



Investa Commercial Property Fund (ICPF)

Real Estate Assessment 2021-09-22 12:04:00

SUBMITTED: 2021-09-22 12:04:00

2021
GRESB
Real Estate
Assessment

Investa Commercial Property Fund (ICPF)

Investa



Status: Non-listed
Strategy: Core
Location: Australia
Property Type: Office: Corporate:
High-Rise Office

12th

**Australia | Office:
Corporate: High-Rise
Office | Core**

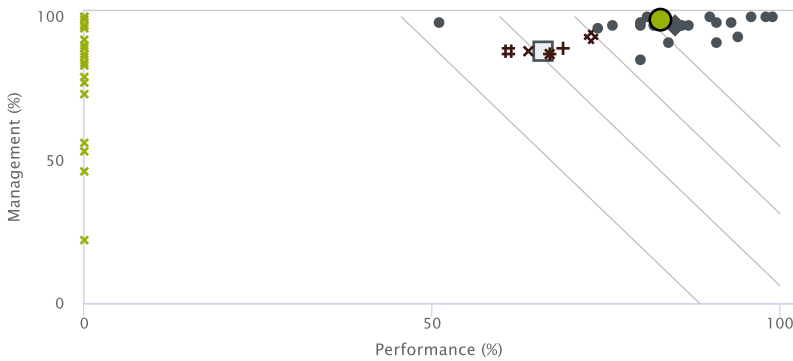
Out of 22



Rankings

<div style="border: 2px solid #76923c; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;"> 16th </div> <p>GRESB Score within Office / Oceania</p> <hr/> <p>Out of 39</p>	<div style="border: 2px solid #76923c; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;"> 42nd </div> <p>GRESB Score within Office / Non-listed / Core</p> <hr/> <p>Out of 132</p>	<div style="border: 2px solid #76923c; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;"> 21st </div> <p>GRESB Score within Oceania / Non-listed / Core / Open end</p> <hr/> <p>Out of 53</p>
<div style="border: 2px solid #76923c; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;"> 23rd </div> <p>Management Score within Oceania</p> <hr/> <p>Out of 108</p>	<div style="border: 2px solid #76923c; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;"> 17th </div> <p>Management Score within Oceania / Non-listed / Core</p> <hr/> <p>Out of 72</p>	<div style="border: 2px solid #76923c; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;"> 13th </div> <p>Management Score within Oceania / Non-listed / Core / Open end</p> <hr/> <p>Out of 54</p>
<div style="border: 2px solid #76923c; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;"> 17th </div> <p>Performance Score within Office / Oceania</p> <hr/> <p>Out of 39</p>	<div style="border: 2px solid #76923c; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;"> 50th </div> <p>Performance Score within Office / Non-listed / Core</p> <hr/> <p>Out of 132</p>	<div style="border: 2px solid #76923c; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;"> 21st </div> <p>Performance Score within Oceania / Non-listed / Core / Open end</p> <hr/> <p>Out of 53</p>

GRESB Model



- This Entity ◆ Peer Group Avg. ● Peer Group □ GRESB Average
- GRESB Universe + Asia × Europe * Americas * Oceania
- Globally diversified × Entities with only one component submitted

88
100

GRESB Score Green Star

GRESB Average 73 Peer Average 88

30
30

Management Score

GRESB Average 26 Benchmark Average 28

58
70

Performance Score

GRESB Average 46 Benchmark Average 59

Please use this textbox to explain the results for investors

Add the info

Save

ESG Breakdown



Environmental
GRESB Average 40 | Benchmark Average 51

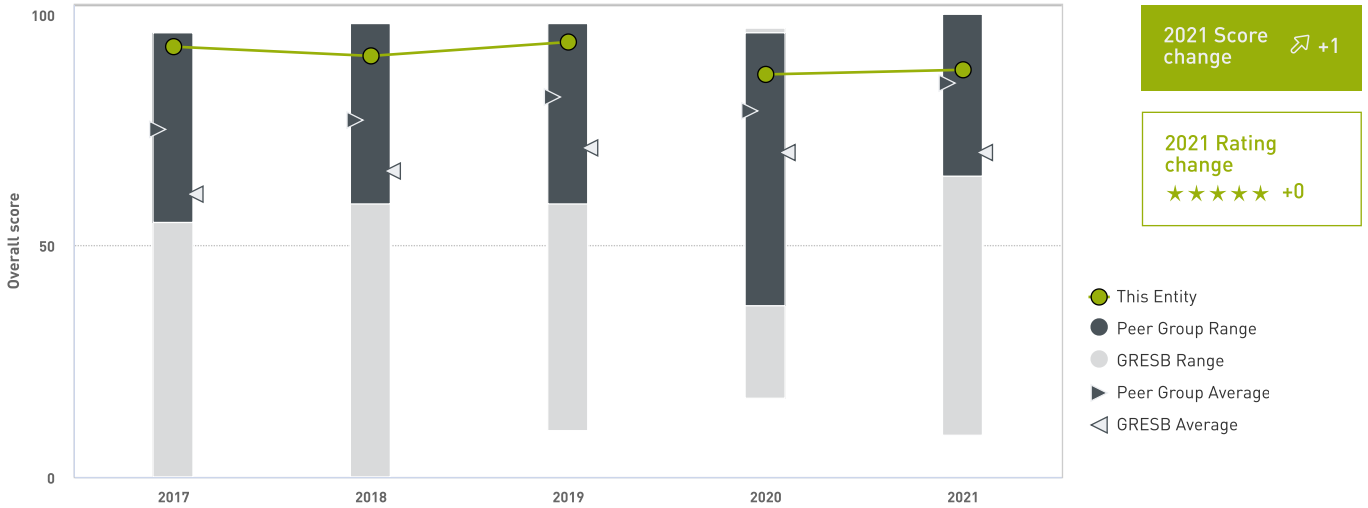


Social
GRESB Average 16 | Benchmark Average 18



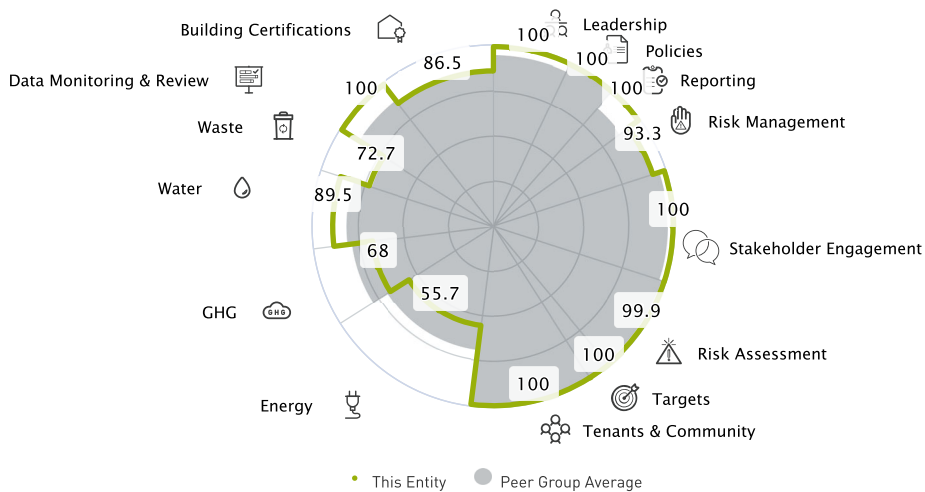
Governance
GRESB Average 17 | Benchmark Average 19

Trend



Note: In 2020, the GRESB Assessment structure fundamentally changed, establishing a new baseline for measuring Performance. As a result, GRESB advises against a direct comparison between 2020 GRESB Scores and prior year results. For more information, see the 2020 Benchmark Reports.


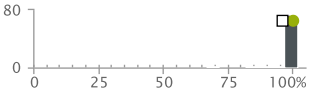

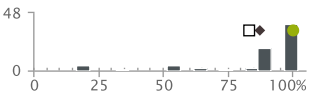

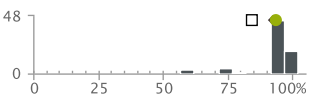

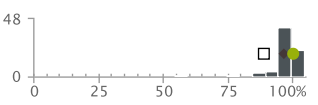
Aspect, Strengths & Opportunities



MANAGEMENT COMPONENT


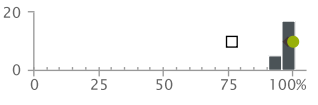

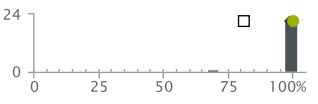

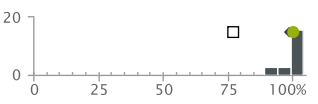

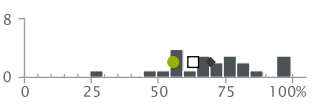

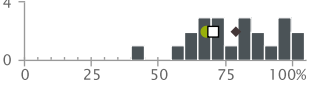

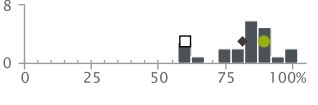

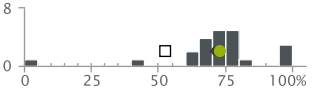

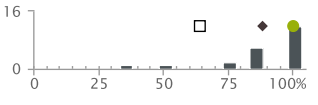
Oceania | Core (72 entities)


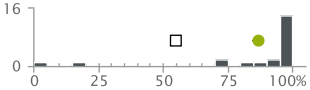
ASPECT	Number of points	Weight in Component	Weight in GRESB Score	Points Obtained	Benchmark Average	Benchmark Distribution
Leadership	7 points	23.3%	7%	7	6.65	

ASPECT Number of points	Weight in Component	Weight in GRESB Score	Points Obtained	Benchmark Average	Benchmark Distribution
 Policies 4.5 points	15%	4.5%	4.5	4.43	
 Reporting 3.5 points	11.7%	3.5%	3.5	3.05	
 Risk Management 5 points	16.7%	5%	4.67	4.62	
 Stakeholder Engagement 10 points	33.3%	10%	10	9.66	

PERFORMANCE COMPONENT

Australia | Office: Corporate: High-Rise Office | Core (22 entities)

ASPECT Number of points	Weight in Component	Weight in GRESB Score	Points Obtained	Benchmark Average	Benchmark Distribution
 Risk Assessment 9 points	12.9%	9%	8.99	8.83	
 Targets 2 points	2.9%	2%	2	1.97	
 Tenants & Community 11 points	15.7%	11%	11	10.84	
 Energy 14 points	20%	14%	7.79	9.72	
 GHG 7 points	10%	7%	4.76	5.52	
 Water 7 points	10%	7%	6.26	5.71	
 Waste 4 points	5.7%	4%	2.91	2.84	
 Data Monitoring & Review 5.5 points	7.9%	5.5%	5.5	4.86	

ASPECT Number of points	Weight in Component	Weight in GRESB Score	Points Obtained	Benchmark Average	Benchmark Distribution
 Building Certifications 10.5 points	15%	10.5%	9.09	9.03	

Entity & Peer Group Characteristics

This entity	Peer Group (22 entities)	
Primary Geography:	Australia	Primary Geography: Australia
Primary Sector:	Office: Corporate: High-Rise Office	Primary Sector: Office: Corporate: High-Rise Office
Nature of the Entity:	Private (non-listed) entity	Nature of the Entity: Core
Total GAV:	\$4.59 Billion	Average GAV: \$2.28 Billion
Reporting Period:	Fiscal year	
Regional allocation of assets	100% Australia	98% Australia 1% Singapore < 1% China
Sector allocation of assets	99% Office: Corporate < 1% Other: Parking (Indoors)	97% Office: Corporate 2% Retail: Retail Centers < 1% Office: Business Park < 1% Hotel < 1% Office: Other < 1% Retail: Restaurants/Bars < 1% Retail: Other < 1% Other: Parking (Indoors) < 1% Retail: High Street < 1% Mixed use: Other < 1% Office: Medical Office
Control	56% Landlord controlled 44% Tenant controlled	57% Landlord controlled 43% Tenant controlled
Peer Group Constituents		
AMP Capital Investors Limited (1)	ARA Managers (APF) Pte. Ltd. (1)	AXA Investment Management (2)
Brookfield Office Properties Australia Pty Ltd (1)	Charter Hall (6)	Cromwell Property Group (1)
ESR Australia (1)	Investa Property Group (1)	ISPT Pty Ltd (1)
Lendlease (3)	QIC Global Real Estate (1)	Rest (1)
The GPT Group (1)		

Validation

GRESB Validation

Automatic	Automatic validation is integrated into the portal as participants fill out their Assessments, and consists of errors and warnings displayed in the portal to ensure that Assessment submissions are complete and accurate.
Manual	Manual validation takes place after submission, and consists of document and text review to check that the answers provided in Assessment are supported by sufficient evidence. The manual validation process reviews the content of all Assessment submissions for accuracy and consistency.