

# Green Building Certification Disclosures

Clarion Partners seeks to align with goals established by industry groups in pursuing ESG in real estate and recognizes third-party green building certifications as a valuable method to improve our properties' ESG performance and attain recognition for excellence in operations. Certain rating programs require payment of submission, review, or rating fees. Please see the tables below for more information on programs referenced in the body of the report.

Data below is as of December 31, 2022, while ESG information related to green building certified and energy rated properties on Clarion's website is updated on a quarterly basis.

Program Name	Number of Assets Clarion Portfolio as of Dec 31, 2022	Certifying Body	Certification Period	Further Details
<b>LEED Building Design + Construction</b>	66	Green Business Certification Inc. (GBCI)	Certifications are issued at the time of building development or major renovation and last in perpetuity. Rankings range from Certified to Platinum level for individual properties.	Properties must pay registration and review fees to pursue LEED certifications.
<b>LEED Building Operations + Maintenance</b>	13	Green Business Certification Inc. (GBCI)	Certifications are issued on a rolling basis and are valid for three years. Properties must re-certify to maintain certification standing.  These Clarion properties held valid certifications as of December 31, 2022. Rankings range from Certified to Platinum level for individual properties.	Properties must pay registration and review fees to pursue LEED certifications.
<b>Fitwel</b>	23	The Center for Active Design (CfAD)	Certifications are issued on a rolling basis and are valid for three years. Properties must re-certify to maintain certification standing.  These Clarion properties held valid certifications as of December 31, 2022. Rankings range from One to Three Stars for individual properties.	Properties must pay registration and review fees to pursue Fitwel certifications.
<b>IREM Certified Sustainable Property (CSP)</b>	99	Institute of Real Estate Management (IREM)	Certifications are issued on a rolling basis and are valid for three years. Properties must re-certify to maintain certification standing.  These Clarion properties held valid certifications as of December 31, 2022.	Properties must pay certification fees at the time of submission to pursue IREM certifications.
<b>Austin Energy Green Building Rating</b>	4	Austin Energy Green Building	Certifications are issued on a rolling basis and last in perpetuity. These properties achieved Two Star rankings.	
<b>BREEAM In-Use</b>	6	BRE Global Ltd.	Certifications are issued on a rolling basis and are valid for three years. Properties must re-certify to maintain certification standing.  These Clarion properties held valid certifications as of December 31, 2022. Rankings range from "pass" to "good" for individual properties.	Properties must pay registration and certification fees to pursue BREEAM certifications.
<b>BREEAM Construction</b>	3	BRE Global Ltd.	Certifications are issued on a rolling basis and are valid in perpetuity. These Clarion properties held a valid certification as of December 31, 2022. Rankings range from "pass" to "good" for individual properties.	Properties must pay registration and certification fees to pursue BREEAM certifications.
<b>BREEAM Design Stage</b>	1	BRE Global Ltd.	Certifications are issued on a rolling basis and are valid in perpetuity. This Clarion property held a valid certification as of December 31, 2022. Rankings range from "pass" to "good" for individual properties.	Properties must pay registration and certification fees to pursue BREEAM certifications.
<b>CAL Green</b>	50	California Building Standards Commission (CBSC)	Certifications are issued at the time of building development and last in perpetuity.	

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Program Name	Number of Assets Clarion Portfolio as of Dec 31, 2022	Certifying Body	Certification Period	Further Details
<b>DGNB New Construction Certificate</b>	2	German Sustainable Building Council (DGNB)	Certifications are issued up to three years following a building's completion and last in perpetuity. These properties achieved Gold-level rankings.	Properties must pay certification fees to pursue DGNB certification.
<b>EarthCraft Multifamily</b>	5	Southface Institute	Certifications are issued on a rolling basis and last in perpetuity.	Properties must pay registration and certification fees to pursue EarthCraft Multifamily certification.
<b>Florida Green Building Standard</b>	2	Florida Green Building Coalition	Certifications are issued on a rolling basis and are valid for the life of the building.	Properties must pay certification fees to pursue a Florida Green Building Standard certification.
<b>ENERGY STAR Multifamily NC Certified</b>	1	U.S. Environmental Protection Agency	Certifications are issued at the time of building development and last in perpetuity.	
<b>Green Globes Existing Buildings</b>	1	Green Building Initiative (GBI)	Certifications are issued on a rolling basis and are valid for three years. Properties must re-certify to maintain certification standing. This Clarion property held a valid certification as of December 31, 2022. The property achieved a Three Globes ranking.	Properties must pay certification fees to pursue a Green Globes certification.
<b>UL Verified Healthy Building Mark</b>	1	UL Solutions	Certification marks are issued on a rolling basis. Air quality testing is required twice a year to keep mark valid. These Clarion properties held valid certifications as of December 31, 2022.	Properties must pay certification fees to pursue a UL Verified Healthy Building Mark.
<b>WELL</b>	2	International WELL Building Institute (IWBI)	Certifications are issued on a rolling basis and are valid for three years. Properties must re-certify to maintain certification standing. These Clarion properties held valid certifications as of December 31, 2022.	Properties must pay registration and certification fees to pursue a WELL certification.
<b>WELL Health-Safety Rating</b>	10	International WELL Building Institute (IWBI)	Certifications are issued on a rolling basis and are valid for one year. Properties must re-certify to maintain certification standing. These Clarion properties held valid certifications as of December 31, 2022.	Properties must pay registration and certification fees to pursue a WELL certification.
<b>National Green Building Standard</b>	13	National Association of Home Builders	Certifications are issued on a rolling basis and last in perpetuity for individual properties.	Properties must pay certification fees to pursue a National Green Building Standard certification.
<b>BOMA 360</b>	1	Building Owners and Managers Association International	Certifications are issued on a rolling basis and are valid for three years. Properties must re-certify to maintain certification standing. This Clarion property held a valid certification as of December 31, 2022.	Properties must pay certification fees to pursue a BOMA 360 certification.
<b>ENERGY STAR</b>	78	U.S. Environmental Protection Agency	Certifications are issued on a rolling basis and are valid for three years. Properties must re-certify to maintain certification standing. This Clarion property held a valid certification as of December 31, 2022.	Clarion Partners was named an Executive Member of ENERGY STAR's Certification Nation after certifying 78 buildings in 2022.
<b>Energy Performance Certificate (EPC)</b>	26	The European Union (EU)	Certificates are issued on a rolling basis and are valid for 10 years. Properties must re-certify to maintain certification standing. These Clarion properties held valid certifications as of December 31, 2022. Ratings range from A-C for individual properties.	Properties must pay certification fees to pursue an Energy Performance Certificate (EPC).

# Portfolio or Fund Level Rating Program Disclosures

Data below is as of April 30, 2023.

Program Name	Clarion Participation 2022-2023	Governing Body	Rating Period	Further Details
<b>GRESB</b>	Nine commingled funds and separate accounts advised by Clarion Partners participated in the 2022 GRESB survey (based on 2021 data)	GRESB BV	The GRESB rating is conducted during the calendar year and is based on previous calendar year data. All scores referenced in this document relate to 2022 data and surveys covering the 2021 calendar year.	Funds and separate accounts pay a submission fee to participate in the GRESB survey.
<b>UN Principles of Responsible Investment (UNPRI)</b>	Clarion Partners corporate participation	PRI Association Board	Rating is conducted during the calendar year and is based on the previous calendar year's reported data. In 2021, UNPRI experienced a delay in scoring, so all scores referenced in this document are based on 2021 responses as the UNPRI survey did not occur in 2022. The next anticipated reporting period will occur in 2023.	Clarion pays a submission fee to participate in the assessment.
<b>Green Lease Leaders</b>	Clarion Partners corporate participation	Institute for Market Transformation (IMT)	The Green Lease Leader designation is valid for three years, after which recipients are invited to reapply. Clarion received Gold-level recognition in 2023.	Designations range from silver to platinum.

# Firm Level Industry Award Disclosures

Data below is as of April 30, 2023.

Award Name	Date Received	Governing Body	Further Details
<b>Pension &amp; Investments Best Place to Work in Money Management 2022</b>	December 2022	Pension & Investments	Awarded for companies sized 100-399 employees.  The standard survey covering up to 250 randomly selected employees is free; however, Clarion paid a fee to survey all 300+ of our employees, add custom questions, and receive an analysis of our results.
<b>2023 ENERGY STAR Partner of the Year</b>	March 2023	U.S. Department of Energy and U.S. Environmental Protection Agency	Clarion did not pay a fee to apply for this award.
<b>2023 Best in Building Health Award</b>	March 2023	The Center for Active Design	Clarion received the Industry Leadership Award for Portfolio Benchmarking; award categories vary annually.  Clarion did not apply to pursue this award, but fees were paid in conjunction with the portfolio benchmarking program.
<b>CRE's Best Places to Work 2023</b>	April 2023	GlobeSt.com	Clarion did not pay any submission fees to apply for this award.
<b>Kingsley Excellence - 2022 Tenant Satisfaction</b>	September 2022	Grace Hill - Kingsley Surveys	Properties must exceed Kingsley Index in overall satisfaction. Office and industrial properties must have at least a 30% response rate. Retail properties must have at least a 20% response rate. Clarion did not pay to pursue this award.