GRESB®

REAL ESTATE DEBT

2015 Debt Report

Introduction

Growing awareness sparking industry transition

In 2015, several major banks established ambitious goals to use financing to address critical societal challenges. Bank of America announced a $50 billion commitment for low carbon solutions, while Citibank launched a $100 billion commitment to reduce climate change impacts and provide environmental solutions that benefit society. Together with Goldman Sachs, JP Morgan Chase, Morgan Stanley and Wells Fargo, these banks also submitted a joint statement, published by Ceres, calling for leadership among governments on climate change policy. On the debt capital markets front, Deutsche Bank announced its intention to invest 1 billion EUR in green bonds, echoing earlier announcements from Barclays and Zurich Insurance Group.

Concurrently, the United Nations Environment Programme Finance Initiative (UNEP FI) has coordinated several bank initiatives. Along with the European Bank for Reconstruction and Development (EBRD), it organized a coalition of 70 banks from 20 countries that jointly issued the Financial Institutions' Declaration of Intent on Energy Efficiency, which recognizes the funding gap for global energy efficiency objectives and asserts the willingness to scale up finance efforts. The UNEP FI's Banking Commission established a Positive Impact Working Group led by, ING, Société Générale and Triodos Bank, to develop principles guiding financiers and to build an incubator to test new business models and products aimed at positive economic, environmental, and social impacts.

Multilateral Development Banks are also leading the way, providing over $28 billion in climate-related financing in fiscal year 2015, and raising funds via the green bond market, as pioneered by the World Bank in 2008. Within the private sector, 2015 has seen green bond issues from ANZ Bank, ABN AMRO, Bank of America, DNB, Morgan Stanley, and YES BANK. Use of proceeds has been tied to the financing of renewable energy and energy efficiency projects, fuel-efficient transportation systems, and green buildings.

Each of these commitments reflects a fundamental understanding that lending can contribute to solutions to far-reaching societal challenges and, by implication, that it is important to understand the environmental, social, and governance (ESG) performance of investments. Nowhere is this case more readily apparent than in the global property industry. Lending represents the lifeblood of real estate funds and firms, and lenders are in a particularly strong position to address additional risk factors while progressing large-scale solutions.

Contributing one-third of global carbon emissions and consuming 40% of global energy consumption and resources, 25% of water and 60% of electricity (in Europe and the U.S., this is even above 80%), the real estate sector constitutes one of the greatest potential opportunities to address environmental issues, while also creating economic opportunities for lenders. Real estate investment is poised as a prime recipient of the financial sector's sustainability goals. Reliable ESG data will be essential to achieving these goals and supporting new fixed-income financial products. The UNEP FI's Positive Impact Manifesto describes Positive Impact Finance as "that which verifiably produces a positive impact on the economy, society or the environment once any potential negative impacts have been duly identified and mitigated." The ability to identify, mitigate and verify impacts related to real estate requires integrating asset-level and borrower-level ESG metrics into credit analysis, pricing models, due diligence procedures and portfolio monitoring.

While there is a sizeable body of academic literature indicating that thoughtfully designed and operated buildings create value for shareholders, empirical studies are emerging that show the correlation between property features related to energy and environmental performance and lower default risk. Recent research on both residential and commercial real estate mortgages suggests green building certification as a means to understanding and managing downside risk..

Fannie Mae and Freddie Mac, which purchased or guaranteed approximately 60% of all mortgages originated in the U.S. from 2008-2013, have been trailblazers in incorporating energy and environmental performance in real estate lending. These government-sponsored enterprises (GSEs) implemented green initiatives that incorporate property sustainability features in loan underwriting. By using industry accepted metrics such as energy labels and green building certifications as inputs, GSE's are able to offer borrowers tangible benefits such as rebates, interest rate reductions, and additional proceeds for energy and water retrofits. Furthermore, through labeling and securitization, Fannie Mae is now selling environmentally-focused "green" mortgage backed securities (MBS), alongside its traditional MBS.

Exposure to real estate debt is not restricted to the purview of banks and GSEs. Since the 2007 financial crisis, alternative lenders have proliferated, and in particular, private debt funds have attracted institutional capital, resulting in the emergence of a new asset class. Two out of three institutional investors are considering or already investing in private debt funds, and 43% of those specifically prefer real estate debt. Given the long-term investment horizon of pension funds and insurers, institutional investor preferences are well aligned with sustainability objectives. Indeed, GRESB has provided institutional investors with a global ESG framework and data on real estate (equity) portfolios since 2009.

Increasingly, GRESB Investor Members express interest in seeing ESG factors integrated in real estate debt. Investors also recognize that integration of ESG issues in real estate debt decision-making is an emerging concept and practice, and likely to be less evolved relative to real estate equity investing. In 2015, the GRESB Debt Survey broadly engaged debt fund managers on ESG for the first time, with the intention to develop an assessment for lender performance and engagement, and to provide a path forward. While still early days, debt funds are starting to consider ESG integration in lending, understanding its relevance for risk management and alignment with investor values.

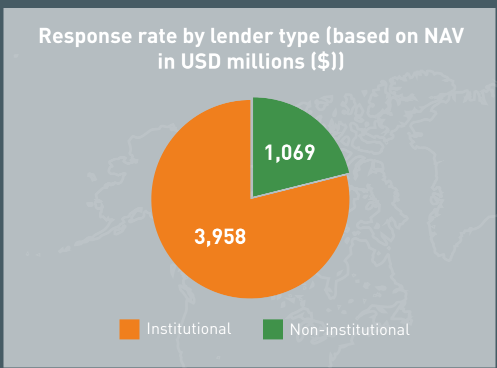
Response rate

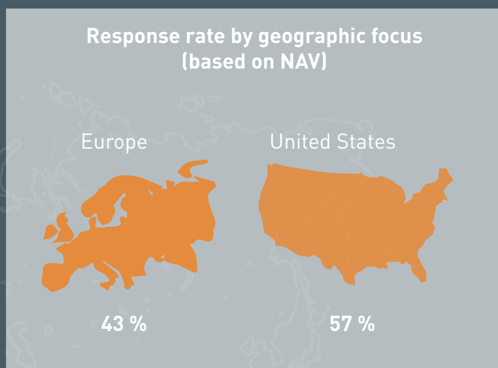
Since the 2007 financial crisis, the real estate lending landscape has changed dramatically. Traditional lenders, constrained by tightening regulation and underwriting standards, and non-performing loan portfolios, retreated from the market and alternative lenders stepped in to fill the funding gap. Private real estate debt funds proliferated in this environment, first in the U.S., then in Europe. Over time, strategies have become more mature, diversified and Europe-focused; yet even post economic recovery, there has been sustained demand for this relatively new source of real estate financing. There has also been sustained demand from institutional investors for the debt fund product, as real estate debt has emerged as a new asset class. Fundraising increased by $4.7 billion from 2013 to 2014.

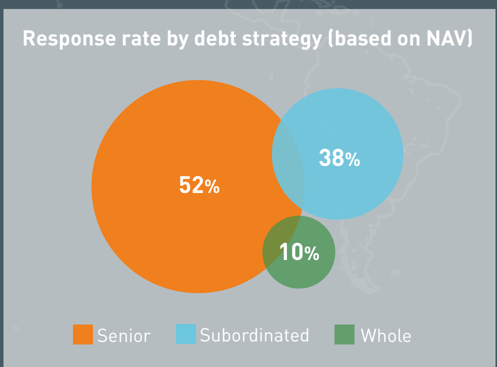
Attempting to define the private real estate debt fund universe is more an art than a science. Based on data from Preqin, there are 236 active funds globally that identify their primary investment strategy as debt, and 150 that list debt as their only strategy. Of these 150 funds, the average vintage is 2010. Geographic focus is 60% U.S., 27% Europe, 11% Asia-Pacific and 3% other. The most common debt strategies are mezzanine or subordinated (67%), preferred equity (33%), senior (29%), bridge (21%), and whole (19%), while B-notes and CMBS constitute 16% and 14%, respectively, and those with an undefined strategy constitute 36%.

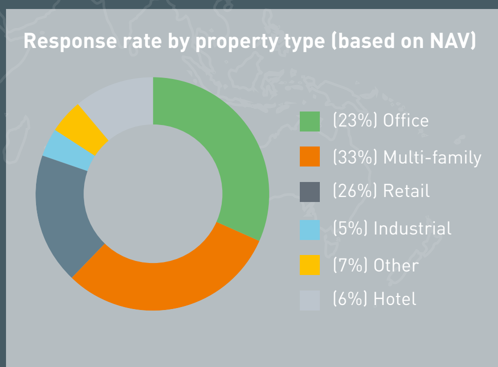
The relatively small sample size of those participating in the inaugural GRESB Debt Survey (ten funds, representing 7% of the real estate debt fund universe) is reflective of early days in the emerging concept of ESG integration in real estate lending. Of these ten funds, six are institutional lenders and four are non-institutional, where institutional lenders are defined as those whose broader role is that of fiduciary, collecting funds/deposits on behalf of clients, i.e. banks, pension funds and insurance companies. The aggregate value of the funds reporting totals $5.03 billion in net asset value (NAV), and covers 127 assets (loans). Debt strategies by NAV include senior (52%), subordinated (38%), and whole (10%). The geographic focus of the participating debt funds is 70% Europe and 30% U.S., by fund, but 43% Europe and 57% U.S., by NAV. (U.S. funds typically follow a more opportunistic lending strategy.) By property type, the participating funds have exposure to debt secured by multi-family (33%), retail (26%), office (23%), industrial (5%), other (7%) and hotel (6%).

Response Rate









Results

GRESB Debt Scores

The GRESB Results show surprising level of implementation, and should serve to spark the real estate sector to rapidly embracing ESG assessment as part of standard underwriting practice. Survey outcomes are reflected in the GRESB Debt Score, as well as sub-scores for the dimensions of Management & Policy (45% weight) and Implementation & Lender Practice (55% weight). The GRESB Model depicts these GRESB Debt sub-scores, and an entity's position in the Model can be evaluated both relative to its peers (all participating funds in 2015) as well as absolute, where entities are given a score (out of 100%) for each aspect and for their overall score.

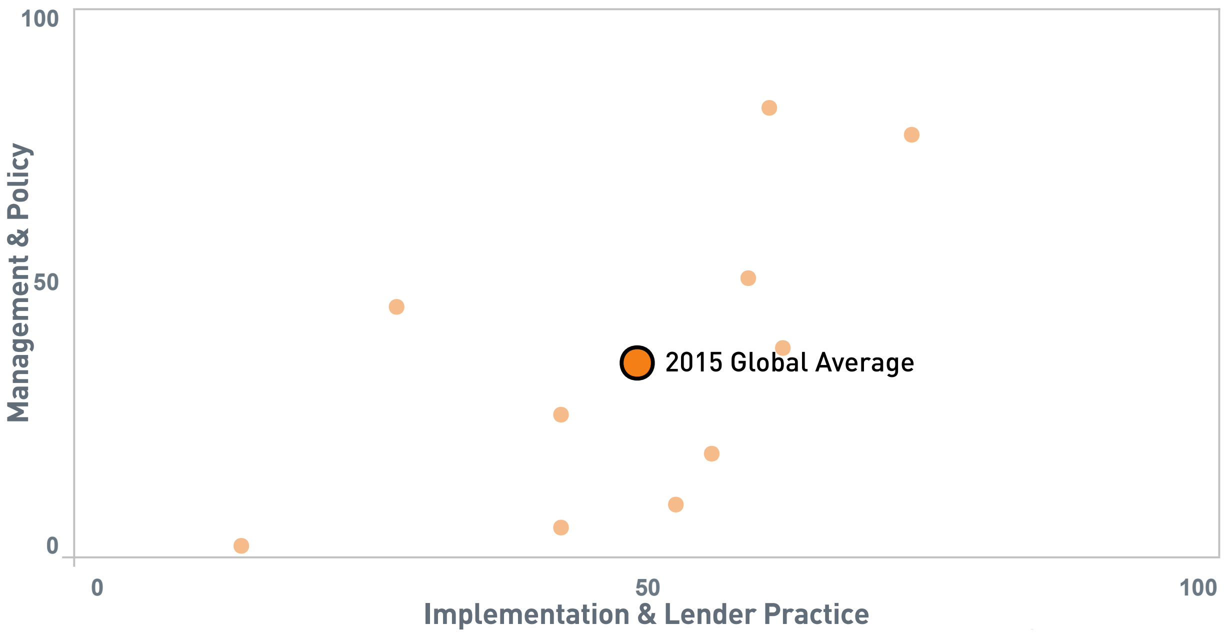
In 2015, the average GRESB Debt Score is 42. The average Management & Policy (MP) Score is 34 and the average Implementation & Lender Practice (IL) Score is 48.

It is notable that the average Implementation & Lender Practice Score is considerably higher than that for Management & Policy. The opposite has been true on the real estate equity side as reported by GRESB since 2009. However, because sustainability is a relatively new concept—not only among alternative private lenders, but also within the broader real estate lending community—sustainability objectives and policies that directly relate to lending are relatively rare. Furthermore, credit risk management is a well-established function of lending, and some implementation of ESG factors already occurs as part of standard due diligence (e.g., the practice of ordering an environmental site assessment). Because sustainability assessment and risk management are presently not viewed as standard practice in real estate lending, effective capture of measures already taken may prove challenging. This is further described in the aspect Standardization and Capture.

There is also a split between institutional and non-institutional lenders. All non-institutional participants ranked in the bottom half on MP Scores and three out of four ranked in the bottom half overall.

ESG Scores

A further breakdown of the GRESB Debt Score is provided by separate scores for Environmental, Social and Governance (ESG). These scores are calculated based on the allocation of individual questions to E, S, or G issues. The results show that GRESB Debt participants score relatively high on Social, with an average score of 65, a score of 43 on Environmental, and a score of 38 on Governance. The high average Social Score is likely influenced by the bank regulation, Know Your Customer (KYC), and its effect on the broader non-bank lending community.



Trends

Organizational Integration

Over the past decade, ESG issues have been gradually integrated in real estate equity investments; however, real estate finance providers have been slower to embrace this trend. When fund managers were approached to participate in the 2015 GRESB Debt Survey, sustainability professionals and real estate lenders within the same organization were often not in communication with each other. A structural shift in organizational communication may be necessary in order to further integrate ESG factors into real estate lending. Among 2015 Debt Fund participants:

- 4 indicate that integration of sustainability objectives in the overall business strategy is “not applicable”;
- 3 include sustainability factors in annual performance targets of fund employees;
- 3 have a senior decision maker dedicated to sustainability that is a member of the Credit Committee;
- 1 discloses the sustainability performance of its collateral.

More in Organizational Integration

Risk Management

Managing downside risk is critical to delivering consistent risk adjusted returns. GRESB seeks to uncover the awareness level of lenders to sustainability risks in their real estate debt placements, and in how well these risks are managed. By requesting and reviewing information pertaining to ESG factors during due diligence (and throughout the loan term), lenders are able to more closely identify risks and may be better positioned to mitigate those risks so as to protect and grow investor capital. Among 2015 Debt Fund participants:

- All review one or more property level sustainability risks during due diligence – most prevalent is the review of flood risk and building safety and materials; (nine out of ten participants);
- 3 review water consumption/management, 2 review climate change and GHG emissions/management, and 1 reviews waste management;
- 3 consider the sustainability performance of borrowers or sponsors;
- None review a project’s community engagement program.

More in Risk Management

Standardization and Capture

Because sustainability risk assessment and management is not a standardized practice in real estate lending, this impact is difficult to capture. Assessing and tracking climate-related risks, property sustainability features or the total number of “green” loans is foundation for reporting financial and ESG outcomes to both internal and external stakeholders. Among 2015 Debt Fund participants:

- None require borrowers to submit a sustainability-based asset plan;
- None provide energy efficiency financing or other specialized finance products that fund improvements resulting in lower environmental impacts;
- Of those implementing sustainability objectives, 100% are institutional lenders and none are non-institutional lenders.

More in Standardization & Capture

Trend 1: Organizational Integration

Corporate ESG policies and objectives have become commonplace among financial institutions and fund managers, yet it is unclear how well sustainability is integrated throughout these organizations, and specifically, within real estate lending practices. The 2015 GRESB Report documents industry-wide progress in the embedding of ESG policies and objectives among private equity real estate funds, yet the 2015 GRESB Debt results indicate quite a different story on the debt side of real estate investment management organizations.

Sustainability Objectives

Successful organizations set clear objectives, provide qualified leadership, ensure accountability, and align incentives to set the conditions for strong sustainability performance. Just five GRESB Debt participants have sustainability objectives at the debt fund (or entity) level, and integrate these into their overall business strategy, while four indicate such integration is not applicable for the lending entity. Interestingly, seven participants indicate that one or more persons is responsible for implementing these sustainability objectives. These seemingly disparate results reflect a deeper disconnect. In these cases, either entity level sustainability objectives were not debt specific (meaning they were applicable solely to real estate equity investment), or the responsible person exists at the organization level and is only de facto responsible for the debt fund. Without sustainability objectives relevant to lending, implementation of such objectives is rendered redundant.

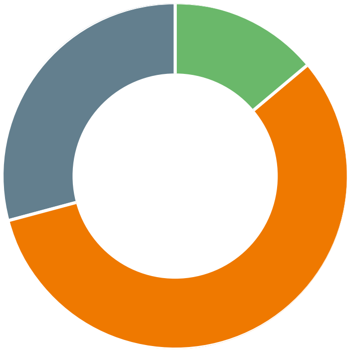
Participating funds with one or more persons responsible for implementing sustainability

Sustainability Disclosures

Policies on sustainability issues assist organizations with incorporating sustainability criteria into their loan underwriting and lending decision-making. Disclosure of sustainability performance across debt portfolio collateral demonstrates an entity's transparency in explaining how sustainability policies and management practices are implemented in lending decision-making, and how these practices impact the business.

Further evidence of this disconnect between organizational sustainability objectives and integration into real estate lending is demonstrated in disclosure practices. Seven participating funds indicate their organization has a policy that addresses environmental issues at the collateral-level. Yet only one participant discloses this information and four report such disclosure as not applicable.

Participating funds with a policy that addresses environmental issues at the collateral level



Innovation in Practice - UBS Asset Management

UBS real estate debt funds are embedded within UBS's Global Real Estate (GRE) business. The portfolio management team has significant direct real estate experience and also utilizes sourcing, underwriting and asset management skills from the GRE equity teams in fully analyzing the assets which are taken as security for loans.

GRE's stated goals are a 20% reduction of greenhouse gas emissions and a 10% reduction of the energy consumption at portfolio properties every 5 years, on a rolling basis. Other quantitative goals include reducing residual waste, increasing the recycling rate above 50% and reducing the water consumption of portfolio properties by monitoring consumption and developing specific water saving measures in different properties. These goals apply to debt and equity funds alike.

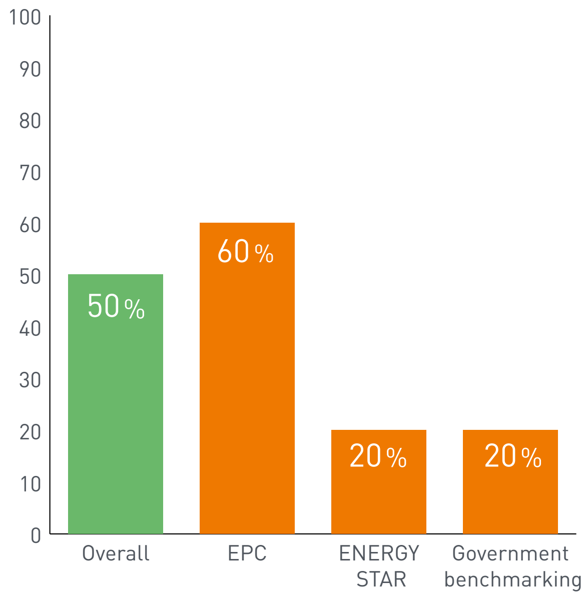
"By adopting our responsible property investment process, our debt funds seek to apply the same rigorous approach to lending decisions. As part of our investment process, we review the sustainability performance and risks of the underlying properties (environmental audit and building surveys, energy performance certificates, and green building certification such as, BREEAM, LEED, Energy Star, DGMB, and Minergie). The lending committee submission contains a section summarizing the findings."

David Hirst, Executive Director, Head of Operations, Global Real Estate UK at UBS

Trend 2: Risk Management

ESG-based risks at the property level and borrower-level may have implications for collateral value, loan repayment, and lender liability. These issues are relevant for due diligence, and in some cases, ongoing portfolio monitoring. Academic research indicates that property sustainability features impact loan performance. Further, environmental regulation can have a major impact on real estate lenders, as evidenced by the UK's recent Minimum Energy Efficiency Standards (MEES).

Ongoing loan portfolio monitoring for energy ratings

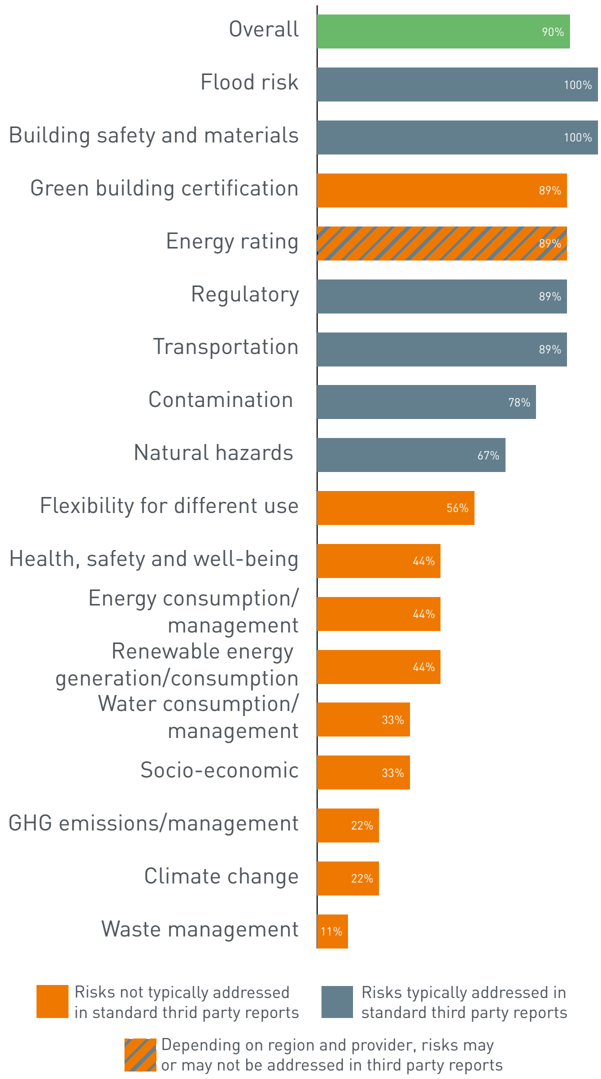


Sustainability Risks

Review of one or more property-level sustainability risks is common practice among GRESB Debt participants, with nine out of ten including some review during due diligence. (For more on this trend, see Standardization and Capture.) Within the graph, risks presented in grey correspond with those typically addressed in third party reports, while those in orange are typically not addressed in third party reports. With the exception of energy ratings and green building certifications, the vast majority of property sustainability risks reviewed during due diligence are those aligned with traditional credit risk assessment. Far fewer participating debt funds are reviewing sustainability risks outside the purview of those included in appraisal/valuation reports, environmental site assessments (ESAs) and/or property condition assessments (PCAs).

Of the nine GRESB Debt participants that review sustainability risks, eight review property energy ratings during due diligence. Five of the participating entities continue monitoring energy ratings within the loan portfolio throughout the term of exposure. In the UK, where seven out of ten GRESB Debt participants focus their lending activities, there are direct negative consequences for properties with lower energy ratings (EPCs), as outlined by the MEES regulation, which calls for the unlawful leasing of properties with energy ratings below a certain minimum threshold. The serious implications for lenders—security reduced to mere replacement value—could be driving this phenomenon. All UK-focused participants review energy ratings during due diligence and five out of seven engage in ongoing monitoring, compared with one out of three non-UK focused funds, which both review during due diligence and monitor throughout the loan term.

Property level sustainability risks reviewed during due diligence



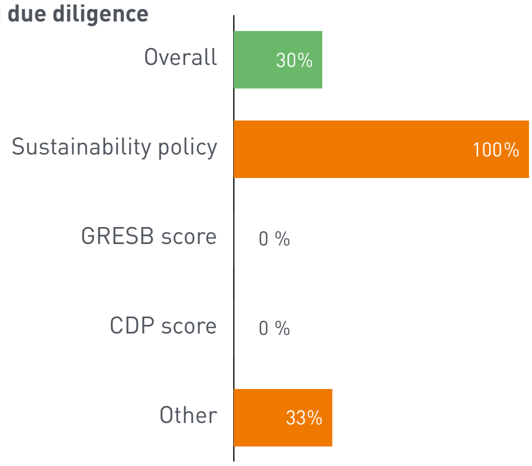
Trend 2: Risk Management

Borrower Assessment

Three out of the ten GRESB Debt Survey participants consider the sustainability performance of their borrowers or sponsors during due diligence. Of these three, all reference a borrower or sponsor's sustainability policy, while none leverage existing corporate sustainability ratings such as CDP or GRESB scores. Interestingly, one out of three references asset-level sustainability metrics, such as green building certification, as an "other" proxy for a borrower's sustainability performance.

While there may indeed be a correlation between property-level sustainability metrics, such as green building certification, and credit risk, borrower sustainability performance goes beyond that of a single asset. Corporate ESG ratings capture a track record of sustainability performance and may provide an indication of how responsibly and efficiently a property will be managed and operated.

Borrower level sustainability performance review during due diligence



Innovation in Practice - ABN AMRO

In 2015, ABN AMRO became the first commercial bank in the Netherlands to issue a euro green bond. Proceeds were tied to assets including mortgages on highly energy-efficient homes, loans for solar panels on existing homes and commercial real estate loans for the construction and financing of energy efficient buildings. The Bank utilizes property level sustainability data, such as Energy Performance Certificates (EPCs) and green building ratings to identify these assets within its portfolio.

ABN AMRO has also begun leveraging borrower-level sustainability data in the form of corporate ESG ratings: "The sustainability profile of commercial real estate players and properties is becoming increasingly important for banks given the growing number of building regulations, tenants' expectations in this area and the risks posed by climate change. Our collaboration with GRESB allows ABN AMRO to further integrate sustainability into its real estate financing process, a move closely aligned with the bank's aim to play an active role in making the real estate sector more sustainable."

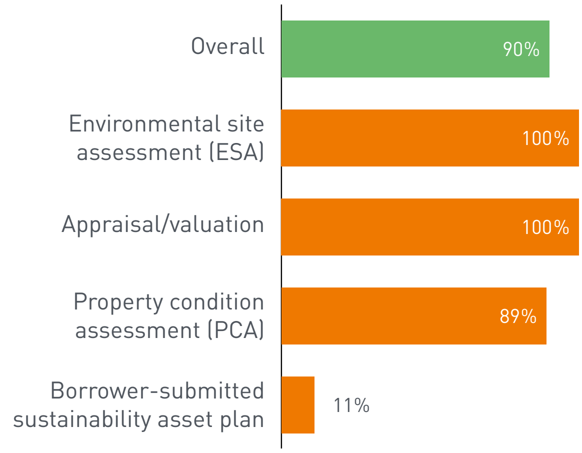
Rutger Schuur, Head of Real Estate & Public Sector Clients at ABN AMRO

Trend 3: Standardization & Capture

Sustainability risk assessment and management is not yet standard practice in real estate lending, which makes it difficult to capture in loan underwriting and in lender assessment. Loan origination requires a certain degree of customization, as every combination of property and borrower carries unique characteristics requiring specific structuring of terms, covenants, or credit enhancements.

Assessing and tracking climate-related risks, property sustainability features or "green" loans are critical to a lender's ability to report outcomes, internally and externally. (IFC began tracking its climate related investments in 2005, providing an early example for the private sector.) However, when such assessment and labeling are outside systematic processes and standard lending practices, corresponding risks and opportunities typically remain uncaptured.

Standard due diligence items



Sustainability Assessment

Nine of ten GRESB Debt participants require one or more third-party reports during due diligence; however, of these, only one requires a borrower submitted sustainability-based asset plan. While certain ESG factors like contamination, flood risk, proximity of transportation to a property and neighborhood demographics may be captured in widely used third-party reports, others are hidden and remain unrecognized. Ideally, a sustainability asset plan submitted by the borrower identifies climate risks and short and long-term steps the borrower will take to enhance the property's resilience to economic, environmental and regulatory changes. Standardizing this requirement may allow lenders to better identify sustainability risks and mitigation strategies.

While nine of the ten GRESB Debt participants indicate that they review these risks as standard due diligence practice, particular responses and random site visits revealed that such reviews are often conducted in an ad-hoc fashion, and only when heightened risk is identified upfront, rather than as standard practice and prerequisite for credit extension.

Sustainability Capture

None of the participating entities have delegated financing for the specific purpose of energy efficiency or improved environmental impact. However, particular participant responses and site visits indicated that financing for capital expenditures and property improvements is routine, and that in some cases, these funds go toward Planned Property Maintenance (PPM) or energy efficiency retrofits, which result in higher performing buildings and positive environmental outcomes.

Innovation in Practice – Fannie Mae

As of the year end 2014, Fannie Mae has financed $140 million in Green Preservation Plus loans or loans that are backed by a property with a Green Building certification. These loans are securitized as Green Mortgage Backed Securities (Green MBS), a securitization standard set by Fannie Mae. Fannie Mae collects the ENERGY STAR® Score for Multifamily Housing and Source Energy Use Intensity from properties receiving Fannie Mae Green Financing and from properties that are located in jurisdictions with energy benchmarking reporting laws, such as New York City, Chicago and Washington, DC.

"Fannie Mae has integrated sustainability considerations into its underwriting, asset management, and securitization processes. We have done this by leveraging industry-accepted, third party-verified, green building certifications, and by creating our own Green Financing solutions to serve the US Multifamily debt market. By labeling related mortgages and securities, we are able to capture and track the progress and performance of Green MBS."

Chrissa Pagitsas, Director Green Initiative at Fannie Mae Multifamily.

GRESB Debt Process

List of 2015 Debt Survey Participants

- Aviva Investors
- DRC Capital LLP
- Hermes Investment Management
- M3 Capital Partners (UK) LLP
- Mesa West Capital, LLC
- Pramerica Fund Management, Ltd
- TH Real Estate
- UBS
- UBS Asset Management
- Walton Street Debt Managers, L.P.

Validation

The purpose of data validation is to encourage and ensure submission of high quality information, and is an important element of GRESB's roadmap to investment grade data. Following the submission deadline and prior to analyzing the data, GRESB validates participants' input data. In 2015, this validation process continued from the date of the first Survey submission until October 1. All data submitted by GRESB Debt participants was included in this process. The Debt Survey follows the three-layer data validation process established by GRESB in 2015.

All Participants Check

- Checks on all Survey participants;
- Validation per question with a secondary review system;
- Focus on open text boxes and open fields, including service providers, standards, and green building certificates and energy ratings;
- Supplemental check to confirm the existence of supporting evidence for questions requiring documentary evidence (hyperlink, uploaded document, or details of the name and date of the document);

Validation Plus

- Validation of data for all participants;
- Validation per participant with a secondary review system;
- Document review of supporting evidence for questions requiring documentary evidence. Where no document was provided, the GRESB team contacted the participant to request the document;

Site Visits

- In-depth assessment of data for three participants;
- Random selection of participants;
- Focus on broader engagement regarding the three trends outlined in this Report and data points for which validation proved challenging;

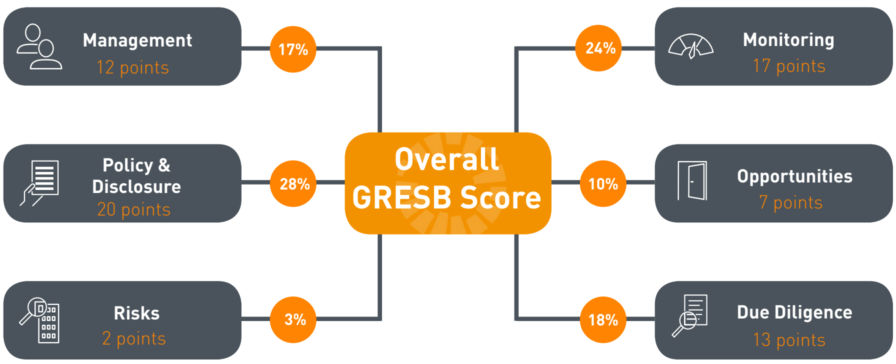
Scoring

The GRESB Debt Survey is structured into six unique sustainability Aspects (27 questions). The weighted scores for each of the six Aspects as combined generate the overall GRESB Debt score. Each question in the Debt Survey receives an absolute score. A small selection of questions is scored by comparison to performance of all other participants. Consequently, the GRESB Debt Survey provides absolute overall scores based, in part, on relative scoring for individual questions.

The sum of scores for each question adds up to a maximum of 71 points, and the GRESB Debt Score is then expressed as a percentage – from 0 to 100. The scoring is based on an automated system and is calculated without manual intervention after data validation has been completed.

Consultation Period

GRESB will hold a consultation period starting on November 5, 2015, (after the results release), the basis of which will be the data collected from the post-submission feedback questionnaire. Participants will have the opportunity to provide feedback on Debt Survey content, products and services.



GRESB Real Estate Debt

Real Estate Debt

GRESB has served real estate equity investors since the benchmark launch in 2008. In 2015, our mission of serving institutional investors by creating greater transparency in the sustainability performance of the global real estate sector, was furthered by the development of new business pillars; one of which focuses solely on debt. Given the outsized role that lenders play in providing capital for real estate investment, extending the GRESB mission to encompass fixed income investors (private lenders and debt capital market participants), was a natural progression.

Real estate debt has emerged as a new asset class, and GRESB Investor Members have increasingly expressed interest in seeing ESG factors further incorporated in their debt investments. Academic research is indicating that sustainability may be a driver of outperformance, not only for equity investors that benefit from upside related to higher rents, stronger occupancy rates and tenant preferences, but also for fixed income investors vulnerable to downside risks associated with higher default rates.

Furthermore, among major banks and other traditional lenders, corporate sustainability awareness is evolving toward ESG integration throughout the organization, including real estate lending units. Lender demand for property-level and borrower-level ESG data has been sparked, both in the green bond market, where positive environmental outcomes require investor assurance, and in lending institutions, where the risk management function is recognizing the potential benefit of ESG data integration for financial and reputational performance.

Under the umbrella of GRESB Real Estate Debt we have developed three primary initiatives:

1. **GRESB Debt Assessment-** a sustainability engagement and performance assessment tool for real estate lenders, intended to provide greater transparency to debt investors and a path forward for lenders interested in incorporating sustainability factors in their own lending decision making and risk management processes. By capturing the ESG performance of real estate investors through the regular GRESB Assessment, and lenders by way of the GRESB Debt Assessment, GRESB serves the full spectrum of real estate capital providers.
2. **GRESB Green Bond Working Group-** connects green bond market participants to share information and evolve best practices in order to catalyze green property bond transactions and provide input for the next version of the GRESB Green Bond Guidelines for the Real Estate Sector. A rapidly growing market, green bonds are a new source of financing that provides issuers with the potential to diversify their investor base, while transforming their real estate assets into a higher performing, more climate resilient portfolio.
3. **GRESB Data Access to Lenders-** provides real estate lenders with data on the ESG profile of their borrowers, sponsors and guarantors. Similar to GRESB Investor Members, which use the information provided by GRESB to better understand immediate sustainability risks (e.g., flooding, energy efficiency regulation), to engage with the management of their investments, and to take advantage of sustainability-related investment opportunities, GRESB Bank Members can use the same data to inform their underwriting and lending decision-making process on loans to real estate companies and private equity real estate funds.

Governance

GRESB is an industry-driven organization committed to rigorous and independent evaluation of the sustainability performance of real assets around the globe. Since its inception, GRESB has grown from an initiative pioneered by three institutional investors (APG Asset Management, PGGM Investments and The Universities Superannuation Scheme (USS)), into a benchmarking tool used by a growing membership of more than 175 institutional investors, listed companies and fund managers and backed by all leading international real estate associations and industry bodies. GRESB's mission is to work in tandem with institutional investors and their portfolio managers to identify and implement sustainability best practices in order to enhance and protect shareholder value.

Acknowledgement

We would like to thank the Better Buildings Partnership and their Commercial Real Estate Lending Working Group for participating in the review and feedback process during development of the 2015 GRESB Debt Survey, and for their support throughout the first GRESB Debt Survey year.

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Bouwinvest | Catholic Super | CBRE Clarion Securities | CBRE Global Investors
Cohen & Steers | DBJ | GEPF | Grontmij
HOOPP Healthcare of Ontario Pension Plan | Hermes Investment Management | HESTA | Kames Capital
Kempen & Co Merchant Bank | Local Government Super | Majid Al Futtaim | mirova
MN | Norges Bank Investment Management | Oxford (An OMERS Worldwide Company) | Ontario Teachers' Pension Plan
stichting bedrijfstakpensioenfonds voor de detailhandel | PGGM | Presima | NN
Robeco The Investment Engineers | SEB Trygg Liv | spp | The Crown Estate
Townsend Group | TKP Investments | UAW Retiree Medical Benefits Trust | UBS
TRS Teacher Retirement System of Texas | cbus super fund | USS | VFMC

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GRESB Debt Survey Report

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