

# ESG Objectives

## COMMITMENT TO SUSTAINABILITY

J.P. Morgan Asset Management – Real Estate Americas believes that continuous improvement of our assets with respect to environment, social and governance (ESG) policies will ultimately improve the environment in which those assets exist and, more importantly, enhance their competitiveness and asset value.

We integrate ESG into every investment decision and have fully integrated these sustainability objectives into our overall business strategy. Sustainability issues are identified and quantified as part of our real estate asset investment due diligence process, not only as a prerequisite for responsible investing, but also as a tool to identify and mitigate potential risks.

Our ESG Objectives for Real Estate Americas are summarized as follows:

### ENVIRONMENTAL

#### Conserving Resources

- Reduce, measure and report building energy, water and waste within our control
- Improve performance and establish reduction targets
- Evaluate and implement low cost measures & capital improvements
- Evaluate and pursue ENERGY STAR and green building certifications

### SOCIAL

#### Regularly engaging with our identified stakeholders:

- Investors
- Joint venture partners
- Employees
- Property managers
- Tenants
- Community
- Suppliers

### GOVERNANCE

#### Leadership & Transparency

- Integrate and plan with leaders for effective implementation throughout our portfolios
- Transparently disclose ESG strategy and performance
- Lead the industry by example and guide accountable practices and outcomes

## APPROACH TO INTEGRATING ESG

We strive to act in the highest fiduciary interest of our clients by maintaining institutional quality assets, improving operating performance at the property level and maximizing value. We view sustainability efforts as synonymous with good asset management.

### ENVIRONMENTAL

- Consistently measure, monitor and improve to meet reduction targets for energy, greenhouse gas emissions, water and waste
- Target long-term reduction of energy, emissions, water, and waste by 15% over the next 10 years or 1.5% annually
- Improve the performance of our assets by identifying low-cost measures, implementing strategic capital improvements, and assessing new technologies
- Achieve ENERGY STAR certification for all eligible buildings annually
- Evaluate and pursue third-party green building certifications such as LEED and IREM CSP, as well as health and wellness certifications such as WELL and Fitwel, whenever applicable
- As part of our due diligence process, incorporate evaluation of ESG factors during acquisition
- Assess the resiliency of our assets when faced with climate-related risks

### SOCIAL

- Act as a responsible corporate citizen and fostering similar pursuits by our key stakeholders
- Be a responsible landlord, reducing costs for tenants and improving the occupant experience
- Find innovative solutions to environmental challenges and engaging our employees and tenants in these efforts through educational materials, sustainability programming, and engagement events
- Promote the health and well-being of our employees, building occupants, and our communities. Property teams are encouraged to facilitate health and well-being for occupants through improving indoor air quality, promoting exercise opportunities, hosting events, and providing access to additional healthy options
- Ensure regular communication with our third-party property managers on sustainability best practices by providing resources, tools and training

### GOVERNANCE

- Guide and manage the accountability of our sustainability efforts through our ESG Taskforce
- Ensure that timely and accurate disclosure is made to investors, including ESG objectives, strategies and performance
- Lead the industry in ESG practices through participation and membership in industry groups such as GRESB, UNPRI, USGBC, WGBE, ICSC, ULI AND NCREIF

Socially Responsible Investments are subject to the risk that because social criteria exclude certain investments for non-financial reasons, investors may forgo some market opportunities available to those that don't use these criteria.

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