# CBRE GLOBAL INVESTORS RESPONSIBLE REAL ESTATE INVESTMENT MANAGEMENT POLICY

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I. SCOPE

Responsible real estate investment management requires a commitment to environmental, social and governance ("ESG") practices, an understanding of their impact on all stakeholders, the stewardship of investments managed and a dedication to upholding high standards of responsible corporate citizenship. Responsible environmental best practices include reducing carbon emissions, waste and the use of energy and water that can be measured, mitigated and reported on through established protocols. The use of such practices are often reflected in certifications such as those offered by the U.S. Green Building Council ("USGBC") LEED, BREEAM or U.S. Environmental Protection Agency ("U.S. EPA"). Social best practices include a company treating its employees and tenants well through engagement and inclusivity, maintaining the safety of properties owned, and its engagement with the community at large. Governance best practices reflect management’s responsibility to promote a corporate governance structure that is responsive to stakeholders by addressing issues such as committee structure and roles, code of ethics and conflicts of interest.

More broadly, CBRE Global Investors (the “Firm”) and its parent company, CBRE Group, Inc. (“CBRE”) are committed to responsible business practices represented by our support of the ten Principles of the United Nations Global Compact, the six Principles for Responsible Investment (“PRI”), and the 17 United Nations Sustainable Development Goals. We understand the significant impact the built environment has on the global environment. Commercial real estate is at the nexus of many of today’s most important issues, including resource depletion, land use, transportation, workplace health and climate change. We believe that we have a responsibility to incorporate and demonstrate ESG best practices in all of our corporate and investment management activities. The policy provided herein seeks to provide a framework for such practices and replaces the CBRE Global Investors’ Global Sustainability Policy dated January 2013.
II. INTRODUCTION

Studies have consistently shown an important link between ESG performance and financial returns. Harvard Business School research has shown that companies with a high commitment to ESG in their organizational processes, structures and disclosures “significantly outperform their counterparts over the long-term, both in terms of stock market as well as accounting performance.” Research presented by McKinsey and others confirm this correlation. At CBRE Global Investors, we agree that responsible business is “good” business and have developed both a philosophy and a wide range of policies and practices to ensure adherence to ESG principles.

The long-term value of commercial real estate is enhanced by the application of ESG principles and practices. At CBRE Global Investors, we believe that taking ESG considerations into account during an investment decision can enhance returns and preserve value for our investors. Consequently, we actively seek to invest in assets, companies or funds that deliver long-term financial value while producing direct and meaningful benefits for the users of the real estate.

In 2007, CBRE became the first commercial real estate services company to join the United Nations Global Compact and embrace its 10 principles in the areas of human rights, labor, environment and anti-corruption. That same year, CBRE introduced policies to better define and improve its practices in six areas of deepest concern to its stakeholders: governance, ethics and compliance, environmental stewardship, employee relations and diversity, health and safety, and community involvement and philanthropy, which CBRE Global Investors adopted. In 2009, CBRE Global Investors became a signatory to the PRI. We believed then, as we do now, that these principles provide a useful framework to promote a closer alignment between the objectives of institutional investors and those of society at large. The principles are voluntary and intended to be actionable and measurable. In particular, signatories to the PRI agree that they will:

- Incorporate ESG issues into investment analysis and decision-making processes.
- Be active owners and incorporate ESG issues into ownership policies and practices.
- Seek appropriate disclosure on ESG issues by the entities in which they invest.
- Promote acceptance and implementation of the Principles within the investment industry.
- Work together to enhance effectiveness in implementing the Principles.
- Report on activities and progress towards implementing the Principles.

CBRE Global Investors and all of its business units contribute to promoting these principles, which are reflected throughout this Responsible Real Estate Investment Management Policy.

Alongside our commitments to the United Nations Global Compact, the United Nations Sustainable Development Goals and PRI, CBRE Global Investors is also a signatory, member or participant in a number of other global and regional ESG-related networks and initiatives, including ANREV, Building Owners and Managers Association (“BOMA”), International, Global Real Estate Sustainability Benchmark (“GRESB”), Green Rating Alliance, INREV, Institutional Investors Group On Climate Change (“IIGCC”), International Sustainability Alliance, Sustainability Accounting Standards Board (“SASB”), Sustainable Building Alliance (“SBA”), and Urban Land Institute Sustainability Council (“ULI”). Our involvement in these organizations reinforce our commitment to ESG practices.

We benefit from CBRE’s associations as well, including their participation with the Center for Climate and Energy Solutions, The Climate Group, Delos’ WELL Building Standard™, World Green Building Council (and regional Green Building Councils), the Business Roundtable and others.

Harvard Business School Professor Michael Porter has developed and promoted an advanced concept of corporate responsibility, called “shared values,” whereby a company develops a comprehensive business strategy aimed at mitigating the most damaging aspects of its business impacts while creating practices designed to promote best outcomes and positive results for the company and the community at-large. CBRE and CBRE Global Investors are developing a corporate-wide “Shared Advantage” approach to how we conduct our business which is rooted in this concept. The Shared Advantage approach will consist of policies and practices that help to define the Firm’s approach to creating value, thereby establishing a competitive advantage while strengthening the communities in which we operate, recognizing that our assets perform better when the overall community succeeds. A particular focus will be on the health impact that commercial real estate has on both occupants in our buildings and the broader communities in which an asset is located.

A. CORPORATE MISSION

CBRE Global Investors seeks to be the global leader in the real estate investment management industry by offering a broad and deep investment platform that consistently delivers world-class investment results and exceptional client service. We believe that ESG practices are more than trends; rather, they are fundamental to our business strategy, our investors, key stakeholders in the communities we invest in, tenants of those properties, and the underlying investments and property companies in which we invest.

B. RATIONALE FOR RESPONSIBLE REAL ESTATE INVESTMENT MANAGEMENT

The purpose of the Responsible Real Estate Investment Management Policy is to:

• Promote transparency and disclosure on material ESG issues. Since developing our first Sustainability Policy in 2013, the demand has grown from investors seeking disclosure and best practices addressing not only environmental, but social and governance factors as well. We believe that sustainability and other ESG issues are a material consideration in the underwriting and management of all our investments including unlisted direct real estate, listed property companies, and unlisted indirect real estate. We are mindful that business requirements vary across regions and investment programs.

• Seek alignment of CBRE Global Investors’ goals with CBRE’s corporate environmental goals. As such, we seek to employ responsible environmental policies and practices for the Firm’s discretionary programs and elevate our ESG disclosure rankings in GRESB and PRI, as well as to share such policies and best practices with our non-discretionary clients and within industry organizations.

• Commit CBRE Global Investors to responsible investment throughout its operations, and

• Outperform and be a leader in ESG performance as evaluated by industry benchmarking initiatives such as GRESB and PRI.

By adopting a culture of responsible investment, we hope to create value for our investors via:

• Higher returns related to higher occupancy, higher rents and lower operating costs in properties or higher shareholder value due to property companies adopting responsible business practices and governance resulting in stronger performance.

• Risk mitigation by addressing ESG-related legal or regulatory requirements, climate change issues, early recognition of emerging tenant demand for ESG-related factors, and an ability to capitalize on government and utility district incentives by implementing ESG systems and best practices.
Through this policy, we strive to meet goals that are driven by:

- Our fiduciary responsibility to identify potential intangible risks (e.g. climate change impacts, water supply, energy costs) that could impact our investments;
- Local and national governmental regulations for building development and operations that mandate minimum ESG-related standards;
- Investors seeking strong performance while also meeting ESG targets to comply with commitments made to their beneficiaries, governmental agencies and non-governmental agencies ("NGOs"), such as PRI; and
- Institutional investors who increasingly require measurable and material ESG metrics from investment managers.

ESG is an integrated part of our investment management process and will be incorporated into CBRE Global Investors’ Investment Policies and Procedures. The Responsible Real Estate Investment Management Policy will be supported by a supplemental document, (the “Green Book”), that will be more technical and tactical in nature and provide minimum standards and greater detail on operating procedures and approaches for implementing ESG policies. Applicable sections of the Green Book will be provided to external property managers to ensure consistent application of our ESG approach, fully cognizant that business requirements vary across regions and investment programs. CBRE Global Investors also shares a worldwide ESG knowledge pool with CBRE and is committed to developing tools and sharing best practices to provide investors and clients with full integration of ESG principles in each investment.

C. GLOBAL RESPONSIBLE INVESTMENT MANAGEMENT COMMITTEE AND REGIONAL COMMITTEES

To oversee the development of ESG investment and management practices described herein, a Global Responsible Investment Management Committee (“RIMCo”) has been established to replace the Green Team that was established in 2012. The Global RIMCo will be comprised of senior leadership and other selected company professionals with demonstrated expertise or current responsibility for ESG-related activities or impacted by ESG matters. The Global RIMCo is accountable for implementing, governing and further developing ESG initiatives. The Global RIMCo will create regional and indirect RIMCos with representatives from investment teams who will be managing ESG activities. These regional and indirect RIMCos may include representatives from the Global RIMCo to provide investor and general ESG requirements.

D. ESG FACTORS

The concept of materiality recognizes that some information is more important to stakeholders in making investment decisions than others.

Identifying and defining which ESG matters are material to our business is an essential part of an ESG strategy and practice. Consistent with accepted Global Reporting Initiative (“GRI”) principles, CBRE conducted a new materiality assessment in 2017 to determine the economic, environmental and social issues that are most important to the company’s business and stakeholders. More than 125 internal and external respondents, including a number of CBRE Global Investors stakeholders, were asked to rank 55 items that could be considered material to a global real estate services business on the degree to which they felt the issue was significant to CBRE. Results will be evaluated and incorporated in our ESG approach.

In addition to the internally developed CBRE assessment, CBRE Global Investors utilizes SASB’s materiality factors to determine which ESG considerations are important to CBRE Global Investors and to develop a strategy for each investment. The Global RIMCo will identify which factors are relevant and will work with the indirect and regional RIMCos and investment teams to identify the factors appropriate to each portfolio and investment. The results of the formal and informal materiality assessment(s) will be used to inform CBRE Global Investors’ ESG policies and practices going forward.
III. INVESTMENT OPERATIONS

A. INTRODUCTION

Based on the materiality checks conducted by CBRE, the Global RIMCo and regional RIMCos, ESG factors impacting each portfolio and asset will be determined. The materiality check findings will result in ESG strategies which reduce ESG risks, identify opportunities and maximize performance results. CBRE Global Investors is subject to a wide variety of local, national and international environmental regulations, policies and guidelines. CBRE Global Investors seeks to comply with prevailing environmental laws and regulations throughout our global operations.

B. REPORTING

CBRE Global Investors seeks to provide comprehensive ESG reporting to investors to comply with disclosure commitments made toward initiatives such as PRI, GRESB and others; to include relevant stakeholders, and to comply with governmental regulations.

CBRE Global Investors contributes to CBRE’s annual Corporate Responsibility Report, which complies with the Global Reporting Initiative Standards and demonstrates our commitment to the UN Global Compact Principles. Additionally, we seek to create an annual CBRE Global Investors’ ESG Report that will provide an overview of our ESG activities and accomplishments during the year.

Portfolio management teams seek to develop and provide ESG reporting to investors through investor communications, including ad hoc communications regarding relevant events, and quarterly and annual reports.

All of our discretionary strategic programs participate in GRESB, an annual survey which provides real estate companies and investors the tools to benchmark the sustainability performance of their real estate portfolio against peers operating in the same property type and region. In addition, our indirect business lines utilize GRESB results in their investment assessments of funds and REITs.

C. DIRECT REAL ESTATE INVESTMENTS

At CBRE Global Investors, a specific emphasis is placed on environmental sustainability and improving the environmental footprint of each asset under management. We recognize that we can make a tangible impact on improving energy efficiency, reducing greenhouse gas emissions and slowing climate change.

As such, we require investment teams to evaluate opportunities for green improvements for each asset prior to acquisition and track efficiency during the hold period with clear guidelines that we implement across our global investment programs at all stages – starting with the acquisition due diligence process and continuing throughout our asset management activities. We routinely engage third-party consultants to evaluate the physical and environmental characteristics of potential investments to identify opportunities for improvements that would reduce a property’s environmental impact.

Each team considers these findings when defining the investment strategy and capital expenditure program for a property, including location; energy savings; building environmental characteristics (orientation, facades, landscape, etc.); presence of harmful materials or contamination; access to public transportation and environmental characteristics impacting tenants (luminosity, olfactory comfort, etc.); as well as other relevant sustainability factors.

Minimum standards and specific ESG initiatives and approaches will be provided in the Green Book.

INVESTMENT LIFE CYCLE

- Portfolio level: Portfolio-level strategies seek to include material ESG factors which get tracked and analyzed through a global data management system. CBRE Global Investors will, in an advisory capacity, seek to work with our separate account clients on the implementation of appropriate ESG initiatives designed to enhance portfolio performance.
• **Exclusions:** We generally seek to exclude investments in assets with a primary use being in industries involved with armaments (manufacture or storage), nuclear/unknown, tobacco and tobacco-related products, gambling, pornography, child labor, and endangered or protected substances (e.g. ozone depleting substances).

• **New acquisitions:** Due diligence checklists will seek to include measurable ESG factors appropriate to the asset class and market.

• **Existing portfolio assets:**
  - The Annual Business Plan and Hold-Sell Analysis will seek to include measurable ESG factors appropriate to the asset class and market.
  - Semi-annual reporting processes will seek to include measurable ESG factors appropriate to the composition of the portfolio.
  - Vendor contracts (including property managers) will seek to include implementation and reporting of ESG factors. Vendors will be provided with applicable sections of the Green Book.
  - In addition, we seek to join CBRE’s central procurement initiatives to track vendor ESG performance.

• **Partial interest/joint venture assets:** CBRE Global Investors seeks to support and educate all partners on ESG issues as applicable. We seek to work with all partners to develop and implement measurable ESG asset management initiatives.

• **Refurbishment:** Capital expenditure programs and refurbishment strategies will seek to evaluate the possibility of improving all aspects of the asset including addressing ESG issues. If an ESG improvement project is determined to be unfeasible (e.g. uneconomic, pay-back period too long, not approved by investors) this shall be documented.

• **New development:** New developments will seek to incorporate the highest ESG standards feasible and seek to attain an international green certification, such as LEED, BREEAM, Green Rating, Energy Star, HQE.

• **Leasing and operations:** Investment teams will seek to:
  - Provide a tenant signing a new lease with the opportunity to participate in an ESG memorandum of understanding or include Green Lease clauses in their standard lease agreement.
  - Engage tenants through an annual tenant satisfaction survey.
  - Engage employees of our tenants through programming as part of our proprietary operating programs for office, retail, multi-family assets and industrial assets.
  - Provide customer service and other trainings for our service provider staff.

• **Dispositions:**
  - Hold-Sell Analyses will seek to include ESG improvements to each asset and measurable results as a result of the improvements.
  - Due Diligence Checklists will seek to include measurable ESG factors appropriate to the asset class and market.

D. **INDIRECT REAL ESTATE INVESTMENTS**

ESG practices are an integral part of the analysis and management of indirect investments through CBRE Clarion Securities (“CBRE Clarion”) and CBRE Global Investment Partners (“GIP”). Many of the property companies and funds that we view as high-quality investments for our listed securities and unlisted indirect real estate portfolios have incorporated favorable business practices over time. This includes, for example, the practice of developing and maintaining portfolio assets, which at some level conduct activities which emphasize the use of resources more economically, including increased waste paper recycling, the economical use of water and light, HVAC upgrades, building energy management systems and creating
desirable work spaces for users. From a corporate governance perspective, such practices include responsible board structures, a code of ethics and conflicts of interests policy, compliance structure as well as accurate and transparent accounting methodology.

INVESTMENT LIFE CYCLE

INDIRECT UNLISTED REAL ESTATE INVESTMENTS

PRE-INVESTMENT

Prior to investing, GIP actively ensures that the local operating partner has the policies, systems and expertise needed to integrate environmental considerations into their investment decisions and ownership activities; that the operating partner will not engage in socially irresponsible activities; that the operating partner’s governance provisions meet best practice standards; and that reporting will meet GIP requirements for transparency.

POST-INVESTMENT

Once invested in an indirect vehicle, our on-going role encompasses voting, monitoring how the local operating partner is integrating ESG issues into their investment decisions and asset management along with engaging on specific ESG issues.

EXCLUSIONS

GIP will typically exclude investments where the major use of buildings acquired by the local operating partner includes industries involved with armaments (manufacture or storage), nuclear/unknown, tobacco and tobacco-related products, gambling, pornography, child labor, and endangered or protected substances (e.g. ozone depleting substances).

INDIRECT LISTED SECURITIES

UNDERWRITING

CBRE Clarion believes that ESG issues are relevant and can be material in evaluating management teams of listed property companies. More specifically, we believe that management teams which articulate, enact and measure ESG issues are generally more likely to make superior business decisions. CBRE Clarion underwrites companies using a ranking system called Relative Value Analysis (RVA), which is a factor-based model incorporating qualitative and quantitative inputs. An assessment of management quality is a qualitative input which typically constitutes a material percentage of a company’s overall RVA score. Accordingly, companies whose management teams are evaluated more favorably regarding ESG issues will generate higher overall RVA scores. Our assessment of management reflects the team’s ability to execute on an intelligent business strategy over time, including its ability to make decisions which add to shareholder value over time, and its ultimate alignment with shareholders. To the extent that management’s view towards ESG issues adds to shareholder value over time, other inputs to the RVA score will also indirectly reflect this impact, via higher earnings growth and potentially higher valuation multiples.

GRESB

CBRE Clarion uses the GRESB score as a point of reference and part of its assessment of management. Additionally, CBRE Clarion seeks to actively encourage real estate companies to complete the annual GRESB survey. The number of listed property companies globally participating in GRESB is statistically material relative to the size of the listed universe.

PROXY VOTING

CBRE Clarion treats proxy voting as a fundamental responsibility of shareholders – one which can work to affect positive management behavior over time and therefore ultimately contribute to generating economic value to shareholders. Although CBRE Clarion engages a third-party to help administer the process, voting elections are determined by the appropriate CBRE Clarion analyst. CBRE Clarion generally votes in accordance with specified guidelines, which have been developed by the senior portfolio management team, reflecting our preference for a corporate governance structure that is responsive to company stakeholders.
IV. CORPORATE OPERATIONS

A. INTRODUCTION

For corporate operations, CBRE Global Investors, in coordination with CBRE, has put in place initiatives that address many ESG factors. Corporate environmental initiatives include the establishment of a science-based carbon reduction target, the location of our own offices in environmentally certified spaces when feasible, participation in a corporate-wide internal certification program, and a commitment to actively participate in academic research aimed at advancing actionable knowledge in environmental and energy matters. We seek to reduce energy, water and other resource consumption through the implementation of best practices across all operations in each of the global regions and seek to measure those reductions through the implementation of environmental management systems.

Corporate social capital is addressed through such initiatives and policies as our commitment to fair marketing and advertising, tenant and investor engagement, philanthropy, data security, and investor privacy. Our HR practices and commitment to CBRE Global Investors’ values and CBRE RISE values described below are the key fundamentals addressing human capital. We acknowledge that long-term thinking accounting for externalities, research, development, innovation and our investments’ societal value and their impact are core components of our business model and innovation aspirations. Under leadership and governance, CBRE Global Investors will continue to implement and advance procurement standards that incorporate ESG best practices for operational consumables (e.g. office supplies, furniture, IT systems and equipment); adhere to all regulatory requirements; have a code of ethics; adhere to risk management practices; and develop accident/major incident procedures among other governance best practices.

B. CBRE GLOBAL INVESTORS VALUES AND RISE VALUES

CBRE Global Investors, its leadership team and the entire staff is dedicated to striving for high performance in everything we do. Our shared values govern how we conduct our relationships with each other and with our investors, clients and stakeholders.

We deliver a culture of performance by living our CBRE Global Investors values every day:

- Always remember the investor and the client first in all decisions.
- Pursue excellence in everything we do.
- Bring collaboration, teamwork and communication to bear in solving problems.
- Embody and stand up for integrity, trust and honesty.
- Demonstrate respect for all people – staff, clients, investors.
- Have fun in the workplace and create a rewarding work environment.

The CBRE Global Investors’ values are aligned with the CBRE RISE (Respect, Integrity, Service, Excellence) values and incorporated into our daily business decisions and CBRE’s Standards of Business Conduct to which all employees must adhere. These RISE values are:

- Respect for everyone.
- Integrity in all we do.
- Service delivered at an extraordinary level.
- Excellence in every aspect of our business.
C. HR POLICIES

We are focused on talent attraction, professional development diversity and inclusion practices and a healthy culture where all employees feel engaged and excited to come to work for us every day.

COMPENSATION

CBRE Global Investors’ compensation and incentive structure is highly competitive and performance-oriented to attract and retain best-in-class investment professionals. Each investment team’s compensation is comprised of base salaries and annual bonuses. Base salaries are typically at “market.” For our investment personnel, annual bonuses and long-term compensation are based on performance appraisals and objectives set for each professional. Objectives are overweight toward client portfolio performance when applicable with a component attributed to overall profitability of the business unit. Targets for asset managers are focused on leasing or other operational goals. Targets for acquisitions professionals are based on production targets. To encourage retention of key employees, 25% of bonus compensation above a certain threshold is deferred for three years.

PROFESSIONAL DEVELOPMENT

We are committed to providing our employees with opportunities for learning and development through:

• On-the-job work/doing the job at hand;
• Formal in-house or external training to improve a skill or increase expertise; and
• Coaching through direct feedback from a boss, peer or mentor.

ESG COMMUNICATIONS AND TRAINING

CBRE Global Investors will continue to expand efforts to communicate its ESG commitment and programs to all employees, so all employees are aware of the commitments made and their role in helping achieve the ESG goals. Internal and external ESG training will be provided or made available to all appropriate staff.

DIVERSITY AND INCLUSION

Along with our parent company, CBRE Global Investors strives for a work environment that reflects the clients and investors we serve, provides everyone with the opportunity to succeed, values the differences of each individual and recognizes their contributions to the success of our business.

D. EMPLOYEE ENGAGEMENT AND PHILANTHROPY

We are committed to our employees and being a responsible corporate citizen by supporting and adding value to the communities in which our employees and tenants live and work, where our investments are located, as well as in communities where the need is greatest. We encourage our employees to support local community efforts independent of and as a participant in activities and initiatives sponsored by CBRE Global Investors and CBRE. The CBRE Foundation is an independent, non-profit, public-benefit corporation that funds CBRE’s philanthropic programs. The CBRE Foundation funds programs that strive to create real benefit for individuals in need through local community outreach and support, disaster-response initiatives, community environmental efforts such as CBRE Green Week and locally driven, nationally sanctioned programs.

E. PUBLIC POLICY

CBRE Global Investors will continue to take an active role in the public policy debate regarding effective solutions to climate change including participation in such forums as the Sustainable Building Alliance and the Institutional Investors Group on Climate Change.
F. GOVERNANCE

CBRE Global Investors’ corporate and investment operations are overseen by a Global Executive Committee ("GEC"), Global Investment Committee ("GIC"), Regional Investment Committees (Americas, EMEA and Asia Pacific), Portfolio Oversight Committees and Regional Risk Committees. These committees work together to ensure proper execution of our investment strategies, consistent application of our Investment Management Policies and Procedures and compliance with local and regional regulatory requirements. The GEC oversees the strategic direction of CBRE Global Investors, establishes global investment programs, and designs and implements the material policies and procedures governing our operations, including our ESG practices.

COMPLIANCE

CBRE Global Investors is firmly committed to conducting business with the highest integrity and in compliance with the letter and spirit of the law. All employees must adhere to CBRE Global Investors’ Investment Management Policies and Procedures. These policies contain a code of ethics, a delegation of authority matrix, requirements for delivery and composition of marketing materials, and administration and records retention policies, among others. The Global Chief Executive Officer and other Global Executive Committee members, in cooperation with the Global General Counsel and Chief Compliance Officer, are responsible for the implementation, monitoring, review and enforcement of the Investment Management Policies and Procedures.

CBRE Global Investors has a compliance department led by the Chief Compliance Officer. The Chief Compliance Officer implements and oversees global legal and regulatory compliance and risk management. The functions of the compliance department include, among other things, making regulatory filings, reviewing, updating and maintaining policies, advising on new laws, reviewing marketing materials; and reviewing conflicts of interest.

Employees in every department undergo training so that they are informed of their compliance obligations and how to identify compliance issues.

All sustainability actions and initiatives will comply with government laws and regulations, CBRE Global Investors’ Investment Management Policies and Procedures as well as any applicable compliance manual for each region or strategy in which we operate and invest.

RISK MANAGEMENT

CBRE Global Investors’ governance model is designed to manage two primary areas of risk: investment risk and operational risk. Senior management identifies and manages these risks through internal committee structures and global investment management policies and procedures.

INVESTMENT RISK

Investment risk is overseen by the Global Investment Committee and Regional Investment Committees, which monitor all capital transactions within our investment programs. These committees ensure that investment teams place the proper emphasis on preservation of capital, identification and management of investment risk and appropriate pricing of risk at the portfolio and property level.

CBRE Global Investors’ portfolio oversight committees are responsible for monitoring portfolio risk and reviewing each of the investment portfolios on a semi-annual basis in each region.

OPERATIONAL RISK

The regional risk committees are tasked with identifying, capturing, assessing, managing and monitoring the operational risks including litigation, insurance and regulatory compliance, tax and IT disaster recovery procedures.
ESG INCIDENT RESPONSE

The Firm’s asset and/or portfolio managers are responsible for monitoring ESG events both planned and unforeseen. In the case of a serious ESG incident, which could include an earthquake, major chemical spill, fire or flooding, the asset or portfolio manager would notify the regional or business unit Operational Risk Committee (“ORC”) and Global RIMCo. An ESG Incident Response Team will be convened to include legal counsel, a representative from the ORC, Global RIMCo and/or HR if applicable, the Chief Investment Officer for the region/business unit and the portfolio manager and asset manager. The Response Team will collaborate to seek a rapid coordinated response to address the issue and mitigate risk.
V. CONCLUSION

CBRE Global Investors’ Responsible Real Estate Investment Management Policy is broad in scope to address the Firm’s commitment to all aspects of ESG. This policy creates a framework whereby ESG considerations will be incorporated in every aspect of our business and for all business lines. New ESG initiatives will continually be developed and formalized support provided for implementing such initiatives and sharing best practices across the CBRE Global Investors’ platform. By way of this policy and the Firm’s Green Book, CBRE Global Investors seeks to be a leader in ESG in our industry.