

Green Finance
Impact Report
2023

CBRE Global Investors Open-Ended Funds S.C.A. SICAV-SIF- Pan European Core Fund

Financial Year 2023

PAN EUROPEAN CORE FUND - PORTFOLIO BASED IMPACT REPORT

Eligible Green Project Portfolio¹ by environmental certification and EPC label

Certification type	No of assets	Eligible Green Project Portfolio coverage by value and certification type	Eligible Green Project Portfolio coverage by area and certification type	2022 calculated carbon emissions change ^{2,3} (kgCO ₂ /m ²)	2022 calculated carbon emissions change ³ (tCO ₂)	2022 carbon usage intensity ^{2,3} (kgCO ₂ /m ²)	2022 carbon usage intensity (kgCO ₂ /EUR)
Operational	9	22.2%	40.4%	-36.33	-17,641	20.53	14.04
Major Refurbishment	3	15.6%	2.6%	12.64	563	29.82	2.67
New Development	13	28.4%	36.8%	-1.02	-478	8.87	4.59
Total certified	25	66.2%	79.8%	-17.55	-17,556	15.46	7.31
Uncertified	12	33.8%	20.2%	-0.15	- 22	7.14	0.96

EPC label	No of assets	Eligible Green Project Portfolio coverage by value and EPC label ⁴	Eligible Green Project Portfolio coverage by area and EPC label ⁴
A or above	19	45.3%	37.1%
B	5	17.1%	12.3%
C	4	19.5%	18.7%
D - G	1	4.6%	0.1%
Total rated	29	86.5%	68.2%
Unrated	8	13.5%	31.8%

Notes: (1) The Eligible Green Project Portfolio and its use of proceeds was determined as per the eligibility criteria defined in the updated Green Finance Framework, March 2024. (2) Carbon emissions change and carbon usage are reflected on an intensity basis (per sqm) in order to properly reflect portfolio changes through asset disposals and acquisitions; (3) Based on third party assured 2022 carbon data, used for 2023 GRESB results. Note that not all assets in the Eligible Green Project Portfolio have 2022 carbon data.

Annual Sustainability Update

2023 Firm sustainability accomplishments

At CBRE Investment Management, we believe that taking a holistic approach to sustainability, considering our climate and people is fundamental to maximising long-term investment returns and is essential to risk mitigation and value creation. The convergence of sustainable practices and financial performance is becoming a focal point for prudent investors and incorporated in the new sustainability and climate reporting standards issued by the International Sustainability Standards Board (ISSB). 2023 was a pivotal year for sustainability as we completed our Net Zero Asset Managers initiative (NZAMi) target setting and accelerated a shift from strategy and planning to execution. We enhanced the sustainability information discussed in investment committees, portfolio oversight committees and in our asset management process. We also sought to more deeply embed sustainability understanding and practice across the organisation. The Sustainability Team grew this year, which allowed us to provide greater support across our strategies and functions. We achieved many firm-wide milestones in 2023¹. Below are highlights for the firm followed by portfolio-level achievements and 2024 objectives.

Striving for industry leadership in sustainability

Global Net Zero Commitment: Established firm-wide net zero targets under our NZAMi commitment, including interim and long-term targets across investment strategies². The link for our published commitment is [here](#).

ESG Team: Grew the Sustainability Team by 44% to 13 dedicated professionals³.

Reporting and Benchmarking: Continued to provide our clients with transparent reporting, including:

- Published our second annual TCFD-aligned Climate Report.
- Submitted 74 direct real asset portfolios/infrastructure portfolio companies to GRESB⁴ with strong results.
 - We achieved a four-point increase in our real estate average score and a 13-point increase in our infrastructure average score.
 - Our average real estate score was 10 points higher than the GRESB averages for performance and development.
 - We received 30 out of 30 for our GRESB management score for the fourth consecutive year.
- Disclosed SFDR information for all in-scope portfolios.
- Completed the PRI reporting framework for the firm and four investment strategies.

Influence: Sought to drive positive outcomes through our collaborative participation in industry working groups, boards and committees to help shape the frameworks and guidance needed to advance the industry. In 2023, we were involved with 19 sustainability-related industry groups and participated throughout the year in many sustainability-related interviews, panels and articles. Highlights of our organisational involvement include the following:

- ULI Greenprint Center steering committee to help establish CRREM pathways for North America.
- GRESB Real Estate Standards Committee.
- Real Estate Roundtable Sustainability Committee.
- PRI's Sustainable Systems Investment Managers Reference Group (SSIMRG).
- Active participant in the development of the ISO Net Zero Guidelines.
- Vice Chair of the Institute for Corporate Responsibility and Sustainability (ICRS).
- Steering committee member for Mapping ESG: A Landscape Review of Certifications, Reporting Frameworks and Practices sponsored by ULI, INREV and PRI and contributed a best practice case study in the report.

¹ May not be applicable to all strategies, funds and accounts.

² Direct Private Real Estate, Indirect Private Real Estate, Private Infrastructure and Listed Real Assets.

³ From 9 in Q4 2022 to 13 as of 11 December 2023.

⁴ Please note that the GRESB Survey is conducted annually with results published in Q3 every year. There can be no assurance that the GRESB average takes into account all relevant peer firms.

Accelerating action and embedding sustainability

Launched Decarbonisation Programme: Formalised a decarbonisation audit process and have begun asset audits. Launched Project Helios, a global rooftop solar initiative to support decarbonisation efforts.

Building Sustainability Fluency & Accountability: Delivered 1,600+ hours of sustainability training, in addition to special trainings and webinars on a variety of sustainability-related topics. Expanded and evolved our Sustainability Ambassador programme with over 120 professionals globally who are trained and tasked with integrating sustainability within their relevant function and geography.

Corporate Sustainability: Launched global CBRE IM Office Sustainability Guidelines.

Diversity, Equity & Inclusion (DE&I): We continued to strengthen and evolve our culture, so each person feels safe, valued and heard and has the opportunity to succeed. In 2023, we continued to build programmes around DE&I pillars: culture, talent and community.

2024 Firm sustainability outlook

The sustainability landscape continues to evolve and be influenced by dynamic market forces, regulatory shifts, and amplified stakeholder expectations. Looking ahead to 2024⁵, it will be important for us to focus on managing the risk and opportunities created by this evolving environment and landscape. In 2024, we will seek to continue to build on the foundation set out in prior years to execute on our commitments and more deeply embed sustainability into our operations and investment process. We will also seek to continue to actively engage with investors, underlying managers, portfolio companies, and tenants, as well as industry organisations to advance global sustainability strategies and bring the best market-based solutions to fruition.

⁵Based on CBRE Investment Management's subjective views and subject to change. There can be no assurance any targets or business initiatives will occur as expected. Forecasts are inherently uncertain and subject to change.

Portfolio Performance and Targets

Real Estate ESG Scorecard

Category	Target	2022	Change YoY (%)	
Data Coverage				
Energy Coverage (by time and area)	95	91	↓	(4)
Water Coverage (by time and area)	95	84	↑	1
Waste Coverage (by area only)	95	61	↑	28
Environmental performance				
Carbon intensity (kgCO ₂ e/m ²)*	20	18	↓	(43)
Energy intensity (kWh/m ²)*	70	110	↓	(15)
Water intensity (L/m ²)*	tbd	205	↑	4
Waste diversion (% total tonne wasted)	100	45	↓	(21)
% Renewable energy (% total kWh)	100	37	↑	24
Portfolio Performance				
Standing Assets; Absolute GRESB Score	75-100	90	↑	3
Standing Assets; GRESB Star Rating	4	★★★★★		—
Standing Assets; Relative peer GRESB performance: rank		8		
Standing Assets; Relative peer GRESB performance: out of		53		
Standing Assets; Relative peer GRESB performance: percentile	Top 20% of peer group	15		
Development; Absolute GRESB Score	75-100	94	↑	1
Development; GRESB Star Rating	4	★★★★	↓	(1)
Development; Relative peer GRESB performance: rank		8		
Development; Relative peer GRESB performance: out of		20		
Development; Relative peer GRESB performance: percentile	Top 20% of peer group	40		

Important notes

Change YoY (%) shows the difference between 2022 and 2021 as per the latest available GRESB report or latest available data for carbon emissions, energy and water intensity.

*Carbon emissions, energy, and water intensity are calculated from the latest available data from 2022 and 2021 and are therefore subject to differ from the 2023 GRESB report and previous Scorecards. When aggregating asset level intensities to portfolio level environmental performance, CBRE IM only include assets with good data coverage (75%+) that are within GRESB's expected range. Carbon intensity is calculated using a market-based approach.

Emission factors for national electricity grids are taken from the most recent publicly available International Energy Agency (IEA) dataset (2019). CBRE IM is working to obtain the most recent available emission factors for future reports.

Source: GRESB, Measurabl, CBREIM, IEA