



G R E S B
★ ★ ★ ★ ★ 2019

Investa Commercial Property Fund (ICPF)

Investa

GRESB Benchmark Report 2019

DATE: 20 Nov 2019 1:11:03pm Wed UTC

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Investa Commercial Property Fund (ICPF)

Investa

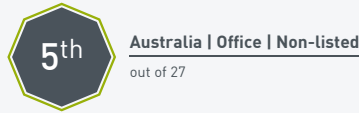


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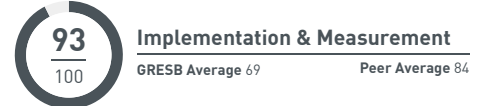
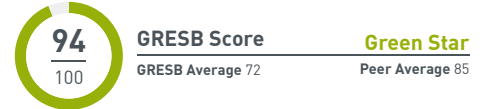
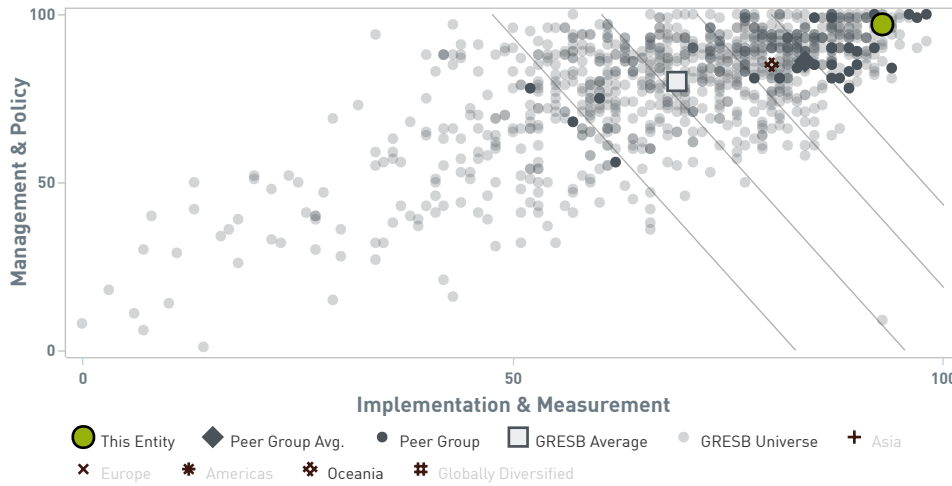
Participation & GRESB Score



Peer Comparison

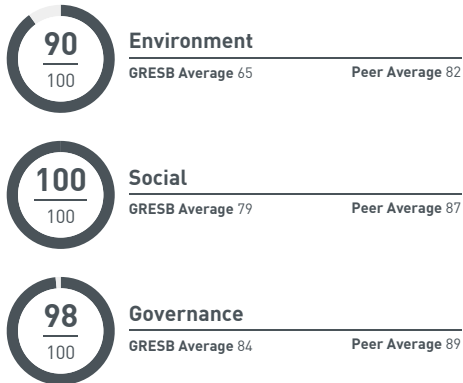


GRESB Model

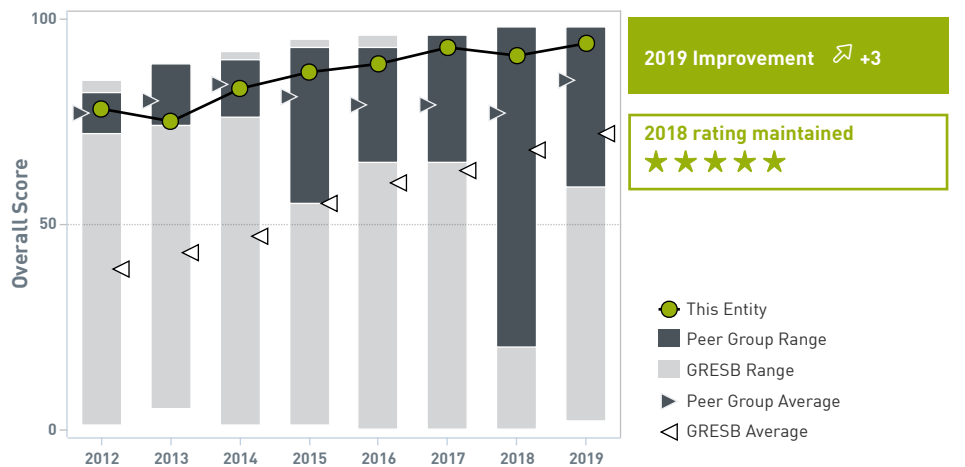


Performance data reported at asset level

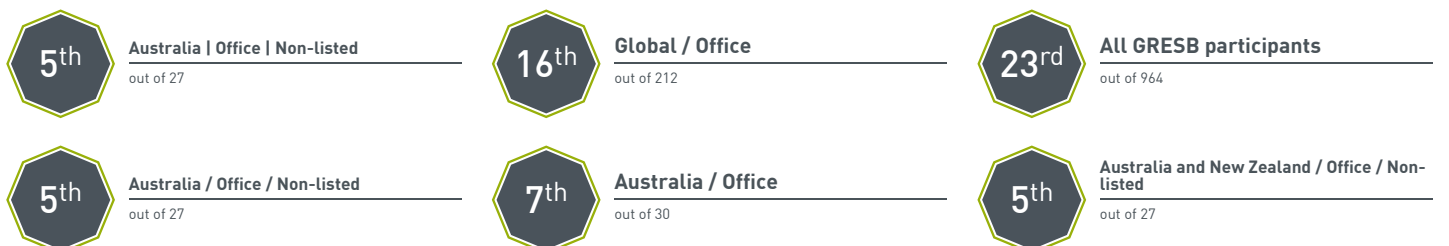
ESG Breakdown



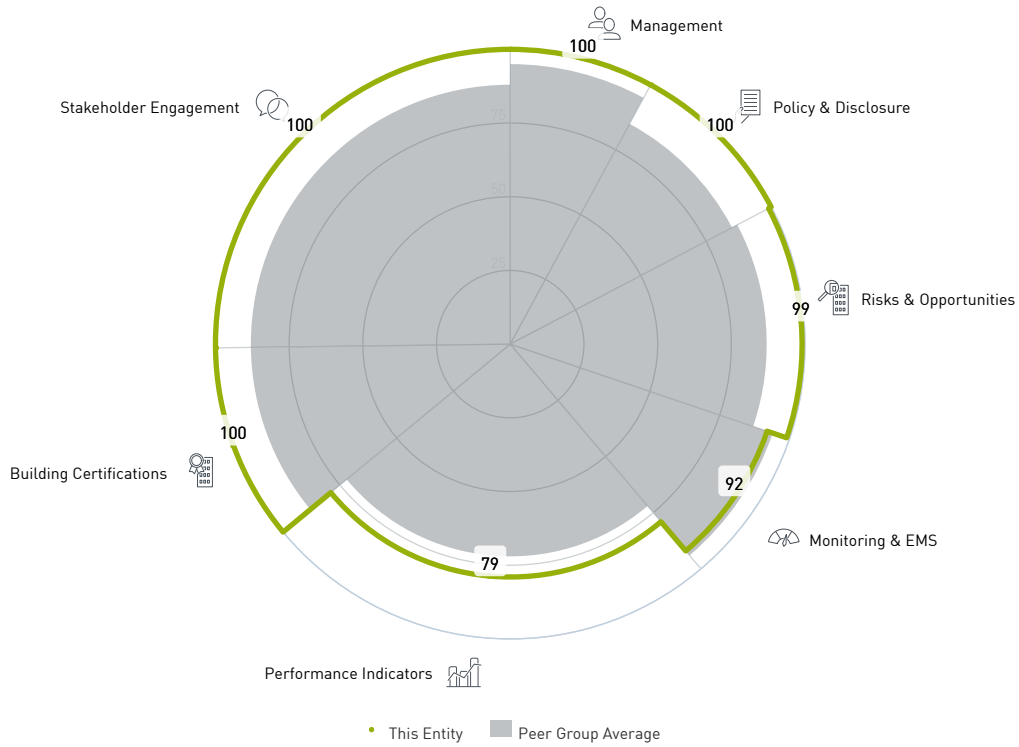
Trend



Rankings



GRESB Aspects



Aspect Weight in GRESB Score	This Entity	Peer Group		GRESB
Management 7.9%	100	PEER 95 AVERAGE +5		GRESB 88 AVERAGE
Policy & Disclosure 9.4%	100	PEER 85 AVERAGE +1		GRESB 84 AVERAGE +2
Risks & Opportunities 12.9%	99	PEER 87 AVERAGE +6		GRESB 78 AVERAGE +6
Monitoring & EMS 8.6%	92 ⁺²¹	PEER 94 AVERAGE +10		GRESB 77 AVERAGE +3
Performance Indicators 25.2%	79 ⁺³	PEER 72 AVERAGE +10		GRESB 60 AVERAGE +4
Building Certifications 10.8%	100	PEER 88 AVERAGE +2		GRESB 55 AVERAGE +4
Stakeholder Engagement 25.2%	100	PEER 88 AVERAGE +13		GRESB 78 AVERAGE +7

Strengths & Opportunities

Strengths: Outperformed more than 80% of peers

Indicator	Score	Peer Average	
PI3.3 Water reuse and recycling - Office	0.35/0.5	0.07/0.5	100% of peers scored lower

Opportunities: Outperformed by more than 80% of peers

Indicator	Score	Peer Average	
ME4 Monitoring water consumption	1.5/2	1.92/2	85% of peers scored higher

Portfolio Impact



Impact Reduction Targets

	Type	Long-term target	Baseline year	End year	2018 target	Portfolio coverage	Externally communicated
⚡ Energy	Intensity-based	100.0%	2015	2040	12.0%	100.0	Yes
☁ GHG	Intensity-based	100.0%	2015	2040	12.0%	100.0	Yes
💧 Water	Intensity-based	100.0%	2015	2040	12.0%	100.0	Yes
♻ Waste	Absolute	100.0%	2015	2040	12.0%	100.0	No
📄 scope 3 GHG emissions	Intensity-based	42.0%	2015	2040	5.0%	100.0	Yes

Entity & Peer Group Characteristics

This Entity

Geography:	Australia
Sector:	Office
Legal Status:	Non-listed
Total GAV:	\$5.86 Billion
Activity:	Management of standing investments
Reporting period:	Fiscal Year, first month: April

Peer Group [27 entities]

Peer Group Geography:	Australia
Peer Group Sector:	Office
Legal Status:	Non-listed
Average GAV:	\$1.7 Billion



Countries

[100%] Australia



Peer Group Countries

[99%] Australia

[1%] Singapore

[<1%] China



Sectors

[100%] Office



Peer Group Sectors

[99%] Office

[1%] Industrial, Business Parks

[<1%] Retail, Shopping Center

[<1%] Retail, High Street

[<1%] Hotel

[<1%] Other



Management Control

[100%] Managed



Peer Group Management Control

[85%] Managed

[15%] Indirect

Peer Group Constituents

Peer Group Constituents

AMP Capital Investors	CBRE Global Investors	Investa
ARA Fund Management (PIP) Limited	Cbus Property	Investa Property Group
AXA Investment Management (3)	Charter Hall (5)	Lendlease (3)
Arcadia Funds Management	Cromwell Property Group (3)	QIC Global Real Estate
Brookfield Office Properties Australia Pty Ltd	EG	The GPT Group
Brookfield Property Group	ISPT Pty Ltd	

GRESB offers a customized benchmarking solution so that you can compare your performance against any peer group you choose. You are able to select specific peers by name (for listed entities), and/or choose from a range of peer group characteristics.

[Get your Customized Benchmark Report](#)

<p>All participant check All entities ✓ Text boxes, 'Other' answers, Table answers, Hyperlinks, Quantitative outliers</p>	<p>Validation plus ✓ All entities MA5, PD1, PD5.1, R03.1, ME1, PI1.4, PI2.3, PI3.4, PI4.2, SE4.1</p>	<p>Validation Interview Entity not selected Reporting boundaries, Supplemental questions</p>
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	Items	% accepted/ full points
Evidence	32	100%
'Other' answers	16	75%
Text boxes	4	100%
Table answers	1	100%
Total	53	92%

Validation items not accepted

- PI1.2** Performance Indicators | Office | Energy Consumption | PI1.2 | Yes | Other | Other selected. Please describe:

- PD5.1** Policy & Disclosure | Sustainability Disclosure | PD5.1 | Yes (multiple answers possible) | Stand-alone sustainability report(s) | Aligned with | Other selected. Please describe:

- R02** Risks & Opportunities | Governance | R02 | Yes | Other

- SE12.1** Stakeholder Engagement | Health and Well-being | SE12.1 | Yes | Needs assessment | Other

Validation items partially accepted

None

Quantitative outliers excluded

None

Third Party Assurance, Verification and Checks

Question	Points	Data Review
PD5.2 Organization's section in annual report		Externally assured by EY
PD5.2 Organization's stand-alone sustainability report		Externally assured by EY
PI1.4 Energy consumption data	1/1	Externally assured by EY
PI2.3 GHG emissions data	0.75/0.75	Externally assured by EY
PI3.4 Water consumption data	0.75/0.75	Externally assured by EY
PI4.2 Waste management data	0.25/0.75	Externally checked by Foresight Environmental

Disclaimer: 2019 Benchmark Report

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