaker Kathryn Valentine. This event was a continuation of our new client engagement program that began in Spring 2023 to create opportunities for networking and relationship building with Clarion's stakeholders.

More information about Clarion's ESG & Corporate Responsibility initiatives can be found on our corporate website or by contacting ESG@clarionpartners.com

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- The Clarion team was excited to celebrate Peggy DaSilva as the 2024 Woman of the Year at the WX Inc. annual gala. As a long-time sponsor of this event, Clarion is honored to support WX's programming and the empowerment of female executives in real estate.

2024 GREEN BUILDING CERTIFICATIONS*

Clarion continues to expand on our existing green building certifications achieved in prior years. As of October 2024, Clarion achieved 82 total green building certifications:

- 1 IREM CSP Certification
- 2 Fitwel Certifications
- 4 CALGreen Certifications
- 75 LEED Certifications (including LEED Volume)

Clarion recently announced its completion of over 100 industrial certifications under the LEED Volume Program since 2021, totaling over 35 million square feet.

2024 ENERGY STAR CERTIFICATIONS*

Clarion Partners is a two-time ENERGY STAR Partner of the Year, and as of October, we achieved 29 ENERGY STAR Certifications in 2024. The following properties have earned an ENERGY STAR score higher than 75, meaning the property is more energy efficient than 75% of like buildings.

- 12130 Millennium
- 12180 Millennium
- 12225 NE 60th Way
- 211 East 43rd Street
- 475 Brannan Street
- 5685 Alcoa Avenue
- 817 Vine Street
- 901 East 6th
- Southgate Bldg 2
- Perry Brooks
- Merritt 7 101, 301, 401 & 501
- KCI Logistics Centre IV
- Auburn Distribution Center
- Oak View of Sonoma Hills
- Remington at Ladera Ranch
- San Leandro Distribution Center
- Seaholm Power Plant
- Imperial Distribution Center
- Sycamore Business Park Bldg E
- Sycamore Collection Bldgs 1 & 2
- The Campus at 3333 Bldgs B & C
- Jefferson Creative Campus Bldgs 1 & 2

2024 MARKS 13 YEARS OF GRESB PARTICIPATION*

In 2024, Clarion Partners submitted eight Real Estate Assessments to GRESB resulting in four funds achieving a 3-star rating, one fund achieving 4 stars, and one fund achieving 5 stars. Our Firm's participation in GRESB is a key part of our strategy for benchmarking ESG performance. We use the feedback from these assessments to inform project planning and initiatives.

CLARION COLLABORATES WITH LOCAL LOS ANGELES ARTIST ON WATER TOWER MURAL

The Union Commerce Center (UCC), a joint venture between Clarion and Real Estate Development Associates, partnered with a local Los Angeles-based artist to complete a mural that wraps around a 500,000-gallon water tower, which serves the property's fire sprinkler system.

The UCC commissioned Downtown Daniel (Daniel Antelo), an artist with a deep connection with the East LA/Boyle Heights neighborhood to bring the project to life. The new mural is a unique addition to the neighborhood that honors Los Angeles' cityscape and heritage.

*Industry awards, ratings and certifications described above are provided by third parties, which may receive submission or membership fees or project registration and certification fees in connection with these award, ratings and certifications programs. Please click here for more information on programs referenced in this newsletter.

Attn: ESG@clarionpartners.com