



ENVIRONMENTAL

Our Approach

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At BentallGreenOak (BGO), we manage ESG risks and opportunities to help generate long-term value for our clients. Our approach to environmental sustainability helps enhance value by increasing property occupancy and income, reducing risk of obsolescence, and strengthening tenant loyalty, all while helping to reduce our footprint and protect our environment.

We use the following programs and tools to drive, monitor, and demonstrate our portfolio’s environmental performance:

Continuous Improvement:

- **Benchmarking Survey and Diagnostic:** Properties complete an annual Sustainability Benchmarking Survey, which tracks property-level sustainability data and provides relevant information to the Property, Asset Management, and Portfolio Management teams to inform budget decisions, drive performance, and enable continuous improvement. The survey benchmarks properties and funds against best practices in the following areas: energy, water, waste, health and well-being, building certifications, and tenant engagement. A property’s response to survey questions determines whether the property’s management actions are considered to Not Meet, Meet, Exceed or Lead the Best Practice. The management action needed to Meet, Exceed or Lead each Best Practice is stated at the start of each Best Practice section in the Benchmarking Survey, and a Diagnostic is produced for each property to inform property level sustainability strategies.
- **ISO 14001-certified Environmental Management System (EMS):** The EMS covers the collection, monitoring, record keeping, analysis, evaluation and reporting of environmental and sustainability data flowing from our managed properties within our operational control. This EMS demonstrates our commitment to continual improvement and ensures the successful implementation of sustainability programs.

Sustainability Data Management and Analytics:

- **Proprietary Sustainability Data Management System:** BGO’s Sustainability Data Management System provides comprehensive energy, water, waste, and emissions tracking and reporting. It is supported by robust analytics and engineering, with surveys capturing qualitative sustainability metrics. This system has an automated data exchange service with ENERGY STAR Portfolio Manager to streamline data entry requirements and externally benchmark our properties against similar buildings. This system also includes our proprietary energy modeling, forecasting, and tracking tool that is used to facilitate the process of setting energy reduction targets, while also predicting reductions in cost, consumption, and greenhouse gas (GHG) emissions from implementing energy efficiency measures.

Asset-Level Sustainability Programs:

- **Target Setting Program:** This program represents our formalized approach to planning and implementing energy efficiency improvements to reduce energy consumption, GHG emissions, and operating costs across our office, residential, and enclosed retail portfolios. Through this program, property management teams identify opportunities for energy/cost savings through energy audits, develop an implementation plan over a 6-year timeframe, implement measures, and track performance against the plan.



Asset-Level Sustainability Programs (continued):

- **Third-party green building certifications:** We certify eligible properties across our North American portfolio to LEED, BOMA BEST, IREM Certified Sustainable Property, ENERGY STAR, Fitwel, and Fitwel Viral Response certification programs. These certifications drive operational excellence and serve as a key indicator for investors that our certified assets are designed and/or operated according to independent sustainability criteria aligned to industry best practice and provide benefits for occupants, society, and the environment.
- **ForeverGreen Tenant Engagement & ForeverGreen@Home Resident Engagement programs:** These programs are implemented in different asset types across North American. The goal of the program is to increase tenant loyalty and improve building performance associated with tenant utility consumption, waste, and occupant health, and well-being. These programs equip property managers and tenants with actionable content around monthly sustainability, health, and wellness themes.

About the Data

Portfolio-Wide Environmental Performance Data: The reported GHG, energy, water, and waste data reflect office, retail (enclosed and other), medical, multi-family, and light industrial assets for which we track utilities on our proprietary sustainability data management platform (Eco Tracker). 95% of emissions data and 96% of energy data are tracked on Eco Tracker, and 85% of water data are based on actual utility consumption from utility bills. Where verifiable utility data is not available, consumption is estimated based on a linear regression of available utility data and actual weather data. In the case of non-weather dependent accounts, historical consumption is assumed to be equal to recent year consumption. Historical data has been adjusted to reflect any acquisitions, dispositions, and changes in emission factors in 2021, and new developments are added as completed. Estimated bills during the pandemic period (March 2020 forward) are adjusted based on the actual vs. estimated values for the past three actual bills available to take into account reduced consumption during the pandemic. GHG, energy, water, and waste intensity values shown are based on the gross leasable area (GLA). Scope 1 and 2 emissions are reported for our clients' assets under management based on the GHG Protocol using the equity share approach, except for tenant-paid utilities, which are excluded from the reported metrics. Scope 3 emissions are related to the consumption of water and generation of waste, as well as emissions associated with tenant sub-metered electricity. The table below describes the changes in portfolio size over the reporting year:

Total Area Change (ft ²)	2021	2021 vs 2020	2021 vs 2017
Effective GLA	2,482,095	-	-
Net Developments / Demolitions	103,548,019	-	-
Growth	-	2.5%	14.5%

Corporate Environmental Performance Data: Our GHG emissions are calculated using several data sources. Energy use is based on energy consumption in corporate offices, which is based on the proportional share of a building's energy use where that data is available. Otherwise, a standard energy use factor is applied. In previous years, emissions from business travel were based on employees' travel expenses, and commuting data was a result of an employee survey. For 2021, estimates were made based on previous years' data and multiplied by a factor to account for the change in the employee workforce.



About the Data (continued)

Scope: Effective July 1, 2019, GreenOak Real Estate merged with the Bentall Kennedy real estate investment management platform and now operates as BentallGreenOak (BGO) through various legal entities on a global basis. For the 2022 reporting cycle, BGO has elected to include only assets under management ("AUM") related to the firm's investment advisory activities in our 2022 Corporate Responsibility ("CR") report. This includes the sustainable investing commitments and management standards implemented across BGO's investment advisory activities worldwide. Environmental performance (greenhouse gas emissions, energy, water, waste, and green building certifications) data for BGO's global debt series and mortgage investments, European and Asian Core Plus and Value-Add strategies, Asian and European separate accounts, and Asian debt series has been excluded. BGO continues to expand the environmental performance data collection process globally and implementing a consistent data collection approach across the firm. The environmental performance data reported excludes the greenhouse gas emissions, energy, water, waste data associated with tenant-paid invoices. All figures are as of December 31, 2021, unless otherwise stated.



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GHG Emissions

Total Emissions

BGO’s GHG emissions breakdown for 2021 is described in the table below.

Scope 1 and 2 emissions are reported based on the GHG Protocol using the equity share approach, with the exception of tenant-paid utilities, which are excluded from the reported metrics. Scope 3 emissions are related to the consumption of water and generation of waste, as well as emissions associated with tenant sub-metered electricity.

The data in this table does not account for variances in weather, occupancy, and exceptional loads (data centers).

Environmental Performance Data (Totals Across N. American Portfolio)	2017	2018	2019	2020	2021	2021 vs. 2020	2021 vs. 2017	GRI Indicator
GHG Emissions (tCO₂e)								
Scope 1 emissions	38,515	40,368	41,496	35,007	35,482 [^]	1.4%	-7.9%	305-1
Scope 2 emissions								
Location-Based	84,955	87,265	84,612	76,203	76,049 [^]	-0.2%	-10.5%	305-2
Market-Based	79,049	79,750	82,796	67,715	69,202 [^]	2.2%	-12.5%	
Scope 3 emissions								
Location-Based	30,501	31,215	31,182	24,330	23,823	-2.1%	-21.9%	305-3
Market-Based	30,201	30,955	30,966	24,178	23,692	-2.0%	-21.6%	
Total (scopes 1 - 3) emissions								
Location-Based	153,971	158,848	157,290	135,540	135,355	-0.1%	-12.1%	305-1,2,3
Market-Based	147,765	151,072	155,258	126,900	128,376	1.2%	-13.1%	
Carbon Offsets Purchased	-1,481	-1,849	-2,615	-1,788	-972 [^]	-	-	305-5
Renewable Energy Credits (RECs) (MWh)	41,986	54,335	35,316	56,600	53,216	-	-	N/A

[^] Performance data assured by KPMG

USD \$11.8 M / CAD \$ 15.0 M total utility costs avoided across North America since 2017.



Emission Intensity

The table below shows the GHG emission intensity (actual and normalized) by asset type for our North American equity portfolio.

- **Actual (Non-Normalized) GHG Intensity:** Scope 1 and 2 GHG emissions (as reported in accordance with the GHG Protocol using the equity share approach for our clients’ assets under management) calculated on a per square foot basis.
- **Normalized GHG Intensity:** Scope 1 and 2 GHG emissions—normalized to remove variances for weather, occupancy, acquisitions/dispositions and exceptional loads (data centers)—calculated on a per square foot basis.

Environmental Performance Data (Totals Across North American Equity Portfolio)	2017	2018	2019	2020	2021	2021 vs 2020	2021 vs 2017	GRI Indicator
GHG Emissions Intensity (tCO₂e/1000 ft²/year)								
Location-Based	-	-	-	-				
Office (GLA)	3.7	3.8	3.7	3.1	3.1	-2.1%	-17.7%	305-4
Multi-family	3.1	3.1	3.0	2.7	2.8	2.3%	-10.5%	
Enclosed Retail	1.9	1.8	1.9	1.7	1.5	-9.1%	-19.3%	
Other Retail	0.5	0.4	0.4	0.4	0.4	3.6%	-15.3%	
Medical	5.0	4.9	4.7	4.7	4.3	-9.6%	-13.9%	
Industrial	0.1	0.1	0.1	0.1	0.1	-14.6%	-38.1%	
Market-Based	-	-	-	-				
Office (GLA)	3.4	3.4	3.6	2.8	2.8	0.3%	-17.4%	305-4
Multi-family	3.1	3.1	3.0	2.6	2.7	2.9%	-12.9%	
Enclosed Retail	1.9	1.8	1.9	1.6	1.4	-12.2%	-25.9%	
Other Retail	0.5	0.4	0.4	0.3	0.4	6.6%	-21.5%	
Medical	5.0	5.0	4.7	4.6	4.1	-10.8%	-17.6%	
Industrial	0.1	0.1	0.1	0.1	0.1	-14.2%	-44.6%	
Normalized GHG Emissions Intensity (tCO₂e/1000 ft²/year)								
Location-Based (Gross)	2.19	2.15	2.09	1.85	1.82	-	-17.0%	N/A
Market-Based (Net)	2.04	1.96	2.01	1.67	1.68	-	-17.5%	



Corporate Environmental Performance

The breakdown of our corporate carbon footprint is described in the table below. BGO's corporate carbon footprint includes GHG emissions from its corporate operations, including our corporate offices, employee commuting and business travel. Total gross emissions for select offices are offset by a combination of Renewable Energy Credits (RECs) and carbon offsets.

From 2014-2018, BGO (formerly Bentall Kennedy) achieved carbon neutrality for its corporate operations through renewable energy credits (RECs) and carbon offsets. Following the merger with GreenOak in 2019, BGO maintained carbon neutrality for corporate operations at select North American corporate offices and its associated workforce.

Environmental Performance Data (Totals Across Select North American Offices)	2017	2018	2019	2020	2021	2021 vs 2020	2021 vs 2017	GRI Indicator
GHG Emissions (tCO₂e)								
Electricity (mixed sources)	747	569	465	377	360	-4.3%	-51.8%	N/A
Natural Gas	381	372	375	350	370	5.8%	-2.8%	
Steam	0	3	14	15	9	-40.8%	100.0%	
Deep Lake Water Cooling	4	6	7	3	3	-18.5%	-36.0%	
Business Travel (auto)	121	117	116	40	43	6.4%	-64.6%	
Business Travel (air)	733	726	721	269	363	34.9%	-50.5%	
Employee Commuting Employee Commuting	654	632	626	217	228	5.4%	-65.1%	
Water	0	0	0	58	2	-96.8%	100.0%	
(RECs)	-747	-569	-465	-546	-555	1.6%	-25.7%	
Total Gross Emissions	1,893	1,857	1,859	952	1017	6.9%	-46.3%	
(Carbon Offsets)	-1,893	-1,857	-1,859	-952	-1017	6.9%	-46.3%	
Total Net Emissions	0	0	0	0	0	0.00%	0.00%	



Energy

Energy Consumption

The breakdown of our portfolio-wide energy consumption is described in the table below. Direct energy consumption stems from fuel and natural gas sources, while indirect consumption stems from electricity, steam, chilled water, and hot water. This data does not account for variances in weather, occupancy, and exceptional loads (data centers).

Environmental Performance Data (Totals Across North American Equity Portfolio)	2017	2018	2019	2020	2021	2021 vs. 2020	2021 vs. 2017	GRI Indicator
Total Energy Consumption (eMWh)	-	-	-	-				
Direct	207,724	217,755	223,874	188,756	191,203 [^]	1.3%	-8.0%	302-1
Indirect	417,651	410,504	396,646	357,494	354,672 [^]	-0.8%	-15.1%	
Tenant Consumption (Electricity)	38,608	48,020	49,398	43,262	42,916	-0.8%	11.2%	302-2

[^] Performance data assured by KPMG

67.94M ekWh of normalized total energy reductions across North America vs. 2017 (GRI 302-4)

Energy Intensity

The table below shows the energy intensity (actual and normalized) by asset type for our North American portfolio. Normalized intensities account for variances for weather, occupancy, and exceptional loads (data centers).

Environmental Performance Data (Totals Across North American Equity Portfolio)	2017	2018	2019	2020	2021	2021 vs. 2020	2021 vs. 2017	GRI Indicator
Energy Intensity (ekWh/ft²/year)	-	-	-	-				
Office (GLA)	20.7	20.6	20.2	17.3	16.8	-2.8%	-18.9%	302-3
Multi-family	15.6	15.1	14.9	13.4	13.8	2.8%	-11.7%	
Enclosed Retail	8.8	8.9	9.0	8.3	7.8	-5.7%	-11.4%	
Other Retail	1.7	1.6	1.4	1.3	1.3	2.4%	-22.3%	
Medical	18.7	18.5	17.8	18.1	16.3	-10.0%	-13.0%	
Industrial	0.9	0.8	0.7	0.6	0.5	-12.7%	-39.6%	



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Water

Water Consumption

The breakdown of our portfolio-wide water consumption is described in the table below. This data does not account for variances in weather. All water consumption reported is sourced from municipal water sources and does not consider on-site capture or re-use.

Environmental Performance Data (Totals Across North American Equity Portfolio)	2017	2018	2019	2020	2021	2021 vs. 2020	2021 vs. 2017	GRI Indicator
Water Withdrawn (m ³)	4,079,844	4,256,980	4,086,945	3,751,535	3,881,958 [^]	3.5%	-4.9%	303-1

[^] Performance data assured by KPMG

Water Consumption Intensity

The table below shows the water consumption intensity (actual and normalized) by asset type for our North American portfolio. Normalized intensities account for variances in weather and include newly developed buildings but do not include buildings that have been acquired or disposed of in the past 5 years. All water reported is from municipal water sources and does not consider on-site capture or re-use.

Environmental Performance Data (Totals Across North American Equity Portfolio)	2017	2018	2019	2020	2021	2021 vs. 2020	2021 vs. 2017	GRI Indicator
Water Consumption Intensity (L/ft ² /year)	-	-	-	-				N/A
Office (GLA)	57.6	57.2	54.3	40.7	38.2	-6.2%	-33.7%	
Multi-family	117.5	116.8	113.8	117.0	118.9	1.6%	1.2%	
Enclosed Retail	54.8	53.2	52.7	37.6	39.6	5.3%	-27.7%	
Other Retail	79.3	80.8	75.1	65.4	69.0	5.5%	-13.0%	
Medical	86.6	87.9	74.0	66.0	62.3	-5.7%	-28.1%	
Industrial	17.8	17.7	15.6	14.8	15.1	1.8%	-15.6%	



Waste

Waste Generation and Diversion

The breakdown of our portfolio-wide waste generation and diversion is described in the table below.

Environmental Performance Data (Totals Across North American Equity Portfolio)	2017	2018	2019	2020	2021	2021 vs. 2020	2021 vs. 2017	GRI Indicator
Waste Generated (kg)	23,846,512	21,962,668	24,268,273	18,105,238	17,299,319	-4.5%	-27.5%	306-2
Office (GLA)	6,553,043	6,851,447	8,354,939	4,405,796	3,388,421	-23.1%	-48.3%	
Multi-family	3,779,334	3,717,737	4,779,773	4,760,290	5,108,825	7.3%	35.2%	
Enclosed Retail	4,421,224	2,270,804	2,176,318	1,595,013	1,515,518	-4.9%	-65.7%	
Other Retail	7,011,979	6,934,136	6,919,421	6,205,865	6,021,108	-2.9%	-14.1%	
Medical	380,183	443,906	405,137	222,524	222,945	0.2%	-41.4%	
Industrial	1,700,750	1,744,639	1,632,685	915,752	1,042,502	13.8%	-38.7%	
Waste Generated - By Disposal Method (kg)								306-2
Waste to landfill	14,371,631	14,761,541	15,160,841	11,627,372	11,374,227	-2.2%	-20.9%	
Recycled	4,862,653	5,712,450	7,517,970	5,341,390	5,052,079	-5.4%	3.9%	
Organics	4,259,224	1,296,418	1,358,544	1,013,604	873,013	-13.9%	-79.5%	
Waste to energy	353,005	192,259	230,918	122,873	0	-100.0%	-100.0%	
Waste Diversion Rate (%)								N/A
Office (GLA)	41.2%	42.3%	50.0%	49.7%	44.3%	-10.9%	7.5%	
Multi-family	9.8%	8.9%	21.0%	24.9%	26.3%	5.6%	168.9%	
Enclosed Retail	74.9%	53.8%	51.4%	51.4%	54.7%	6.4%	-26.9%	
Other Retail	31.0%	27.3%	26.8%	28.6%	30.5%	6.6%	-1.7%	
Medical	14.3%	19.4%	26.4%	31.5%	28.9%	-8.3%	102.0%	
Industrial	29.9%	33.1%	37.8%	34.4%	33.5%	-2.6%	12.2%	



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Building Certifications

The breakdown of our portfolio-wide building certifications is described in the table below. The data for LEED, BOMA, and ENERGY STAR certification schemes reflects the total number of buildings certified, while the data for Fitwel, Fitwel Viral Response, and IREM reflects the number of certificates issued. The total building floor area refers to the total asset floor area and is not pro-rated for BGO’s Asset Managed funds’ equity share in each property. LEED BD+C includes Core & Shell and New Construction. Some buildings maintain more than one type of LEED certification. Thus, the total number of LEED-certified properties may exceed the number of properties certified under each LEED rating scheme (e.g., BD+C or O+M).

Environmental Performance Data (Totals Across North American Equity Portfolio for 2021)	No. of Buildings Certified	Total Floor Area (ft ²)	GRI Indicator
LEED	128 [^]	24,679,144	CRE 8
LEED for Building Design and Construction (BD+C)			
Platinum	2	1,161,812	
Gold	29	3,644,305	
Silver	39	8,043,940	
Certified	32	4,417,534	
LEED for Building Operations and Maintenance (O+M)			
Platinum	6	3,515,224	
Gold	24	7,056,339	
Silver	5	1,019,172	
Certified	1	257,752	
LEED for Neighborhood Development (ND)			
Platinum	1	338,885	
LEED for Homes			
Gold	9	675,166	
BOMA Best	520 [^]	78,668,672	
Platinum	6	3,752,678	
Gold	39	5,314,701	
Silver	70	6,669,420	
Bronze	10	1,073,906	
Certified	395	61,857,967	
ENERGY STAR	76 [^]	15,860,878	
IREM Certified Sustainable Property	34 [^] [◆]	6,375,556	
Fitwel	13 [^] [◆]	4,863,708	
Fitwel Viral Response	61 [^] [◆]	17,131,046	

[^] Performance data assured by KPMG

[◆] Data reflects the number of certificates issued

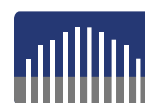
BentallGreenOak

Annex 1: 2021 GHG Reporting Methodology

June 2022

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1. Background

BentallGreenOak tracks utility use for their Investment Management portfolio, i.e. select BentallGreenOak funds where BentallGreenOak is the asset manager, including office, retail, medical, residential and industrial assets.

Energy Profiles Limited (EPL), in concert with BentallGreenOak, prepares an energy and emissions report each year, summarizing progress made in reducing energy / emissions across the overall property portfolio, as well as individual reports for select clients' portfolios. There are two goals for this exercise:

1. To determine the energy / emissions for asset managed properties following the guidance of the GHG Protocol¹, the industry standard practice for corporate disclosure purposes.
2. To determine the portfolio's performance vs. historical years, normalized to remove the impact of outside influences such as changes to weather and occupancy, and exceptional tenant loads.

This document details the methodology used to derive the greenhouse gas (GHG) emissions reported by BentallGreenOak on behalf of their clients for the 2020 emission reporting year.

2. Operational Boundaries

Operational boundaries define the parts of the operation, or 'activities', for which emissions will be reported. Emissions are reported for energy and water consumed and waste generated across the portfolio. Scope 1, 2 and 3 emissions resulting from the operation of properties are reported, as follows:

Scope 1 Emissions

Scope 1 emissions are direct emissions that originate at asset managed properties. These include natural gas and fuel oil consumption for space heating, water heating and, in some cases, cooking. Emissions resulting from refrigerants used on-site are outside of the reporting scope.

Scope 2 Emissions

Scope 2 emissions are indirect emissions from purchased electricity, steam and chilled water that is consumed at asset managed properties, but generated elsewhere. Emissions from submetered tenant consumption are outside of BentallGreenOak's organizational boundary, as discussed in Section 3, and are therefore not included as Scope 2 emissions.

Scope 3 Emissions

Scope 3 emissions are reported for water consumption, waste generation, and tenant submetered energy consumption at properties. While submetered tenant consumption is the responsibility of tenants, it is reported as Scope 3 (other indirect emissions) for completeness and comparability of overall emissions to historical years where submeter-based billing was not present.

3. Organizational Boundaries

Organizational boundaries define the approach to determining ownership or control over the energy and emissions reported for the property portfolio.

BentallGreenOak reports energy and emissions using the equity share approach as defined by the GHG Protocol with the exception of tenant paid bills which are excluded from reported Scope 1 and 2 emissions, energy and water. Sub-metered tenant energy and emissions are reported under Scope 3.

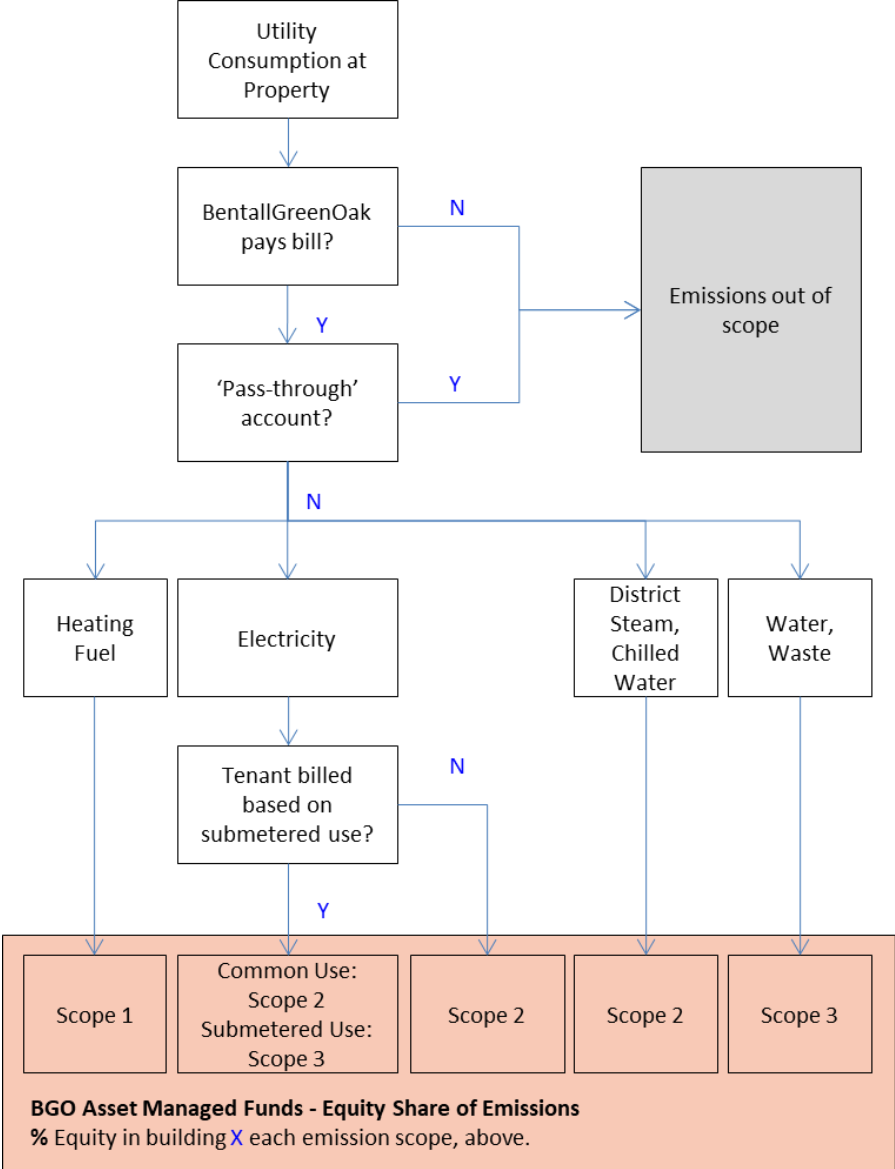
The equity share approach, is defined as follows by the GHG Protocol:

Under the equity share approach, a company accounts for GHG emissions from operations according to its share of equity in the operation. The equity share reflects economic interest, which is the extent of rights a company has to the risks and rewards flowing from an operation. Typically, the share of economic risks and rewards in an operation is aligned with the company's percentage ownership of that operation, and equity share will normally be the same as the ownership percentage.

In other words, in cases where a BentallGreenOak asset managed fund has partial ownership of a property, emissions are reported only for the portion of the property/operation owned by the BentallGreenOak asset managed fund.

4. Application of Boundaries

The boundaries defined above are applied to utility consumption based on the following decision tree.



5. Comparison to Historical Years

For comparative purposes, BentallGreenOak reports GHG emissions on a five-year-rolling basis. 2017 is the Base Year for the 2021 reporting year, and energy and emissions are trended from 2017-2021. This method has been selected to allow for a meaningful presentation of historical performance, while focusing on recent portfolio performance.

Base Year Recalculation Policy

Energy and emissions are recalculated for the Base Year and each historical year to account for the following factors:

1. Property acquisitions and divestments by BentallGreenOak clients.
2. Properties or accounts owned in the base year, but previously excluded from scope.
3. Corrections to historical data based on availability of more accurate information.
4. More recently published emission factors.
5. Changes to reporting methodology.

In cases where historical data is not available, historical consumption is estimated based on the best data available. The base year is not recalculated to account for new property developments or demolitions.

Adjustments for acquisitions / divestments are treated using the 'Same-year, Pro-rata'ⁱⁱ approach, meaning that buildings only owned for a portion of the reporting year (2021) are included in all historical years for the same period. Utility use, waste, emissions, and 'effective' gross leasable area are all adjusted proportionately for the period of ownership in 2021.

Treatment of Scope 2 Emission Factors in Historical Years

Canada

Electricity emission factors vary over time as the generation mix throughout Canada changes. Environment Canada publishes a 'National Inventory Report' (NIR) each year. The 2021 NIR, used in the preparation of this emission report, contains annual electricity emission factors reflecting the electricity generation mix in each year from 2000-2019. Emissions could be calculated in two ways:

Method 1: Using the 2021 NIR annual emission factors for the corresponding year for each year prior to 2019, and the 2019 emission factors to report 2019-2021 emissions

Method 2: Using the 2019 emission factors for all years

This is an important issue, as the majority of portfolio emissions are Scope 2 indirect electricity emissions, and the difference in provincial emission factors can vary by up to 60% year-over-year. There is no specific guidance in the GHG Protocol as to which approach should be used.

An international survey of other available standards and industry practices in addition to an informal survey of local industry experts suggests that a best practice has not emerged in this regard. Specific guidance is limited to that from climate registries, whose objectives are markedly different from that of an independent corporate entity such as BentallGreenOak and their clients.

For BentallGreenOak reporting, Method 2 has been applied in order to allow for a clear assessment of changes in emissions influenced by BentallGreenOak. Note that the water emission factors are dependent on electricity emission factors and are therefore also affected by this choice of calculation method.

USA

The US Environmental Protection Agency (EPA) periodically publishes the Emissions & Generation Resource Integrated Database (eGRID), specifying electricity emission factors. The 2019 values from eGRID2019, published in 2021, are used for this report. The 2019 emission factors are applied across all years.

6. Treatment of Waste

BentallGreenOak began reporting emissions generated from waste in 2008. Emissions are reported for trash that is sent to landfill only. No emissions are reported for recycled or composted waste.

Emission reductions occur at some properties that send trash to Waste-to-Energy (WTE) facilities where it is used to generate electricity.

In order to conservatively estimate emissions from trash sent to WTE facilities, it is assumed that 10% of the material sent to WTE facilities still ends up in landfill.

Emissions are calculated using the following formulas for properties that send trash to WTE facilities:

Landfilled trash = trash weight produced by site – 0.9 * trash weight sent to WTE facility

Emissions = landfilled trash * waste emission factor

Emissions produced from power production at WTE facilities are not included in this report on the basis that the trash is used as a fuel source, as opposed to being wasted. Analogously, a natural gas producer would not report emissions from the combustion of fuel at generating stations to which it sells fuel. Emissions from the combustion of waste at WTE facilities would be accounted for in the electricity emission factor for the region in which the power is generated.

7. Renewable Energy Credits and Carbon Offsets

Renewable Energy Credits and Carbon Offsets are two distinct mechanisms used to reduce GHG emissions. This section details how each is handled with respect to emission reporting.

Renewable Energy Credits

Renewable Energy Credits (RECs) represent the rights to the environmental benefits from generating electricity from renewable sources. RECs are purchased for some properties in the BentallGreenOak portfolio and are reported using the Market-based Approach, as discussed below.

Market-based Approach vs. Location-based Approach

In January 2015, the World Resource Institute published the GHG Protocol Scope 2 Guidanceⁱⁱⁱ, defining two approaches to emission reporting and specifying that emissions should be reported using both approaches (dual reporting), effective as of the 2015 reporting year.

- The *location-based approach* reflects the average emissions intensity of grids on which energy consumption occurs and does not account for REC purchases or any other contractual instruments.
- The *market-based approach* reflects the emissions from electricity that BentallGreenOak has chosen to purchase via contractual instruments. This approach does account for REC purchases.

In light of this guidance, both location-based and market-based emissions are reported for BentallGreenOak's portfolio. Base Year and historical year market-based emissions have been calculated based on the GHG Scope 2 Guidance, as per the Base Year Recalculation Policy detailed in Section 5.

Quality Criteria

The GHG Protocol Scope 2 Guidance, discussed in Section 7.1, sets out 8 'Quality Criteria' for the inclusion of contractual instruments, such as RECs, in market-based accounting.

RECs purchased in 2017-2021 and accounted for in the 2021 reporting year are Green-e certified and specify 100% wind power, or otherwise meet the Quality Criteria. Green-e has stated publicly that their certified RECs meet the Quality Criteria requirements^{iv}.

Volume Allocation

REC contracts typically specify the volume of RECs purchased in one of two ways:

1. As a percentage of a building's electricity consumption
2. As a fixed amount, approximating a percentage of the building's total electricity (or in some cases total energy) use over a specified number of years.

In cases where a fixed volume of RECs are purchased, there are often no start and end dates associated with the agreements; the contracts confirm only the amount of renewable energy that will be delivered to the grid and a number of years for which the contract applies. In these cases, assumptions have been made as to the intended start date of application of the RECs.

In cases where RECs cover common area and tenant electricity use at a property, RECs are first applied to the common area consumption and the remainder are applied to tenant consumption (Scope 3).

Market-based emissions calculations

Market-based emissions are calculated as follows, in accordance with the GHG Protocol Scope 2 Guidance:

1. Electricity consumption at a property for which RECs are purchased is reported as having zero emissions, given that all RECs reported are from 100% wind generation sources.
2. For all other electricity consumed at a property, emissions are calculated using the appropriate "residual mix" emission factors, where available^v. Residual mix emission factors represent the emissions from the grid, after discounting reductions achieved by RECs sold on the market. Residual mix emission factors were available for the first time for the US in 2019 based on 2017 data.
3. In cases where RECs are purchased for more than 100% of a property's electricity consumption, emissions from electricity are reported as zero (i.e. negative emissions are not reported).

Carbon Offsets

Carbon Offsets, or Verified Emissions Reductions, are direct reductions in GHG emissions that can be purchased to 'offset' property emissions. Unlike RECs, Carbon Offsets are purchased in units of 'tonnes of CO₂ equivalent' (tCO₂e) and are not related to electricity purchased or consumed at a property. Carbon Offsets are purchased for some properties in the BentallGreenOak portfolio to offset Scope 1 emissions. Offsets are subtracted from the total location-based and market-based emissions to report 'Net location-based' and 'Net market-based' emissions.

8. Utility Data Estimation

There are two situations in which utility data is estimated:

1. Properties where utility data is tracked but some bills are missing.
2. Properties that are within the reporting boundary, but utility data is not tracked.

Missing Utility Bills

Best efforts are made to collect actual utility consumption from utility bills or utility meters for all properties/accounts. Where verifiable utility data is not available, consumption is estimated based on a linear

regression of available utility data and actual weather data. In the case of non-weather dependent accounts, historical consumption is assumed to be equal to recent year consumption.

Adjustments for pandemic:

Estimated bills during the pandemic period (March 2020 forward) are adjusted based on the actual vs. estimated values for the past three actual bills available to take into account reduced consumption during the pandemic.

‘Not Tracked’ Properties

For some properties within the reporting scope, utility data is not available for reporting. In these cases, where BentallGreenOak-paid utility accounts are known to exist, consumption is estimated based on the average 2014 energy use intensity of a representative sample of properties from the same asset class.

For properties within the reporting scope where there are known to be no BentallGreenOak paid utility accounts, consumption is set to zero.

9. Reporting Normalized Results

To understand the change in energy use and emissions intensity excluding the impact of outside influences, a detailed variance analysis is performed to calculate ‘normalized’ results for the Investment Portfolio.

Reporting Periods

This analysis is performed for two reporting periods and corresponding sub-sets of properties:

1. 2021 vs. 2020, for properties managed for the duration of 2020-2021
2. 2021 vs. 2017, for properties managed for the duration of 2017-2021

In other words, properties acquired since 2020 and 2017, respectively, are not included in the analyses. New developments, however, are included in normalized results.

The impact of the following factors on energy use and emissions is calculated and subtracted from the results determined per the GHG Protocol:

1. Weather and occupancy
2. Exceptional tenant loads

Normalization for Weather

2017 and 2020 energy and emissions are normalized to reflect 2021 weather conditions.

Historical utility use and emissions are normalized to reflect reporting year weather conditions using a linear regression analysis of energy/water consumption for each utility account as a function of heating degree hours (for accounts providing heating energy) and cooling degree hours (for accounts providing cooling energy) publicly available weather data from weather stations close to each property.

Normalization for Occupancy

2017 and 2020 energy and emissions are normalized to reflect 2021 occupancy levels. It has been assumed that electricity and water consumption at office properties and electricity consumption residential properties are the only utilities materially affected by occupancy.

Historical energy and emissions are normalized to reflect reporting year occupancy levels. For office buildings, electricity and water normalization account for Occupant Density, Operating Hours and Leased Space, where data is

available. For residential buildings, electricity normalization accounts for the number of leased suites in 2021 vs. historical years.

Exceptional Tenant Loads

Energy and emissions from submetered tenant data centres are reported under scope 3, as discussed in Section 2.

Some tenants have exceptional loads such as data centres over which BentallGreenOak has no control. Where exceptional tenant loads are submetered and consumption data is available for the entire reporting period, they are removed from the normalized results such that increases or decreases from, for example, the addition or removal of large computer loads, do not affect the normalized results.

Submetered tenant data centres are identified on a site-by-site basis through communications with property management staff, or in some cases via submeter cost allocation studies. Submeter data is acquired via automated submeter systems or via manual meter readings performed by site staff depending on the property.

10. Emission Factors

Emissions were calculated using emission factors from publicly available sources wherever possible. The following sections detail the emission factors used for Canada and the US along with the source for each factor.

United States

Electricity emission factors are regionally specific. The US Environmental Protection Agency (EPA) periodically publishes the Emissions & Generation Resource Integrated Database (eGRID). eGRID assigns electricity emission factors to 'eGRID subregions', shown in the figure below, based on the generation resource mix. The factors used for reporting are the 2019 values from eGRID2019, published in 2021.

Emission factors for water all also regionally specific since they are partially based on the pumping energy used to deliver water to the properties.

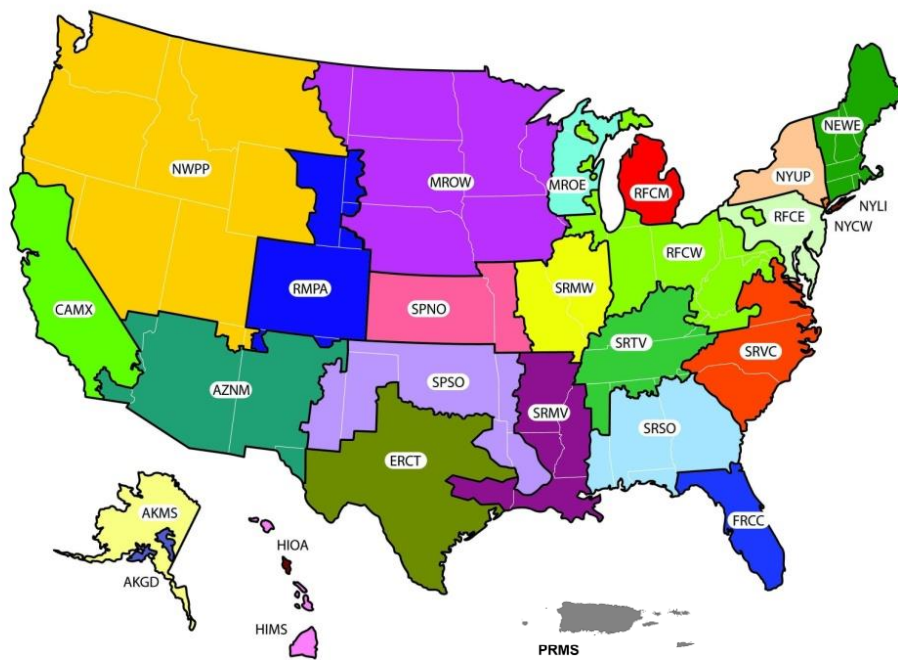


Figure 1: EPA eGRID Subregions

The following tables provide the source for each emission factor used.

Electricity

eGRID Subregion	Emission Factor (gCO ₂ /kWh)	Residual Mix Factor (gCO ₂ /kWh)	eGRID Subregion	Emission Factor (gCO ₂ /kWh)	Residual Mix Factor (gCO ₂ /kWh)
AKGD	508.4	513.7	NYUP	105.7	105.7
AKMS	250.1	250.1	PRMS	700.0	707.7
AZNM	434.0	435.2	RFCE	316.8	316.9
CAMX	206.5	210.3	RFCM	542.9	543.2
ERCT	395.7	422.4	RFCW	487.3	487.5
FRCC	392.1	395.0	RMPA	567.2	582.0
HIMS	542.3	542.3	SPNO	488.8	524.2
HIOA	774.5	774.5	SPSO	456.6	540.5
MROE	686.1	686.1	SRMV	367.2	368.0
MROW	501.9	525.3	SRMW	723.9	727.5
NEWE	224.0	224.9	SRSO	441.8	444.8
NWPP	326.5	335.0	SRTV	433.4	433.5
NYCW	251.8	251.8	SRVC	308.1	309.4
NYLI	552.9	552.9	-	-	-

Sources:

EPA eGRID 2019 values, Residual mix from Green-e 2021 (2019 values)

Water

eGRID Subregion	Emission Factor (gCO ₂ /m ³)	eGRID Subregion	Emission Factor (gCO ₂ /m ³)
AKGD	488.1	NYUP	101.5
AKMS	240.1	PRMS	672.0
AZNM	416.7	RFCE	304.2
CAMX	1,104.8	RFCM	521.2
ERCT	379.9	RFCW	467.9
FRCC	376.5	RMPA	544.6
HIMS	520.6	SPNO	469.2
HIOA	743.6	SPSO	438.4
MROE	658.7	SRMV	352.5
MROW	481.8	SRMW	695.0
NEWE	215.0	SRSO	424.1
NWPP	313.5	SRTV	416.1
NYCW	241.7	SRVC	295.7
NYLI	530.8	-	-

Sources:

Energy consumption for water use cycles in different countries: A review (Wakeel et al, 2016) and 2019 eGRID elec factors

Utility Type	Emission Factor (gCO ₂ /unit)	Units	Source
Natural Gas	1,931.4	cubic meters	AP 42 Section 1.4
Oil	2,705.4	liters	Energy Star Portfolio Manager, Aug 2021 Technical Reference, Figure 1
Trash	1,666.5	kilograms	US NIR 2021 Annex 3.14.
District Cooling - NWPP	496.4	ton-hours	EPA eGRID 2019 values, 1.52 kWh/tonh
District Steam - NYCW	53.6	pounds	NYC Local Law 97 and Energy Star Thermal Conversion to convert kBtu to lbs
District Steam - other regions	79.3	pounds	Energy Star Portfolio Manager, Aug 2021 Technical Reference, Figure 3

Canada

Provincial emission factors are published by Environment Canada. The factors used are primarily the 2019 values from Canada’s Greenhouse Gas Inventory 2000 – 2019, published in 2021. The following table provides the source for each emission factor used.

Utility Type	Province	Factor	Units	Source
Electricity	AB	620.0	gCO ₂ e/kWh	National Inventory Report 1990-2019: Greenhouse Gas Sources and Sinks in Canada (Environment and Climate Change Canada, 2021)
	BC	18.6		
	MB	1.2		
	NB	260.0		
	NL	27.0		
	NS	710.0		
	ON	30.0		
	PE	260.0		
	QC	1.2		
	SK	660.0		
Natural Gas	AB	1,939.4	gCO ₂ e/m ³	National Inventory Report 1990-2018: Greenhouse Gas Sources and Sinks in Canada (Environment and Climate Change Canada, 2020)
	BC	1,937.4		
	MB	1,897.4		
	NB	1,912.4		
	NL	1,912.4		
	NS	1,912.4		
	ON	1,899.4		
	PE	1,912.4		
	QC	1,898.4		
	SK	1,840.4		
Water	AB	791.1	gCO ₂ e/m ³	National Inventory Report 1990-2019: Greenhouse Gas Sources and Sinks in Canada (Environment and Climate Change Canada, 2021) Greenhouse Gas and Energy Co-Benefits of Water Conservation (Water Sustainability Project, 2009)
	BC	23.7		
	MB	1.5		
	NB	331.8		
	NL	34.5		
	NS	906.0		
	ON	38.3		
	PE	331.8		
	QC	1.5		
	SK	842.2		
Trash	AB	2,210.8	gCO ₂ e/kg	National Inventory Report 1990-2018: Greenhouse Gas Sources and Sinks in Canada (Environment and Climate Change Canada, 2020) Assumes 200 years of waste emissions.
	BC	1,821.7		
	MB	1,986.8		
	NB	1,758.7		
	NL	1,975.3		
	NS	1,467.0		
	ON	2,055.0		
	PE	1,578.5		
	QC	2,100.0		
	SK	1,888.8		
Steam	BC	87.4	gCO ₂ e/lb	2020 Creative Energy GHG Calculator for Customers Energy Star Portfolio Manager, Aug 2020 Technical Reference, Figure 3 2021 EPL Enwave Study prepared in 2022
	QC	105.7		
	ON	76.6		
Hot Water	AB	233,970.4	gCO ₂ e/MWh thermal	Gas factors from NIR 2020 Part 2, Table A6.1-1, A6.1-2. Assumed 80% plant efficiency. 2020 City of Vancouver report on SEFC NEU 2021 customer rates, does not apply to all of BC
	BC	70,000.0		
Chilled Water	ON	22.3	gCO ₂ e/ton-h	2021 EPL Enwave Study, NIR 2020; incl. distribution losses
Thermal Heating/ Cooling	BC	105.2	gCO ₂ e/kWh thermal	EPL / Bentall Kennedy - Solo District Phase II GHG Factor email

11. Glossary of Terms

Base Year	The earliest year selected for inclusion in reporting for comparative purposes, as per Section 5
Effective GLA	Gross leasable area, prorated for the period of ownership in the reporting year and the equity share of the owner for whom emissions are being reported.
WTE	Waste to energy, as described in Section 6
kWh	Kilowatt-hours of electricity
ekWh	Equivalent kilowatt-hours (all energy types)
ekWh/ft ²	Equivalent kilowatt-hours per square foot of Effective GLA
GHG	Greenhouse gases, for the purposes of this report: CO ₂ , CH ₄ , N ₂ O
CO ₂ e	Carbon dioxide equivalent
gCO ₂ e	Grams of carbon dioxide equivalent
tCO ₂ e	Tetric tons of carbon dioxide equivalent
tCO ₂ e /1,000ft ²	Tetric tons of carbon dioxide equivalent per 1,000 square feet of Effective GLA

ⁱ The GHG Protocol – A Corporate Accounting and Reporting Standard (World Resources Institute, 2004)

ⁱⁱ Base year recalculation methodologies for structural changes - Appendix E to the GHG Protocol Corporate Accounting and Reporting Standard – Revised Edition (World Resources Institute, 2005)

ⁱⁱⁱ GHG Protocol Scope 2 Guidance – An amendment to the GHG Protocol Corporate Standard (World Resources Institute, 2015)

^{iv} Green-e Energy Summary of WRI Scope 2 Guidance (Centre for Resource Solutions, 2015)

^v As per the GHG Protocol Scope 2 Guidance, where available, ‘Residual Mix Emission Rates’ should be applied to electricity not purchased via contractual instruments (e.g. RECs) to avoid double counting of renewable energy attributes. Residual Mix factors are not published for Canada. As such, the provincial factors have been used in place of Residual Mix factors for the purposes of this report.