

Asset Level Certifications & Portfolio/Fund Level Rating Programs

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 of the rating programs require payment of submission, review, or rating fees. Please see the tables below for more information on programs referenced on our website, including property-level information.

Important note: all data below is as of December 31, 2021, while ESG information related to green building certified and energy rated properties on Clarion's website is updated on a quarterly basis.

ASSET LEVEL CERTIFICATIONS:

Program Name	Number of Assets Clarion Portfolio as of Dec 31, 2021	Certifying Body	Certification Period	Further Details
LEED Building Design + Construction	55	U.S. Green Building Council (USGBC)	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 certification fees to pursue LEED certifications.
LEED Building Operations + Maintenance	14	U.S. Green Building Council (USGBC)	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, 2021. Rankings range from Certified to Platinum level for individual properties.	Properties must pay registration and certification fees to pursue LEED certifications.
Fitwel	24	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, 2021. Rankings range from One to Three Stars for individual properties.	Properties must pay certification fees to pursue Fitwel certifications.
IREM Certified Sustainable Property (CSP)	59	Institute of Real Estate Management	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, 2021.	Properties must pay certification fees to pursue IREM certifications.
Austin Energy Green Building Rating	3	Austin Energy Green Building	Certifications are issued on a rolling basis and last in perpetuity. These properties achieved Two Star rankings.	
BREEAM In-use	6	Dutch Green Building Council (Netherlands), Instituto Tecnológico de Galicia (Spain)	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, 2021. Rankings range from "pass" to "good" for individual properties.	Properties must pay registration and certification fees to pursue BREEAM certifications.
CALGreen	32	California Building Standards Commission (CBSC)	Certifications are issued at the time of building development and last in perpetuity.	
DGNB New Construction Certificate	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.

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EarthCraft Multifamily	6	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.
Florida Green Building Standard	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.
Green Globes	1	Green Building Initiative	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, 2021. The property achieved a Three Globes ranking.	Properties must pay certification fees to pursue a Green Globes certification.
UL Verified Healthy Building Mark	1	UL Solutions	Certification marks are issued on a rolling basis. Air quality testing is required twice a year to keep mark valid. This Clarion property held a valid certification as of December 31, 2021.	Properties must pay certification fees to pursue a UL Verified Healthy Building Mark.
WELL	11	International WELL Building Institute	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, 2021.	Properties must pay registration and certification fees to pursue a WELL certification.
National Green Building Standard	12	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.
BOMA 360	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, 2021.	Properties must pay certification fees to pursue a BOMA 360 certification.
ENERGY STAR	71	U.S. Department of Energy	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, 2021.	
Energy Performance Certificate (EPC)	6	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, 2021. Ratings range from A-C for individual properties.	Properties must pay certification fees to pursue an Energy Performance Certificate (EPC).

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PORTFOLIO OR FUND LEVEL RATING PROGRAMS:

Program Name	Clarion Participation 2021-2022	Governing Body	Rating Period	Further Details
GRESB	Seven commingled funds and separate accounts advised by Clarion participated in the 2021 GRESB survey (based on 2020 data)	GRESB BV	The GRESB rating is conducted during the calendar year and is based on previous calendar year data. All scores referenced in the report relate to 2021 data and surveys covering the 2020 calendar year.	Funds and separate accounts pay a submission fee to participate in the GRESB survey.
UN Principles of Responsible Investment (UNPRI)	Clarion 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 report are based on 2020 responses. The UNPRI survey did not occur in 2022 due to the delay in scoring 2021 surveys. The next anticipated reporting period will occur in 2023.	Clarion pays a submission fee to participate in the assessment.
Green Lease Leaders	Clarion 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 2020.	