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★ ★ ★ ★ ★ 2019

Oxford Investa Property Partners

Investa Property Group

GRESB Benchmark Report 2019

DATE: 20 Nov 2019 1:11:04pm Wed UTC

Table of Contents

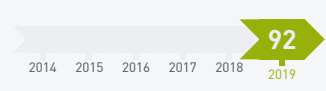
- Scorecard 3
 - GRESB Aspects 4
 - Strengths & Opportunities 5
 - Portfolio Impact 6
 - Entity & Peer Group Characteristics 7
 - Peer Group Constituents 7
 - Validation 8

Oxford Investa Property Partners Investa Property Group

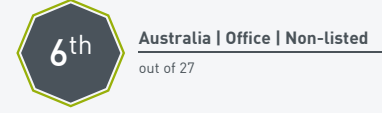


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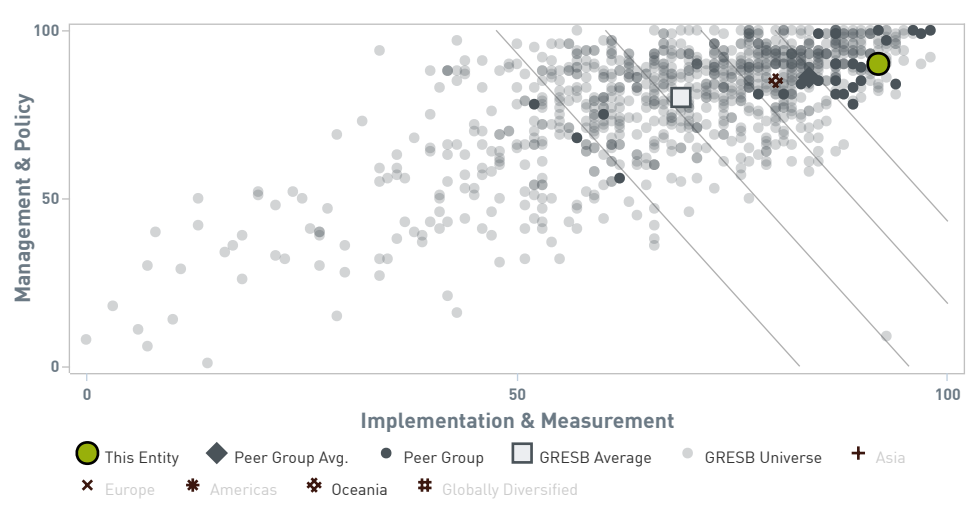
Participation & GRESB Score



Peer Comparison



GRESB Model



92
100
GRESB Score
GRESB Average 72 Peer Average 85
Green Star

92
100
Implementation & Measurement
GRESB Average 69 Peer Average 84

90
100
Management & Policy
GRESB Average 80 Peer Average 86

Performance data reported at asset level

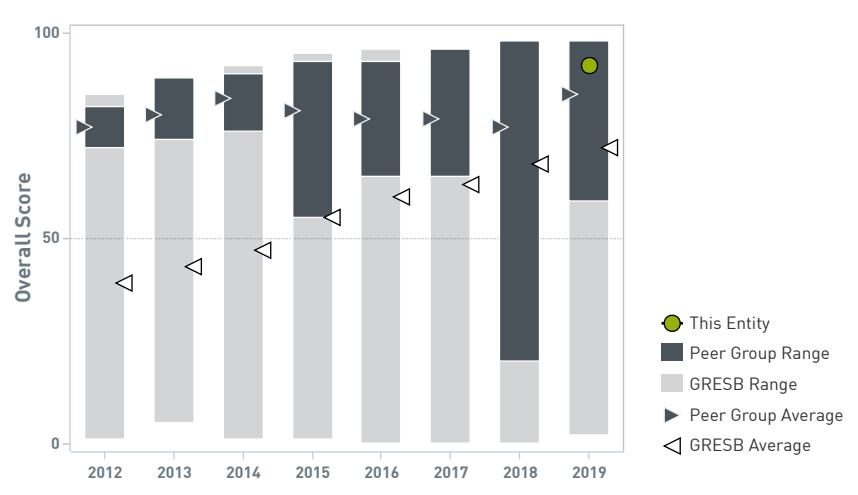
ESG Breakdown

89
100
Environment
GRESB Average 65 Peer Average 82

100
100
Social
GRESB Average 79 Peer Average 87

91
100
Governance
GRESB Average 84 Peer Average 89

Trend



Rankings

6th Australia | Office | Non-listed out of 27

26th Global / Office out of 212

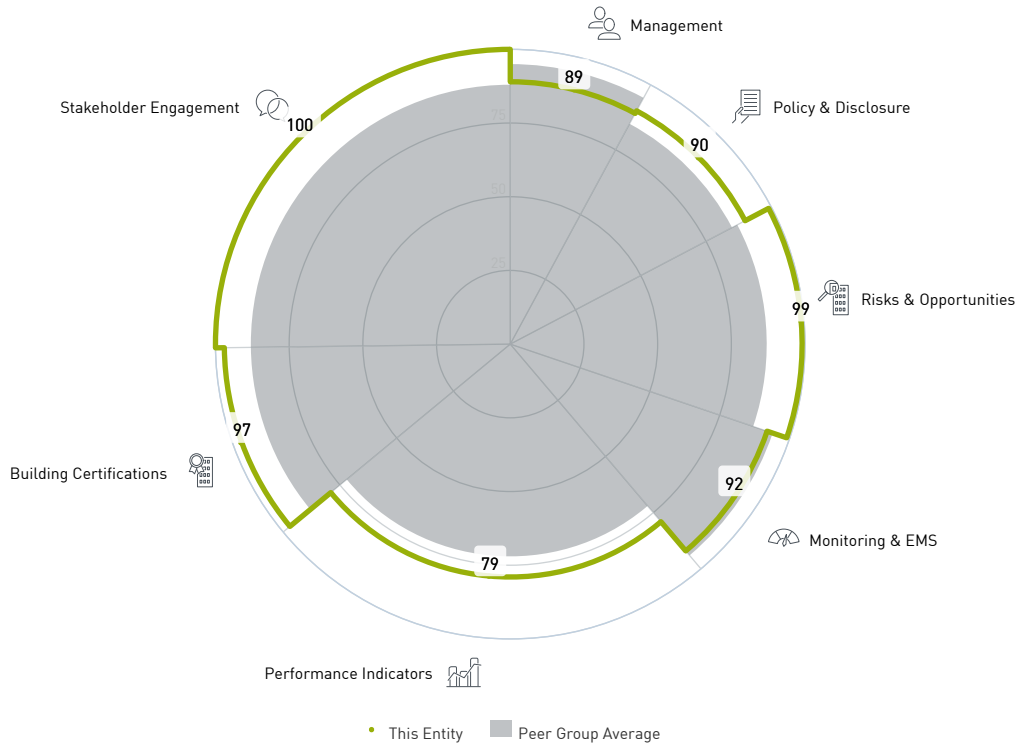
46th ALL GRESB participants out of 964

6th Australia / Office / Non-listed out of 27

8th Australia / Office out of 30

6th Australia and New Zealand / Office / Non-listed out of 27

GRESB Aspects



Aspect Weight in GRESB Score	This Entity	Peer Group		GRESB
Management 7.9%	89	PEER 95 AVERAGE		GRESB 88 AVERAGE
Policy & Disclosure 9.4%	90	PEER 85 AVERAGE		GRESB 84 AVERAGE
Risks & Opportunities 12.9%	99	PEER 87 AVERAGE		GRESB 78 AVERAGE
Monitoring & EMS 8.6%	92	PEER 94 AVERAGE		GRESB 77 AVERAGE
Performance Indicators 25.2%	79	PEER 72 AVERAGE		GRESB 60 AVERAGE
Building Certifications 10.8%	97	PEER 88 AVERAGE		GRESB 55 AVERAGE
Stakeholder Engagement 25.2%	100	PEER 88 AVERAGE		GRESB 78 AVERAGE

Strengths & Opportunities

Opportunities: Outperformed by more than 80% of peers

Indicator		Score	Peer Average	
MA3	Sustainability taskforce or committee	1.5/2	2/2	100% of peers scored higher
MA4	Decision-maker on sustainability	0.25/1	1/1	100% of peers scored higher
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:	\$3.07 Billion
Activity:	Management of standing investments
Reporting period:	Fiscal Year, first month: July

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](#)

	Items	% accepted/ full points
All participant check All entities ✓ Text boxes, 'Other' answers, Table answers, Hyperlinks, Quantitative outliers		
Validation plus All entities ✓ MA5, PD1, PD5.1, R03.1, ME1, PI1.4, PI2.3, PI3.4, PI4.2, SE4.1		
Validation Interview Entity not selected Reporting boundaries, Supplemental questions		
Evidence	32	100%
'Other' answers	19	68%
Text boxes	4	100%
Table answers	1	100%
Total	56	89%

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) | Section in entity reporting to investors | Aligned with | Other selected. Please describe:
- PD5.1** Policy & Disclosure | Sustainability Disclosure | PD5.1 | Yes (multiple answers possible) | Section in Annual Report | Aligned with | 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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