

SUSTAINABLE FUND MANAGEMENT

ADDING FINANCIAL AND SUSTAINABLE VALUE TO REAL ESTATE ASSETS

Expectations are changing very rapidly in the property industry. Stakeholders – investors, owners, tenants, regulators and others – are asking and demanding greater levels of transparency in general, and specifically with respect to Environmental, Social, and Governance (ESG) issues.

ESG considerations are now a well-established topic in the global real estate sector, institutional investors are demanding information about the ESG management and investment processes undertaken by fund managers, aiming for future-proof and responsible assets with reduced impacts for society and environment.

With an experienced team with state-of-the-art knowledge acquired from being active in sustainable fund management, we are able to identify and implement a systematic process of operating, upgrading, and disposing of assets using a cost-effective and sustainable approach. This approach encompasses all investment phases through specific ESG solutions.

SONAE SIERRA

Sonae Sierra is the international company dedicated to develop and service vibrant real estate properties. With more than 30 years of experience Sonae Sierra is able to offer services across the entire property lifecycle, including investment, architecture and engineering, property management and sustainability services.

ESG SOLUTIONS



ACQUISITION PHASE

- ENERGY PERFORMANCE CERTIFICATES BAND: B OR ABOVE
- ESG DUE DILIGENCE INCLUDING ENERGY AND WATER BENCHMARKING
- SHE LEGAL COMPLIANCE ASSESSMENT AT ASSET LEVEL

HOLDING PHASE BUILDINGS IN OPERATION

- LONG TERM ESG STRATEGY AND OBJECTIVES
- ESG ACTION PLANS AT FUND & ASSET LEVEL
- SHE MANAGEMENT SYSTEM CERTIFIED BY ISO 14001/5001
- GRESB PARTICIPATION AT FUND LEVEL
- CARBON FOOTPRINT REPORT
- PERIODIC ESG REPORT AT ASSET LEVEL
- ANNUAL ESG TARGETS AT FUND & ASSET LEVEL
- CARBON NEUTRALITY STRATEGY AND PLAN
- GREEN BUILDING & WELL CERTIFICATION AT ASSET LEVEL
- ENERGY PERFORMANCE CERTIFICATES BAND: B OR ABOVE
- ESG TENANT/OCCUPIER FIT-OUT REQUIREMENTS AND REPORTING
- SHE LEGAL COMPLIANCE ASSESSMENT AT ASSET LEVEL

HOLDING PHASE VALUE CREATION OPPORTUNITIES

- SUSTAINABLE BUILDING DESIGN AND CONSTRUCTION
- GREEN BUILDING CERTIFICATION FOR SIGNIFICANT REFURBISHMENTS AND EXPANSIONS
- ESG REPORT ON REFURBISHMENTS AND EXPANSIONS IMPROVEMENTS

BENEFITS OF SUSTAINABLE FUND MANAGEMENT

- Strengthen competitive position and enhance reputation.
- Greater operational efficiency leading to a more efficient use of resources.
- Lower costs and higher revenue growth.
- Increased risk management and resilience.

BENEFITS OF PARTICIPATING IN GRESB

- Identify areas of risk, opportunity and impact in your portfolio and assets.
- Attract new investors seeking more comprehensive risk, opportunity and impact analysis.
- Systematically improve your investor engagement.
- Get a clear picture of your ESG performance, how it compares against your peers and what you can do to improve.
- Report validated ESG performance information to the market using a global industry standard.

THE PARTNER OF CHOICE

- A long term and reliable partnership with all stakeholders.
- Sharing our experience and know-how with clients serving their interests.
- Proven experience on own projects ensure the right advice for investors.
- Delivering outstanding shared value leveraged by a sustainability driven strategy.
- Flexibility drives our approach for the best solution.

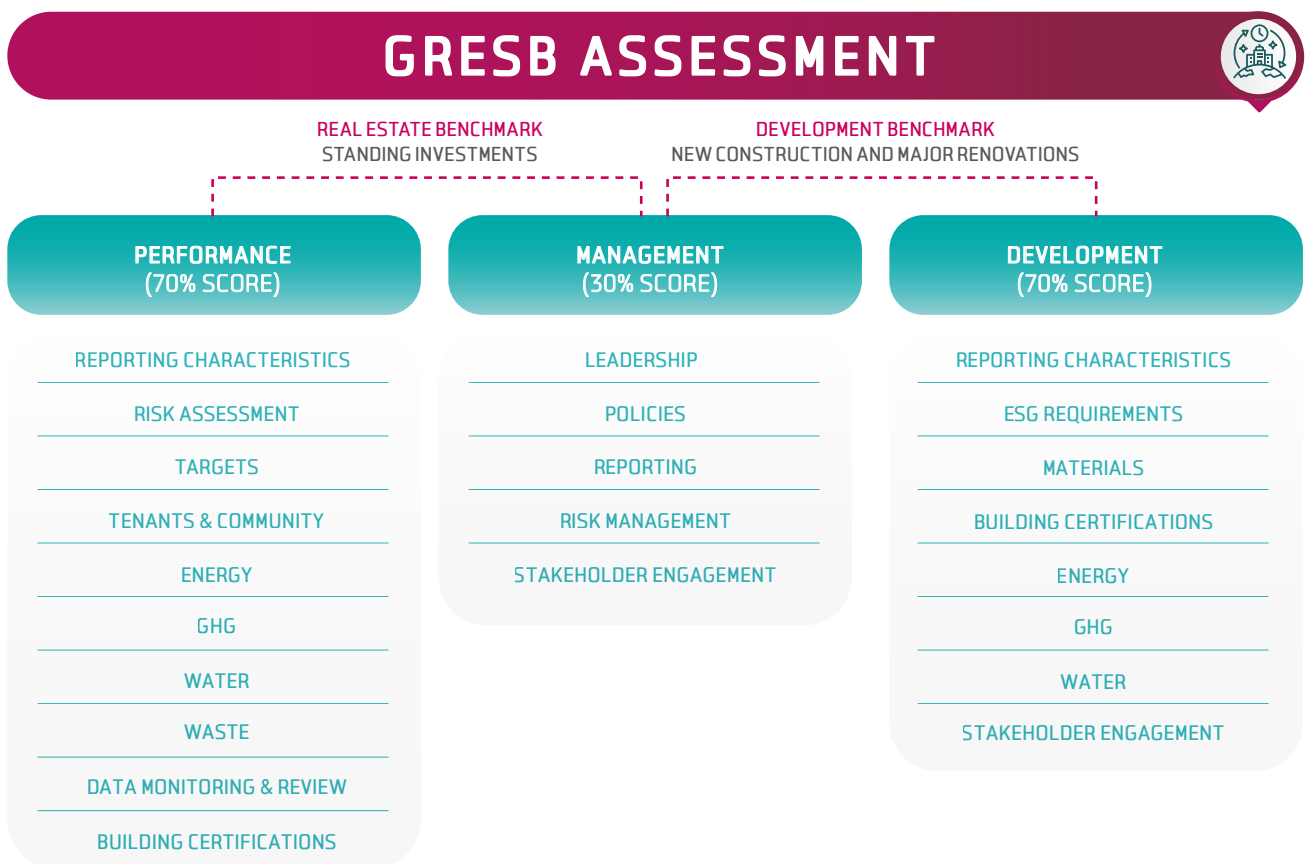
SUSTAINABLE FUND MANAGEMENT

BENCHMARK YOUR PERFORMANCE AGAINST YOUR PEERS AND ACHIEVE SUSTAINABLE EXCELLENCE

OUR EXPERIENCE

In the dynamic and fast-moving sustainability space, the development and integration of ESG best practices into decision-making varies widely across regions and property sectors. With the fast-growing importance of ESG topics, GRESB, the ESG Benchmark for Real Assets, positions itself as a core benchmarking tool to enhance and protect shareholder value and also to optimize the risk/return profile of investments.

Our sustainable fund management approach has made us a leading contributor to GRESB since its outset and we have achieved a Green Star rating for the past 11 years, recognising not only the quality of our assets and fund management but also our commitment to society and the environment. While the competitive landscape is getting more and more concerned with ESG issues, we continuously improve the portfolio of our clients allowing the funds to be recognised as industry leaders, year after year.



YOUR PARTNER OF CHOICE IN BENCHMARK AND SUSTAINABLE FUND MANAGEMENT SOLUTIONS THAT GRANT THE DESERVED RECOGNITION TO YOUR ASSETS AND FUNDS.

Sustainability Services: We know real estate from A to Z, we are strategists and integrators. We help our clients to grasp a full and long-term vision of the issues that must be addressed and the value creation they encompass. We are your partner of choice in creating a path for a sustainable future.

Investment Management Services: We are a trusted and experienced partner in fund management. In line with the needs of each individual project or investor, we are able to maximise the potential benefits for our clients and optimise their returns and profitability.