



G R E S B
R E A L E S T A T E

Healthpeak Properties, Inc.

GRESB Real Estate Assessment 2023

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ASPECT CHECKLIST

There are no errors in this Assessment, you can submit it by clicking "Proceed to Submit". If you would like to return to the Assessment, click "Contents".

ENTITY AND REPORTING CHARACTERISTICS

Entity Characteristics

EC2

Nature of ownership

Public (listed on a Stock Exchange) entity

Specify ISIN:

US42250P1030

Legal status:

Property company

Real Estate Investment Trust (REIT)

Private (non-listed) entity

Government entity

Legal Entity Identifier (optional)

EC3

Entity commencement date

Year of commencement (listed) or Year of establishment (non-listed)

1985

EC4

Reporting year

Calendar year

Fiscal year

ENTITY AND REPORTING CHARACTERISTICS

Reporting Characteristics

RC1

Reporting currency

Values are reported in:

USD United States Dollar

RC2

Economic size

What was the gross asset value (GAV) of the portfolio at the end of the reporting year in millions?

19,532.08

RC3

Floor area metrics

Metrics are reported in:

m2

sq. ft.

RC4

Property type and Geography

Portfolio predominant location (*): United States of America

Portfolio predominant property type (**): Technology/Science: Laboratory/Life Sciences

RC5

Nature of entity's business

The entity's core business:

- Management of standing investments only (continue with Management and Performance Components)
- Management of standing investments and development of new construction and major renovation projects (continue with Management, Performance, and Development Components)
- Development of new construction and major renovation projects (continue with Management and Development Components)

LEADERSHIP

ESG Commitments and Objectives

LE1

ESG leadership commitments

Has the entity made a public commitment to ESG leadership standards and/or principles?

 Yes

Select all commitments included (multiple answers possible)

 General ESG commitments

- Global Investor Coalition on Climate Change (including AIGCC, Ceres, IGCC, IIGCC)
- International Labour Organization (ILO) Standards
- Montreal Pledge
- OECD - Guidelines for multinational enterprises
- PRI signatory
- RE 100
- Science Based Targets initiative
- Task Force on Climate-related Financial Disclosures (TCFD)
- UN Environment Programme Finance Initiative
- UN Global Compact
- UN Sustainable Development Goals
- Other

Other selected. Please describe

SASB

Provide applicable hyperlink

Provide hyperlink

<https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf><https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf>

Indicate where the relevant information can be found

See pages 2 (overall reporting frameworks used), 6-7 (UN Sustainable Development Goals), 12 (Science-Based Targets initiative), 12-14 (Task Force on Climate-related Financial Disclosures), 26 (International Labour Organization), 48-56 (GRI) and 57 (SASB).

 Net Zero commitments No

LE2

 Max. score 1

ESG objectives

Does the entity have ESG objectives?

 Yes

The objectives relate to (multiple answers possible)

 General objectives

- General sustainability
- Environment
- Social
- Governance

 Issue-specific objectives

- Diversity, Equity, and Inclusion (DEI)
- Health and well-being

The objectives are

- Fully integrated into the overall business strategy
- Partially integrated into the overall business strategy
- Not integrated into the overall business strategy

The objectives are

Publicly available

Provide applicable hyperlink

Provide hyperlink

<https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf>

<https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf>

Indicate where the relevant information can be found

Please see the entire 2022 ESG Report found here: <https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf>

- TCFD Risks & opportunities (pp. 12-14)
- U.N. Sustainable Development Goals linked to business activities and goals (p. 6-7)
- Environmental goals (pp. 6, 15-18)
- Social goals (pp. 7, 25)
- Governance goals (p. 7)

Not publicly available

Communicate the objectives and explain how they are integrated into the overall business strategy (maximum 250 words)

As outlined in our 2022 ESG Report (pp. 6-9):

Our ESG objectives are fully integrated into our overall business strategy. Objectives are identified and prioritized through a materiality assessment and stakeholder engagement. Environmental Objectives (pp. 6, 15-18) include quantifiable priorities and goals affecting property performance, including long-term reduction targets for GHG emissions (37.5% reduction for Scopes 1 & 2 and 18.5% reduction for Scope 3 over 15 years, aligned with well below 2 degree Celsius scenario planning and validated by the Science Based Targets initiative), energy (15% decrease over 10 years), water (10% reduction over 10 years), waste (10% reduction over 10 years), and recycling (10% increase over 10 years). We target LEED Gold certification for new developments (p. 6). Social Objectives (pp. 7, 25) include our commitment to diversity, inclusion, equity, talent attraction, engagement and retention, and community/partner engagement. Governance Objectives (p. 7) focus on adhering to best governance practices, ethics, compliance, accountability, transparency and engagement. Our Social Responsibility Committee’s mission is to support the advancement of healthcare and disaster relief through charitable activities relating to research, education, and voluntarism. Our ESG objectives are fully integrated into our overall business strategy, and we identify risks and the business-related impacts as well as the sustainability-related impacts (pp. 12-14). By increasing environmental efficiency at our properties, we not only reduce long-term operating costs, but are able to retain and attract green-minded tenants, which aligns with our overall business strategy for long-term investment/management of our portfolio to maximize stakeholder benefit.

No

LEADERSHIP

ESG Decision Making

LE3 Max. score 2

Individual responsible for ESG, climate-related, and/or DEI objectives

Does the entity have one or more persons responsible for implementing ESG, climate-related, and/or DEI objectives?

Yes

ESG

Select the persons responsible (multiple answers possible)

Dedicated employee(s) for whom ESG is the core responsibility

Provide the details for the most senior of these employees

Name

Tracy Porter

Job title

Senior Vice President - Legal, Deputy General Counsel

Employee(s) for whom ESG is among their responsibilities

Provide the details for the most senior of these employees

Name

Tom Klaritch

Job title

Chief Operating Officer

External consultants/manager

Name of the main contact

Aaron Barranco

Job title

Senior Vice President of Customer Success, Measurabl

Investment partners (co-investors/JV partners)

Climate-related risks and opportunities

Select the persons responsible (multiple answers possible)

Dedicated employee(s) for whom climate-related issues are core responsibilities

Provide the details for the most senior of these employees

Name

Tracy Porter

Job title

Senior Vice President - Legal, Deputy General Counsel

Employee(s) for whom climate-related issues are among their responsibilities

Provide the details for the most senior of these employees

Name

Carol Samaan

Job title

Vice President - Corporate Counsel & ESG

External consultants/manager

Name of the main contact

Nicolette Sanfilippo

Job title

Sustainability Account Manager, Stok

Investment partners (co-investors/JV partners)

Diversity, Equity, and Inclusion (DEI)

Select the persons responsible (multiple answers possible)

Dedicated employee for whom DEI is the core responsibility

Provide the details for the most senior of these employees:

Name

Lisa Alonso

Job title

Executive Vice President and Chief Human Resources Officer

- Employee for whom DEI is among their responsibilities

Provide the details for the most senior of these employees:

Name

Tracy Porter

Job title

Senior Vice President - Legal, Deputy General Counsel

- External consultant/manager

Name of the main contact

Nicolette Sanfilippo

Job title

Sustainability Account Manager, Stok

- Investment partners (co-investors/JV partners)

No

LE4

Max. score 1

ESG taskforce/committee

Does the entity have an ESG taskforce or committee?

Yes

Select the members of this taskforce or committee (multiple answers possible)

- Board of Directors
- C-suite level staff/Senior management
- Investment Committee
- Fund/portfolio managers
- Asset managers
- ESG portfolio manager
- Investment analysts
- Dedicated staff on ESG issues
- External managers or service providers
- Investor relations
- Other

Other selected. Please describe

Human Resources, Legal, Finance

No

LE5

Max. score 1

ESG, climate-related and/or DEI senior decision maker

Does the entity have a senior decision-maker accountable for ESG, climate-related, and/or DEI issues?

Yes

- ESG

Provide the details for the most senior decision-maker on ESG issues

Name

Scott Brinker

Job title

Director; President and CEO

The individual's most senior role is as part of

- Board of Directors
- C-suite level staff/Senior management
- Investment Committee
- Fund/portfolio managers
- Other

Climate-related risks and opportunities

Provide the details for the most senior decision-maker on climate-related issues

Name

Scott Brinker

Job title

Director; President and CEO

The individual's most senior role is as part of

- Board of Directors
- C-suite level staff/Senior management
- Investment Committee
- Fund/portfolio managers
- Other

Diversity, Equity, and Inclusion (DEI)

Provide the details for the most senior decision-maker on DEI:

Name

Scott Brinker

Job title

Director; President and CEO

The individual's most senior role is as part of:

- Board of directors
- C-suite level staff/Senior management
- Fund/portfolio managers
- Investment committee
- Other

Describe the process of informing the most senior decision-maker on the ESG, climate-related, and DEI performance of the entity (maximum 250 words)

The process to inform our most senior-level decision makers, the Board of Directors, and Scott Brinker, Director and President/CEO, of ESG, climate-related and DEI performance and efforts include:

- Board Oversight - The Governance Committee of the Board of Directors (the senior most decision-making authority) revised its charter to codify its oversight of ESG and climate-related matters. The Compensation and Human Capital Committee of the Board has oversight of all DEI matters. ESG, climate strategy and DEI are standing quarterly agenda items for the respective Board committee meetings, and updates are provided to the Board every quarter regarding initiatives, performance against goals, disclosure, strategy, risks and opportunities.
- Management Meetings – Our President and CEO conducts regular meetings with senior executives and segment business leaders to receive reports on segment's ESG/ climate initiatives and performance against our short-, medium- and long-term objectives and other practices that have occurred since the previous meeting. He also receives regular reports on DEI performance and progress from our Chief Human Resources Officer.
- ESG Committee Meetings – The ESG Committee, a task force comprised of management across several functions, meets regularly to discuss updates on strategy and implementation of our ESG and DEI objectives, reviews opportunities, and identifies risks and mitigating options in conveying directives to our CEO and our Board. Our SVP - Legal and Deputy General Counsel is the chairperson of the ESG Committee and reports on progress during regular executive meetings and quarterly Board meetings. See p. 38 of our 2022 ESG Report - <https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf>

No

LE6

Max. score 2

Personnel ESG performance targets

Does the entity include ESG factors in the annual performance targets of personnel?

 Yes

Does performance on these targets have predetermined consequences?

 Yes Financial consequences

Select the personnel to whom these factors apply (multiple answers possible):

- Board of Directors
- C-suite level staff/Senior management
- Investment Committee
- Fund/portfolio managers
- Asset managers
- ESG portfolio manager
- Investment analysts
- Dedicated staff on ESG issues
- External managers or service providers
- Investor relations
- Other

Other selected. Please describe

Legal, Human Resources, Finance

 Non-financial consequences

Select the personnel to whom these factors apply (multiple answers possible):

- Board of Directors
- C-suite level staff/Senior management
- Investment Committee
- Fund/portfolio managers
- Asset managers
- ESG portfolio manager
- Investment analysts
- Dedicated staff on ESG issues
- External managers or service providers
- Investor relations
- Other

Other selected. Please describe

Legal, Human Resources, Finance

Provide applicable evidence

Provide hyperlink

<https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf><https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf>

Indicate where the relevant information can be found

Financial Consequences:

2022 ESG Report:

- C-Suite - p. 30: "The ESG metric accounted for 15% of the overall 2022 executive cash bonus program in which the following officers participated: our President and Chief Executive Officer, Chief Financial Officer, Chief Operating Officer, Chief Development Officer and Co-Head of Life Science, Chief Investment Officer, General Counsel, EVP and Chief Accounting Officer, and EVP and Chief Human Resources Officer"

- Financial consequences for Asset Management, Legal and Finance - page 30: "ESG performance also factors into the financial (bonus) compensation of members of the ESG Committee, including with respect to members from our Legal, Capital Asset Management and Finance teams."

LE6 - Compiled.pdf

Indicate where in the evidence the relevant information can be found

See attached evidence cover sheet and supporting evidence for LE6

 Show investors

RM1 - Healthpeak EMS Third Party Certification and EMS Operating Manual.pdf
Indicate where in the evidence the relevant information can be found

External service providers - See page 2 and entire document. Measurabl, a third-party data manager, supports our ESG initiatives, and failure to provide these services, or an adequate level of services, would have (1) financial consequences for Measurabl, including Healthpeak not renewing Measurabl's contract or reducing the scope of services required of Measurabl, resulting in loss of revenue to Measurabl, and (2) non-financial consequences to Measurabl, including reputational harm to Measurabl if Healthpeak, a significant client, elected not to renew its contract.

Show investors

No

No

POLICIES
ESG Policies

P01

⊙ Max. score 1.5

Policy on environmental issues

Does the entity have a policy/policies on environmental issues?

 Yes

Select all environmental issues included (multiple answers possible)

- Biodiversity and habitat
- Climate/climate change adaptation
- Energy consumption
- Greenhouse gas emissions
- Indoor environmental quality
- Material sourcing
- Pollution prevention
- Renewable energy
- Resilience to catastrophe/disaster
- Sustainable procurement
- Waste management
- Water consumption
- Other

Provide applicable evidence

[P01+Supporting+Documents.pdf](#)

Indicate where in the evidence the relevant information can be found

See attached GRESB Evidence Cover Sheet and supporting documentation referenced therein

 Show investors

Provide hyperlink

<https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf>
<https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf>

Indicate where the relevant information can be found

See the 2022 Report ESG highlighting our environmental vision and policy:

- Page 11: Vision and policy statement
- Page 12: Climate Strategy
- Page 21: Development (Construction) policy

Does the entity have a policy to address Net Zero?

 Yes

 No

 No

P02

⊙ Max. score 1.5

Policy on social issues

Does the entity have a policy/policies on social issues?

 Yes

Select all social issues included (multiple answers possible)

- Child labor
- Community development
- Customer satisfaction
- Employee engagement
- Employee health & well-being
- Employee remuneration
- Forced or compulsory labor
- Freedom of association
- Health and safety: community

- Health and safety: contractors
- Health and safety: employees
- Health and safety: tenants/customers
- Human rights
- Diversity, Equity, and Inclusion
- Labor standards and working conditions
- Social enterprise partnering
- Stakeholder relations
- Other

Provide applicable evidence

[PO2+-+Compiled+Documents.pdf](#)

Indicate where in the evidence the relevant information can be found

See GRESB Evidence Cover Page for the attached; see also entire Code of Business Conduct and Ethics linked.
 See also: <https://www.healthpeak.com/esg/social/> (Entire page, which was applicable during the reporting year), and specifically:

- The Diversity and Human Rights Policy: "Diversity and Human Rights. We believe that diversity, equality and inclusion are critical to a positive environment for our employees. We are committed to promoting workforce diversity and providing equal opportunity and fair treatment to all individuals on the basis of merit, without discrimination. We do not tolerate corruption, discrimination or harassment."
- Child Labor: "We comply with all applicable laws concerning employment and individuals' rights where we operate." In the United States, child labor is specifically prohibited by law.
- Community Development: "We aim to support local community initiatives in the areas where our employees work and live by partnering with and donating to local organizations. Our employees are dedicated to engaging in fundraising and volunteering opportunities to support healthcare and, especially, seniors. Healthpeak partners with organizations that share its desire to support research, education, and other activities related to healthcare. We also aim to support local community initiatives in the areas where our employees work and live by partnering with and donating to local organizations."
- Customer Satisfaction: "Tenant Satisfaction Rate - Our overall MOB tenant engagement rate is 86%, surpassing the Grace Hill (formerly Kingsley) Index average."
- Employee Engagement: "Employee Satisfaction Rate - Our overall 2022 employee engagement and satisfaction rates exceeded the Kingsley Index industry average."
- Forced or compulsory labor: "We are committed to the use of voluntary labor and promote fair wages. We prohibit support for any form of human trafficking or involuntary labor in our business operations or supply chain."
- Human Rights: "Diversity and Human Rights" policy at bottom of page
- Inclusion and Diversity: "Our People" section - Labor Standards: "Our commitment to an inclusive, safe and ethical workplace is incorporated within the provisions of our Code of Business Conduct and Ethics , our Vendor Code of Business Conduct and Ethics, as well as our human resources policies."
- Social Enterprise Partnering: "Partners and Community Engagement" section at bottom of page.

Show investors

Provide hyperlink

<https://www.healthpeak.com/app/uploads/2023/02/Code-of-Business-Conduct-and-Ethics-02.01.23.pdf>

<https://www.healthpeak.com/app/uploads/2023/02/Code-of-Business-Conduct-and-Ethics-02.01.23.pdf>

Indicate where the relevant information can be found

See also entire Code of Business Conduct and Ethics linked; please note that the Code was revised in February 2023 for immaterial changes and this Code was substantially applicable for the 2022 reporting year

- Freedom of Association: p. 13 "The Company pursues fair employment practices in every aspect of its business and respects employees' right to freedom of association and collective bargaining in all geographies and complies with obligations to satisfy all local labor laws and regulations."
- Labor Conditions & Safety: "Each employee and director has an obligation to comply with all laws, rules and regulations applicable to the Company. These include, without limitation, laws covering... occupational health and safety." We strive to adhere to all labor and safety laws and regulations in the U.S.

Provide hyperlink

<https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf>

<https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf>

Indicate where the relevant information can be found

See 2022 ESG Report, which outlines policies applicable during the 2022 reporting year:

- Customer (Tenant) Satisfaction: p. 32, 2022 tenant engagement and satisfaction survey and rates
- Employee Engagement: pp. 28: Employee engagement survey, satisfaction and engagement rates
- Employee Health & Well-being: p. 31
- Employee Remuneration: p. 30 (Compensation & Benefits)
- Health & Safety: Community: p. 31 (showing health & safety initiatives for vendors, operators and property managers)
- Health & Safety: Employees: p. 31 (showing health & safety initiatives for employees)
- Health & Safety: Tenants & Customers: p. 31 (showing health & safety initiatives for tenants)
- Inclusion & Diversity: p. 26-27
- Labor Standards & Working Conditions: p. 31 (Safety Guidelines)
- Stakeholder Relations: p. 9 (Stakeholder Engagement)

Provide hyperlink

<https://www.healthpeak.com/app/uploads/2021/02/Vendor-Code-of-Business-Conduct-and-Ethics-01.30.20.pdf>

<https://www.healthpeak.com/app/uploads/2021/02/Vendor-Code-of-Business-Conduct-and-Ethics-01.30.20.pdf>

Indicate where the relevant information can be found

See entire Vendor Code of Business Conduct and Ethics, which is applicable to all vendors and business partners during the reporting year, including contractors, including:
 - Labor Standards and Working Conditions: p. 3 ("Labor Practices and Human Rights")
 - Health and Safety: Contractors: pp. 5-6 ("Health and Safety")

No

P03

Max. score 1.5

Policy on governance issues

Does the entity have a policy/policies on governance issues?

Yes

Select all governance issues included (multiple answers possible)

- Bribery and corruption
- Cybersecurity
- Data protection and privacy
- Executive compensation
- Fiduciary duty
- Fraud
- Political contributions
- Shareholder rights
- Other

Provide applicable evidence

Provide hyperlink

<https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf>

<https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf>

Indicate where the relevant information can be found

See 2022 ESG Report:
 - Cybersecurity - page 40
 - Political Contributions - page 41

Provide hyperlink

<https://www.healthpeak.com/esg/governance/>

<https://www.healthpeak.com/esg/governance/>

Indicate where the relevant information can be found

Entire page

P03+Supporting+Documentation+(1).pdf

Indicate where in the evidence the relevant information can be found

See GRESB Evidence Cover Page. All documents referenced herein were applicable during the 2022 reporting year, and any updates made in 2023 were not applicable or immaterial to the issues addressed in this request. See also: <https://www.healthpeak.com/esg/governance/> Entire page and 2022 ESG Report

Show investors

No

REPORTING
ESG Disclosure

RP1

⊙ Max. score 3.5

ESG reporting

Does the entity disclose its ESG actions and/or performance?

 Yes

Please select all applicable options (multiple answers possible)

- Section in Annual Report
 Stand-alone sustainability report(s)

Select the applicable reporting level

- Entity
 Investment manager
 Group

Aligned with

Disclosure is third-party reviewed:

- Yes
 Externally checked
 Externally verified
 Externally assured

using
 No

Provide applicable evidence

Provide hyperlink

Indicate where the relevant information can be found

- Integrated Report
 Dedicated section on corporate website

Select the applicable reporting level

- Entity
 Investment manager
 Group

Provide hyperlink

Indicate where the relevant information can be found

- Section in entity reporting to investors
 Other

 No

REPORTING

ESG Incident Monitoring

RP2.1

ESG incident monitoring

Does the entity have a process to monitor ESG-related controversies, misconduct, penalties, incidents, accidents, or breaches against the codes of conduct/ethics?

 Yes

The process includes external communication of controversies, misconduct, penalties, incidents or accidents to:

- Clients/Customers
- Community/Public
- Contractors
- Employees
- Investors/Shareholders
- Regulators/Government
- Special interest groups (NGOs, Trade Unions, etc)
- Suppliers
- Other stakeholders

Describe the process (maximum 250 words)

Our whistleblower hotline mechanism is available to our directors, employees, vendors, contractors and other stakeholders to report any misconduct, including ESG-related misconduct, penalties, incidents or accidents. The whistleblower hotline is maintained by Ethics Point, an independent third party, and is made publicly available on our website and internally on company intranet. The hotline is available 365 days a year, 24 hours a day. Any complaints go to our General Counsel, Chief Human Resources Officer and the Head of Internal Audit. Non-frivolous reports and/or any report that involves a member of our Board or an executive officer will also go to the Chair of the Audit Committee of our Board. The matter would be investigated by our Legal and Internal Audit teams, as well as third-party investigators as applicable. A report would be provided to the Audit Committee of the Board, which would work with management to implement any mitigation/corrective steps or further communicate the incident to relevant authorities and stakeholders. If necessary, an internal working group would be formed in consultation with external third-party advisors/investigators to mitigate/correct the incident and make recommendations to prevent future similar incidents, including forming policy and protocols, which would be communicated to relevant stakeholders, such as tenants, vendors or employees. Any material violations will be publicly disclosed on a Current Report on Form 8-K and filed with the U.S. Securities Exchange Commission, as well as published on our website.

 No

RP2.2

ESG incident occurrences

Has the entity been involved in any ESG-related breaches that resulted in fines or penalties during the reporting year?

 Yes No

RISK MANAGEMENT

Risk Management

RM1

Max. score 1.5

Environmental Management System (EMS)

Does the entity have an Environmental Management System (EMS)?

- Yes
- The EMS is aligned with a standard
 - The EMS is externally certified by an independent third party using
 - ISO 14001
 - EMAS (EU Eco-Management and Audit Scheme)
 - Other standard
 - The EMS is not aligned with a standard nor certified externally

Provide applicable evidence

[RM1 - Healthpeak EMS Third Party Certification and EMS Operating Manual.pdf](#)

Indicate where in the evidence the relevant information can be found

Please see the attached third-party certification reflecting certification of Healthpeak's EMS under ISO 14001:2015 standard (page 1) and EMS Operating aligned with ISO 14001:2015 (entire remaining document).

 Show investors

- No

RM2

Max. score 0.25

Process to implement governance policies

Does the entity have processes to implement governance policy/policies?

- Yes
- Select all applicable options (multiple answers possible)
- Compliance linked to employee remuneration
 - Dedicated help desks, focal points, ombudsman, hotlines
 - Disciplinary actions in case of breach, i.e. warning, dismissal, zero tolerance policy
 - Employee performance appraisal systems integrate compliance with codes of conduct
 - Investment due diligence process
 - Responsibilities, accountabilities and reporting lines are systematically defined in all divisions and group companies
 - Training related to governance risks for employees (multiple answers possible)
 - Regular follow-ups
 - When an employee joins the organization
 - Whistle-blower mechanism
 - Other
- No
- Not applicable

RISK MANAGEMENT

Risk Assessments

RM3.1

Max. score 0.25

Social risk assessments

Has the entity performed social risk assessments within the last three years?

- Yes
- Select all issues included (multiple answers possible)
- Child labor

- Community development
- Controversies linked to social enterprise partnering
- Customer satisfaction
- Employee engagement
- Employee health & well-being
- Forced or compulsory labor
- Freedom of association
- Health and safety: community
- Health and safety: contractors
- Health and safety: employees
- Health and safety: tenants/customers
- Health and safety: supply chain (beyond tier 1 suppliers and contractors)
- Human rights
- Diversity, Equity, and Inclusion
- Labor standards and working conditions
- Stakeholder relations
- Other

No

RM3.2

Max. score 0.25

Governance risk assessments

Has the entity performed governance risk assessments within the last three years?

Yes

Select all issues included (multiple answers possible)

- Bribery and corruption
- Cybersecurity
- Data protection and privacy
- Executive compensation
- Fiduciary duty
- Fraud
- Political contributions
- Shareholder rights
- Other

No

RM4

Max. score 0.75

ESG due diligence for new acquisitions

Does the entity perform asset-level environmental and/or social risk assessments as a standard part of its due diligence process for new acquisitions?

Yes

Select all issues included (multiple answers possible)

- Biodiversity and habitat
- Building safety
- Climate/Climate change adaptation
- Compliance with regulatory requirements
- Contaminated land
- Energy efficiency
- Energy supply
- Flooding
- GHG emissions
- Health and well-being
- Indoor environmental quality
- Natural hazards
- Socio-economic
- Transportation
- Waste management
- Water efficiency
- Water supply
- Other

- No
 Not applicable

RISK MANAGEMENT

Climate-related Risk Management

RM5

Resilience of strategy to climate-related risks

Does the entity's strategy incorporate resilience to climate-related risks?

- Yes

Describe the resilience of the organization's strategy

The Nominating and Corporate Governance Committee ("Governance Committee") of the Board has oversight of ESG issues, including climate and resilience-related issues, and is supported by a cross-functional management-level ESG committee that meets regularly to discuss initiatives, track progress and report back to the Governance Committee. Our Capital Asset Management team conducts regular site inspections of properties within our boundary to assess short-term and long-term risks and opportunities and report findings to senior management to develop mitigation strategy, policy and protocols. We also undertake an annual portfolio-wide physical climate-risk assessment, including in 2022, as detailed on pages 13-14 of our 2022 ESG Report (previously linked for GRESB), in partnership with Moody's (formerly Four Twenty Seven), an independent third-party provider, which initializes their baseline using the period of 1975-2005 as a historical benchmark, and project future states in 2030-2040 under the "Business as Usual" worst case scenario (RCP 8.5). Finally, our Risk Management team considers transition and physical climate risks, including to with property brokers and insurance carriers to (1) develop recommendations and make necessary physical changes to properties based on annual physical loss control inspections, and (2) ensure adequate insurance coverage to mitigate financial losses. We also review transition risks under the CRREM pathway to determine whether we have stranded assets.

Does the process of evaluating the resilience of the entity's strategy involve the use of scenario analysis?

- Yes

Select the scenarios that are used (multiple answers possible)

 Transition scenarios

- CRREM 2C
 CRREM 1.5C
 IEA SDS
 IEA B2DS
 IEA NZE2050
 IPR FPS
 NGFS Current Policies
 NGFS Nationally determined contributions
 NGFS Immediate 2C scenario with CDR
 NGFS Immediate 2C scenario with limited CDR
 NGFS Immediate 1.5C scenario with CDR
 NGFS Delayed 2C scenario with limited CDR
 NGFS Delayed 2C scenario with CDR
 NGFS Immediate 1.5C scenario with limited CDR
 SBTi
 TPI
 Other

 Physical scenarios

- RCP2.6
 RCP4.5
 RCP6.0
 RCP8.5
 Other

- No

- No

Provide additional context for the answer provided (not validated, for reporting purposes only)

In 2019, we adopted long-term science-based GHG emissions reduction targets validated by SBTi to reduce Scope 1 & 2 emissions by 37.5% by 2033 (against a 2018 baseline) and Scope 3 by 18.5% (against a 2018 baseline). This aligns with "well below 2 degree Celsius" scenario planning. Our GHG emissions reductions projects contemplate this

scenario planning as we work toward the transition to a carbon neutral economy. We also undertook a portfolio-wide physical climate-risk assessment in 2022 in partnership with Moody's (formerly Four Twenty Seven) (now owned by S&P Global), an independent third-party provider, which initializes their baseline using the period of 1975-2005 as a historical benchmark, and project future states in 2030-2040 under the "Business as Usual" worst case scenario [RCP 8.5]. We also review the CRREM 1.5C pathway report provided via GRESB to review potentially stranded assets.

RM6.1

Max. score 0.5

Transition risk identification

Does the entity have a systematic process for identifying transition risks that could have a material financial impact on the entity?

Yes

Select the elements covered in the risk identification process (multiple answers possible)

Policy and legal

Has the process identified any risks in this area?

Yes

Select the risk(s) to which the entity is exposed (multiple answers possible)

- Increasing price of GHG emissions
- Enhancing emissions-reporting obligations
- Mandates on and regulation of existing products and services
- Exposure to litigation
- Other

No

- Technology
- Market
- Reputation

Has the process identified any risks in this area?

Yes

Select the risk(s) to which the entity is exposed (multiple answers possible)

- Shifts in consumer preferences
- Stigmatization of sector
- Increased stakeholder concern or negative stakeholder feedback
- Other

No

Provide applicable evidence

Provide hyperlink

<https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf>

<https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf>

Indicate where the relevant information can be found

Pages 12-14 (detailing physical and transition climate risks and process for identifying/prioritizing them)

Provide hyperlink

https://www.sec.gov/Archives/edgar/data/765880/000130817923000243/peak_courtesy-pdf.pdf

https://www.sec.gov/Archives/edgar/data/765880/000130817923000243/peak_courtesy-pdf.pdf

Indicate where the relevant information can be found

Page 26

Describe the entity's processes for prioritizing transition risks

Our Board oversees a risk management process that is intended to support achievement of our strategic and business objectives. Working with management, our Board proactively analyzes the risks that may adversely affect our business, operations or financial condition, including climate-related transition risks. Management utilizes an ongoing assessment process that identifies material risks and implements management and mitigation strategies, reporting to and working with the Board and its committees. Our formal Enterprise Risk Management program identifies, assesses, evaluates, responds to and monitors the risks identified by management's various subject matter experts across the Company, including our ESG, finance, tax, legal, operations, internal audit and business segment teams. For example, the ESG team

reviews near-term potentially stranded assets, or building performance standards applicable to the portfolio.

After determining transition risks that could have a material business, operational or financial impact, management models the potential impact using a scorecard/heat map, in addition to analyzing trends of increasing or decreasing importance. Using this methodology under our Enterprise Risk Management system, we prioritize transition risks to address with the management team or Board, as appropriate. Our Board and its committees receive reports from and engage with management regarding these risks, their potential impacts and the steps management has taken to monitor and mitigate these risks, making determinations on any action warranted, including on prioritized risks. These risks include short-, intermediate- and long-term risks, as well as both existing risks and emerging risks. Our Board's oversight standards apply regardless of the immediacy of the risk assessed.

No

Provide additional context for the answer provided (not validated, for reporting purposes only)

RM6.2

Max. score 0.5

Transition risk impact assessment

Does the entity have a systematic process to assess the material financial impact of transition risks on the business and/or financial planning of the entity?

Yes

Select the elements covered in the impact assessment process (multiple answers possible)

Policy and legal

Has the process concluded that there were any material impacts to the entity in this area?

Yes

No

Technology

Market

Reputation

Has the process concluded that there were any material impacts to the entity in this area?

Yes

No

Provide applicable evidence

Provide hyperlink

<https://www.healthpeak.com/app/uploads/2022/08/CDP-Climate-Change-Questionnaire-2021-Reporting-Year.pdf>

<https://www.healthpeak.com/app/uploads/2022/08/CDP-Climate-Change-Questionnaire-2021-Reporting-Year.pdf>

Indicate where the relevant information can be found

2022 CDP Submission, pages 15-31. Note that while material physical climate risk impact was assessed and disclosed, the transition risk impact was not deemed to have a material financial impact to the company at this time.

Describe how the entity's processes for identifying, assessing, and managing transition risks are integrated into its overall risk management

Our Board oversees a risk management process that is intended to support achievement of our strategic and business objectives. Working with management, our Board proactively analyzes the risks that may adversely affect our business, operations or financial condition, including climate-related transition risks. Management utilizes an ongoing assessment process that identifies material risks and implements management and mitigation strategies, reporting to and working with the Board and its committees. Our formal Enterprise Risk Management program identifies, assesses, evaluates, responds to and monitors the risks identified by management's various subject matter experts across the Company, including our finance, tax, legal, operations, internal audit and business segment teams.

After determining risks that could have a material business, operational or financial impact, management models the potential impact using a scorecard/heat map, in addition to analyzing trends of increasing or decreasing importance. Using this methodology under our Enterprise Risk Management system, we prioritize transition risks to address with the management team or Board, as appropriate. Our Board and its committees receive reports from and engage with management regarding these risks, their potential impacts and the steps management has taken to monitor and mitigate these risks, making determinations on any action warranted, including on prioritized risks. These risks include short-, intermediate- and long-term risks, as well as both existing risks and emerging risks. Our Board's oversight standards apply regardless of the immediacy of the risk assessed.

No

Provide additional context for the answer provided (not validated, for reporting purposes only)

RM6.3

Max. score 0.5

Physical risk identification

Does the entity have a systematic process for identifying physical risks that could have a material financial impact on the entity?

 Yes

Select the elements covered in the risk identification process (multiple answers possible)

 Acute hazards

Has the process identified any acute hazards to which the entity is exposed?

 Yes

Indicate to what factor(s) the entity is exposed (multiple answers possible)

- Extratropical storm
- Flash flood
- Hail
- River flood
- Storm surge
- Tropical cyclone
- Other

Other selected. Please describe

Earthquakes

 No Chronic stressors

Has the process identified any chronic stressors to which the entity is exposed?

 Yes

Indicate to what factor(s) the entity is exposed (multiple answers possible)

- Drought stress
- Fire weather stress
- Heat stress
- Precipitation stress
- Rising mean temperatures
- Rising sea levels
- Other

 No

Provide applicable evidence

Provide hyperlink

<https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf><https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf>

Indicate where the relevant information can be found

Pages 13-14 of the 2022 ESG Report

Describe the entity's processes of prioritizing physical risks

The "Climate Risk" table summarized in the 2022 ESG Report outlines relevant climate risks identified as a part of our ongoing risk assessment process. For the purpose of assessing physical risks, we conduct an annual (or more frequent) physical climate risk assessment through our environmental data management system (Measurabl), which uses the Moody's Physical Climate Risk Assessment (formerly Four Twenty Seven), a proprietary third-party scenario analysis aligned with the IPCC Representative Concentration Pathway (RCP) 8.5 scenario, a "worst-case," high GHG concentration pathway assuming a 4°C mean global temperature increase over the next 20-30 years. Business or financial risks listed in the table below are based on our internal assessment. Using this platform via Measurabl, we are able to pull up real time data for any property in our portfolio and drill down to specific acute or chronic physical climate risks. The RCP 8.5 methodology provides a Low - Medium - High risk scoring methodology, which helps us prioritize assets in "High" risk areas that might require mitigation. Taking proactive steps to mitigate the impact of climate change on our portfolio will present us with competitive opportunities relative to our peers.

 No

Provide additional context for the answer provided (not validated, for reporting purposes only)

RM6.4

Max. score 0.5

Physical risk impact assessment

Does the entity have a systematic process for the assessment of material financial impact from physical climate risks on the business and/or financial planning of the entity?

 Yes

Select the elements covered in the impact assessment process (multiple answers possible)

 Direct impacts

Has the process concluded that there are material impacts to the entity?

 Yes

Indicate which impacts are deemed material to the entity (multiple answers possible)

 Increased capital costs Other No Indirect impacts

Has the process concluded that there are material impacts to the entity?

 Yes

Indicate which impacts are deemed material to the entity (multiple answers possible)

 Increased insurance premiums and potential for reduced availability of insurance on assets in "high-risk" locations Increased operating costs Reduced revenue and higher costs from negative impacts on workforce Reduced revenue from decreased production capacity Reduced revenues from lower sales/output Write-offs and early retirement of existing assets Other No

Provide applicable evidence

Provide hyperlink

<https://www.healthpeak.com/app/uploads/2022/08/CDP-Climate-Change-Questionnaire-2021-Reporting-Year.pdf><https://www.healthpeak.com/app/uploads/2022/08/CDP-Climate-Change-Questionnaire-2021-Reporting-Year.pdf>

Indicate where the relevant information can be found

2022 CDP Submission, pages 15-31.

Describe how the entity's processes for identifying, assessing, and managing physical risks are integrated into its overall risk management

Our Board oversees a risk management process that is intended to support achievement of our strategic and business objectives. Working with management, our Board proactively analyzes physical risks that may adversely affect our business, operations or financial condition. Management utilizes an ongoing assessment process that identifies material risks and implements management and mitigation strategies, reporting to/working with the Board. Our formal Enterprise Risk Management program identifies, assesses, evaluates, responds to and monitors the risks identified by management's various subject matter experts across the Company, including our ESG, risk management, finance, tax, legal, operations, internal audit and business segment teams. For example, the ESG and Risk Management teams review properties rated as "higher" risk for acute or chronic physical climate risk and tailor actions for each property, including insurance to protect against losses.

After determining risks that could have a material business, operational or financial impact, management models the potential impact using a scorecard/heat map, in addition to analyzing trends of increasing or decreasing importance. Under our Enterprise Risk Management system, we prioritize physical risks to address with the management team or Board. Our Board receives reports from management regarding these risks, potential impacts and steps taken to mitigate risks and make determinations on action warranted, including prioritized risks. Risks include short-, intermediate- and long-term risks, and both existing and emerging risks. We work with insurance carriers to (1) make necessary physical changes to properties based on annual physical loss control inspections, and (2) ensure adequate insurance to mitigate financial losses.

 No

Provide additional context for the answer provided (not validated, for reporting purposes only)

STAKEHOLDER ENGAGEMENT

Employees

SE1

Max. score 1

Employee training

Does the entity provide training and development for employees?

 Yes

Percentage of employees who received professional training during the reporting year

100

Percentage of employees who received ESG-specific training during the reporting year

100

ESG-specific training focuses on (multiple answers possible):

- Environmental issues
- Social issues
- Governance issues

 No

SE2.1

Max. score 1

Employee satisfaction survey

Has the entity undertaken an employee satisfaction survey within the last three years?

 Yes

The survey is undertaken (multiple answers possible)

- Internally
- By an independent third party

Percentage of employees covered

100

Survey response rate

90

The survey includes quantitative metrics

 Yes

Metrics include

- Net Promoter Score
- Overall satisfaction score
- Other

 No

Provide applicable evidence

[SE2.1 GRESB - Compiled Documentation.pdf](#)

Indicate where in the evidence the relevant information can be found

See entire document and Evidence Cover Page, including:

- PAGE 2: Email sent to all employees (100%) to participate in Employee Survey
- PAGE 4: - Participation: 90% - "90% of the PEAK Team shared their voice"
- Engagement: 86% - "employee engagement...86%"
- Satisfaction: 93% - "93% of employees are happy"
- PAGE 6: - Employee satisfaction: Year over year trend for the question "I am happy working at Healthpeak Properties" with a score of 93% for PEAK (Healthpeak) for 2022
- Net promoter score: Year over year trend for the question "Would recommend Healthpeak Properties as a great place to work", which is rated on a scale of 1 (Strongly Disagree) to 5 (Strongly Agree) by employees and scored 92% in 2022 for PEAK (Healthpeak).
- Page 8: See entire page, which shows anonymized raw data of Healthpeak's employee survey on the questions: - "I am happy working at Healthpeak Properties" with a score of 93% for 2022; "Would recommend Healthpeak Properties as a great place to work" with a score of 92% for 2022.

 Show investors No

SE2.2

Max. score 1

Employee engagement program

Does the entity have a program in place to improve its employee satisfaction based on the outcomes of the survey referred to in SE2.1?

 Yes

Select all applicable options (multiple answers possible)

- Planning and preparation for engagement
- Development of action plan
- Implementation
- Training
- Program review and evaluation
- Feedback sessions with c-suite level staff
- Feedback sessions with separate teams/departments
- Focus groups
- Other

 No Not applicable

SE3.1

Max. score 0.75

Employee health & well-being program

Does the entity have a program in place for promoting health & well-being of employees?

 Yes

The program includes (multiple answers possible):

- Needs assessment
- Goal setting
- Action
- Monitoring

 No

SE3.2

Max. score 1.25

Employee health & well-being measures

Does the entity take measures to incorporate the health & well-being program for employees described in SE3.1?

 Yes

Select all applicable options (multiple answers possible)

- Needs assessment

The entity monitors employee health and well-being needs through (multiple answers possible):

- Employee surveys on health and well-being
Percentage of employees

- Physical and/or mental health checks
Percentage of employees

 Other

- Creation of goals to address:

- Mental health and well-being
- Physical health and well-being
- Social health and well-being

 Other

- Action to promote health through:
 - Acoustic comfort
 - Biophilic design
 - Childcare facilities contributions
 - Flexible working hours
 - Healthy eating
 - Humidity
 - Illumination
 - Inclusive design
 - Indoor air quality
 - Lighting controls and/or daylight
 - Noise control
 - Paid maternity leave in excess of legally required minimum
 - Paid paternity leave in excess of legally required minimum
 - Physical activity
 - Physical and/or mental healthcare access
 - Social interaction and connection
 - Thermal comfort
 - Water quality
 - Working from home arrangements
 - Other
- Monitor outcomes by tracking:
 - Environmental quality
 - Population experience and opinions
 - Program performance
 - Other

- No
- Not applicable

SE4 ⊙ Max. score 0.5

Employee safety indicators

Has the entity monitored conditions for and / or tracked indicators of employee safety during the last three years?

- Yes

Select all applicable options (multiple answers possible)

- Work station and/or workplace checks
 - Percentage of employees
 -
- Absentee rate
 -
- Injury rate
 -
- Lost day rate
 -
- Other metrics

Explain the employee occupational safety indicators calculation method (maximum 250 words)

- Absentee Rate: Total number of days of absenteeism divided by the total number of workdays, based on number of employees.
- Lost Time Injury Frequency: As reported in our DJSI response, we calculate this rate as lost-time injuries per 1 million hours worked.
- Injury rate: In our GRI report, we calculate the number of affected employees.

- No

SE5

Max. score 0.5

Diversity, Equity, and Inclusion (DEI)

Does the entity monitor DEI metrics?

 Yes Diversity of the entity's governance bodies

Select all diversity metrics (multiple answers possible)

 Age group distribution Board tenure Gender pay gap Gender ratio

Percentage of personnel that identify as:

Women

Men

 International background Racial diversity Socioeconomic background Diversity of the organization's employees

Select all diversity metrics (multiple answers possible)

 Age group distribution

Percentage of personnel that are:

Under 30 years old

Between 30 and 50 years old

Over 50 years old

 Gender pay gap Gender ratio

Percentage of personnel that are:

Women

Men

 International background Racial diversity Socioeconomic background

Provide additional context for the response (maximum 250 words)

The company's Board of Directors has oversight over diversity and human capital initiatives for our governance bodies (the Board of Directors and its committees), as well as the organization's employees.

- The Board of Directors amended our Nominating and Corporate Governance Committee Charter to formalize our Board's commitment to identifying diverse director candidates, noting in the Charter: "the Committee shall strive to identify such candidates that create diversity in its broadest sense, including, but not limited to, profession, skills, perspective, race, gender, ethnicity and experience in the Board as a whole."
- The Board of Directors adopted a mandatory director retirement policy with a 15-year term limit to ensure Board refreshment and diversity of skills, opinions and experience on the Board.
- The Board of Directors amended the Compensation and Human Capital Committee Charter and formally renamed the Committee to reflect the Board's oversight over human capital matters, including diversity of the company's employees. The Charter specifically provides: "The purpose of the Compensation and Human Capital Committee (the "Committee") of the Board of the Company is... [D] to oversee the Company's human capital programs and policies, including with respect to management development, succession planning and diversity and inclusion initiatives... The Committee shall periodically review human capital matters with respect to the Company, which may include but is not limited to the Company's demographics, diversity and inclusion initiatives, employee retention and employee compensation practices."
- Management provides quarterly updates to the Board on workforce diversity goals, strategy, initiatives and results.

Provide applicable evidence

Provide hyperlink

<https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf><https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf>

Indicate where the relevant information can be found

See 2022 ESG Report - with respect to the organization's employees for the 2022 reporting year:

- Page 26: Employee gender ratio
- Page 26: Employee age group distribution
- Page 26: Employee racial diversity/ethnicity data
- Page 37: Gender Diversity, Racial Diversity, Age Distribution of governing body (Board)
- Page 47: Gender pay gap: Pay ratio by employee category (men/women base salary)
- Pages 26, 46-47: Gender, Age and Race distribution of employees (personnel)

Provide hyperlink

https://www.sec.gov/Archives/edgar/data/765880/000130817923000243/peak_courtesy-pdf.pdfhttps://www.sec.gov/Archives/edgar/data/765880/000130817923000243/peak_courtesy-pdf.pdf

Indicate where the relevant information can be found

See 2023 Proxy Statement (reflecting 2022 data and applicable for the 2022 reporting year) - with respect to the Company's governing body (Board of Directors):

- p. 9 (top of page): Reflecting Board of Directors racial diversity, including identifying diverse directors, gender ratio, and Board age distribution
- Pages 9, 23: Reflecting average Board member tenure of 7 years

 No

STAKEHOLDER ENGAGEMENT

Suppliers

SE6

⊙ Max. score 1.5

Supply chain engagement program

Does the entity include ESG-specific requirements in its procurement processes?

 Yes

Select elements of the supply chain engagement program (multiple answers possible)

- Developing or applying ESG policies
- Planning and preparation for engagement
- Development of action plan
- Implementation of engagement plan
- Training
- Program review and evaluation
- Feedback sessions with stakeholders
- Other

Select all topics included (multiple answers possible)

- Business ethics
- Child labor
- Environmental process standards
- Environmental product standards
- Health and safety: employees
- Health and well-being
- Human health-based product standards
- Human rights
- Labor standards and working conditions
- Other

Select the external parties to whom the requirements apply (multiple answers possible)

- Contractors
- Suppliers
- Supply chain (beyond 1 tier suppliers and contractors)
- Other

 No

SE7.1

Max. score 1

Monitoring property/asset managers

Does the entity monitor property/asset managers' compliance with the ESG-specific requirements in place for this entity?

 Yes

The entity monitors compliance of:

- Internal property/asset managers
- External property/asset managers
- Both internal and external property/asset managers

Select all methods used (multiple answers possible)

- Checks performed by independent third party
- Property/asset manager ESG training
- Property/asset manager self-assessments
- Regular meetings and/or checks performed by the entity's employees
- Require external property/asset managers' alignment with a professional standard
- Other

 No Not applicable

SE7.2

Max. score 1

Monitoring external suppliers/service providers

Does the entity monitor other direct external suppliers' and/or service providers' compliance with the ESG-specific requirements in place for this entity?

 Yes

Select all methods used (multiple answers possible)

- Checks performed by an independent third party
- Regular meetings and/or checks performed by external property/asset managers
- Regular meetings and/or checks performed by the entity's employees
- Require supplier/service providers' alignment with a professional standard
- Supplier/service provider ESG training
- Supplier/service provider self-assessments
- Other

 No Not applicable

SE8

Max. score 0.5

Stakeholder grievance process

Is there a formal process for stakeholders to communicate grievances?

 Yes

Select all characteristics applicable to the process (multiple answers possible)

- Accessible and easy to understand
- Anonymous
- Dialogue based
- Equitable & rights compatible
- Improvement based
- Legitimate & safe
- Predictable
- Prohibitive against retaliation
- Transparent
- Other

Which stakeholders does the process apply to? (multiple answers possible)

- Contractors
- Suppliers

Entity & Reporting Characteristics - Entity Characteristics

- Supply chain (beyond tier 1 suppliers and contractors)
- Clients/Customers
- Community/Public
- Employees
- Investors/Shareholders
- Regulators/Government
- Special interest groups (NGO's, Trade Unions, etc)
- Other

No

REPORTING CHARACTERISTICS

Reporting Characteristics

R1.1

The entity's standing investments portfolio during the reporting year

The indicator below is automatically populated once participants have aggregated their asset level data with the information provided through the reporting entity's GRESB Asset Portal. Participants can access the Asset Portal via the Assessment Portal menu, section Asset Portal.

Property type	Number of Assets	Floor Area (sq. ft.)	% GAV
Healthcare: Other	19	1837321.61	5
Healthcare: Senior Homes	15	9252991.0	13
Office: Medical Office	293	22886171.23	34
Technology/Science: Laboratory/Life Sciences	138	10741726.55	48
Total	465	44718210.39	100.0

Note: This table is generated by GRESB and represents an aggregation of the data provided at the asset level. It is provided for review purposes and defines the scope of your 2023 GRESB Performance Component submission. It should reflect the total standing investments portfolio and exclude any development and/or major renovation projects, exclude vacant land, cash or other non real estate assets owned by the entity. You are not able to amend information in this table, with the exception of "% GAV" (this is because GAV is an optional field at asset level and cannot be used for aggregation). Please note that % GAV is used for entity and peer group classification and should accurately reflect the composition of the portfolio.

Provide applicable evidence

[HealthpeakR1.1 2022 Reporting Year.pdf](#)

Indicate where in the evidence the relevant information can be found

See entire document.

Show investors

Provide additional context on how the uploaded evidence supports the entity's reporting boundaries and portfolio composition in R1.1 (maximum 1000 words).

The above GAV % breakdown is based on Healthpeak's standing investments.

R1.2

Countries/states included in the entity's standing investments portfolio

The indicator below is automatically populated once participants have aggregated their asset level data with the information provided through the reporting entity's GRESB Asset Portal. Participants can access the Asset Portal via the Assessment Portal menu, section Asset Portal.

Country	% GAV
United States of America	100

RISK ASSESSMENT

Risk Assessments

RA1

Max. score 3

Risk assessments performed on standing investments portfolio

Has the entity performed asset-level environmental and/or social risk assessments of its standing investments during the last three years?

 Yes

Select all issues included (multiple answers possible)

- Biodiversity and habitat
- Building safety and materials
Percentage of portfolio covered
- Climate/climate change adaptation
Percentage of portfolio covered
- Contaminated land
Percentage of portfolio covered
- Energy efficiency
Percentage of portfolio covered
- Energy supply
Percentage of portfolio covered
- Flooding
Percentage of portfolio covered
- GHG emissions
Percentage of portfolio covered
- Health and well-being
Percentage of portfolio covered
- Indoor environmental quality
Percentage of portfolio covered
- Natural hazards
Percentage of portfolio covered
- Regulatory
Percentage of portfolio covered
- Resilience
Percentage of portfolio covered
- Socio-economic
Percentage of portfolio covered

- Transportation
Percentage of portfolio covered
- Waste management
Percentage of portfolio covered
- Water efficiency
Percentage of portfolio covered
- Water supply
Percentage of portfolio covered
- Other

The risk assessment is aligned with a third-party standard

- Yes
 - ISO 31000
 - Other
- No

Describe how the outcomes of the ESG risk assessments are used in order to mitigate the selected risks (maximum 250 words)

• Risk Exposure Methodology. Risks are identified by business segments leaders and executive management through facilitated discussions with our Internal Audit team (IA), as well as through a third-party physical climate risk and resilience assessment for each property in our portfolio. Our main environmental risks are defined as those that could adversely affect our strategic, operational, reporting and compliance objectives. These identified risks are then evaluated in the Property Condition Assessment (PCA).

• Level of Implementation. Parties included in the PCA: Healthpeak staff engineers, property operators, risk management.

• Risk Mitigation. Data is collected during the PCA from facility tours, interviews with property operators and engineering staff, environmental systems evaluations and third-party physical climate risk assessment. The data is input into our PCA Report System database for monitoring and used to determine risk mitigation activities. For example, if inadequate flood insurance is an identified risk, we endeavor to mitigate the cause of the risk (i.e., failure to reassess and supplement insurance policy regularly despite the reoccurrence of extreme weather events such as an active hurricane season) through change in internal policy (e.g., mandatory annual insurance reassessments in the context of extreme weather predictions), as well as to mitigate effects of the risk (i.e., monetary damage to property exceeds insurance coverage) through viable meaningful actions (e.g., purchasing additional insurance in consideration of active hurricane season research/ statistics).

• Follow-up. If an identified risk occurs, it will be reassessed and reviewed by our business leaders and IA for additional mitigation steps and prioritized

No

RA2 Max. score 3

Technical building assessments

Technical building assessments performed during the last three years

The indicator below is automatically populated once participants have aggregated their asset level data with the information provided through the reporting entity's GRESB Asset Portal. Participants can access the Asset Portal via the Assessment Portal menu, section Asset Portal.

Topic	Number of assets	% of portfolio covered
Energy	153	34.5114
Water	153	34.5114
Waste	153	34.5114

RISK ASSESSMENT

Efficiency Measures

RA3

Max. score 1.5

Energy efficiency measures

Energy efficiency measures implemented in the last three years

The indicator below is automatically populated once participants have aggregated their asset level data with the information provided through the reporting entity's GRESB Asset Portal. Participants can access the Asset Portal via the Assessment Portal menu, section Asset Portal.

Energy efficiency measures	Number of assets	% of portfolio covered
Automatic meter readings (AMR)		
Automation system upgrades / replacements	16	4.01
Management systems upgrades / replacements	58	11.32
Installation of high-efficiency equipment and appliances	202	55.83
Installation of on-site renewable energy		
Occupier engagement / informational technologies	2	0.29
Smart grid / smart building technologies		
Systems commissioning or retro-commissioning	23	5.05
Wall / roof insulation	37	4.82
Window replacements	7	1.19

RA4

Max. score 1

Water efficiency measures

Water efficiency measures implemented in the last three years

The indicator below is automatically populated by GRESB based on information provided through the reporting entity's GRESB Asset Portal. Participants can access the Asset Portal via the Assessment Portal menu, section Asset Portal.

Water efficiency measures	Number of assets	% of portfolio covered
Automatic meter readings (AMR)		
Cooling tower		
Drip / smart irrigation	1	0.1
Drought tolerant / native landscaping	7	1.46
High efficiency / dry fixtures	50	10.03
Leak detection system		
Metering of water subsystems		
On-site waste water treatment		
Reuse of storm water and/or grey water		

RA5

Max. score 0.5

Waste management measures

Waste management measures implemented in the last three years

The indicator below is automatically populated by GRESB based on information provided through the reporting entity's GRESB Asset Portal. Participants can access the Asset Portal via the Assessment Portal menu, section Asset Portal.

Waste management measures	Number of assets	% of portfolio covered
Composting landscape and/or food waste	7	2.23
Ongoing waste performance monitoring		

Waste management measures	Number of assets	% of portfolio covered
Recycling	58	11.24
Waste stream management		
Waste stream audit		

TARGETS
Targets

T1.1 Max. score 2

Portfolio improvement targets

Has the entity set long-term performance improvement targets?

Yes

Area	Target type	Long-term target (%)	Baseline year	End year	Are these targets communicated externally?
Energy consumption	Like-for-Like	15	2020	2030	Yes
Renewable energy use	"	"	"	"	"
GHG emissions	Like-for-Like	37.5	2018	2033	Yes
Water consumption	Like-for-Like	10	2020	2030	Yes
Waste diverted from landfill	Like-for-Like	10	2020	2030	Yes
Building Certifications	"	"	"	"	"
Data Coverage	"	"	"	"	"
Recycling Increase	Like-for-Like	10	2020	2030	Yes

Explain the methodology used to establish the targets and communicate the anticipated pathways to achieve these targets (maximum 250 words)

1. Healthpeak has established long-term targets for energy consumption (15%), water consumption (10%), waste and recycling (10% for each metric), to be achieved by the end of 2030 against a 2020 baseline year.

2. Healthpeak also adopted long-term science-based GHG emissions reduction targets validated by Science Based Targets Initiatives. For scope 1 and 2 emissions, the target is a reduction of absolute emissions 37.5% by 2033 from a 2018 base year, and for Scope 3, the reduction target is 18.5% by 2033 from a 2018 base year. The science-based targets meet the well below 2 C pathway under the Absolute Contraction approach of the Science Based Targets Initiative. The above targets will be achieved via sustainability projects undertaken across the Healthpeak portfolio such as Lighting Retrofits, Energy Efficient HVAC Systems, "Smart Building" Technology, Solar Panels and other renewable energy initiatives. Healthpeak also targets LEED Gold building certifications for 100% of new Life Science development. These goals are externally communicated in our 2022 ESG Report: <https://www.healthpeak.com/esg/>

No

T1.2

Net Zero Targets

Has the entity set GHG reduction targets aligned with Net Zero?

- Yes
- No
- Not applicable

TENANTS AND COMMUNITY

Tenants/Occupiers

TC1

Max. score 1

Tenant engagement program

Does the entity have a tenant engagement program in place that includes ESG-specific issues?

 Yes

Select all approaches to engage tenants (multiple answers possible)

 Building/asset communication Feedback sessions with individual tenants Provide tenants with feedback on energy/water consumption and waste Social media/online platform Tenant engagement meetings Tenant ESG guide Tenant ESG training Tenant events focused on increasing ESG awareness Other

Describe the tenant engagement program and methods used to improve tenant satisfaction (maximum 250 words)

Our engagement and satisfaction improvement program team reviews feedback received from our asset managers, property managers and tenants and prepares an implementation plan to incorporate the feedback as well as other improvements. The engagement program specifically addresses questions relating to ESG and sustainability initiatives that tenants would like to see or use most frequently, and initiatives are developed taking into account tenant feedback. For example, our property managers work directly with tenants on ESG-related programs and projects the tenant would like to see, such as as LED retrofits or recycling. In addition, we work with property managers and tenants on specific ESG-related training through events such as sector conferences, individual tenant meetings, as well as online through tenant portals that contain tenant guides and resources on sustainability initiatives.

 No

TC2.1

Max. score 1

Tenant satisfaction survey

Has the entity undertaken tenant satisfaction surveys within the last three years?

 Yes

The survey is undertaken (multiple answers possible)

 Internally By an independent third party

Percentage of tenants covered

Survey response rate

77

The survey includes quantitative metrics

 Yes

Metrics include

- Net Promoter Score
- Overall satisfaction score
- Satisfaction with communication
- Satisfaction with property management
- Satisfaction with responsiveness
- Understanding tenant needs
- Value for money
- Other

 No

Provide applicable evidence

[2022 Healthpeak Kingsley Overall Satisfaction & Response Rate.xlsx](#)

Indicate where in the evidence the relevant information can be found

Please see entire spreadsheet.
 - Overall satisfaction: Scores of 5 and 4 reflect satisfaction
 - Response rates: showing 77% response rate

 Show investors[TC2.1 Compiled.pdf](#)

Indicate where in the evidence the relevant information can be found

See Evidence Cover sheet and entire document. If a password is required to access the document, it is "healthpeak2022" (without quotation marks). Please note the percentage of tenants covered includes traditional tenants in the Outpatient Medical sector but excludes individual residents in our Senior Housing sector.

 Show investors No

TC2.2

 Max. score 1

Program to improve tenant satisfaction

Does the entity have a program in place to improve tenant satisfaction based on the outcomes of the survey referred to in TC2.1?

 Yes

Select all applicable options (multiple answers possible)

- Development of an asset-specific action plan
- Feedback sessions with asset/property managers
- Feedback sessions with individual tenants
- Other

Describe the tenant satisfaction improvement program (maximum 250 words)

Our 2022 tenant satisfaction survey was delivered via a web based methodology to over 1,500 Outpatient Medical tenants and we achieved a response rate of 77%. The survey included several questions related to sustainability and green initiatives/projects, such as HVAC upgrades including tenant satisfaction with our commitment to sustainability, their likelihood of participating in various programs, how various initiatives would influence their rental decision and the importance of sustainability to their employees and customers. Our satisfaction improvement program team reviews feedback received from our property managers and tenants and prepares an implementation plan to incorporate the feedback as well as other improvements.

 No Not applicable

TC3

Max. score 1.5

Fit-out & refurbishment program for tenants on ESG

Does the entity have a fit-out and refurbishment program in place for tenants that includes ESG-specific issues?

 Yes

Select all topics included (multiple answers possible)

 Fit-out and refurbishment assistance for meeting the minimum fit-out standards Tenant fit-out guides Minimum fit-out standards are prescribed Procurement assistance for tenants Other

Other selected. Please describe

Through our electronic tenant solutions online portal, sector conferences and other means, we actively encourage our tenants and property managers/operators to explore innovative sustainability technologies for energy, water and waste efficiency. We also share best practices through green tenant tips.

 No

TC4

Max. score 1.5

ESG-specific requirements in lease contracts (green leases)

Does the entity include ESG-specific requirements in its standard lease contracts?

 Yes

Select all topics included (multiple answers possible)

 Cooperation and works:

- Environmental initiatives
- Enabling upgrade works
- ESG management collaboration
- Premises design for performance
- Managing waste from works
- Social initiatives
- Other

 Management and consumption:

- Energy management
- Water management
- Waste management
- Indoor environmental quality management
- Sustainable procurement
- Sustainable utilities
- Sustainable transport
- Sustainable cleaning
- Other

 Reporting and standards:

- Information sharing
- Performance rating
- Design/development rating
- Performance standards

- Metering
- Comfort
- Other

Percentage lease contracts with an ESG clause (by floor area)

Percentage of contracts with ESG clause

100

No

TC5.1

⊙ Max. score 0.75

Tenant health & well-being program

Does the entity have a program for promoting health & wellbeing of tenants, customers, and local surrounding communities?

Yes

The program includes (multiple answers possible):

- Needs assessment
- Goal setting
- Action
- Monitoring

No

TC5.2

⊙ Max. score 1.25

Tenant health & well-being measures

Does the entity take measures to incorporate the health & well-being program for tenants and local communities described in TC5.1?

Yes

Select all applicable options (multiple answers possible)

- Needs assessment

The entity monitors tenant health and well-being needs through (multiple answers possible):

- Tenant survey
- Community engagement
- Use of secondary data
- Other

- Creation of goals to address:

- Mental health and well-being
- Physical health and well-being
- Social health and well-being
- Other

- Action to promote health through:

- Acoustic comfort
- Biophilic design
- Community development
- Physical activity
- Healthy eating
- Hosting health-related activities for surrounding community
- Improving infrastructure in areas surrounding assets
- Inclusive design
- Indoor air quality
- Lighting controls and/or daylight
- Physical and/or mental healthcare access
- Social interaction and connection
- Thermal comfort
- Urban regeneration
- Water quality
- Other activity in surrounding community
- Other building design and construction strategy

- Other building operations strategy
- Other programmatic intervention

- Monitor outcomes by tracking:
 - Environmental quality
 - Program performance
 - Population experience and opinions
 - Other

- No
- Not applicable

TENANTS AND COMMUNITY

Community

TC6.1

Max. score 2

Community engagement program

Does the entity have a community engagement program in place that includes ESG-specific issues?

- Yes

Select all topics included (multiple answers possible)

- Community health and well-being
- Effective communication and process to address community concerns
- Enhancement programs for public spaces
- Employment creation in local communities
- Research and network activities
- Resilience, including assistance or support in case of disaster
- Supporting charities and community groups
- ESG education program
- Other

Describe the community engagement program and the monitoring process (maximum 250 words)

Our Social Responsibility Committee drives engagement related to supporting charities and local community groups and is responsible for oversight of our charitable and volunteer activities. The Committee partners with organizations that share our desire to support research, education, and other activities related to healthcare (in line with our company's core business strategy) and emergency disaster relief (in line with our commitment to addressing climate risk). It also aims to support local community initiatives in the areas where our employees work and live by partnering with and donating to local organizations. In 2022, we donated over \$390,000 to entities aligned with the Committee's mission to support the advancement of health and well-being, healthcare, emergency disaster relief and educational support for underrepresented communities. The Committee engages local healthcare organizations that support or mission, and invites representatives to present and speak at meetings before a charitable contribution decision is made. As part of the monitoring process, the representative is asked to come back and provide an updated presentation to the Committee to show how the contributions were used and the progress made. Some recent examples include contributions to the Jesse Rees Foundation, which supports children battling cancer, directly aligning with our core business strategy focusing on healthcare; Helm's Hope, an organization providing community resources and education to screen for skin cancer, aligning with health and wellness; PENCIL, which provides educational opportunities and resources to underprivileged and underrepresented students in the community (aligning with social initiatives); and donations to diversity initiatives at universities.

- No

TC6.2

Max. score 1

Monitoring impact on community

Does the entity monitor its impact on the community?

- Yes

Select all topics included (multiple answers possible)

- Housing affordability
- Impact on crime levels
- Livability score
- Local income generated
- Local residents' well-being
- Walkability score
- Other

- No

ENERGY

Energy Consumption

EN1

Max. score 14

Energy consumption

The indicator below is automatically populated once participants have aggregated their asset level data with the information provided through the reporting entity's GRESB Asset Portal. Participants can access the Asset Portal via the Assessment Portal menu, section Asset Portal.

Healthcare: Other

Floor Areas	Floor Area (sq. ft.)
Whole Building	1837321.61
└ Landlord Controlled	1837321.61
└ Tenant Controlled	
Common Areas	
Shared Services	
Tenant Space	
└ Landlord Controlled	
└ Tenant Controlled	

Healthcare: Senior Homes

Floor Areas	Floor Area (sq. ft.)
Whole Building	9252991
└ Landlord Controlled	9252991
└ Tenant Controlled	
Common Areas	
Shared Services	
Tenant Space	
└ Landlord Controlled	
└ Tenant Controlled	

Office: Medical Office

Floor Areas	Floor Area (sq. ft.)
Whole Building	20279883.62
└ Landlord Controlled	13150250.09
└ Tenant Controlled	7129633.53
Common Areas	1016069.32
Shared Services	
Tenant Space	1590218.29
└ Landlord Controlled	0
└ Tenant Controlled	1590218.29

Technology/Science: Laboratory/Life Sciences

Floor Areas	Floor Area (sq. ft.)
Whole Building	9048467.05
└ Landlord Controlled	6316142.1
└ Tenant Controlled	2732324.95
Common Areas	131910.2

Floor Areas	Floor Area (sq. ft.)
Shared Services	
Tenant Space	1561349.3
┆ Landlord Controlled	0
┆ Tenant Controlled	1561349.3

The table above is automatically populated once participants have aggregated their asset level data with the information provided at the asset level by the GRESB participants through the GRESB Asset Spreadsheet. It displays the total area size reported in the Energy tab, split by floor area types. Those metrics are weighted by % of Ownership.

Total energy consumption of the portfolio

Healthcare: Other

			Absolute				Like-for-Like		
			2021	2022			2021	2022	
			Consumption (MWh)	Consumption (MWh)	Floor Area Covered (sq. ft.)	Maximum Floor Area (sq. ft.)	Consumption (MWh)	Consumption (MWh)	Floor Area Covered (sq. ft.)
Whole Building	Landlord Controlled	Fuels	9447.56	10419.68	1739218.13	1800586.37	9447.56	10419.52	1650944.2
		District Heating & Cooling							
		Electricity	15242.6	15873.62	1739218.13	1837321.61	15242.6	15091.66	1650944.2
	Tenant Controlled	Fuels							
		District Heating & Cooling							
		Electricity							
Sub-total			24690.16	26293.3	N/A	N/A	24690.16	25511.19	N/A
Base Building - Common Areas	Landlord Controlled	Fuels							
		District Heating & Cooling							
		Electricity							
Base Building - Shared Services	Landlord Controlled	Fuels							
		District Heating & Cooling							
		Electricity							
Tenant Spaces	Landlord Controlled	Fuels							
		District Heating & Cooling							
		Electricity							
	Tenant Controlled	Fuels							
		District Heating & Cooling							
		Electricity							
Sub-total			0.0	0.0	N/A	N/A	0.0	0.0	N/A
Outdoor / Exterior areas / Parking	Landlord Controlled	Fuels	0.0	0.0	N/A	N/A			N/A
		Electricity	0.0	0.0	N/A	N/A			N/A
	Tenant Controlled	Fuels	0.0	0.0	N/A	N/A			N/A
		Electricity	0.0	0.0	N/A	N/A			N/A
Total			24690.16	26293.3	N/A	N/A	24690.16	25511.19	N/A

Healthcare: Senior Homes

			Absolute				Like-for-Like		
			2021	2022		2021	2022		
			Consumption (MWh)	Consumption (MWh)	Floor Area Covered (sq. ft.)	Maximum Floor Area (sq. ft.)	Consumption (MWh)	Consumption (MWh)	Floor Area Covered (sq. ft.)
Whole Building	Landlord Controlled	Fuels	52233.71	50366.72	7829733	9252991	52233.71	50366.72	7829733
		District Heating & Cooling							
		Electricity	107828.71	100793.65	7829733	9252991	107828.71	100793.65	7829733
	Tenant Controlled	Fuels							
		District Heating & Cooling							
		Electricity							
Sub-total			160062.42	151160.36	N/A	N/A	160062.42	151160.36	N/A
Base Building - Common Areas	Landlord Controlled	Fuels							
		District Heating & Cooling							
		Electricity							
Base Building - Shared Services	Landlord Controlled	Fuels							
		District Heating & Cooling							
		Electricity							
Tenant Spaces	Landlord Controlled	Fuels							
		District Heating & Cooling							
		Electricity							
	Tenant Controlled	Fuels							
		District Heating & Cooling							
		Electricity							
Sub-total			0.0	0.0	N/A	N/A	0.0	0.0	N/A
Outdoor / Exterior areas / Parking	Landlord Controlled	Fuels	0.0	0.0	N/A	N/A	0.0	0.0	N/A
		Electricity	135.01	139.22	N/A	N/A	135.01	139.22	N/A
	Tenant Controlled	Fuels	0.0	0.0	N/A	N/A			N/A
		Electricity	0.0	0.0	N/A	N/A			N/A
Total			160197.43	151299.58	N/A	N/A	160197.43	151299.58	N/A

Office: Medical Office

			Absolute				Like-for-Like		
			2021	2022		2021	2022		
			Consumption (MWh)	Consumption (MWh)	Floor Area Covered (sq. ft.)	Maximum Floor Area (sq. ft.)	Consumption (MWh)	Consumption (MWh)	Floor Area Covered (sq. ft.)
Whole Building	Landlord Controlled	Fuels	67823.98	72404.53	7852295.47	8365613.47	65026.74	66144.31	7159906.47
		District Heating & Cooling	6274.13	10681.23	469930	642080	6274.13	6572.17	362849
		Electricity	250562.21	256278.45	12069799.55	13150250.09	227315.59	225186.36	10652761.8
	Tenant Controlled	Fuels	2170.75	8005.14	967979.96	968551.96			
		District Heating & Cooling	964.05	851.57	494036	494608	964.05	851.57	494036
		Electricity	11304.04	26144.06	1369271.44	7129633.53	6501.03	7320.89	609845.97
Sub-total			339099.16	374364.99	N/A	N/A	306081.54	306075.3	N/A
Base Building - Common Areas	Landlord Controlled	Fuels	10265.75	9730.35	527685.52	527685.52	4361.18	3833.93	397666.52
		District Heating &	873.3	1080.24	87099	87099	873.3	1080.24	87099

			Absolute				Like-for-Like		
			2021	2022			2021	2022	
			Consumption (MWh)	Consumption (MWh)	Floor Area Covered (sq. ft.)	Maximum Floor Area (sq. ft.)	Consumption (MWh)	Consumption (MWh)	Floor Area Covered (sq. ft.)
		Cooling							
		Electricity	31677.62	31392.42	1015767.52	1016069.32	25445.43	24951.93	878356.52
Base Building - Shared Services	Landlord Controlled	Fuels							
		District Heating & Cooling							
		Electricity							
Tenant Spaces	Landlord Controlled	Fuels							
		District Heating & Cooling							
		Electricity							
	Tenant Controlled	Fuels	2467.47	3837.98	29598	29598	2467.47	3837.98	29598
		District Heating & Cooling							
		Electricity	42.53	39.55	25901	1590218.29	42.53	39.55	25901
Sub-total			45326.67	46080.54	N/A	N/A	33189.91	33743.64	N/A
Outdoor / Exterior areas / Parking	Landlord Controlled	Fuels	0.0	0.0	N/A	N/A	0.0	0.0	N/A
		Electricity	29.07	27.4	N/A	N/A	29.07	27.4	N/A
	Tenant Controlled	Fuels	0.0	0.0	N/A	N/A			N/A
		Electricity	0.0	0.0	N/A	N/A			N/A
Total			384454.89	420472.93	N/A	N/A	339300.52	339846.34	N/A

Technology/Science: Laboratory/Life Sciences

			Absolute				Like-for-Like		
			2021	2022			2021	2022	
			Consumption (MWh)	Consumption (MWh)	Floor Area Covered (sq. ft.)	Maximum Floor Area (sq. ft.)	Consumption (MWh)	Consumption (MWh)	Floor Area Covered (sq. ft.)
Whole Building	Landlord Controlled	Fuels	103416.74	96505.8	4642944.76	4823241.76	80134.4	80439.95	3736445.17
		District Heating & Cooling							
		Electricity	106286.16	103380.84	4880743.1	6316142.1	86359.52	87494.04	3817167.74
	Tenant Controlled	Fuels	6870.57	8651.65	472349.95	472349.95	6870.57	7179.09	241299.9
		District Heating & Cooling							
		Electricity	8065.74	9843.83	513213.95	2732324.95	8012.84	8108.88	241299.9
Sub-total			224639.2	218382.13	N/A	N/A	181377.33	183221.97	N/A
Base Building - Common Areas	Landlord Controlled	Fuels	1134.81	2805.81	52146.7	52146.7	1134.81	1055.41	5342
		District Heating & Cooling							
		Electricity	74.18	2427.72	53300.7	131910.2	74.18	88.53	6496
Base Building - Shared Services	Landlord Controlled	Fuels							
		District Heating & Cooling							
		Electricity							
Tenant Spaces	Landlord Controlled	Fuels							
		District Heating & Cooling							
		Electricity							
	Tenant Controlled	Fuels	11414.62	7910.8	923358.4	1163156.4	8000.46	7472.76	830995
		District Heating &							

			Absolute				Like-for-Like		
			2021	2022			2021	2022	
			Consumption (MWh)	Consumption (MWh)	Floor Area Covered (sq. ft.)	Maximum Floor Area (sq. ft.)	Consumption (MWh)	Consumption (MWh)	Floor Area Covered (sq. ft.)
Cooling									
Electricity			17289.65	24705.38	961987	1561349.3	15214.79	23871.9	837525
Sub-total			29913.27	37849.72	N/A	N/A	24424.24	32488.6	N/A
Outdoor / Exterior areas / Parking	Landlord Controlled	Fuels	0.0	0.0	N/A	N/A	0.0	0.0	N/A
		Electricity	6191.78	3305.66	N/A	N/A	5061.39	3101.53	N/A
	Tenant Controlled	Fuels	0.0	0.0	N/A	N/A			N/A
		Electricity	0.0	0.0	N/A	N/A			N/A
Total			260744.25	259537.5	N/A	N/A	210862.96	218812.1	N/A

The table above is automatically populated once participants have aggregated their asset level data with the information provided at the asset level by the GRESB participants through the GRESB Asset Spreadsheet. It displays the aggregated Energy consumption values per property type, along with their related Floor Area Covered, Maximum Floor Areas and Like-for-like consumption changes [%]. Those metrics are weighted by % of Ownership.

Total data coverage of the portfolio

Healthcare: Other

	Data Coverage			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2022/2021 Aggregated LFL changes (%)	LFL data coverage (%)
Landlord Controlled	94.66	94.74	94.66	3.33	89.86
Tenant Controlled					

Healthcare: Senior Homes

	Data Coverage			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2022/2021 Aggregated LFL changes (%)	LFL data coverage (%)
Landlord Controlled	84.62	100	84.62	-5.55	84.62
Tenant Controlled					

Office: Medical Office

	Data Coverage			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2022/2021 Aggregated LFL changes (%)	LFL data coverage (%)
Landlord Controlled	92.06	97.28	91.92	-0.46	80.37
Tenant Controlled	16.17	12.77	15.67	20.8	5.57

Technology/Science: Laboratory/Life Sciences

	Data Coverage			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2022/2021 Aggregated LFL changes (%)	LFL data coverage (%)
Landlord Controlled	76.27	52.61	74.86	-0.34	59.56
Tenant Controlled	35.49	33.14	31.92	22.4	25.82

The table above is automatically populated once participants have aggregated their asset level data with the information provided at the asset level by the GRESB participants through the GRESB Asset Spreadsheet. It displays a summary of aggregated Data Coverages and Like-for-Like consumption changes per property type, split by Landlord Controlled and Tenant Controlled areas. Those metrics are weighted by % of Ownership. While "Area - Aggregated Data coverage" only accounts for the floor area size of assets when aggregating values, "Time - Aggregated Data coverage" accounts for the period of ownership. Consequently, "Area/Time - Aggregated Data coverage" aggregates both dimensions and is used for benchmarking purposes.

Renewable energy generated

Healthcare: Other

		2021		2022		
		Consumption (MWh)	% of total Consumption	Consumption (MWh)	% of total Consumption	2022/2021 change (%)
On-site	Generated and consumed by landlord	0.0	0	0.0	0	
	Generated and exported by landlord	0.0	0	0.0	0	
	Generated and consumed by third-party (or tenant)	0.0	0	0.0	0	
On-site - Sub-total		0.0	0.0	0.0	0.0	0.0
Off-site	Procured by Landlord	0.0	0	0.0	0	
	Procured by Tenant	0.0	0	0.0	0	
Off-site - Sub-total		0.0	0.0	0.0	0.0	0.0
Renewable Energy - Total		0.0	0.0	0.0	0.0	0.0

Healthcare: Senior Homes

		2021		2022		
		Consumption (MWh)	% of total Consumption	Consumption (MWh)	% of total Consumption	2022/2021 change (%)
On-site	Generated and consumed by landlord	0.0	0	0.0	0	
	Generated and exported by landlord	0.0	0	0.0	0	
	Generated and consumed by third-party (or tenant)	0.0	0	0.0	0	
On-site - Sub-total		0.0	0.0	0.0	0.0	0.0
Off-site	Procured by Landlord	0.0	0	0.0	0	
	Procured by Tenant	0.0	0	0.0	0	
Off-site - Sub-total		0.0	0.0	0.0	0.0	0.0
Renewable Energy - Total		0.0	0.0	0.0	0.0	0.0

Office: Medical Office

		2021		2022		
		Consumption (MWh)	% of total Consumption	Consumption (MWh)	% of total Consumption	2022/2021 change (%)
On-site	Generated and consumed by landlord	33.48	0.01	100.9	0.02	
	Generated and exported by landlord	0.04	0	0.05	0	
	Generated and consumed by third-party (or tenant)	0.0	0	0.0	0	
On-site - Sub-total		33.52	0.01	100.95	0.02	0.01
Off-site	Procured by Landlord	72787.55	18.93	73744.89	17.54	
	Procured by Tenant	0.0	0	0.0	0	
Off-site - Sub-total		72787.55	18.93	73744.89	17.54	-1.39
Renewable Energy - Total		72821.06	18.94	73845.84	17.56	-1.38

Technology/Science: Laboratory/Life Sciences

		2021		2022		
		Consumption (MWh)	% of total Consumption	Consumption (MWh)	% of total Consumption	2022/2021 change (%)
On-site	Generated and consumed by landlord	0.0	0	0.0	0	
	Generated and exported by landlord	0.0	0	0.0	0	
	Generated and consumed by third-party (or tenant)	0.0	0	0.0	0	
On-site - Sub-total		0.0	0.0	0.0	0.0	0.0
Off-site	Procured by Landlord	0.0	0	3.26	0.0	
	Procured by Tenant	0.0	0	0.0	0	
Off-site - Sub-total		0.0	0.0	3.26	0.0	0.0
Renewable Energy - Total		0.0	0.0	3.26	0.0	0.0

The table above is automatically populated once participants have aggregated their asset level data with the information provided at the asset level by the GRESB participants through the GRESB Asset Spreadsheet. It displays the aggregated Renewable Energy consumed/generated per property type, either on-site or off-site, as well as the Percentage of total Consumption by category. Those metrics are weighted by % of Ownership.

Provide additional context for the answer provided (not validated, for reporting purposes only)

Per our Rolling Base Year Methodology and operational boundary definition (which includes properties that we maintain or provide service to and/or for which we have the authority to implement operating policies and investment decisions) we do not calculate our energy, GHG, water and waste metrics based upon ownership percentage. Please refer to our 2022 ESG Report for more detail.

GHG

GHG Emissions

GHG emissions

Total GHG emissions of the portfolio

The indicator below is automatically populated once participants have aggregated their asset level data with the information provided through the reporting entity's GRESB Asset Portal. Participants can access the Asset Portal via the Assessment Portal menu, section Asset Portal.

Healthcare: Other

	Absolute				Like-for-Like			
	2021		2022		2021		2022	
	Emissions (tonnes)	Floor Area Covered (sq. ft.)	Emissions (tonnes)	Maximum Floor Area (sq. ft.)	Emissions (tonnes)	Floor Area Covered (sq. ft.)	Emissions (tonnes)	Floor Area Covered (sq. ft.)
Scope 1	1712	1739218.13	1915.86	1800586.37	1712	1888.13	1888.13	1650944.2
Scope 2	6075.6	1739218.13	6292.34	1837321.61	6075.6	6002.49	6002.49	1650944.2
Total Scope 1 & 2 GHG emissions	7787.6	N/A	8208.2	N/A	7787.6	7890.62	7890.62	N/A
Scope 3								
Scope 1	0	N/A	0	N/A	7787.6	7890.62	7890.62	N/A
Scope 2	0	N/A	0	N/A				N/A
Total Scope 1 & 2 GHG emissions	0.0	N/A	0.0	N/A	0.0	0.0	0.0	N/A
Scope 3								N/A
Total Scope 1 & 2 & 3 GHG emissions	0.0	N/A	0.0	N/A	0.0	0.0	0.0	N/A
GHG Offsets								N/A
Net GHG Emissions after offsets								N/A

Healthcare: Senior Homes

	Absolute				Like-for-Like			
	2021		2022		2021		2022	
	Emissions (tonnes)	Floor Area Covered (sq. ft.)	Emissions (tonnes)	Maximum Floor Area (sq. ft.)	Emissions (tonnes)	Floor Area Covered (sq. ft.)	Emissions (tonnes)	Floor Area Covered (sq. ft.)
Scope 1	9569.06	7829733	9216.99	9252991	9569.06	9216.99	9216.99	7829733
Scope 2	40554.46	7829733	37466.55	9252991	40554.46	37466.55	37466.55	7829733
Total Scope 1 & 2 GHG emissions	50123.52	N/A	46683.54	N/A	50123.52	46683.54	46683.54	N/A
Scope 3								
Total Scope 1 & 2 & 3 GHG emissions	50123.52	N/A	46683.54	N/A	50123.52	46683.54	46683.54	N/A
Scope 1	0	N/A	0	N/A	0	0	0	N/A
Scope 2	51.21	N/A	52.81	N/A	51.21	52.81	52.81	N/A

	Absolute				Like-for-Like			
	2021		2022		2021		2022	
	Emissions (tonnes)	Floor Area Covered (sq. ft.)	Emissions (tonnes)	Floor Area Covered (sq. ft.)	Emissions (tonnes)	Floor Area Covered (sq. ft.)	Emissions (tonnes)	Floor Area Covered (sq. ft.)
Total Scope 1&2 GHG emissions	45252.11	43841.16	N/A	N/A	35824.56	36159.31	N/A	N/A
Scope 3	9476.04	11511.65	1572274.15	4293674.25	8342.38	10421.07	1138380.9	
Total Scope 1&2&3 GHG emissions	54728.16	55352.81	N/A	N/A	44166.94	46580.38	N/A	N/A
Scope 1	0	0	N/A	N/A	0	0	N/A	N/A
Scope 2	1498.64	800.06	N/A	N/A	1225.05	750.66	N/A	N/A
Location Based								
Market Based (optional)								
Total Scope 1&2 GHG emissions	1498.64	800.06	N/A	N/A	1225.05	750.66	N/A	N/A
Scope 3			N/A	N/A			N/A	N/A
Total Scope 1&2&3 GHG emissions	1498.64	800.06	N/A	N/A	1225.05	750.66	N/A	N/A
GHG Offsets			N/A	N/A			N/A	N/A
Net GHG Emissions after offsets			N/A	N/A			N/A	N/A

The table above is automatically populated once participants have aggregated their asset level data with the information provided at the asset level by the GRESB participants through the GRESB Asset Spreadsheet. It displays the aggregated GHG emissions values per property type, along with their related Floor Area Covered, Maximum Floor Areas and Like-for-like changes (%) in emissions. Those metrics are weighted by % of Ownership.

Note: Scope 3 emissions in the GRESB Assessment are calculated as the emissions associated with tenant areas, unless they are already reported as Scope 1 or Scope 2 emissions (if they cannot be disassociated from emissions from other areas). Scope 3 emissions do not include emissions generated through the entity's operations or by its employees, transmission losses or upstream supply chain emissions.

Total data coverage of the portfolio

Healthcare: Other

	Data Coverage			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2022/2021 Aggregated LFL changes (%)	LFL data coverage (%)
Scope 1 & 2	94.66	94.74	94.66	1.32	89.86
Scope 3					

Healthcare: Senior Homes

	Data Coverage			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2022/2021 Aggregated LFL changes (%)	LFL data coverage (%)
Scope 1 & 2	84.62	100	84.62	-6.85	84.62
Scope 3					

Office: Medical Office

	Data Coverage			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2022/2021 Aggregated LFL changes (%)	LFL data coverage (%)
Scope 1 & 2	92.06	97.28	91.92	-0.12	80.75
Scope 3	16.34	12.77	15.85	17.54	7.63

Technology/Science: Laboratory/Life Sciences

	Data Coverage			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2022/2021 Aggregated LFL changes (%)	LFL data coverage (%)
Scope 1 & 2	76.27	52.61	74.86	-0.38	59.56
Scope 3	36.62	33.14	32.86	24.92	26.51

The table above is automatically populated once participants have aggregated their asset level data with the information provided at the asset level by the GRESB participants through the GRESB Asset Spreadsheet. It displays a summary of aggregated Data Coverages and Like-for-Like consumption changes per property type, split by emission Scopes. Those metrics are weighted by % of Ownership. While "Area - Aggregated Data coverage" only accounts for the floor area size of assets when aggregating values, "Time - Aggregated Data coverage" accounts for the period of ownership. Consequently, "Area/Time - Aggregated Data coverage" aggregates both dimensions and is used for benchmarking purposes.

Explain (a) the GHG emissions calculation standard/methodology/protocol, (b) used emission factors, (c) level of uncertainty in data accuracy, (d) source and characteristics of GHG emissions offsets (maximum 250 words).

(a) We are reporting location-based emissions and defining our boundary using the operational control methodology specified in the GHG Protocol, Revised Edition, Section 4 pages 24-33. As such, we report on only those assets over which we have (i) day-to-day decision-making authority, and/or (ii) control over mechanical systems repair, maintenance and installation. (b) Emissions factors used the most recent supplied by government environmental agencies in the United States and Canada together with the International Energy Agency (IEA) and are available at: https://support.measurabl.com/hc/en-us/article_attachments/14051767962509/Measurabl_GHG_Calculation_Methodology_Support.pdf. (c) Our calculations represent a +/- 5% level of confidence as all GHG calculations are based on actual energy meter readings - no estimates are used. (d) If applicable, the source and characteristics of GHG offsets are captured in the offset section above. Per our Rolling Base Year Methodology and operational boundary definition (which includes properties that we maintain or provide service to and/or for which we have the authority to implement operating policies and investment decisions) we do not calculate our energy, GHG, water and waste metrics based upon ownership percentage. Please refer to our 2022 ESG Report for more detail.

WATER

Water Use

Water use

Total water consumption of the portfolio

The indicator below is automatically populated once participants have aggregated their asset level data with the information provided through the reporting entity's GRESB Asset Portal. Participants can access the Asset Portal via the Assessment Portal menu, section Asset Portal.

Healthcare: Other

		Absolute				Like-for-Like			
		2021		2022		2021		2022	
		Consumption (m ³)	Floor Area Covered (sq. ft.)	Maximum Floor Area (sq. ft.)	Consumption (m ³)	Floor Area Covered (sq. ft.)	Maximum Floor Area (sq. ft.)	Consumption (m ³)	Floor Area Covered (sq. ft.)
Whole Building	Landlord Controlled	248113.96	259681.48	1800586.37	1837321.61	248113.96	1837321.61	251655.6	1712312.44
	Tenant Controlled								
Sub-total		248113.96	259681.48	N/A	N/A	248113.96	1837321.61	251655.6	N/A
Base Building	Common Areas								
	Shared Services								
Tenant Spaces	Landlord Controlled								
	Tenant Controlled								
Sub-total		0.0	0.0	N/A	N/A	0.0	N/A	0.0	N/A
Outdoor / Exterior areas / Parking	Landlord Controlled	0	0	N/A	N/A				
	Tenant Controlled	0	0	N/A	N/A				
Total		248113.96	259681.48	N/A	N/A	248113.96	1837321.61	251655.6	N/A

Healthcare: Senior Homes

		Absolute				Like-for-Like			
		2021		2022		2021		2022	
		Consumption (m ³)	Floor Area Covered (sq. ft.)	Maximum Floor Area (sq. ft.)	Consumption (m ³)	Floor Area Covered (sq. ft.)	Maximum Floor Area (sq. ft.)	Consumption (m ³)	Floor Area Covered (sq. ft.)
Whole Building	Landlord Controlled	1434708.81	1496559.14	7384650	9252991	1434708.81	7384650	1439299.52	6740771
	Tenant Controlled								
Sub-total		1434708.81	1496559.14	N/A	N/A	1434708.81	7384650	1439299.52	N/A
Base Building	Common Areas								
	Shared Services								
Tenant Spaces	Landlord Controlled								
	Tenant Controlled								
Sub-total		0.0	0.0	N/A	N/A	0.0	N/A	0.0	N/A
Outdoor / Exterior areas / Parking	Landlord Controlled	207520.31	310531.34	N/A	N/A	207520.31	N/A	310531.34	N/A
	Tenant Controlled	0	0	N/A	N/A				
Total		1642229.12	1807090.48	N/A	N/A	1638862.43	7384650	1749830.86	N/A

Office: Medical Office

		Absolute				Like-for-Like			
		2021		2022		2021		2022	
		Consumption (m ³)	Floor Area Covered (sq. ft.)	Maximum Floor Area (sq. ft.)	Consumption (m ³)	Floor Area Covered (sq. ft.)	Maximum Floor Area (sq. ft.)	Consumption (m ³)	Floor Area Covered (sq. ft.)
Whole Building	Landlord Controlled	941079.06	991361.55	12043122.55	799803.48	13147367.09		794395.48	9826717.55
	Tenant Controlled	46351.19	112917.04	1671935.24	14837.83	7129633.53		18803.62	542361.24
Sub-total		987430.25	1104278.59	N/A	N/A	N/A		813199.1	N/A
		325920.2	286233.89	899870.52	279374.07	1016098.32		239864.15	739267.52
Base Building	Landlord Controlled								
	Landlord Controlled								
Tenant Spaces	Landlord Controlled	1133.16	1626.9	31277.8	726.61	1593072.29		1064.39	22328.8
	Tenant Controlled	327053.36	287860.79	N/A	280100.68	N/A		240928.54	N/A
Sub-total		77161.53	88338.85	N/A	67049.68	N/A		71569.91	N/A
		0	0	N/A	N/A	N/A		N/A	N/A
Outdoor / Exterior areas / Parking	Landlord Controlled								
	Tenant Controlled								
Total		1391645.14	1480478.23	N/A	1161791.67	N/A		1125697.55	N/A

Technology/Science: Laboratory/Life Sciences

		Absolute				Like-for-Like			
		2021		2022		2021		2022	
		Consumption (m ³)	Floor Area Covered (sq. ft.)	Maximum Floor Area (sq. ft.)	Consumption (m ³)	Floor Area Covered (sq. ft.)	Maximum Floor Area (sq. ft.)	Consumption (m ³)	Floor Area Covered (sq. ft.)
Whole Building	Landlord Controlled	272017.34	276720.71	4494640.1	168361.25	5868726.6		186553.06	2679521.15
	Tenant Controlled	11621.72	80740.7	332585.9	9769.66	2732324.95		79361.62	284111.9
Sub-total		283639.06	357461.41	N/A	178130.91	N/A		265914.69	N/A
		8475.88	24031.08	38349	8475.88	119168.6		11738.89	9619
Base Building	Landlord Controlled								
	Landlord Controlled								
Tenant Spaces	Landlord Controlled	140.08	359.43	30937	140.08	30937		359.43	30937
	Tenant Controlled	237710.95	116159.02	941262	234011.17	1990569.4		113886.18	846531
Sub-total		246326.91	140549.53	N/A	242627.13	N/A		125984.5	N/A
		131864.54	125357.8	N/A	119296.1	N/A		112744.58	N/A
Outdoor / Exterior areas / Parking	Landlord Controlled								
	Tenant Controlled	0	0	N/A	N/A	N/A		N/A	N/A
Total		661830.52	623368.74	N/A	540054.13	N/A		504643.77	N/A

The table above is automatically populated once participants have aggregated their asset level data with the information provided at the asset level by the GRESB Asset Spreadsheet. It displays the aggregated Water consumption values per property type, along with their related Floor Area Covered, Maximum Floor Areas and Like-for-like consumption changes (%). Those metrics are weighted by % of Ownership.

Total data coverage of the portfolio

Healthcare: Other

	Data Coverage			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2022/2021 Aggregated LFL changes (%)	LFL data coverage (%)
Landlord Controlled	98.0	94.49	97.74	1.43	93.2
Tenant Controlled					

Healthcare: Senior Homes

	Data Coverage			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2022/2021 Aggregated LFL changes (%)	LFL data coverage (%)
Landlord Controlled	79.81	93.33	79.81	6.77	72.85
Tenant Controlled					

Office: Medical Office

	Data Coverage			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2022/2021 Aggregated LFL changes (%)	LFL data coverage (%)
Landlord Controlled	91.38	92.39	90.65	-3.52	74.6
Tenant Controlled	19.53	10.87	18.71	27.65	6.47

Technology/Science: Laboratory/Life Sciences

	Data Coverage			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2022/2021 Aggregated LFL changes (%)	LFL data coverage (%)
Landlord Controlled	75.83	48.15	70.94	5.1	45.19
Tenant Controlled	26.97	32.53	27.23	-20.73	23.94

The table above is automatically populated once participants have aggregated their asset level data with the information provided at the asset level by the GRESB participants through the GRESB Asset Spreadsheet. It displays a summary of aggregated Data Coverages and Like-for-Like consumption changes per property type, split by Landlord Controlled and Tenant Controlled areas. Those metrics are weighted by % of Ownership. While "Area - Aggregated Data coverage" only accounts for the floor area size of assets when aggregating values, "Time - Aggregated Data coverage" accounts for the period of ownership. Consequently, "Area/Time - Aggregated Data coverage" aggregates both dimensions and is used for benchmarking purposes.

Reused and recycled water

Healthcare: Other

	2021		2022		2022/2021 change (%)
	Consumption (m ³)	% of total Consumption	Consumption (m ³)	% of total Consumption	
On-site					
On-site water reuse					
On-site water capture					
On-site water extraction					
On-site - Sub-total	0.0	0.0	0.0	0.0	0.0
Off-site					
Off-site purchased					
Off-site - Sub-total	0.0	0.0	0.0	0.0	0.0
Reused and Recycled - Total	0.0	0.0	0.0	0.0	0.0

Healthcare: Senior Homes

		2021		2022		
		Consumption (m ³)	% of total Consumption	Consumption (m ³)	% of total Consumption	2022/2021 change (%)
On-site	On-site water reuse					
	On-site water capture					
	On-site water extraction					
On-site - Sub-total		0.0	0.0	0.0	0.0	0.0
Off-site	Off-site purchased					
	Off-site - Sub-total	0.0	0.0	0.0	0.0	0.0
Reused and Recycled - Total		0.0	0.0	0.0	0.0	0.0

Office: Medical Office

		2021		2022		
		Consumption (m ³)	% of total Consumption	Consumption (m ³)	% of total Consumption	2022/2021 change (%)
On-site	On-site water reuse					
	On-site water capture					
	On-site water extraction					
On-site - Sub-total		0.0	0.0	0.0	0.0	0.0
Off-site	Off-site purchased					
	Off-site - Sub-total	0.0	0.0	0.0	0.0	0.0
Reused and Recycled - Total		0.0	0.0	0.0	0.0	0.0

Technology/Science: Laboratory/Life Sciences

		2021		2022		
		Consumption (m ³)	% of total Consumption	Consumption (m ³)	% of total Consumption	2022/2021 change (%)
On-site	On-site water reuse					
	On-site water capture					
	On-site water extraction					
On-site - Sub-total		0.0	0.0	0.0	0.0	0.0
Off-site	Off-site purchased					
	Off-site - Sub-total	0.0	0.0	0.0	0.0	0.0
Reused and Recycled - Total		0.0	0.0	0.0	0.0	0.0

The table above is automatically populated once participants have aggregated their asset level data with the information provided at the asset level by the GRESB participants through the GRESB Asset Spreadsheet. It displays the aggregated Reused and Recycled water captured/purchased per property type, on-site and off-site, as well as the Percentage of total Consumption by category. Those metrics are weighted by % of Ownership.

Provide additional context for the answer provided (not validated, for reporting purposes only)

Per our Rolling Base Year Methodology and operational boundary definition (which includes properties that we maintain or provide service to and/or for which we have the authority to implement operating policies and investment decisions) we do not calculate our energy, GHG, water and waste metrics based upon ownership percentage. Please refer to our 2022 ESG Report for more detail.

WASTE

Waste Management

Waste management

Total waste generation of the portfolio

The indicator below is automatically populated once participants have aggregated their asset level data with the information provided through the reporting entity's GRESB Asset Portal. Participants can access the Asset Portal via the Assessment Portal menu, section Asset Portal.

Healthcare: Other

	Absolute		2022			
	2021		Hazardous waste (tonnes)	Non-hazardous waste (tonnes)	Data coverage (%)	2022
Whole Building						
Landlord Controlled	0	1862.45	100	0	520.73	49.07
Tenant Controlled						100%
Total waste generation	0.0	1862.45	100.0	0.0	520.73	49.07
						100.0%

Healthcare: Senior Homes

	Absolute		2022			
	2021		Hazardous waste (tonnes)	Non-hazardous waste (tonnes)	Data coverage (%)	2022
Whole Building						
Landlord Controlled	0	5940.36	100	0	3707.29	89.84
Tenant Controlled						100%
Total waste generation	0.0	5940.36	100.0	0.0	3707.29	89.84
						100.0%

Office: Medical Office

	Absolute		2022			
	2021		Hazardous waste (tonnes)	Non-hazardous waste (tonnes)	Data coverage (%)	2022
Whole Building						
Landlord Controlled	0	16924.64	76.58	0	2753.61	25.67
Tenant Controlled	0	67.1	7.36	0	16.06	7.18
Total waste generation	0.0	16991.73	83.93	0.0	2769.67	19.91
						100.0%

Technology/Science: Laboratory/Life Sciences

	Absolute		2022			
	2021		Hazardous waste (tonnes)	Non-hazardous waste (tonnes)	Data coverage (%)	2022
Whole Building						
Landlord Controlled	0	6889.44	62.31	0	566.4	21.06
Tenant Controlled	0	229.22	8.4	0	31.9	3.94
Total waste generation	0.0	7118.66	70.71	0.0	598.3	16.71
						100.0%

The table above is automatically populated once participants have aggregated their asset level data with the information provided at the asset level by the GRESB participants through the GRESB Asset Spreadsheet. It displays the aggregated Hazardous and Non-hazardous waste quantities generated per property type, along with their related Data Coverage. Those metrics are weighted by % of Ownership.

		Proportion of waste by disposal route (%)	
		2021	2022
Healthcare: Other			
Landfill		87.88	100
Incineration		0	0
Diverted (total)		12.12	0
	<i>Reuse</i>	0	0
	<i>Waste to energy</i>	0	0
	<i>Recycling</i>	12.12	0
Other / Unknown		0	0
Healthcare: Senior Homes			
		Proportion of waste by disposal route (%)	
		2021	2022
Landfill		83.29	97.08
Incineration		0	0
Diverted (total)		16.71	2.92
	<i>Reuse</i>	0	0
	<i>Waste to energy</i>	0	0
	<i>Recycling</i>	16.71	2.92
Other / Unknown		0	0
Office: Medical Office			
		Proportion of waste by disposal route (%)	
		2021	2022
Landfill		85.37	96.23
Incineration		0	0
Diverted (total)		14.63	3.77
	<i>Reuse</i>	0.04	0
	<i>Waste to energy</i>	0	0
	<i>Recycling</i>	14.59	3.77
Other / Unknown		0	0
Technology/Science: Laboratory/Life Sciences			
		Proportion of waste by disposal route (%)	
		2021	2022
Landfill		57.03	55.73
Incineration		0	0
Diverted (total)		42.8	44.27

Proportion of waste by disposal route (%)		
	2021	2022
<i>Reuse</i>	1.15	0
<i>Waste to energy</i>	0.51	1.0
<i>Recycling</i>	41.14	43.27
Other / Unknown	0.17	0

The table above is automatically populated once participants have aggregated their asset level data with the information provided at the asset level by the GRESB participants through the GRESB Asset Spreadsheet. It displays the proportion of waste by disposal route.

Provide additional context for the answer provided (not validated, for reporting purposes only)

Per our Rolling Base Year Methodology and operational boundary definition (which includes properties that we maintain or provide service to and/or for which we have the authority to implement operating policies and investment decisions) we do not calculate our energy, GHG, water and waste metrics based upon ownership percentage. Please refer to our 2022 ESG Report for more detail.

During the reporting year many of our landfill and diverted waste calculations were based on estimates excluded from the GRESB asset level data per the GRESB guidance. These estimates helped to achieve 100% data coverage of our like-for-like properties. Please refer to our 2022 ESG Report for more detail.

DATA MONITORING AND REVIEW

Review, verification and assurance of ESG data

MR1

Max. score 1.75

External review of energy data

Has the entity's energy consumption data reported in EN1 been reviewed by an independent third party?

- Yes
- Externally checked
 - Externally verified
 - Externally assured

Using scheme

Provide applicable evidence

Provide hyperlink

Indicate where the relevant information can be found

- No
- Not applicable

MR2

Max. score 1.25

External review of GHG data

Has the entity's GHG data reported in GH1 been reviewed by an independent third party?

- Yes
- Externally checked
 - Externally verified
 - Externally assured

Using scheme

Provide applicable evidence

Provide hyperlink

Indicate where the relevant information can be found

- No
- Not applicable

MR3

Max. score 1.25

External review of water data

Has the entity's water data reported in WT1 been reviewed by an independent third party?

- Yes
- Externally checked
 - Externally verified
 - Externally assured

Using scheme

Provide applicable evidence

Provide hyperlink

Indicate where the relevant information can be found

See page 59

- No
- Not applicable

MR4

⊙ Max. score 1.25

External review of waste data

Has the entity's waste data reported in WS1 been reviewed by an independent third party?

- Yes
 - Externally checked
 - Externally verified
 - Externally assured

Using scheme

Provide applicable evidence

Provide hyperlink

<https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf>

<https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf>

Indicate where the relevant information can be found

See page 59

- No
- Not applicable

BUILDING CERTIFICATIONS

Building Certifications

Building certifications at the time of design/construction

Standing investments that obtained a green building certificate at the time of design, construction, and/or renovation

The indicator below is automatically populated once participants have aggregated their asset level data with the information provided through the reporting entity's GRESB Asset Portal. Participants can access the Asset Portal via the Assessment Portal menu, section Asset Portal. The metrics displayed in the table below are weighted by % of Ownership.

Office: Medical Office

Scheme name / sub-scheme name / level	Area Certified (sq. ft.)	% of Floor Area certified (within property type) 2022	Number of assets	% of GAV certified - optional (within property type) 2022
LEED/Building Design and Construction (BD+C) / Certified	1495891	6.54	3	
LEED/Interior Design and Construction (ID+C) / Gold	792140	3.46	2	
LEED/Building Design and Construction (BD+C) / Silver	496513.46	2.17	4	

Technology/Science: Laboratory/Life Sciences

Scheme name / sub-scheme name / level	Area Certified (sq. ft.)	% of Floor Area certified (within property type) 2022	Number of assets	% of GAV certified - optional (within property type) 2022
LEED/Interior Design and Construction (ID+C) / Certified	67589	0.63	1	
LEED/Building Design and Construction (BD+C) / Certified	1037336.7615	9.66	8	
LEED/Building Design and Construction (BD+C) / Platinum	53423	0.5	2	
LEED/Interior Design and Construction (ID+C) / Silver	682596	6.35	6	
LEED/Building Design and Construction (BD+C) / Gold	1406925.5	13.1	9	
LEED/Interior Design and Construction (ID+C) / Gold	92096	0.86	1	
LEED/Building Design and Construction (BD+C) / Silver	724010	6.74	5	
LEED/Interior Design and Construction (ID+C) / Platinum	277434.5	2.58	2	

Healthcare: Other

Scheme name / sub-scheme name / level	Area Certified (sq. ft.)	% of Floor Area certified (within property type) 2022	Number of assets	% of GAV certified - optional (within property type) 2022
LEED/Building Design and Construction (BD+C) / Certified	36749.32	1.89	1	

Operational building certifications

Standing investments that hold a valid operational green building certificate

The indicator below is automatically populated once participants have aggregated their asset level data with the information provided through the reporting entity's GRESB Asset Portal. Participants can access the Asset Portal via the

Assessment Portal menu, section Asset Portal. The metrics displayed in the table below are weighted by % of Ownership.

Office: Medical Office

Scheme name / sub-scheme name / level	Area Certified (sq. ft.)	% of Floor Area certified (within property type) 2022	Number of assets	% of GAV certified - optional (within property type) 2022
LEED/Building Operations and Maintenance (O+M) / Certified	155833	0.68	2	
LEED/Building Operations and Maintenance (O+M) / Silver	384920	1.68	2	

Technology/Science: Laboratory/Life Sciences

Scheme name / sub-scheme name / level	Area Certified (sq. ft.)	% of Floor Area certified (within property type) 2022	Number of assets	% of GAV certified - optional (within property type) 2022
WELL/Health-Safety Rating	491084.797	4.57	3	

BC2

Max. score 2

Energy Ratings

Standing investments that hold a valid energy rating

The indicator below is automatically populated once participants have aggregated their asset level data with the information provided through the reporting entity's GRESB Asset Portal. Participants can access the Asset Portal via the Assessment Portal menu, section Asset Portal. The metrics displayed in the table below are weighted by % of Ownership.

Office: Medical Office

Energy Rating	Area Covered (sq. ft.)	% of Floor Area covered (within property type) 2022	Number of assets	% GAV covered - optional (within property type) 2022
Energy Star Certified - 75-79 Points	589753.49	2.5769	10	
Energy Star Portfolio Manager	12732091.6914	55.6322	161	
Energy Star Certified - 90-95 Points	1093960.01	4.78	15	
Energy Star Certified - 80-84 Points	1164524.74	5.0883	12	
Energy Star Certified - 96-100 Points	936505.79	4.092	15	
Energy Star Certified - 85-89 Points	483944.72	2.1146	8	

Technology/Science: Laboratory/Life Sciences

Energy Rating	Area Covered (sq. ft.)	% of Floor Area covered (within property type) 2022	Number of assets	% GAV covered - optional (within property type) 2022
Energy Star Certified - 80-84 Points	40864	0.3804	1	
Energy Star Certified - 75-79 Points	46930	0.4369	1	
Energy Star Portfolio Manager	3031591.5	28.2226	50	

Healthcare: Senior Homes

Energy Rating	Area Covered (sq. ft.)	% of Floor Area covered (within property type) 2022	Number of assets	% GAV covered - optional (within property type) 2022
Energy Star Portfolio Manager	8548652	92.388	14	

Healthcare: Other

Energy Rating	Area Covered (sq. ft.)	% of Floor Area covered (within property type) 2022	Number of assets	% GAV covered - optional (within property type) 2022
Energy Star Portfolio Manager	1568568.105	85.3725	15	

DEV - REPORTING CHARACTERISTICS

Reporting Characteristics

DR1.1

Composition of the entity's development projects portfolio during the reporting year

The indicator below is automatically populated once participants have aggregated their asset level data with the information provided through the reporting entity's GRESB Asset Portal. Participants can access the Asset Portal via the Assessment Portal menu, section Asset Portal.

Property Type	Construction/ Renovation	In progress at the end of reporting period		Completed during reporting period		% GAV
		Number of Assets	Gross Floor Area (sq. ft.)	Number of Assets	Gross Floor Area (sq. ft.)	
Office: Medical Office	New Construction Project	1	69500.0	3	234052.0	10
Office: Medical Office	Major Renovation Project	4	337942.0	3	399789.0	23
Technology/Science: Laboratory/Life Sciences	New Construction Project	6	818437.0	6	598577.0	45
Technology/Science: Laboratory/Life Sciences	Major Renovation Project	6	602010.4	1	88106.0	22
Total		17	1827889.4	13	1320524.0	100.0

Note: The table above defines the scope of your 2023 GRESB submission on development projects. It should include new construction and major renovations projects that are in progress at the end of the reporting year, as well as projects that are completed during the reporting year. The reporting scope reported above should exclude vacant land, cash or other non real estate assets owned by the entity.

*% GAV represented as the share of the development projects within the entire development portfolio (including both new construction and major renovations)

Provide applicable evidence

[HealthpeakDR1.1_2022_Reporting_Year.pdf](#)

Indicate where in the evidence the relevant information can be found

See entire document.

Show investors

Provide additional context on how the uploaded evidence supports the entity's reporting boundaries and portfolio composition (maximum 250 words)

The above GAV % breakdown is based on Healthpeak's New Construction Projects and Major Renovation Projects.

DR1.2

Countries/states included in the entity's development projects portfolio

The indicator below is automatically populated once participants have aggregated their asset level data with the information provided through the reporting entity's GRESB Asset Portal. Participants can access the Asset Portal via the Assessment Portal menu, section Asset Portal.

Country	% GAV
United States of America	100

DEV - ESG REQUIREMENTS

ESG Requirements

DRE1

Max. score 4

ESG strategy during development

Does the entity have an ESG strategy in place for development projects?

 Yes

Elements addressed in the strategy (multiple answers possible)

- Biodiversity and habitat
- Building safety
- Climate/climate change adaptation
- Energy consumption
- Green building certifications
- Greenhouse gas emissions
- Health and well-being
- Indoor environmental quality
- Life-cycle assessments/embodied carbon
- Location and transportation
- Material sourcing
- Net-zero/carbon neutral design
- Pollution prevention
- Renewable energy
- Resilience to catastrophe/disaster
- Site selection and land use
- Sustainable procurement
- Waste management
- Water consumption
- Other

The strategy is

- Publicly available
- Not publicly available

Provide applicable evidence

Provide hyperlink

<https://www.healthpeak.com/app/uploads/2023/02/Code-of-Business-Conduct-and-Ethics-02.01.23.pdf><https://www.healthpeak.com/app/uploads/2023/02/Code-of-Business-Conduct-and-Ethics-02.01.23.pdf>

Indicate where the relevant information can be found

[Publicly available] See page 17, "Sustainability" reflecting sustainable procurement:

"Employees are encouraged to share the Company's commitment by meeting or exceeding the requirements of applicable environmental laws and regulations and promoting sustainable business practices... Employees are also encouraged to follow environmentally friendly procurement policies, including office products and engagement with suppliers to improve environmental performance." (Although dated February 2023, this document was in place during the reporting year, and any changes in 2023 were immaterial.)

[Life Safety Oversight Policy and Procedures.docx](#)

Indicate where in the evidence the relevant information can be found

Building safety: We adopted a life safety policy in 2016, which applies to all existing properties and development and redevelopment projects to ensure the building safety of tenants and establish safety protocols and procedures, and was in place during the 2022 reporting year. Please note Healthpeak changed its name from "HCP, Inc." in 2019, and all files and reports of HCP are those of Healthpeak.

 Show investors

Provide hyperlink

<https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf><https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf>

Indicate where the relevant information can be found

[Publicly available]

- Page 21 referencing all of the above factors in new construction/design: biodiversity, energy consumption (which directly relate to greenhouse gas emissions), green building certifications, health and well-being, location and transportation, renewable energy, site selection and land use, waste management, water consumption, resilience, pollution prevention, material sourcing.

- Green building certifications: See 2022 ESG Report, p. 6 stating that we evaluate all new development for LEED Certification and target LEED Gold for new development.

[LEED v4 for Building Design and Construction 1 PAGE.pdf](#)

Indicate where in the evidence the relevant information can be found

(Publicly available) Whole document. See LEED scorecard used for new development. We evaluate new development for LEED Certification and target LEED Gold for all Life Science development. To build LEED certified properties, we must meet prerequisites in energy consumption (which directly relate to greenhouse gas emissions), green building certifications, greenhouse gas emissions, health and well-being, indoor environmental quality, location and transportation, pollution prevention, renewable energy, site selection and land use, waste management and water consumption.

Show investors

[Cambridge Discovery Park LEED Scorecard April 2020.pdf](#)

Indicate where in the evidence the relevant information can be found

See sample LEED Certification Scorecard for our property, Cambridge Discovery Park. Similar scorecards were in place for properties obtaining LEED certification during the reporting year.

Show investors

[DRE1_Compiled \(1\).pdf](#)

Indicate where in the evidence the relevant information can be found

Please see attached supporting documentation. References to page numbers herein are references to this compiled PDF.

Show investors

[01 - MOB CAM-05 Disaster Recovery Plans \(ID 443075\).pdf](#)

Indicate where in the evidence the relevant information can be found

See entire document, and specifically:
 - Climate change adaptation; Resilience to disaster: The policy requires asset managers, for each property, to develop "prescriptive actions / resources required to minimize the potential damage to life and property and to restore normal operations quickly and economically [due to]... Natural Elements: Hurricane, tornado, flooding, winter storm, lightning, fire, wild fire, earthquake and landslide." As stated in our 2022 ESG Report, we conduct an annual physical climate risk assessment to determine physical climate risks for our portfolio at the asset level, including heat stress, water stress, sea level rise, etc., and develop mitigation strategies, resilience measures and emergency response to deal with these issues.

Show investors

[Redacted Engie HCPI TX ETA Dec27.pdf](#)

Indicate where in the evidence the relevant information can be found

See entire document, which is a sample renewable energy contract that was in place during the reporting year. Healthpeak entered into several such contracts during the reporting year for new development and existing properties.

Show investors

Communicate the objectives and explain how they are integrated into the overall business strategy (maximum 250 words)

We work closely with our partners to ensure 100% of new construction and major renovation projects incorporate sustainable business practices and evaluate LEED for all new development, targeting LEED Gold. Our objectives are aligned with/include LEED Standards for New Construction, including long-term (5+ years) evaluation and assessment of sustainable sites, water efficiency, energy and atmosphere, materials and resources and indoor environmental quality, as well as building safety/ accessibility. We carefully select vendors in our supply chain that engage in green construction practices and consider environmental attributes of the building materials used for our projects, including use of FSC certified wood and adhere to our waste diversion goal of at least 75% at each of our development sites. We also support biodiversity and endeavor to preserve the natural habitat at all of our development sites, and incorporate well-being benefits, including outdoor green space for our tenants. We consider proximity to public transit networks for site locations, and require bicycle racks and electric vehicle charging stations at all new development projects. Energy and water consumption and management as well as waste and GHG emissions management are priorities during construction, and we require our vendors to provide us with reports summarizing their efforts in these areas. We work with our insurance/risk management team to review the impact of regional climate events to implement elements to prepare for potential natural disasters (e.g., ensuring backup generators in high wind and flood prone areas; selecting higher elevation sites for backup generators).

No

DRE2

Max. score 4

Site selection requirements

Does the entity require sustainable site selection criteria to be considered for development projects?

Yes

Select all criteria included (multiple answers possible)

- Connect to multi-modal transit networks
- Locate projects within existing developed areas
- Protect, restore, and conserve aquatic ecosystems
- Protect, restore, and conserve farmland

- Protect, restore, and conserve floodplain functions
- Protect, restore, and conserve habitats for native, threatened and endangered species
- Protect, restore, and conserve historical and heritage sites
- Redevelop brownfield sites
- Other

No

DRE3

Max. score 4

Site design and construction requirements

Does the entity have sustainable site design/construction requirements for development projects?

Yes

Select all criteria included (multiple answers possible)

- Manage waste by diverting construction and demolition materials from disposal
- Manage waste by diverting reusable vegetation, rocks, and soil from disposal
- Minimize light pollution to the surrounding community
- Minimize noise pollution to the surrounding community
- Perform environmental site assessment
- Protect air quality during construction
- Protect and restore habitat and soils disturbed during construction and/or during previous development
- Protect surface water and aquatic ecosystems by controlling and retaining construction pollutants
- Other

No

DEV - MATERIALS

Materials

DMA1

Max. score 6

Materials selection requirements

Does the entity have a policy requiring that the environmental and health attributes of building materials be considered for development projects?

 Yes

Select all issues addressed (multiple answers possible)

 Requirement for disclosure about the environmental and/or health attributes of building materials (multiple answers possible)

- Environmental Product Declarations
- Health Product Declarations
- Other types of required health and environmental disclosure:

 Material characteristics specification preferences, including (multiple answers possible)

- Locally extracted or recovered materials
- Low embodied carbon materials
- Low-emitting VOC materials
- Materials and packaging that can easily be recycled
- Materials that disclose environmental impacts
- Materials that disclose potential health hazards
- Rapidly renewable materials and recycled content materials
- "Red list" of prohibited materials or ingredients that should not be used on the basis of their human and/or environmental impacts
- Third-party certified wood-based materials and products
- Other

Provide applicable evidence

Provide hyperlink

<https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf><https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf>

Indicate where the relevant information can be found

See page 21 of our 2022 ESG Report, outlining our policies for new construction and renovation, including:

- Site selection: We consider proximity to pedestrian, bicycle and mass-transit networks, as well as biodiversity and the surrounding habitat, including the protection, restoration and conservation of aquatic ecosystems, farmland, floodplain functions and habitats for threatened and endangered species. We include green and outdoor spaces.
- Sustainable construction materials: Preference for using construction materials that disclose environmental impacts and potential health hazards, are locally extracted or recovered, low-emitting or rapidly renewable, contain low embodied carbon or recycled content, can easily be recycled and minimize pollutants.
- Climate resiliency: We consider physical climate risks of the region, including sea level rise, wildfire, heat stress and water stress, as well as local compliance requirements, in the integrative design process
- Healthy buildings: We consider health and well-being in our new development, including implementing standards set by Fitwel and WELL.
- Efficiency measures: We implement efficiency measures for energy, water and waste management in our new construction, which may include:
 - View glass windows to control temperature
 - Renewable energy, including solar, as well as green power
 - LED lighting
 - Water-saving features, such as low-flow fixtures and cooling towers
 - Energy optimization for lab buildings, such as use of magnetic-bearing chillers and energy metering
 - Xeriscaping/drought tolerant landscaping
 - Electric vehicle charging stations and van pool parking spots
 - Green roofs
 - Recycling initiatives

[LEED v4 for Building Design and Construction 1 PAGE.pdf](#)

Indicate where in the evidence the relevant information can be found

Healthpeak has set a goal to evaluate all new development for LEED certification and target LEED Gold certification for new development. Building to LEED standards means considering environmental and health attributes of materials including but not limited to the specifications above ("building life-cycle impact reduction", "environmental product declarations", "sourcing of raw materials", "material ingredients", "low-emitting materials"). In addition, as stated, LEED is utilized as a framework for all projects even if a project does not formally pursue LEED certification. The listed material characteristics are all included within the LEED New Construction Materials & Resources guidelines. Note: We consider using locally extracted or recovered materials where possible.

 Show investors

DMA1.pdf

Indicate where in the evidence the relevant information can be found

See evidence cover sheet and entire document

 Show investors No

DMA2.1

Life cycle assessments

Does the entity assess the life cycle emissions of its development projects?

- Yes
- No

DMA2.2

Embodied carbon

Does the entity measure the embodied carbon emissions of its development projects completed during the year?

- Yes
- No
- Not applicable

DEV - BUILDING CERTIFICATIONS

Building Certifications

DBC1.1

Max. score 4

Green building standard requirements

Does the entity's development portfolio include projects that are aligned with green building rating standards?

Yes

Select all applicable options (multiple answers possible)

- The entity requires projects to align with requirements of a third-party green building rating system but does not require certification
- The entity requires projects to achieve certification with a green building rating system but does not require a specific level of certification
- The entity requires projects to achieve a specific (above the minimum) level of certification

Percentage of portfolio covered

100

Green building rating systems (include all that apply):

LEED Gold; ENERGY STAR (rating of 75 or higher)

Level of certification (above the minimum) adopted as a standard by the entity (include all applicable rating systems):

LEED - evaluated for all development; LEED Gold - targeted for all development; ENERGY STAR (rating of 75 or higher) evaluated and targeted for all Outpatient Medical development

No

Green building certifications

Does the entity's development portfolio include projects that obtained or are registered to obtain a green building certificate?

Yes

Specify the certification scheme(s) used and the percentage of the portfolio registered and/or certified (multiple answers possible):

Projects registered to obtain a green building certificate at the end of reporting year

Scheme name / sub-scheme name	Area Registered (sq. ft.)	% portfolio covered by floor area 2022	Number of assets	% GAV covered - optional 2022
LEED/Interior Design and Construction (ID+C)	26,520	1	1	
LEED/Interior Design and Construction (ID+C)	130,550	4	1	

Projects that obtained a green building certificate or official pre-certification

No

Not applicable

DEV - ENERGY CONSUMPTION

Energy

DEN1

Max. score 6

Energy efficiency requirements

Does the entity have minimum energy efficiency requirements for development projects?

 Yes Requirements for planning and design include (multiple answers possible)

- Development and implementation of a commissioning plan
- Integrative design process
- To exceed relevant energy codes or standards
- Maximum energy use intensity post-occupancy
- Other

Provide applicable evidence

DEN1.zip

Indicate where in the evidence the relevant information can be found

See both documents included, which were applicable during the reporting year.

1) Integrative design process: First paragraph: "Healthpeak supports sustainable site selection and development, the use of sustainable construction materials, and the implementation of efficiency measures and equipment with respect to energy, water, and waste management. Accordingly, efforts shall be made to minimize the negative direct and indirect environmental impact of our construction sites. Examples of such efforts may include, without limitation, the adherence and alignment to LEED guidelines and requirements, and the consideration of LEED accreditation for each project." Integrative design process AND exceeding relevant energy codes and standards: Last paragraph: "In the planning and design phase of new construction and major renovation projects, Healthpeak personnel should consider the potential application of an integrative design process for energy efficiency, water conservation, and waste management measures that strive to contribute to reducing consumption by the building during the operational phase. Such measures may include, without limitation: (i) meeting and endeavoring to exceed applicable energy legislative standards"

2) Evidence of commissioning plan. See sample LEED scorecards for new development (similar commissioning plans were in place during the reporting year). As we state in our publicly filed 2022 ESG Report (www.healthpeak.com/ESG), we target LEED Gold certification for all new development. The LEED certification process contains minimum required energy efficiency and optimized energy efficiency measures. As part of that process, we have enhanced commissioning for certain new development, as shown by the LEED scorecard for 200 Smith Street, which plan was in place during the reporting year and is similar to other plans that were in place during the reporting year.

 Show investors Common energy efficiency measures include (multiple answers possible)

- Air conditioning
- Commissioning
- Energy modeling
- High-efficiency equipment and appliances
- Lighting
- Occupant controls
- Passive design
- Space heating
- Ventilation
- Water heating
- Other

 Operational energy efficiency monitoring (multiple answers possible)

- Building energy management systems
- Energy use analytics
- Post-construction energy monitoring

For on average years

- Sub-meter
- Other

 No

DEN2.1

Max. score 6

On-site renewable energy and low carbon technologies

Does the entity incorporate on-site renewable energy and/or low carbon technologies in the design of development projects?

 Yes

Projects designed to generate on-site renewable energy and/or low carbon technology (multiple answers possible)

 Biofuels Geothermal Steam Hydro Solar/photovoltaic

Percentage of all projects

10

 Wind Other

Average design target for the fraction of total energy demand met with on-site renewable energy and/or low carbon technology

10

 No Not applicable

DEN2.2

Max. score 2

Net zero carbon design and standards

Does the entity's portfolio include any buildings designed to meet net zero carbon?

 Yes No

DEV - WATER USE

Water Conservation

DWT1

Max. score 5

Water conservation strategy

Does the entity promote water conservation in its development projects?

 Yes

The entity promotes water conservation through (multiple answers possible)

 Requirements for planning and design include (multiple answers possible)

- Development and implementation of a commissioning plan
- Integrative design for water conservation
- Requirements for indoor water efficiency
- Requirements for outdoor water efficiency
- Requirements for process water efficiency
- Requirements for water supply
- Requirements for minimum water use intensity post-occupancy
- Other

Provide applicable evidence

[03-+MOB+CAM-11+Sustainable+New+Construction+&+Major+Renovations+\(ID+488006\).pdf](#)

Indicate where in the evidence the relevant information can be found

Entire document: "In the planning and design phase of new construction and major renovation projects" we consider all of the following potential applications "of an integrative design process for energy efficiency, water conservation, and waste management measures that strive to contribute to reducing consumption by the building during the operational phase. Such measures may include, without limitation: (i) meeting and endeavoring to exceed applicable energy legislative standards; (ii) incorporating indoor, outdoor, and process water efficiency measures and equipment, in addition to rainwater collection options in connection with water supply considerations; and (iii) implementing a waste management plan, including the usage of construction waste signage."

 Show investors[Sample Commissioning Plan for Sierra Point New Development and Construction.pdf](#)

Indicate where in the evidence the relevant information can be found

See attached commissioning plan for a new development, which is an example that is reflective of similar commissioning plans developed and implemented for new development during the reporting period. We use a third party Commissioning Agent to pursue Advanced Commission techniques, which focus on optimizing all building systems beyond basic operations, including water conservation measures.

 Show investors Common water efficiency measures include (multiple answers possible)

- Commissioning of water systems
- Drip/smart irrigation
- Drought tolerant/low-water landscaping
- High-efficiency/dry fixtures
- Leak detection system
- Occupant sensors
- On-site wastewater treatment
- Reuse of stormwater and greywater for non-potable applications
- Other

 Operational water efficiency monitoring (multiple answers possible) Post-construction water monitoring

For on average years

- Sub-meter
- Water use analytics
- Other

 No

DEV - WASTE MANAGEMENT

Waste Management

DWS1

⊙ Max. score 5

Waste management strategy

Does the entity promote efficient on-site solid waste management during the construction phase of its development projects?

Yes

The entity promotes efficient solid waste management through (multiple answers possible)

Management and construction practices (multiple answers possible)

- Construction waste signage
- Diversion rate requirements
- Education of employees/contractors on waste management
- Incentives for contractors for recovering, reusing and recycling building materials
- Targets for waste stream recovery, reuse and recycling
- Waste management plans
- Waste separation facilities
- Other

On-site waste monitoring (multiple answers possible)

- Hazardous waste monitoring/audit
- Non-hazardous waste monitoring/audit

No

DEV - STAKEHOLDER ENGAGEMENT
Health, Safety & Well-being

DSE1

Max. score 2

Health & Well-being

Does the entity take measures to incorporate occupant health & well-being in its development projects?

 Yes

The entity addresses health and well-being in the design of its project/building through (multiple answers possible)

 Requirements for planning and design, including (multiple answers possible)

- Health Impact Assessment
- Integrated planning process
- Other planning process

 Common occupant health and well-being measures, including (multiple answers possible)

- Acoustic comfort
- Active design features
- Biophilic design
- Commissioning
- Daylight
- Ergonomic workplace
- Humidity
- Illumination
- Inclusive design
- Indoor air quality
- Natural ventilation
- Occupant controls
- Physical activity
- Thermal comfort
- Water quality
- Other

 Provisions to verify health and well-being performance include (multiple answers possible)

- Occupant education
- Post-construction health and well-being monitoring (e.g., occupant comfort and satisfaction)

For on average years

 Other No

DSE2.1

Max. score 1.5

On-site safety

Does the entity promote on-site safety during the construction phase of its development projects?

 Yes

The entity promotes on-site safety through (multiple answers possible)

- Availability of medical personnel
- Communicating safety information
- Continuously improving safety performance
- Demonstrating safety leadership
- Entrenching safety practices
- Managing safety risks
- On-site health and safety professional (coordinator)
- Personal Protective and Life Saving Equipment
- Promoting design for safety
- Training curriculum
- Other

 No

DSE2.2

Max. score 1.5

Safety metrics

Does the entity monitor safety indicators at construction sites?

 Yes

Select all applicable options (multiple answers possible)

 Injury rate

Explain the injury rate calculation method (maximum 250 words)

Our development partners are required to comply with OSHA and follow the OSHA Recordable Incident Rate methodology. To our knowledge based on information from our general contractor on a new development in San Diego, CA in 2022, there were 2 recordable subcontractors injuries during the reporting year for those developments. The Recordable Incident Rate was calculated dividing the number of recordable incidents during the reporting year by the total estimated number of workers on construction sites during the reporting year.

We have estimated that the total number of workers on our projects at any given time were to be on average 64 workers. This equals an average injury rate of 1.8%. (Note: the individuals who sustained the recordable injuries were retasked, and there was minimal lost time of 0.35 as a result.)

 Fatalities Near misses Lost day rate Severity rate Other metrics No

DEV - STAKEHOLDER ENGAGEMENT

Supply Chain

DSE3.1

Max. score 2

Contractor ESG requirements

Does the entity have ESG requirements in place for its contractors?

 Yes

Select all topics included (multiple answers possible)

 Business ethics Child labor Community engagement Environmental process standards Environmental product standards Health and well-being Human rights Human health-based product standards Occupational safety Labor standards and working conditions Other

Percentage of projects covered

 No

DSE3.2

Max. score 2

Contractor monitoring methods

Does the entity monitor its contractors' compliance with its ESG-specific requirements in place for this entity?

 Yes

Select all methods used (multiple answers possible)

- Contractor ESG training
- Contractors provide update reports on environmental and social aspects during construction
- External audits by third party
- Internal audits
- Weekly/monthly (on-site) meetings and/or ad hoc site visits

Percentage of projects visited during the reporting year

100

 Other No Not applicable

DEV - STAKEHOLDER ENGAGEMENT

Community Impact and Engagement

DSE4

Max. score 2

Community engagement program

Does the entity have a community engagement program through its development projects in place that includes ESG-specific issues?

 Yes

Select all topics included (multiple answers possible)

- Community health and well-being
- Effective communication and process to address community concerns
- Employment creation in local communities
- Enhancement programs for public spaces
- ESG education program
- Research and network activities
- Resilience, including assistance or support in case of disaster
- Supporting charities and community groups
- Other

Describe the community engagement program (maximum 250 words)

Our Social Responsibility Committee drives our engagement related to our support of charities and local community groups and is responsible for oversight of our charitable and volunteer activities. The Committee partners with organizations that share our desire to support research, education, and other activities related to healthcare (in line with our company's core business strategy) and emergency disaster relief (in line with our commitment to addressing climate risk). It also aims to support local community initiatives in the areas where our employees work and live by partnering with and donating to local organizations. In 2022, we donated over \$390,000 to entities aligned with the Committee's mission to support the advancement of healthcare and emergency disaster relief. The Committee engages local healthcare organizations that support or mission, and invites representatives to present and speak at meetings before a charitable contribution decision is made. As part of the monitoring process, the representative is asked to come back and provide an updated presentation to the Committee to show how the contributions were used and the progress made.

 No

DSE5.1

Max. score 2

Community impact assessment

Does the entity assess the potential long-term socio-economic impact of its development projects on the community as part of planning and pre-construction?

 Yes

Select the areas of impact that are assessed (multiple answers possible)

- Housing affordability

- Impact on crime levels
- Livability score
- Local income generated
- Local job creation
- Local residents' well-being
- Walkability score
- Other

No

DSE5.2

Max. score 2

Community impact monitoring

Does the entity have a systematic process to monitor the impact of development projects on the local community during different stages of the project?

Yes

The entity's process includes (multiple answers possible)

- Analysis and interpretation of monitoring data
- Development and implementation of a communication plan
- Development and implementation of a community monitoring plan
- Development and implementation of a risk mitigation plan
- Identification of nuisance and/or disruption risks
- Identification of stakeholders and impacted groups
- Management practices to ensure accountability for performance goals and issues identified during community monitoring
- Other

Describe the monitoring process (maximum 250 words)

We regularly analyze and monitor data throughout the development process to determine impacts on stakeholders. We take the following steps through a comprehensive plan: (i) identify stakeholders and impacted groups, such as the community; (ii) establish clear, measurable objectives at the outset of a project to determine risk and mitigation strategies, including nuisance and disruption risks, such as traffic flow or noise pollution; (iii) communicate the objectives to contractors and suppliers, and if necessary, other stakeholders such as the community; (iv) receive and analyze real-time data in each phase of the project; and (v) work with contractors and stakeholders to assess results against risks and objectives, determine whether a mitigation plan is needed, and determine whether future adjustments are required. For example, as part of community impact due to new construction, Healthpeak performs a Traffic Impact Study (TIS) plan which includes traffic impact analysis (see example from the 2022 reporting year. This enables Healthpeak and the community to see the impact of traffic due to a new development facility. Similarly, see an example of our Development Agreement Scope of Services, showing a consultant's obligation to hold meetings with tenants throughout construction "to provide updates to the progress of the construction and potential disruptions." With all developments, goals are established at the outset and clearly communicated to stakeholders, including the community. Management, monitoring and mitigation plans are outlined, along with annual surveys and triennial audit to assess and communicate performance results.

Provide applicable evidence

[Sierra_Pt_TDM_Final.pdf](#)

Indicate where in the evidence the relevant information can be found

See the attached Transportation Demand Management Plan, which is an example that is reflective of similar plans in place for new development during the reporting year. We implement Transportation Demand Management plans, which require tenants to provide means of reducing traffic congestion to and from the site, as well as encourage usage of local and public transportation methods.

- Analysis and interpretation of monitoring data (pages 2-20)
- Development and implementation of a communication plan (pages 20-24)
- Development and implementation of a community monitoring plan (pp. 36-37)
- Identification of stakeholders and impacted groups (pp. 2-20)
- Management practices to ensure accountability for performance goals and issues identified during community monitoring (pp. 27-37)

Show investors

[DSE5.2SupportingDocuments.pdf](#)

Indicate where in the evidence the relevant information can be found

We regularly analyze and monitor data throughout the development process to determine impacts on stakeholders. We take the following steps through a comprehensive plan: (i) identify stakeholders and impacted groups, such as the community; (ii) establish clear, measurable objectives at the outset of a project to determine risk and mitigation strategies, including nuisance and disruption risks, such as traffic flow or noise pollution; (iii) communicate the objectives to contractors and suppliers, and if necessary, other stakeholders such as the community; (iv) receive and analyze real-time data in each phase of the project; and (v) work with contractors and stakeholders to assess results against risks and objectives, determine whether a mitigation plan is needed, and determine whether future adjustments are required. For example, as part of community impact due to new construction, Healthpeak performs a Traffic Impact Study (TIS) plan which includes traffic impact analysis (see example from 2019, which is reflective of similar plans used during the 2022 reporting year. This enables Healthpeak and the community to see the impact of traffic due to a new development facility.

Similarly, see an example of our Development Agreement Scope of Services, showing a consultant's obligation to hold meetings with tenants throughout construction "to provide updates to the progress of the construction and potential disruptions."

With all developments, goals are established at the outset and clearly communicated to stakeholders, including the community. Management, monitoring and mitigation plans are outlined, along with annual surveys and triennial audit to assess and communicate performance results. See Evidence Cover Page for supporting evidence.

Show investors

No

NAREIT LEADER IN THE LIGHT
Nareit Leader in the Light

As it relates to your ESG program efforts over the past 12 months, describe your most meaningful accomplishments in each of the following areas (maximum 400 words per section)

Judges will consider:

- Your company's goals pertaining to ESG and how do they address some of our most pressing environmental and social challenges
- Impact your company's ESG program has had over the past year and any KPIs or metrics used to measure success
- How your company has scaled or shared your ESG strategy or a specific initiative to create broader impact
- How have your company's ESG activities demonstrated leadership, either within your sector, the industry, or corporate sustainability at large?
- How has your company implemented innovative ESG program(s), technology(ies) or initiative(s) that is/are impactful and scalable?

Q1

Goal setting and progress made in reporting year (12-month period addressed in GRESB Assessment) (10 points)

Consider addressing one or more of the following:

- Science-Based Targets
- Sustainable Development Goals
- Any other publicly disclosed ESG goals
- Address progress made under each goal
- Other priorities relevant to your organization's ESG efforts

Healthpeak embarked on its ESG journey over a decade ago, establishing and meeting its 2020 GHG and energy goals that were set in 2011. In 2019 and 2020, we set new, ambitious targets for GHG emissions (Scopes 1, 2 and 3) energy, water and waste/recycling, as further described below. We also established goals to seek LEED Gold certification for new construction or renovation and aggressively pursue ENERGY STAR certifications within our Outpatient Medical segment.

Reference is made to our 2022 ESG Report found at <https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf>

- In 2019, we were the first healthcare REIT to adopt Science-Based Targets for GHG emissions aligned with the well below 2 degree Celsius standard to reduce Scope 1 and Scope 2 emissions by 37.5% and Scope 3 by 18.5% over 15 years (all on a like-for-like basis). We disclosed that we achieved 4.2% GHG reductions in Scopes 1 and 2 (like-for-like), 16% cumulative since 2019. See page 15 of our 2022 ESG Report.
- In 2020, we established new 2030 long-term targets for energy (15% savings), water (10% reduction), waste (10% diversion) and recycling (10% increase), each on a like-for-like basis, having sunset (and for energy and recycling, achieved) our prior long-term 2011-2020 goals.

We have made good progress toward these goals, as described on pages 16-18 of our ESG Report:

- Energy: 2% reduction in 2022, and 2.7% since 2020 (cumulative)
- Water: 0.4% reduction in 2022, and 3.1% since 2020 (cumulative)
- Recycling: 3.9% increase in 2022, and 4.2% since 2020 (cumulative)

Building certifications:

- 157K square feet of new LEED certified space in 2022, and 45 new ENERGY STAR certifications in 2022 (67 certifications including recertifications)
- In 2022, we included an ESG performance metric in our executive compensation plan for the second consecutive year, which accounts for 15% of our executives' overall annual bonus, underscoring our leaders' commitment to ESG. Please see page 30 of our ESG Report.

- We align with the UN SDGs. See pages 6-7 of our ESG Report.

- We align with TCFD. In 2022, we met our goal to expand our TCFD-aligned disclosure to include more detailed information about physical climate risks at the asset class level.

See pages 12-14 of our ESG Report.

- We align with SASB. In 2022, we met our goal to expand our SASB-aligned disclosures.

See pages 57-58 of our ESG Report.

- We align with GRI. See pages 48-56 of our ESG Report.

Q2

Reporting and Disclosure (10 points)

Consider addressing one or more of the following:

- Discuss disclosure strategies such as stand-alone CR report, sustainability webpage, financial reporting, and alignment and participation in ESG standards, guidelines, frameworks, etc.
- Other priorities relevant to your organization's ESG efforts

We pursue a robust ESG reporting strategy, believing in transparency and accountability.

- We published our 12th annual ESG Report, which is aligned with TCFD, SASB, GRI and the UN Sustainable Development Goals. Our report is externally assured by an independent third party.
- We include a number of ESG data points in our annual report on Form 10-K and our proxy statement.
- We maintain a dedicated ESG website.
- We included a number of factors relating to ESG reporting in our annual executive bonus plan ESG metric, underscoring our commitment to transparent disclosure.
- We actively participate in over a dozen annual ESG reporting initiatives, including GRESB, CDP, S&P Global Corporate Sustainability Assessment, Bloomberg Gender-Equality Index and others. We make our annual GRESB and CDP submissions publicly available on our website for every year we have participated (going back over 10 years).
- We strive to maintain transparency. For 2022 reporting, we set a goal to expand our TCFD disclosure, including to provide detailed segment-level physical climate risk data on our assets beyond what other REITs are providing to optimize transparency and accountability. Please see pages 13-14 of the 2022 ESG Report.

Please see <https://www.healthpeak.com/esg/> for more information, as well as our 2022 ESG Report found at the same website: <https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf>

Q3

Environmental initiatives (10 points)

Consider addressing one or more of the following:

- Renewable energy
- Climate Change strategy
- Energy efficiency
- Water Efficiency
- Waste management
- Green Building certifications
- Carbon Reduction
- Environmental management systems
- Other priorities relevant to your organization's environmental efforts

As disclosed in our 2022 ESG Report found here: <https://www.healthpeak.com/esg/>

- Pages 13-14 of our 2022 ESG Report outlines our annual physical and transition climate risk assessment results as part of our climate change strategy. Starting in 2020, we committed to undertake and disclose climate risks aligned with TCFD, looking at acute and chronic risk factors such as earthquakes, wildfires, heat stress, water stress and sea level rise, as well as risks relating to reputation and regulation, including local building performance standards. We also disclose our assessment and mitigation strategy around these climate risks, including drilling down to the segment level and provide risk ratings (high/medium/low) for each segment, going well beyond data provided by other REITs in an effort to be transparent.
- We aggressively sought ENERGY STAR certifications in our Outpatient Medical segment, obtaining 67 certifications.
- While we have not yet publicly disclosed a net zero target, we are actively analyzing pathways toward net zero or carbon neutrality, and recently engaged an embedded sustainability consultant to review and refine our 10-year plan and roadmap toward success, including setting net zero targets and developing a comprehensive portfolio strategy.
- In 2022, we certified our environment management system in accordance with ISO 140001. Partnering with a third-party environmental data management platform (Measurabl) and hiring a sustainability analyst, we significantly enhanced and streamlined data collection, review and analysis.
- In 2022, we enhanced our use of renewable energy, both onsite through tenant solar in new developments in California, as well as offsite through wind power and renewable energy contracts.
- In 2022, we piloted several new technologies and innovations in our platform, focusing on cost-effective solutions that deliver impactful results, including condensate recovery systems, view glass windows, fan wall arrays, smart water management system and a real-time energy monitoring system pulling data from the grid at the property level. See page 20 of the ESG Report.
- We completed many initiatives relating to GHG, water, energy and waste - see pages 15-19 of our ESG report.
- Unique to Healthpeak, we engage emerging leaders in a year-long activity (Building Bridges) to choose a project that will create value for the company and make recommendations on viable solutions. The 2022 Building Bridges team chose sustainability as its project and made five portfolio-level recommendations, detailed on page 23 of our ESG Report. To date, we have made significant progress on these recommendations, including green leasing, dedicated internal ESG resources and building certifications.

Q4

Social initiatives (10 points)

Consider addressing one or more of the following:

- Diversity Equity and Inclusion
- Wellness
- Health & Safety
- Supply Chain
- Stakeholder Engagement (tenants, community, investors, employees, etc.)
- Human capital management
- Other priorities relevant to your organization's efforts in the area of social responsibility

We disclose numerous initiatives relating to social responsibility. See pages 24-34 of our 2022 ESG Report for our social responsibility goals and related progress, including:

- Diversity, equity and inclusion, including through our DEI initiative that seeks to enhance racial diversity in our organization and the communities in which we live and work. Pages 26-27 of our 2022 ESG Report reflect various programs and initiatives through the year, including enhancing diversity through recruiting and hiring, as well as promotions; engaging in company-wide training; participating in community outreach programs, including corporate sponsorship and executive speaking programs at universities; and supporting education in underrepresented communities. In 2022, we focused on building a pipeline of diverse leaders and employees, with 50% of promotions and 79% of interns being gender- or racially-diverse.
- Health, Wellness & Safety: We disclose a number of initiatives on page 31 of the 2022 ESG Report.
- Supply Chain: We continue to engage and monitor our supply chain for relevant risks and ESG factors. See page 40 of the 2022 ESG Report.
- Stakeholder Engagement (tenants, community, investors, employees, etc.): See pages 9, 28, 32 and 41 of the 2022 ESG Report for a description of our stakeholder engagement of various groups, including our annual tenant engagement survey, annual employee engagement survey, and investor outreach.
- Human capital management: See pages 24-34 of the 2022 ESG Report for a description of our human capital management efforts. This commitment is led by our Board, which formally renamed its Compensation Committee to the "Compensation and Human Capital Committee," reflecting its oversight of all human capital management.
- Other priorities relevant to your organization's efforts in the area of social responsibility: Training and development (page 29 of the 2022 ESG Report)

Q5

ESG Program Governance (10 points)

Consider addressing one or more of the following:

- Board commitment to ESG
- Board sustainability committee
- ESG tied to executive compensation
- Other priorities relevant to your organization's ESG efforts

Our Board has had a long-standing commitment to ESG. For several years, the Board received regular updates on ESG initiatives. In 2022, we codified ESG and climate risk oversight in the Nominating and Corporate Governance Committee charter. This committee receives regular quarterly updates on our ESG initiatives, strategy and performance.

In addition, recognizing the importance of connecting ESG to our executive team's performance and overall business and strategy, the Compensation and Human Capital Committee of the Board adopted an ESG performance metric as part of the 2022

executive cash bonus program. The ESG metric accounted for 15% of the overall 2022 cash bonus for each of our executive officers, including our President and CEO, CFO, COO, CIO, Chief Development Officer, General Counsel, Chief Accounting Officer and Head of HR, among others. As disclosed on page 30 of our ESG Report and page 50 of our proxy statement, the Compensation and Human Capital Committee selected ESG Performance criteria that could be impacted by each executive's performance and that were also meaningful to our key ESG initiatives, including transparent environmental disclosure; diversity, equity and inclusion; employee satisfaction; and sound corporate governance.

We also have a management-level ESG oversight committee, which reviews, establishes and executes on day-to-day operational targets, performance and initiatives. The ESG Committee is led by our Senior Vice President and Deputy General Counsel, and includes our Chief Operating Officer, General Counsel, Chief Human Resources Officer and members of asset management, capital asset management, finance, human resources and legal.

We set a goal of significantly expanding our TCFD-aligned disclosures to include detailed information about our annual physical climate risk assessment. Among REITs, we include some of the most detailed segment-level information on risks in our portfolio and steps we are taking to address those risks. See pages 12-14 of our 2022 ESG Report. We also enhanced the disclosure in our annual ESG Report to include political spending and accountability, cybersecurity risk management, ethics and compliance, and responsible supply chain initiatives.

To view our governance goals and related progress, please see pages 34-41 of our 2022 ESG Report, found here: <https://www.healthpeak.com/esg/>

Q6

For the "Leadership Personified" award, nominate individual leaders in Sustainability/ESG within the REIT industry. The nominated individual must be employed by a Nareit corporate member organization(0 points)

1st nomination

Carol Samaan

2nd nomination

None

3rd nomination

None

Q7

Optional: Provide any context or commentary about your company and its operations that you would like the judges to know (maximum 250 words; 0 points).

Healthpeak is a healthcare REIT operating in Life Science/Lab, Outpatient Medical, and Continuing Care Retirement Communities. Although we have a mature ESG program, we hired a sustainability analyst in 2022 and engaged an embedded ESG consultant to advance our ESG program and take it to the next level, reflecting our commitment to continually improve ESG performance.



G R E S B
R E A L E S T A T E

Healthpeak Properties, Inc.

Public Disclosure Assessment 2023

DATE: 1 Jul 2023 12:52:37am Sat UTC

SUBMITTED: 1 Jul 2023 12:52:35am Sat UTC

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ASPECT CHECKLIST

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PDP

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ASPECT CHECKLIST

There are no errors in this Assessment, you can submit it by clicking "Proceed to Submit". If you would like to return to the Assessment, click "Contents".

PDP

Entity Characteristics

EC1

Property type and Geography

Portfolio predominant location (*): Portfolio predominant property type (**):

EC2

Market capitalization

EC3

Nature of entity's business

The entity's core business:

- Management of standing investments
- Development of new construction and major renovation projects

PDP

Disclosure Methods

D1

 Max. score 5

Sustainability performance via a stand-alone Sustainability Report

- Yes
- Reporting year

Select the applicable reporting level

- Entity
- Group

The sustainability report is

- Aligned with a sustainability reporting framework
- ANREV Sustainability Reporting Guidelines, 2016
 - EPRA sBPR, 2017
 - GRI Standards, 2016
 - IIRC Framework, 2013
 - INREV Sustainability Guidelines, 2016
 - PRI Reporting Framework, 2018
 - SASB Standards, 2018
 - TCFD Recommendations, 2017
 - Other

Other selected. Please describe

- Third-party verified or assured
- Verified
 - Assured

Please disclose where the information can be found

Provide hyperlink

<https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf>

Indicate where the relevant information can be found

See page 59 of the 2022 ESG report for the third party assurance (verification statement providing "moderate (i.e., limited) level of assurance". Pages 2 (overview of frameworks), 6-7 (UN Sustainable Development Goals), 12-14 (TCFD), 44-56 (GRI), 57-58 (SASB) for our reporting methodology and alignment with GRI, SASB, TCFD and UN SDGs.

No

D2.1

Max. score 5

Sustainability performance via a section in the Annual Report

Yes

Reporting year

2,022

Select the applicable reporting level

Entity

Group

The sustainability section is

Aligned with a sustainability reporting framework

Third-party verified or assured

Please disclose where the information can be found

Provide hyperlink

<https://www.sec.gov/ix?doc=/Archives/edgar/data/765880/000162828022002117/peak-20211231.htm>

<https://www.sec.gov/ix?doc=/Archives/edgar/data/765880/000162828022002117/peak-20211231.htm>

Indicate where the relevant information can be found

Please refer to page 10 under 'Sustainability'

No

D2.2

Max. score 5

Sustainability performance via an Integrated Report

Yes

No

D3

Max. score 3

Sustainability performance via a dedicated section on the corporate website

Yes

Select the applicable reporting level

Entity

Group

Please disclose where the information can be found

Provide hyperlink

<https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf>

<https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf>

Indicate where the relevant information can be found

Full section including Overview, Environmental, Social, Governance, Historical Reports and Sustainable Finance pages

No

D4

Public commitment to ESG leadership standards and/or principles

 Yes

Select all commitments included (multiple answers possible)

- Climate Action 100+
- Global Investor Coalition on Climate Change (including AIGCC, Ceres, IGCC, IIGCC)
- International Labour Organization (ILO) Standards
- Montreal Pledge
- OECD - Guidelines for multinational enterprises
- PRI signatory
- RE 100
- Science Based Targets initiative
- Task Force on Climate-related Financial Disclosures (TCFD)
- UN Environment Programme Finance Initiative
- UN Global Compact
- UN Sustainable Development Goals
- WorldGBC's Net Zero Carbon Buildings Commitment
- Other

Please disclose where the information can be found

Provide hyperlink

<https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf><https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf>

Indicate where the relevant information can be found

Please see 2022 ESG Report.

Pages 2 (overview of frameworks), 6-7 (UN Sustainable Development Goals), 12 (science-based targets), 12-14 (TCFD), 44-56 (GRI), 57-58 (SASB) for our reporting methodology and alignment with GRI, SASB, TCFD and UN SDGs and SBTi.

See pages 7-9, 11, 15 and 22 for our alignment with Science-Based Targets initiative (p. 15), TCFD (pages 8-9), UN SDGs (page 11) and International Labour Organization (page 22).

Provide hyperlink

<https://sciencebasedtargets.org/companies-taking-action#dashboard><https://sciencebasedtargets.org/companies-taking-action#dashboard>

Indicate where the relevant information can be found

Search the Science-Based Targets dashboard for "Healthpeak"

 No

Governance of Sustainability

D5

Max. score 1.5

Specific environmental objectives

 Yes

Disclosed objectives are:

- Measurable
- Time-bound

Please disclose where the information can be found

Provide hyperlink

<https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf>
<https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf>

Indicate where the relevant information can be found

Please see 2022 ESG Report.

Please refer to pages 6, 11-23 of the 2022 ESG Report, with specific 2022 environmental goals and long-term goals and progress detailed on pages 6 and 15-18 of the ESG Report.

Provide hyperlink

<https://www.sec.gov/ix?doc=/Archives/edgar/data/765880/000130817923000243/peak4130911-def14a.htm>
<https://www.sec.gov/ix?doc=/Archives/edgar/data/765880/000130817923000243/peak4130911-def14a.htm>

Indicate where the relevant information can be found

No

Page 50: Outlining specific, time-bound, measurable environmental goals that formed part of the overall 2022 annual executive bonus program. The 2023 proxy statement covers 2022 governance and executive compensation matters.

D6

Max. score 1.5

Specific social objectives

 Yes

Disclosed objectives are:

- Measurable
- Time-bound

Please disclose where the information can be found

Provide hyperlink

<https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf>
<https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf>

Indicate where the relevant information can be found

Please refer to pages 7 and 24-34 of the 2022 ESG Report, with specific 2022 social goals and progress detailed on pages 7 and 25 of the ESG Report.

Provide hyperlink

<https://www.sec.gov/ix?doc=/Archives/edgar/data/765880/000130817923000243/peak4130911-def14a.htm>
<https://www.sec.gov/ix?doc=/Archives/edgar/data/765880/000130817923000243/peak4130911-def14a.htm>
indicate where the relevant information can be found

Page 50. Outlining specific, time-bound, measurable social goals that formed part of the overall 2022 annual executive bonus program. The 2023 proxy statement covers 2022 governance and executive compensation matters.

No

D7

Max. score 1.5

Specific governance objectives

Yes

Disclosed objectives are:

- Measurable
- Time-bound

Please disclose where the information can be found

Provide hyperlink
<https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf>
<https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf>

Indicate where the relevant information can be found

Please refer to pages 7, 35-41 of the 2022 ESG Report, with specific 2022 governance goals and progress detailed on page 7 of the ESG Report.

Provide hyperlink
<https://www.sec.gov/ix?doc=/Archives/edgar/data/765880/000130817923000243/peak4130911-def14a.htm>
<https://www.sec.gov/ix?doc=/Archives/edgar/data/765880/000130817923000243/peak4130911-def14a.htm>

Indicate where the relevant information can be found

Page 50. Outlining specific, time-bound, measurable governance goals that formed part of the overall 2021 annual executive bonus program. The 2023 proxy statement covers 2022 governance and executive compensation matters.

No

D8

Max. score 4

Existence of dedicated sustainability professional(s) or sustainability task force/committee responsible for the entity

Yes

Please disclose where the information can be found

Provide hyperlink
<https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf>
<https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf>

Indicate where the relevant information can be found

Please refer to pages 37-38 of the 2022 ESG Report, which outlines Healthpeak's ESG Governance Structure, including the role of the Board of Directors, Management, and ESG Committee members (comprised of management

and employees)

Provide hyperlink
<https://www.sec.gov/ix?doc=/Archives/edgar/data/765880/000130817923000243/peak4130911-def14a.htm>
<https://www.sec.gov/ix?doc=/Archives/edgar/data/765880/000130817923000243/peak4130911-def14a.htm>

Indicate where the relevant information can be found

See page 29. The 2023 proxy statement covers 2022 governance and executive compensation matters.

No

D9 Max. score 4

Policy/policies that address(es) environmental issues

Yes

Please disclose where the information can be found

Provide hyperlink
<https://www.healthpeak.com/esg/governance/>
<https://www.healthpeak.com/esg/governance/>

Indicate where the relevant information can be found

Please refer to the Code and Conduct (page 14) and the Vendor Code of Conduct (page 5)

Provide hyperlink
<https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf>
<https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf>

Indicate where the relevant information can be found

See our 2022 ESG Report, page 11, for our environmental policy and strategy and page 21 for our development policy

No

D10 Max. score 3

Policy/policies that address(es) social issues

Yes

Please disclose where the information can be found

Provide hyperlink
<https://www.healthpeak.com/esg/social/>
<https://www.healthpeak.com/esg/social/>

Indicate where the relevant information can be found

Social policies can be found in our Corporate Code of Conduct (pages 12-14), Vendor Code of Conduct (pages 3-5), and Social Responsibility Website page linked above, including our Diversity and Human Rights Policy

Provide hyperlink
<https://www.healthpeak.com/esg/governance/>

<https://www.healthpeak.com/esg/governance/>
Indicate where the relevant information can be found

Social policies can be found in our Corporate Code of Conduct (pages 12-14), Vendor Code of Conduct (pages 3-5), and Social Responsibility Website page linked above, including our Diversity and Human Rights Policy

Provide hyperlink
<https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf>
<https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf>
Indicate where the relevant information can be found

See page 25 of the 2022 ESG Report outlining our policy and strategy

No

D11

Max. score 3

Policy/policies that address(es) corporate governance issues

Yes

Please disclose where the information can be found

Provide hyperlink
<https://www.healthpeak.com/esg/>
<https://www.healthpeak.com/esg/>

Indicate where the relevant information can be found

Our Governance webpage linked above provides links to our various corporate governance policies, including the Code of Business Conduct and Ethics, Vendor Code of Business Conduct and Ethics, Corporate Governance Guidelines, Board Committee Charters, a publicly available link to our anonymous Whistleblower Hotline, and our executive compensation pay-for-performance philosophy.

Provide hyperlink
<https://www.sec.gov/ix?doc=/Archives/edgar/data/765880/000130817923000243/peak4130911-def14a.htm>
<https://www.sec.gov/ix?doc=/Archives/edgar/data/765880/000130817923000243/peak4130911-def14a.htm>

Indicate where the relevant information can be found

Our 2023 Proxy Statement (reporting 2022 governance and executive compensation) outlines our corporate governance policies (see pages 24-30 of the 2023 Proxy Statement) and executive compensation practices (see pages 42-75).

Provide hyperlink
<https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf>
<https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf>

Indicate where the relevant information can be found

Page 36 of the 2022 ESG Report for our policy and strategy

No

Long-term performance improvement targets

Yes

Targets relate to:

- Energy consumption
 - Renewable energy
 - GHG emissions
 - Water consumption
 - Waste diverted from landfill
 - Other
- Other selected. Please describe

We target LEED Certification for new development

Please disclose where the information can be found

Provide hyperlink

<https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf>

<https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf>

Indicate where the relevant information can be found

Please refer to pages 6-7 and 11-18 of the 2022 ESG Report, with specific 2022 environmental targets and long-term targets, as well as performance and progress, detailed on pages 6-7 and 15-18 of the ESG Report and our target for LEED certification noted on page 6.

No

PDP

Implementation

ESG initiatives and/or case studies that relate to the entity

Yes

Please disclose where the information can be found

Provide hyperlink

<https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf>

<https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf>

Indicate where the relevant information can be found

See refer to pages 11-23 of the 2022 ESG Report, with specific 2022 environmental initiatives and projects detailed on pages 15-23 of the ESG Report.

No

Information on investments that obtained a green building certification or energy rating

Yes

Disclosure includes information on:

- Green building certifications
- Energy ratings

Please disclose where the information can be found

Provide hyperlink
<https://www.healthpeak.com/esg/>
<https://www.healthpeak.com/esg/>

Indicate where the relevant information can be found

"Achievements" under our Environmental webpage linked above.

Provide hyperlink
<https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf>
<https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf>

Indicate where the relevant information can be found

Please refer to page 6 of the 2022 ESG Report, reflecting 45 new ENERGY STAR Certifications and 157k square feet of LEED certified properties obtained in 2022 alone. We were also named an ENERGY STAR Partner of the Year.

No

PDP

Operational Performance

D15

Max. score 5

Energy consumption data of portfolio

 Yes

Including information on:

- Absolute consumption data
- Like-for-like consumption data
- Intensity data
- Portfolio data coverage

Please disclose where the information can be found

Provide hyperlink

<https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf><https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf>

Indicate where the relevant information can be found

Please refer to pages 16, and pages 44-45 of the 2022 ESG Report for relevant environmental and energy data.

 No

D16

Max. score 2

Renewable energy data of portfolio

 Yes

Please disclose where the information can be found

Provide hyperlink

<https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf><https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf>

Indicate where the relevant information can be found

See page 44 of the ESG Report for renewable energy data.

 No

D17

Max. score 3

GHG emissions data of portfolio

 Yes

Including information on:

- Absolute GHG emissions data
- Like-for-like GHG emissions data
- Intensity data
- Portfolio data coverage

Please disclose where the information can be found

Provide hyperlink

<https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf><https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf>

Indicate where the relevant information can be found

Please refer to pages 15 and page 44-45 of the 2022 ESG Report for emissions data.

 No

D18

Max. score 3

Water consumption data of portfolio

 Yes

Including information on:

- Absolute consumption data
- Like-for-like consumption data
- Intensity data
- Portfolio data coverage

Please disclose where the information can be found

Provide hyperlink

<https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf><https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf>

Indicate where the relevant information can be found

Please refer to pages 16 and page 46 of the 2022 ESG Report for water data.

 No

D19

Max. score 3

Waste data of portfolio

 Yes

Please disclose where the information can be found

Provide hyperlink

<https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf><https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf>

Indicate where the relevant information can be found

Please refer to pages 17 and page 46 of the 2022 ESG Report for waste data.

 No

PDP

Stakeholder Engagement

D20

Max. score 3

Employee satisfaction survey during the last three years, if undertaken

 Yes

Please disclose where the information can be found

Provide hyperlink

<https://www.healthpeak.com/esg/social/><https://www.healthpeak.com/esg/social/>

Indicate where the relevant information can be found

Please refer to the website for employee satisfaction.

Provide hyperlink

<https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf><https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf>

Indicate where the relevant information can be found

Please refer to page 28 of the ESG Report for the annual employee satisfaction survey and results conducted in 2022.

 No

D21

Max. score 4

Involvement in sustainability related tenant engagement programs/initiatives

 Yes

Please disclose where the information can be found

Provide hyperlink

<https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf><https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf>

Indicate where the relevant information can be found

Please refer to page 32 of the ESG Report, describing our tenant and partner engagement programs, initiatives and process.

 No

D22

Max. score 3

Tenant satisfaction survey during the last three years, if undertaken

 Yes

Please disclose where the information can be found

Provide hyperlink

<https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf><https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf>

Indicate where the relevant information can be found

Please refer to page 32 for our tenant satisfaction engagement process and results.

 No

D23

Max. score 3

Actions of community engagement program, if undertaken

 Yes

Please disclose where the information can be found

Provide hyperlink

<https://www.healthpeak.com/esg/social/><https://www.healthpeak.com/esg/social/>

Indicate where the relevant information can be found

Please refer to the Partner and Community Engagement section

Provide hyperlink

<https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf><https://www.healthpeak.com/app/uploads/2023/06/Healthpeak-2022-ESG-Report.pdf>

Indicate where the relevant information can be found

Please refer to pages 32-34 of the ESG Report, describing our community engagement program.

 No