



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

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# Healthpeak Properties, Inc.

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GRESB Real Estate Assessment 2024

DATE: 28 Jun 2024 9:22:30pm Fri UTC

SUBMITTED: 28 Jun 2024 9:22:12pm Fri UTC

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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?

20,062

**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

Max. score 0

## 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, GRI, Bloomberg Gender-Equality Index, UN Guiding Principles on Business and Human Rights, UN Universal Declaration of Human Rights, UN Women's Empowerment Principles signatory, CEO Action for Diversity and Inclusion Pledge

Provide applicable hyperlink

Provide hyperlink

<https://www.healthpeak.com/app/uploads/2024/06/Healthpeak-2023-Corporate-Impact-Report-LR.pdf>

<https://www.healthpeak.com/app/uploads/2024/06/Healthpeak-2023-Corporate-Impact-Report-LR.pdf>

Indicate where the relevant information can be found

See the 2023 Corporate Impact Report:

- page 36 (alignment with UN Guiding Principles on Business and Human Rights, UN Universal Declaration of Human Rights, International Labour Organization Discrimination Convention, CEO Action for Diversity & Inclusion™ pledge, UN Women's Empowerment Principles)
- page 56 (overall reporting frameworks used)
- page 63 (UN Sustainable Development Goals)
- pages 10, 21 (Science-Based Targets initiative)
- pages 22, 73-74 (Task Force on Climate-related Financial Disclosures)
- pages 64-72 (GRI)
- pages 75-76 (SASB)
- page 77 (Bloomberg Gender-Equality Index)

 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
  - Environment
  - Social
  - Governance
- Issue-specific objectives
  - Diversity, Equity, and Inclusion (DEI)
  - Health and well-being

The objectives are

 Publicly available

Provide applicable hyperlink

Provide hyperlink

<https://www.healthpeak.com/app/uploads/2024/06/Healthpeak-2023-Corporate-Impact-Report-LR.pdf><https://www.healthpeak.com/app/uploads/2024/06/Healthpeak-2023-Corporate-Impact-Report-LR.pdf>

Indicate where the relevant information can be found

Please see the goals set forth in the 2023 Corporate Impact Report:

- TCFD Risks & opportunities / climate strategy (pp. 22, 73-74)
- U.N. Sustainable Development Goals linked to business activities and goals (p. 12-14, 63)
- Environmental goals (pp. 12, 23-26)
- Social goals (pp. 13)
- Governance goals (p. 14)

 Not publicly available

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

As outlined in our 2023 Corporate Impact Report (pp. 8-10, 12-17):

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. 12, 23-26) 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 or Silver certification for new developments (p. 12). Social Objectives (13, 37) include our commitment to diversity, inclusion, equity, talent attraction, training, engagement, retention, and community/partner engagement. Governance Objectives (p. 14) 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 volunteerism. 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 (21-22,73-74). 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 - 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

Danny Muller

Job title

Senior National Account Executive, 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 - 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

Leann Mester

Job title

Vice President - Communications, Marketing, & Sustainability

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

Leann Mester

Job title

Vice President - Communications, Marketing, & Sustainability

External consultant/manager

Investment partners (co-investors/JV partners)

No

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, Operations, Development, Investments and Portfolio Management, Leasing, Accounting, Risk Management, Information Technology, Communications and Marketing, Treasury and Capital Markets

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
- 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  
 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  
 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 quarterly agenda items for the 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 business leaders to receive reports on ESG/ climate initiatives and performance against our objectives and other practices that have occurred since the previous meeting. He also receives regular reports on DEI performance and progress from our Chief HR Officer.
- Corporate Impact Team and Inclusion, Diversity, Equity, and Accountability ("IDEA") Council: Comprised of management across several functions, these groups meet regularly to oversee initiatives, implement best practices, establish goals, measure performance, and provide updates to the Board and CEO. Our SVP - Deputy General Counsel, SVP - Investments & Portfolio Management, VP - Communications, Marketing, and Sustainability, and VP - Senior Counsel report on progress during regular executive meetings, which are then reported regularly to the Board.

See p. 49 of 2023 Corporate Impact Report – <https://www.healthpeak.com/app/uploads/2024/06/Healthpeak-2023-Corporate-Impact-Report-LR.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 financial consequences?

 Yes

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.sec.gov/ix?doc=/Archives/edgar/data/765880/000130817924000116/lpeak2024\\_def14a.htm](https://www.sec.gov/ix?doc=/Archives/edgar/data/765880/000130817924000116/lpeak2024_def14a.htm)

[https://www.sec.gov/ix?doc=/Archives/edgar/data/765880/000130817924000116/lpeak2024\\_def14a.htm](https://www.sec.gov/ix?doc=/Archives/edgar/data/765880/000130817924000116/lpeak2024_def14a.htm)

Indicate where the relevant information can be found

Pages 50-51 of our 2024 Proxy Statement (which describes executive compensation for the 2023 reporting year) outline the ESG performance metric in our annual executive bonus program, which comprises 15% of our C-Suite's annual bonus and includes quantitative and qualitative environmental, social and governance factors

Provide hyperlink

<https://www.healthpeak.com/app/uploads/2024/06/Healthpeak-2023-Corporate-Impact-Report-LR.pdf>

<https://www.healthpeak.com/app/uploads/2024/06/Healthpeak-2023-Corporate-Impact-Report-LR.pdf>

Indicate where the relevant information can be found

Page 51 of our 2023 Corporate Impact Report indicates that "Sustainability and corporate impact performance and disclosure also factor into the financial (bonus) compensation of members of the Corporate Impact Committee, including with respect to members from our legal and capital asset management teams"

[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. The EMS Third Party Certification is also disclosed publicly on page 28 of our 2023 Corporate Impact Report linked on our website here: <https://www.healthpeak.com/app/uploads/2024/06/Healthpeak-2023-Corporate-Impact-Report-LR.pdf>

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 Evidence 2023.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/2024/06/Healthpeak-2023-Corporate-Impact-Report-LR.pdf><https://www.healthpeak.com/app/uploads/2024/06/Healthpeak-2023-Corporate-Impact-Report-LR.pdf>

Indicate where the relevant information can be found

See the 2023 Corporate Impact Report highlighting our environmental strategy and policy:

- Page 8-10: Strategy and Roadmap
- Page 20: Strategy (cont.) and policy statement
- Page 21-22: Climate Strategy
- Page 30: Life safety policy
- Page 32: 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

Provide hyperlink

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

Indicate where the relevant information can be found

Within our Diversity and Human Rights Policy on our website, we acknowledge that we strive to conduct our business in a manner consistent with the United Nations Guiding Principles on Business and Human Rights and the UN Universal Declaration of Human Rights. It also shows that we are a signatory to the UN Women's Empowerment Principles. These statements show our partnerships with organizations that have social objectives which serve as the primary purpose of the organization.

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. This Code was substantially applicable for the entire 2023 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/2024/06/Healthpeak-2023-Corporate-Impact-Report-LR.pdf><https://www.healthpeak.com/app/uploads/2024/06/Healthpeak-2023-Corporate-Impact-Report-LR.pdf>

Indicate where the relevant information can be found

See the 2023 Corporate Impact Report and sections referenced below, which outlines policies applicable during the 2023 reporting year.

- Customer (Tenant) Satisfaction: p. 30-34, including 2023 tenant engagement and satisfaction survey and rates on page 34
- Employee Engagement: p. 39: Employee engagement survey (satisfaction and engagement rates to be released later in the year following the survey completion)
- Employee Health & Well-being: p. 43
- Employee Remuneration: p. 42 (Compensation & Benefits)
- Health & Safety: Community: p. 30 (showing health & safety initiatives for vendors, operators, and property managers)
- Health & Safety: Employees: p. 43 (showing health & safety initiatives for employees)
- Health & Safety: Tenants & Customers: p. 30 (showing health & safety initiatives for tenants)
- Inclusion & Diversity: p. 36-38
- Labor Standards & Working Conditions: p. 31 (Safety Guidelines)
- Stakeholder Relations: p. 9 (Stakeholder Engagement)
- Volunteerism & Philanthropy and Community Support in Action: p. 44 and 55 (Social Enterprise Partnership) (showing our partnerships with organizations that have social objectives which serve as the primary purpose of the organization)

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 the 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

[P03SupportingDocumentation1.pdf](#)

Indicate where in the evidence the relevant information can be found

See GRESB Cover Sheet and all supporting evidence attached thereto

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Provide hyperlink

<https://www.healthpeak.com/app/uploads/2024/06/Healthpeak-2023-Corporate-Impact-Report-LR.pdf>

<https://www.healthpeak.com/app/uploads/2024/06/Healthpeak-2023-Corporate-Impact-Report-LR.pdf>

Indicate where the relevant information can be found

See 2023 Corporate Impact Report:  
- Cybersecurity - page 53  
- Political Contributions - page 54, 62

Provide hyperlink

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

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

Indicate where the relevant information can be found

Entire page

Provide hyperlink

[https://www.sec.gov/ix?doc=/Archives/edgar/data/765880/000130817924000116/lpeak2024\\_def14a.htm](https://www.sec.gov/ix?doc=/Archives/edgar/data/765880/000130817924000116/lpeak2024_def14a.htm)

[https://www.sec.gov/ix?doc=/Archives/edgar/data/765880/000130817924000116/lpeak2024\\_def14a.htm](https://www.sec.gov/ix?doc=/Archives/edgar/data/765880/000130817924000116/lpeak2024_def14a.htm)

Indicate where the relevant information can be found

See 2024 Proxy Statement (disclosing governance and executive compensation for 2023 reporting year):  
- Shareholder Rights - pages 79-83 (outlining shareholder voting rights for annual meeting, access to information, ability to submit proposals and director nominations process, and where shareholders can learn more to exercise their rights)  
- Executive Compensation - pages 41-72

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

using  Externally assured No

Provide applicable evidence

Provide hyperlink

Indicate where the relevant information can be found

- Integrated Report
- Dedicated section on corporate website
- Other

 No

## REPORTING

### ESG Incident Monitoring

RP2.1

Max. score 0.25

Incident monitoring

Does the entity have a process to monitor 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 the company intranet. The hotline is tested quarterly. 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. Matters 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 creating policies 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

Max. score 0

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 1.25

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).

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<https://www.healthpeak.com/app/uploads/2024/06/Healthpeak-2023-Corporate-Impact-Report-LR.pdf>
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Indicate where the relevant information can be found

- See page 28 of the 2023 Corporate Impact Report, describing how we use our certified Environmental Management System

- 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 0.25

## 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	<input checked="" type="radio"/> Max. score 0.5
-----	---

## Climate resilience

Does the entity's climate strategy incorporate resilience?

- Yes

Describe how the entity incorporates resilience into its climate strategy considering risks and opportunities

We consider physical climate risks and transition risks when acquiring and developing resilient properties and assessing insurance coverage, including the impacts of natural disasters, wildfires, heat stress, and sea level rise. The impact of climate change is also tied to our business strategy and ability to finance acquisitions, developments, and operations. Based on our 2022 GHG emissions performance, we maintained a 2.5 basis point reduction in 2023 under our credit facility (which we use to finance acquisitions and developments) with a sustainability-linked metric tied to our long-term GHG emissions reduction goals. In addition, we established a Green Financing Framework, aligned with leading international standards. In 2021, we issued \$750 million in green bonds under this framework, which financed acquisition costs of several green-certified properties.

We established ambitious long-term targets relating to GHG emissions, energy, water, and waste to minimize the environmental footprint of our properties. We were the first healthcare REIT in North America to adopt long-term (15-year) science-based GHG emissions reduction targets for Scopes 1, 2, and 3 in collaboration with the Science Based Targets initiative (SBTi) and the Paris Agreement. We also assessed our portfolio in January 2023 for 185 Outpatient Medical and 87 Lab properties under our operational control for physical climate risks using Moody's proprietary Physical Climate Risk Assessment based on the RCP 8.5 climate change scenario under a time horizon of up to 2040, and developed risk assessment and mitigation strategies to address such risks, as disclosed in our 2023 Corporate Impact Report, pages 73-74.

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
  - SSP1-1.9
  - SSP1-2.6
  - SSP4-3.4
  - SSP5-3.40S
  - SSP2-4.5
  - SSP4-6.0
  - SSP3-7.0
  - SSP5-8.5
  - TPI
  - Other
- Physical scenarios
  - RCP2.6

- RCP4.5
- RCP6.0
- RCP8.5
- SSP1-1.9
- SSP1-2.6
- SSP4-3.4
- SSP5-3.40S
- SSP2-4.5
- SSP4-6.0
- SSP3-7.0
- SSP5-8.5
- Other

No

No

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

We have established ambitious long-term targets relating to GHG emissions, energy, water, and waste to minimize the environmental footprint of our properties. We were the first healthcare REIT in North America to adopt long-term (15-year) science-based emissions reduction targets for Scopes 1, 2, and 3 in collaboration with the Science Based Targets initiative (SBTi) and the Paris Agreement.

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/2024/06/Healthpeak-2023-Corporate-Impact-Report-LR.pdf>

<https://www.healthpeak.com/app/uploads/2024/06/Healthpeak-2023-Corporate-Impact-Report-LR.pdf>

Indicate where the relevant information can be found

See the transition risk assessment and physical climate risk assessments on pages 73-74 of the 2023 Corporate Impact Report (TCFD Index).

Describe the entity's processes for prioritizing transition risks

We regularly assess transition risks (regulation, reputation) to determine material impacts to our business through (1) annual enterprise risk assessment and (2) periodic materiality assessment (last conducted in 2023).

- Enterprise risk assessment: Our Board oversees a risk management process intended to support the 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 transition-related risks impacting regulation and reputation. Management utilizes an ongoing assessment process that identifies material risks and implements mitigation strategies, reporting to and working with the Board. Our Enterprise Risk Management program identifies, assesses, evaluates, responds to, and monitors the risks identified by management's various subject matter experts, including our internal accounting, finance, tax, legal, operations, and portfolio teams. Through this process, we identified transition risks relating to regulation that could impact our business, including compliance with new and emerging regulations at the federal, state, and local levels could impose additional operating and capital costs or carbon taxes associated with utilities, energy efficiency, building materials, and building design (such as building performance standards). We also identified mitigation strategies (described on page 74 of the Corporate Impact Report).

- Materiality assessment: We formally obtained feedback from tenants, investors, employees, property managers, and ratings agencies to identify and rank reputational transition risks. We learned tenants increasingly focus on building efficiency, sustainable design, and "green leases," which could result in decreased demand for outdated space and material financial impact through lost lease revenue.

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/2024/06/Healthpeak-2023-Corporate-Impact-Report-LR.pdf>

<https://www.healthpeak.com/app/uploads/2024/06/Healthpeak-2023-Corporate-Impact-Report-LR.pdf>

Indicate where the relevant information can be found

See pages 21-22 and 73-74 of the 2023 Corporate Impact Report.

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

As described above, we regularly assess transition risks (regulation, reputation) to determine material impacts on our business through (1) enterprise risk assessment and (2) materiality assessment (last conducted in 2023). Through these assessments, we identified transition risks relating to regulation and reputation that could impact our business, as described specifically above. We integrated these risks into our overall risk management, formally making them part of our Enterprise Risk Management program, which is conducted annually. Our Enterprise Risk Management program identifies, assesses, evaluates, responds to, and monitors these specific reputational and regulatory risks identified by the assessments, including seeking input and mitigation initiatives from our internal accounting, finance, tax, legal, operations, and portfolio teams. These initiatives include actively monitoring current and emerging regulations; participating in industry and other working groups monitoring building performance standards; working with Risk Management and Legal to ensure compliance with regulations; investing in energy and water efficiency programs, with measurable like-for-like reductions, to improve and lower utility costs; and establishing green design and construction criteria to satisfy local requirements.

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

Earthquake

 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/2024/06/Healthpeak-2023-Corporate-Impact-Report-LR.pdf><https://www.healthpeak.com/app/uploads/2024/06/Healthpeak-2023-Corporate-Impact-Report-LR.pdf>

Indicate where the relevant information can be found

See pages 12-13, 73-74 of the 2023 Corporate Impact Report, outlining our physical climate risk assessment using the RCP 8.5 scenario.

Describe the entity's processes of prioritizing physical risks

In January 2023, we assessed 185 Outpatient Medical and 87 Lab properties under our operational control using Moody's proprietary Physical Climate Risk Assessment based on the RCP 8.5 climate change scenario under a time horizon of up to 2040 (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). The risks are categorized as high, medium, or low over short-, medium-, and long-term time horizons. We assess the relevant climate risks identified (heat stress, water stress/drought, wildfire, sea level rise, hurricane/typhoon, and earthquake risks) as a part of our ongoing risk assessment process. In alignment with TCFD guidelines, we categorize potential risks as related to either physical or business/financial impacts of climate change. We determine business or financial risks associated with each physical climate risk below based on an internal assessment working with our cross-functional teams, including capital asset managers, finance, property managers, and risk management.

 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 No

Provide applicable evidence

Provide hyperlink

<https://www.healthpeak.com/app/uploads/2023/08/2023-CDP-Climate-Change-Questionnaire-2022-Reporting-Year.pdf>

<https://www.healthpeak.com/app/uploads/2023/08/2023-CDP-Climate-Change-Questionnaire-2022-Reporting-Year.pdf>

Indicate where the relevant information can be found

2023 CDP Submission, pages 17-37

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

Our process for identifying, assessing, and managing physical climate risks is integrated into our overall risk management in site planning and risk management/ insurance activities. The physical climate risk assessment informs our capital asset management and development teams to proactively build resilient properties and mitigate climate-related risk at our properties. For example, we construct properties with fire-retardant and air-purifying technologies to mitigate wildfire risks. To mitigate the impact of heat stress, we implement energy-saving technologies throughout properties, including LED lighting retrofits, energy-efficient HVAC systems, and occupancy sensors. To mitigate the effects of water stress and drought, we incorporate water-saving projects throughout properties, including drought-resistant landscaping, "smart" watering technologies, efficient plumbing fixtures, and condensate recovery systems. We also use this physical climate risk assessment. We work with our risk management team and insurance carriers to take proactive steps to mitigate the impact of climate change on our portfolio and present us with competitive opportunities relative to our peers. For instance, we work with property brokers and insurance carriers to develop recommendations, make necessary physical changes to properties based on annual physical loss control inspections, and ensure adequate insurance coverage to mitigate financial losses. We partner with our insurance carriers to identify our highest-priority property sites that may be affected by climate-related events within the next 12 months and implement measures to mitigate risks at those highest-priority properties.

 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

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

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
- 
- Survey response rate
- 

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 with respect to the employee survey conducted in late 2022/early 2023, 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)
- 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% 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%; "Would recommend Healthpeak Properties as a great place to work" with a score of 92%.

 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 &amp; well-being program

Does the entity have a program in place for promoting health &amp; 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 &amp; well-being measures

Does the entity take measures to incorporate the health &amp; 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

100

- Absentee rate

0.76

- Injury rate

0

- Lost day rate

0

- 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 CSA 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

38

Men

62

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

10

Between 30 and 50 years old

64

Over 50 years old

26

Gender pay gap

Gender ratio

Percentage of personnel that are:

Women

48

Men

52

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/2024/06/Healthpeak-2023-Corporate-Impact-Report-LR.pdf>

<https://www.healthpeak.com/app/uploads/2024/06/Healthpeak-2023-Corporate-Impact-Report-LR.pdf>

Indicate where the relevant information can be found

See 2023 Corporate Impact Report

With respect to the organization's employees for the 2023 reporting year:

- Page 36 sets forth employee gender ratio, employee age group distribution, and employee racial diversity/ethnicity data
- Page 61: Gender pay gap: Pay ratio by employee category (men/women base salary)
- Pages 36, 60-61: Gender, Age and Race distribution of employees (personnel)

Provide hyperlink

<https://d18rn0p25nwr6d.cloudfront.net/CIK-0000765880/ddd24fa-66a3-4c7d-9568-b9a33cdbc122.pdf>

<https://d18rn0p25nwr6d.cloudfront.net/CIK-0000765880/ddd24fa-66a3-4c7d-9568-b9a33cdbc122.pdf>

Indicate where the relevant information can be found

2023 Proxy Statement (filed in March 2023, represents the board make-up throughout fiscal year 2023, including through 12/31/2023.

With respect to the organization's governing Board of Directors:  
 - Page 11 sets forth gender diversity, racial diversity, age and tenure for the Board of Directors

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
- 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**

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	Country	Number of Assets	Floor Area sq. ft.	% GAV
Healthcare: Medical Office	United States of America	296	22233843.25	35
Healthcare: Other	United States of America	19	1855292.26	4
Healthcare: Senior Homes	United States of America	15	9661743.0	14
Technology/Science: Laboratory/Life Sciences	United States of America	141	11114665.85	47
<b>Total</b>		<b>471</b>	<b>44865544.36</b>	<b>100.0</b>

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 2024 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) and "country". Please note that % GAV and "country" are used for entity and peer group classification and should accurately reflect the composition of the portfolio. The values displayed in the table above are weighted by % of ownership.

Provide applicable evidence

[HealthpeakR1.1 2023 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 (maximum 1000 words).

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



**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

100

 Climate/climate change adaptation

Percentage of portfolio covered

100

 Contaminated land

Percentage of portfolio covered

100

 Energy efficiency

Percentage of portfolio covered

100

 Energy supply

Percentage of portfolio covered

100

 Flooding

Percentage of portfolio covered

100

 GHG emissions

Percentage of portfolio covered

100

 Health and well-being

Percentage of portfolio covered

100

 Indoor environmental quality

Percentage of portfolio covered

100

 Natural hazards

Percentage of portfolio covered

100

 Regulatory

Percentage of portfolio covered

100

 Resilience

Percentage of portfolio covered

100

 Socio-economic

Percentage of portfolio covered

100

 Transportation

Percentage of portfolio covered

100

 Waste management

Percentage of portfolio covered

100

Water efficiency  
Percentage of portfolio covered

100

Water supply  
Percentage of portfolio covered

100

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 segment 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. The PCA includes Healthpeak staff engineers, property operators, and 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 to monitor and 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	173	30.731
Water	167	29.5403
Waste	191	33.9985

**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	3	0.45
Management systems upgrades / replacements	73	15.74
Installation of high-efficiency equipment and appliances	206	57.58
Installation of on-site renewable energy		

Energy efficiency measures	Number of assets	% of portfolio covered
Occupier engagement / informational technologies	2	0.29
Smart grid / smart building technologies		
Systems commissioning or retro-commissioning	24	6.2
Wall / roof insulation	34	5.19
Window replacements	5	0.86

**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)	1	0.34
Cooling tower	3	1.11
Drip / smart irrigation	1	0.1
Drought tolerant / native landscaping	6	1.39
High efficiency / dry fixtures	45	9.42
Leak detection system		
Metering of water subsystems	1	0.33
On-site waste water treatment		
Reuse of storm water and/or grey water	2	0.67

**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	4	1.21
Ongoing waste performance monitoring		
Recycling	45	8.5
Waste stream management		
Waste stream audit		

## TARGETS

### Targets

T1.1

Max. score 1

#### 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 of 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. We will achieve the above targets 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 or Silver building certifications for 100% of new Lab developments. These goals are externally communicated in our 2023 Corporate Impact Report: <https://www.healthpeak.com/app/uploads/2024/06/Healthpeak-2023-Corporate-Impact-Report-LR.pdf>

 No

T1.2

Max. score 1

#### 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 from asset managers, property managers, and tenants. It prepares an implementation plan to incorporate their input and 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 LED retrofits or recycling. In addition, we work with property managers and tenants on specific ESG-related training through events such as sector conferences and individual tenant meetings and online through tenant portals containing 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

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

[2023 Healthpeak Kingsley Overall Satisfaction & Response Rate \(1\).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 87% response rate

Show investors

[TC2.1 Compiled Evidence 2023.pdf](#)

Indicate where in the evidence the relevant information can be found

See Evidence Cover sheet and entire document.

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 2023 tenant satisfaction survey was delivered via a web-based methodology to over 1,900 Outpatient Medical tenants, and we achieved a response rate of 87%. 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 from our property managers and tenants and prepares an implementation plan to incorporate the feedback and 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

≥50%, <75%

Tenant fit-out guides

≥50%, <75%

Minimum fit-out standards are prescribed

≥50%, <75%

Procurement assistance for tenants

≥50%, <75%

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.

≥50%, <75%

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 &amp; well-being program

Does the entity have a program for promoting health &amp; 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 &amp; well-being measures

Does the entity take measures to incorporate the health &amp; 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 overseeing our charitable and volunteer activities. The Committee partners with organizations that share our desire to support research, education, and other healthcare-related activities (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 2023, we donated over \$757,700 to 100+ charitable organizations aligned with the Committee's mission to advance health and well-being, healthcare, emergency disaster relief, and educational support for underrepresented communities. The Committee engages local healthcare organizations supporting our mission and invites representatives to present and speak at meetings before making a charitable contribution decision. 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 UC San Diego Foundation, supporting our healthcare partners, research, and innovation; Jesse Rees Foundation, which supports children battling cancer, aligning with public health and wellness; Ferguson Charitable Foundation, which offers 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: Medical Office | United States of America

Floor Areas	Floor Area (sq. ft.)
Whole Building	19315910.62
└ Landlord Controlled	13357814.09
└ Tenant Controlled	5958096.53
Common Areas	1250804.34
Shared Services	
Tenant Space	1667128.29
└ Landlord Controlled	0
└ Tenant Controlled	1667128.29

Healthcare: Other | United States of America

Floor Areas	Floor Area (sq. ft.)
Whole Building	1855292.26
└ Landlord Controlled	1855292.26
└ Tenant Controlled	
Common Areas	
Shared Services	
Tenant Space	
└ Landlord Controlled	
└ Tenant Controlled	

Healthcare: Senior Homes | United States of America

Floor Areas	Floor Area (sq. ft.)
Whole Building	9661743
└ Landlord Controlled	9661743
└ Tenant Controlled	
Common Areas	
Shared Services	
Tenant Space	
└ Landlord Controlled	
└ Tenant Controlled	

Technology/Science: Laboratory/Life Sciences | United States of America

Floor Areas	Floor Area (sq. ft.)
Whole Building	8134047.24
└ Landlord Controlled	5498225.04
└ Tenant Controlled	2635822.2
Common Areas	425171.01
Shared Services	
Tenant Space	2555447.6
└ Landlord Controlled	257129.78



			Absolute				Like-for-Like		
			2022	2023			2022	2023	
			Consumption (MWh)	Consumption (MWh)	Floor Area Covered (sq. ft.)	Maximum Floor Area (sq. ft.)	Consumption (MWh)	Consumption (MWh)	Floor Area Covered (sq. ft.)
	Controlled	District Heating & Cooling							
		Electricity							
<b>Sub-total</b>			<b>27222.26</b>	<b>25760.32</b>	<b>N/A</b>	<b>N/A</b>	<b>27222.26</b>	<b>25760.32</b>	<b>N/A</b>
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							
<b>Sub-total</b>			<b>0.0</b>	<b>0.0</b>	<b>N/A</b>	<b>N/A</b>	<b>0.0</b>	<b>0.0</b>	<b>N/A</b>
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
<b>Sub-Total</b>			<b>0.0</b>	<b>0.0</b>	<b>N/A</b>	<b>N/A</b>	<b>0.0</b>	<b>0.0</b>	<b>N/A</b>
Non-operational	EV charging stations	Electricity	0.0	0.0	N/A	N/A			N/A
<b>Total</b>			<b>27222.26</b>	<b>25760.32</b>	<b>N/A</b>	<b>N/A</b>	<b>27222.26</b>	<b>25760.32</b>	<b>N/A</b>

Healthcare: Senior Homes | United States of America

			Absolute				Like-for-Like			
			2022	2023			2022	2023		
			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	50900.02	48106.53	9661743	9661743	50900.02	48106.53	9661743	
		District Heating & Cooling								
		Electricity	101566.36	99962.31	9661743	9661743	101566.36	99962.31	9661743	
	Tenant Controlled	Fuels								
		District Heating & Cooling								
		Electricity								
<b>Sub-total</b>			<b>152466.38</b>	<b>148068.84</b>	<b>N/A</b>	<b>N/A</b>	<b>152466.38</b>	<b>148068.84</b>	<b>N/A</b>	
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	Fuels								

			Absolute				Like-for-Like		
			2022	2023			2022	2023	
			Consumption (MWh)	Consumption (MWh)	Floor Area Covered (sq. ft.)	Maximum Floor Area (sq. ft.)	Consumption (MWh)	Consumption (MWh)	Floor Area Covered (sq. ft.)
	Controlled	District Heating & Cooling							
		Electricity							
	Tenant Controlled	Fuels							
		District Heating & Cooling							
		Electricity							
<b>Sub-total</b>			<b>0.0</b>	<b>0.0</b>	<b>N/A</b>	<b>N/A</b>	<b>0.0</b>	<b>0.0</b>	<b>N/A</b>
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
<b>Sub-Total</b>			<b>0.0</b>	<b>0.0</b>	<b>N/A</b>	<b>N/A</b>	<b>0.0</b>	<b>0.0</b>	<b>N/A</b>
Non-operational	EV charging stations	Electricity	0.0	0.0	N/A	N/A			N/A
<b>Total</b>			<b>152466.38</b>	<b>148068.84</b>	<b>N/A</b>	<b>N/A</b>	<b>152466.38</b>	<b>148068.84</b>	<b>N/A</b>

Technology/Science: Laboratory/Life Sciences | United States of America

			Absolute				Like-for-Like			
			2022	2023			2022	2023		
			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	97328.81	101318.31	3950254.84	3950254.84	90644.59	90939.83	3409712.49	
		District Heating & Cooling								
		Electricity	89130.5	95291.68	4030079.34	5498225.04	85585.29	83909.44	3484283.49	
	Tenant Controlled	Fuels	5986.86	6255.52	175168.2	175168.2	4836.43	5029.01	63719.2	
		District Heating & Cooling								
		Electricity	6476.11	4564.41	175168.2	2635822.2	3709.44	3071.46	63719.2	
<b>Sub-total</b>			<b>198922.28</b>	<b>207429.93</b>	<b>N/A</b>	<b>N/A</b>	<b>184775.75</b>	<b>182949.74</b>	<b>N/A</b>	
Base Building - Common Areas	Landlord Controlled	Fuels	5862.87	8279.33	283183	283183	3456.49	4013.16	174736	
		District Heating & Cooling								
		Electricity	21398.55	26708.63	411236	425171.01	19155.77	20882.2	303132	
Base Building - Shared Services	Landlord Controlled	Fuels								
		District Heating & Cooling								
		Electricity								
Tenant Spaces	Landlord Controlled	Fuels	926.19	1831.31	167146.93	167146.93	372.77	675.42	125561.33	
		District Heating & Cooling								
		Electricity	85.61	66.62	192385.18	192385.18	59.91	29.71	102402.33	
	Tenant Controlled	Fuels	8973.81	8929.05	952919.08	1009150.08	8128.73	8068.78	549854.08	
		District Heating & Cooling								
Electricity	26313.88	28233.84	1108950.42	2363062.42	13434.77	14073.6	573739.82			
<b>Sub-total</b>			<b>63560.9</b>	<b>74048.79</b>	<b>N/A</b>	<b>N/A</b>	<b>44608.43</b>	<b>47742.88</b>	<b>N/A</b>	
Outdoor / Exterior areas / Parking	Landlord Controlled	Fuels	0.0	0.0	N/A	N/A	0.0	0.0	N/A	
		Electricity	2377.14	1466.7	N/A	N/A	1705.39	720.56	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	
<b>Sub-Total</b>			<b>2377.14</b>	<b>1466.7</b>	<b>N/A</b>	<b>N/A</b>	<b>1705.39</b>	<b>720.56</b>	<b>N/A</b>	

			Absolute				Like-for-Like		
			2022	2023			2022	2023	
			Consumption (MWh)	Consumption (MWh)	Floor Area Covered (sq. ft.)	Maximum Floor Area (sq. ft.)	Consumption (MWh)	Consumption (MWh)	Floor Area Covered (sq. ft.)
Non-operational	EV charging stations	Electricity	0.0	394.92	N/A	N/A			N/A
<b>Total</b>			<b>264860.32</b>	<b>283340.33</b>	<b>N/A</b>	<b>N/A</b>	<b>231089.57</b>	<b>231413.18</b>	<b>N/A</b>

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 & country, 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: Medical Office | United States of America**

			Data Coverage			Like-for-Like	
			Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2023/2022 Aggregated LFL changes (%)	LFL data coverage (%)
Landlord Controlled			97.57	97.28	97.4	-0.3	87.97
Tenant Controlled			5.53	5.73	4.53	2.4	2.72

**Healthcare: Other | United States of America**

			Data Coverage			Like-for-Like	
			Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2023/2022 Aggregated LFL changes (%)	LFL data coverage (%)
Landlord Controlled			100	100	100	-5.37	100
Tenant Controlled							

**Healthcare: Senior Homes | United States of America**

			Data Coverage			Like-for-Like	
			Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2023/2022 Aggregated LFL changes (%)	LFL data coverage (%)
Landlord Controlled			100	100	100	-2.88	100
Tenant Controlled							

**Technology/Science: Laboratory/Life Sciences | United States of America**

			Data Coverage			Like-for-Like	
			Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2023/2022 Aggregated LFL changes (%)	LFL data coverage (%)
Landlord Controlled			76.14	56.1	75.96	0.09	63.44
Tenant Controlled			26.35	28.98	26.01	0.44	13.42

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: Medical Office | United States of America**

		2022		2023		
		Consumption (MWh)	% of total Consumption	Consumption (MWh)	% of total Consumption	2023/2022 change (%)
On-site	Generated and consumed by landlord	0.0	0	0.0	0	0
	Generated and exported by landlord	0.0	0	0.0	0	0
	Generated and consumed by third-party (or tenant)	0.0	0	0.0	0	0

		2022		2023		
		Consumption (MWh)	% of total Consumption	Consumption (MWh)	% of total Consumption	2023/2022 change (%)
On-site - Sub-total		0.0	0.0	0.0	0.0	0.0
Off-site	Procured by Landlord	70852.06	16.53	68322.35	15.64	
	Procured by Tenant	0.0	0	0.0	0	
On-site - Sub-total		70852.06	16.53	68322.35	15.64	-8.89
Renewable Energy - Total		70852.06	16.53	68322.35	15.64	-8.89

Healthcare: Other | United States of America

		2022		2023		
		Consumption (MWh)	% of total Consumption	Consumption (MWh)	% of total Consumption	2023/2022 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	
On-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 | United States of America

		2022		2023		
		Consumption (MWh)	% of total Consumption	Consumption (MWh)	% of total Consumption	2023/2022 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	
On-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

Technology/Science: Laboratory/Life Sciences | United States of America

		2022		2023		
		Consumption (MWh)	% of total Consumption	Consumption (MWh)	% of total Consumption	2023/2022 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	3.26	0.0	140.14	0.05	
	Procured by Tenant	0.0	0	75.51	0.03	
On-site - Sub-total		3.26	0.0	215.65	0.08	0.08
Renewable Energy - Total		3.26	0.0	215.65	0.08	0.08

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 & country, 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)

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: Medical Office | United States of America

		Absolute				Like-for-Like			
		2022	2023			2022	2023		
		Emissions (tonnes)	Emissions (tonnes)	Floor Area Covered (sq. ft.)	Maximum Floor Area (sq. ft.)	Emissions (tonnes)	Emissions (tonnes)	Floor Area Covered (sq. ft.)	
Whole Building	Scope 1	17594.07	17233.21	9228137.01	9541288.01	17046.92	15877.38	8340374.01	
	Scope 2	Location Based	110285.85	114815.95	14329748.32	14608618.43	106430.78	108021.87	12958961.65
		Market Based (optional)			-	-			-
	Total Scope 1&2 GHG emissions		127879.92	132049.16	N/A	N/A	123477.70	123899.25	N/A
	Scope 3	6387.05	5109.68	422001.47	7625224.82	3860.16	3954.09	207137	
	Total Scope 1&2&3 GHG emissions		134266.97	137158.84	N/A	N/A	127337.86	127853.34	N/A
Outdoor / Exterior areas / Parking	Scope 1	0	0.19	N/A	N/A	0	0	N/A	
	Scope 2	Location Based	5.63	7.71	N/A	N/A	4.33	4.83	N/A
		Market Based (optional)			N/A	N/A			N/A
	Total Scope 1&2 GHG emissions		5.63	7.90	N/A	N/A	4.33	4.83	N/A
	Scope 3	0	0	N/A	N/A			N/A	
	Total Scope 1&2&3 GHG emissions		5.63	7.90	N/A	N/A	4.33	4.83	N/A
GHG Offsets				N/A	N/A			N/A	
Net GHG Emissions after offsets				N/A	N/A			N/A	

## Healthcare: Other | United States of America

		Absolute				Like-for-Like			
		2022	2023			2022	2023		
		Emissions (tonnes)	Emissions (tonnes)	Floor Area Covered (sq. ft.)	Maximum Floor Area (sq. ft.)	Emissions (tonnes)	Emissions (tonnes)	Floor Area Covered (sq. ft.)	
Whole Building	Scope 1	1935.54	1844.82	1855292.26	1855292.26	1935.54	1844.82	1855292.26	
	Scope 2	Location Based	6254.58	5901.8	1855292.26	1855292.26	6254.58	5901.8	1855292.26
		Market Based (optional)			-	-			-
	Total Scope 1&2 GHG emissions		8190.12	7746.62	N/A	N/A	8190.12	7746.62	N/A
	Scope 3								
Total Scope 1&2&3 GHG emissions		8190.12	7746.62	N/A	N/A	8190.12	7746.62	N/A	
Outdoor / Exterior areas / Parking	Scope 1	0	0	N/A	N/A			N/A	

			Absolute				Like-for-Like		
			2022	2023			2022	2023	
			Emissions (tonnes)	Emissions (tonnes)	Floor Area Covered (sq. ft.)	Maximum Floor Area (sq. ft.)	Emissions (tonnes)	Emissions (tonnes)	Floor Area Covered (sq. ft.)
	Scope 2	Location Based	0	0	N/A	N/A			N/A
		Market Based (optional)			N/A	N/A			N/A
	Total Scope 1&2 GHG emissions		0.0	0.0	N/A	N/A	0.0	0.0	N/A
	Scope 3			N/A	N/A			N/A	
	Total Scope 1&2&3 GHG emissions		0.0	0.0	N/A	N/A	0.0	0.0	N/A
GHG Offsets					N/A	N/A			N/A
Net GHG Emissions after offsets					N/A	N/A			N/A

Healthcare: Senior Homes | United States of America

			Absolute				Like-for-Like		
			2022	2023			2022	2023	
			Emissions (tonnes)	Emissions (tonnes)	Floor Area Covered (sq. ft.)	Maximum Floor Area (sq. ft.)	Emissions (tonnes)	Emissions (tonnes)	Floor Area Covered (sq. ft.)
Whole Building	Scope 1		9313.64	8799.79	9661743	9661743	9313.64	8799.79	9661743
	Scope 2	Location Based	36952.41	36441.85	9661743	9661743	36952.41	36441.85	9661743
		Market Based (optional)			-	-			-
	Total Scope 1&2 GHG emissions		46266.05	45241.64	N/A	N/A	46266.05	45241.64	N/A
	Scope 3				N/A	N/A			N/A
Total Scope 1&2&3 GHG emissions		46266.05	45241.64	N/A	N/A	46266.05	45241.64	N/A	
Outdoor / Exterior areas / Parking	Scope 1		0	0	N/A	N/A			N/A
	Scope 2	Location Based	0	0	N/A	N/A			N/A
		Market Based (optional)			N/A	N/A			N/A
	Total Scope 1&2 GHG emissions		0.0	0.0	N/A	N/A	0.0	0.0	N/A
	Scope 3				N/A	N/A			N/A
Total Scope 1&2&3 GHG emissions		0.0	0.0	N/A	N/A	0.0	0.0	N/A	
GHG Offsets					N/A	N/A			N/A
Net GHG Emissions after offsets					N/A	N/A			N/A

Technology/Science: Laboratory/Life Sciences | United States of America

			Absolute				Like-for-Like		
			2022	2023			2022	2023	
			Emissions (tonnes)	Emissions (tonnes)	Floor Area Covered (sq. ft.)	Maximum Floor Area (sq. ft.)	Emissions (tonnes)	Emissions (tonnes)	Floor Area Covered (sq. ft.)
Whole Building	Scope 1		18699.48	19860.33	4233437.84	4233437.84	17052.17	17206.55	3584448.49

		Absolute				Like-for-Like			
		2022	2023			2022	2023		
		Emissions (tonnes)	Emissions (tonnes)	Floor Area Covered (sq. ft.)	Maximum Floor Area (sq. ft.)	Emissions (tonnes)	Emissions (tonnes)	Floor Area Covered (sq. ft.)	
	Scope 2	Location Based	25898.75	29210.81	4402916.14	5923396.05	24496.49	24509.34	3787415.49
		Market Based (optional)			-	-			-
	Total Scope 1&2 GHG emissions		25898.75	29210.81	N/A	N/A	24496.49	24509.34	N/A
	Scope 3	10440.03	10625.74	1593175.8	5191269.8	6424.91	6478.64	822576.35	
	Total Scope 1&2&3 GHG emissions		36338.78	39836.55	N/A	N/A	27921.40	28198.00	N/A
Outdoor / Exterior areas / Parking	Scope 1	0	0	N/A	N/A	0	0	N/A	
	Scope 2	Location Based	538.65	339.82	N/A	N/A	386.51	170.85	N/A
		Market Based (optional)			N/A	N/A			N/A
	Total Scope 1&2 GHG emissions		538.65	339.82	N/A	N/A	386.51	170.85	N/A
	Scope 3	0	0	N/A	N/A			N/A	
Total Scope 1&2&3 GHG emissions		538.65	339.82	N/A	N/A	386.51	170.85	N/A	
GHG Offsets				N/A	N/A			N/A	
Net GHG Emissions after offsets				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 & country, 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: Medical Office | United States of America**

	Data Coverage			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2023/2022 Aggregated LFL changes (%)	LFL data coverage (%)
Scope 1 & 2	97.57	97.28	97.4	0.34	87.97
Scope 3	5.53	5.73	4.53	2.43	2.72

**Healthcare: Other | United States of America**

	Data Coverage			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2023/2022 Aggregated LFL changes (%)	LFL data coverage (%)
Scope 1 & 2	100	100	100	-5.42	100
Scope 3					

**Healthcare: Senior Homes | United States of America**

	Data Coverage			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2023/2022 Aggregated LFL changes (%)	LFL data coverage (%)
Scope 1 & 2	100	100	100	-2.21	100
Scope 3					

**Technology/Science: Laboratory/Life Sciences | United States of America**

	Data Coverage			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2023/2022 Aggregated LFL changes (%)	LFL data coverage (%)
Scope 1 & 2	74.61	52.84	74.85	-0.12	63.94
Scope 3	30.69	32.58	30.53	0.84	15.85

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 & country, 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 here. (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.

**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: Medical Office | United States of America

			Absolute				Like-for-Like		
			2022	2023			2022	2023	
			Consumption (m <sup>3</sup> )	Consumption (m <sup>3</sup> )	Floor Area Covered (sq. ft.)	Maximum Floor Area (sq. ft.)	Consumption (m <sup>3</sup> )	Consumption (m <sup>3</sup> )	Floor Area Covered (sq. ft.)
Whole Building	Whole Building	Landlord Controlled	1040293.49	958668.82	12693768.43	13269705.09	938734.67	859857.65	11033198.35
		Tenant Controlled	98468.34	73765.17	758224.24	5958096.53	66399.91	52891.36	537847
Sub-total			1138761.83	1032433.99	N/A	N/A	1005134.58	812749.01	N/A
Base Building	Common Areas	Landlord Controlled	279145.66	267180.37	1137252.54	1253390.34	228407.23	247770.86	1059115.54
	Shared Services	Landlord Controlled							
Tenant Spaces	Tenant Spaces	Landlord Controlled							
		Tenant Controlled	1626.9	1147.12	22328.8	1752651.29	1064.39	1147.12	22328.8
Sub-total			280812.56	268327.49	N/A	N/A	229051.62	249187.98	N/A
Outdoor / Exterior areas / Parking		Landlord Controlled	76715.4	72543.65	N/A	N/A	76715.4	72543.65	N/A
		Tenant Controlled	0	0	N/A	N/A			N/A
Total			1495239.79	1373305.54	N/A	N/A	1311521.99	1234215.64	N/A

## Healthcare: Other | United States of America

			Absolute				Like-for-Like		
			2022	2023			2022	2023	
			Consumption (m <sup>3</sup> )	Consumption (m <sup>3</sup> )	Floor Area Covered (sq. ft.)	Maximum Floor Area (sq. ft.)	Consumption (m <sup>3</sup> )	Consumption (m <sup>3</sup> )	Floor Area Covered (sq. ft.)
Whole Building	Whole Building	Landlord Controlled	269393.83	281855.58	1855292.26	1855292.26	256507.21	268168.97	1792400.87
		Tenant Controlled							
Sub-total			269393.83	281855.58	N/A	N/A	256507.21	268168.97	N/A
Base Building	Common Areas	Landlord Controlled							
	Shared Services	Landlord Controlled							
Tenant Spaces	Tenant Spaces	Landlord Controlled							
		Tenant Controlled							
Sub-total			0	0	N/A	N/A	0	0	N/A
Outdoor / Exterior areas / Parking		Landlord Controlled	0	0	N/A	N/A			N/A
		Tenant Controlled	0	0	N/A	N/A			N/A

		Absolute				Like-for-Like			
		2022	2023			2022	2023		
		Consumption (m³)	Consumption (m³)	Floor Area Covered (sq. ft.)	Maximum Floor Area (sq. ft.)	Consumption (m³)	Consumption (m³)	Floor Area Covered (sq. ft.)	
Total		257393.87	281595.34	N/A	N/A	254887.23	280168.97		N/A

Healthcare: Senior Homes | United States of America

		Absolute				Like-for-Like			
		2022	2023			2022	2023		
		Consumption (m³)	Consumption (m³)	Floor Area Covered (sq. ft.)	Maximum Floor Area (sq. ft.)	Consumption (m³)	Consumption (m³)	Floor Area Covered (sq. ft.)	
Whole Building	Whole Building	Landlord Controlled	1554432.03	1196372.7	9661743	9661743	944837.8	938292.65	7948931
		Tenant Controlled							
Sub-total		1554432.03	1196372.7	N/A	N/A	944837.8	938292.65		N/A
Base Building	Common Areas	Landlord Controlled							
	Shared Services	Landlord Controlled							
Tenant Spaces	Tenant Spaces	Landlord Controlled							
		Tenant Controlled							
Sub-total		0	0	N/A	N/A	0	0		N/A
Outdoor / Exterior areas / Parking		Landlord Controlled	444725.25	423979.07	N/A	N/A	190575.23	173654.66	N/A
		Tenant Controlled	0	0	N/A	N/A			N/A
Total		1999157.28	1620351.77	N/A	N/A	1135413.03	1111947.31		N/A

Technology/Science: Laboratory/Life Sciences | United States of America

		Absolute				Like-for-Like			
		2022	2023			2022	2023		
		Consumption (m³)	Consumption (m³)	Floor Area Covered (sq. ft.)	Maximum Floor Area (sq. ft.)	Consumption (m³)	Consumption (m³)	Floor Area Covered (sq. ft.)	
Whole Building	Whole Building	Landlord Controlled	234764.78	218580.72	3976683.04	5280996.04	162819.27	150557.69	2352375.15
		Tenant Controlled	19501.58	17826.23	291756.2	2635822.2	7456.13	4317.13	79566
Sub-total		254266.36	236406.95	N/A	N/A	170375.4	154874.82		N/A
Base Building	Common Areas	Landlord Controlled	81649.74	76439.64	414936	428529.01	75073.94	66490.47	307729
	Shared Services	Landlord Controlled							
Tenant Spaces	Tenant Spaces	Landlord Controlled	13702.01	4671.76	288632.92	288632.92	1367.4	16.85	56665
		Tenant Controlled	20004.67	11950.42	1098374.68	2480685.68	18916.48	10713.51	911953.6
Sub-total		112356.42	73061.82	N/A	N/A	75087.82	77230.83		N/A
Outdoor / Exterior areas / Parking		Landlord Controlled	123593.68	104974.82	N/A	N/A	101717.92	82239.69	N/A
		Tenant Controlled	0	0	N/A	N/A			N/A

	Absolute				Like-for-Like		
	2022		2023		2022	2023	
	Consumption (m <sup>3</sup> )	Consumption (m <sup>3</sup> )	Floor Area Covered (sq. ft.)	Maximum Floor Area (sq. ft.)	Consumption (m <sup>3</sup> )	Consumption (m <sup>3</sup> )	Floor Area Covered (sq. ft.)
Total	47,021,640	43,444,375	N/A	N/A	46,750,114	39,335,34	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 Water consumption values per property type & country, 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: Medical Office | United States of America**

	Data Coverage			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2023/2022 Aggregated LFL changes (%)	LFL data coverage (%)
Landlord Controlled	95.23	93.89	94.29	-5.12	83.26
Tenant Controlled	10.12	6.98	10.0	-19.9	7.26

**Healthcare: Other | United States of America**

	Data Coverage			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2023/2022 Aggregated LFL changes (%)	LFL data coverage (%)
Landlord Controlled	100	99.86	99.91	4.55	96.61
Tenant Controlled					

**Healthcare: Senior Homes | United States of America**

	Data Coverage			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2023/2022 Aggregated LFL changes (%)	LFL data coverage (%)
Landlord Controlled	100	98.68	98.98	-2.07	82.27
Tenant Controlled					

**Technology/Science: Laboratory/Life Sciences | United States of America**

	Data Coverage			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2023/2022 Aggregated LFL changes (%)	LFL data coverage (%)
Landlord Controlled	78.03	56.08	73.12	-12.22	45.29
Tenant Controlled	27.17	32.58	27.69	-43.01	19.38

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 & country, 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: Medical Office | United States of America**

	2022		2023		2023/2022 change (%)
	Consumption (m <sup>3</sup> )	% of total Consumption	Consumption (m <sup>3</sup> )	% 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: Other | United States of America**

	2022		2023		2023/2022 change (%)
	Consumption (m <sup>3</sup> )	% of total Consumption	Consumption (m <sup>3</sup> )	% of total Consumption	
On-site					
On-site water reuse					
On-site water capture					
On-site water extraction					

	2022		2023		2023/2022 change (%)
	Consumption (m <sup>3</sup> )	% of total Consumption	Consumption (m <sup>3</sup> )	% of total Consumption	
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 | United States of America**

	2022		2023		2023/2022 change (%)
	Consumption (m <sup>3</sup> )	% of total Consumption	Consumption (m <sup>3</sup> )	% of total Consumption	
On-site On-site water reuse					
On-site On-site water capture					
On-site 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 | United States of America**

	2022		2023		2023/2022 change (%)
	Consumption (m <sup>3</sup> )	% of total Consumption	Consumption (m <sup>3</sup> )	% of total Consumption	
On-site On-site water reuse					
On-site On-site water capture					
On-site 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 & country, 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)

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: Medical Office | United States of America

		Absolute						
		2022			2023			
		Hazardous waste (tonnes)	Non-hazardous waste (tonnes)	Data coverage (%)	Hazardous waste (tonnes)	Non-hazardous waste (tonnes)	Data coverage (%)	Floor area weight
Whole Building	Landlord Controlled	0	19226.96	84.87	0	19013.75	86.26	73.2%
	Tenant Controlled	0	6.74	0.28			0	26.8%
Total waste generation		0.0	19233.7	85.1	0.0	19013.75	86.3	100.0%

## Healthcare: Other | United States of America

		Absolute						
		2022			2023			
		Hazardous waste (tonnes)	Non-hazardous waste (tonnes)	Data coverage (%)	Hazardous waste (tonnes)	Non-hazardous waste (tonnes)	Data coverage (%)	Floor area weight
Whole Building	Landlord Controlled	0	1840.29	100	0	1809.53	100	100%
	Tenant Controlled							%
Total waste generation		0.0	1840.29	100.0	0.0	1809.53	100.0	100.0%

## Healthcare: Senior Homes | United States of America

		Absolute						
		2022			2023			
		Hazardous waste (tonnes)	Non-hazardous waste (tonnes)	Data coverage (%)	Hazardous waste (tonnes)	Non-hazardous waste (tonnes)	Data coverage (%)	Floor area weight
Whole Building	Landlord Controlled	0	5858.04	100	0	5971.48	100	100%
	Tenant Controlled							%
Total waste generation		0.0	5858.04	100.0	0.0	5971.48	100.0	100.0%

## Technology/Science: Laboratory/Life Sciences | United States of America

		Absolute						
		2022			2023			
		Hazardous waste (tonnes)	Non-hazardous waste (tonnes)	Data coverage (%)	Hazardous waste (tonnes)	Non-hazardous waste (tonnes)	Data coverage (%)	Floor area weight
Whole Building	Landlord Controlled	0	4393.65	57.51	0	4395.02	54.88	76.29%
	Tenant Controlled			0			0	23.71%
Total waste generation		0.0	4393.65	57.5	0.0	4395.02	54.9	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 & country, along with their related Data Coverage. Those metrics are weighted by % of Ownership.

**Healthcare: Medical Office | United States of America**

	Proportion of waste by disposal route [%]	
	2022	2023
Landfill	88.54	87.89
Incineration	0	0
Diverted (total)	11.46	12.11
<i>Reuse</i>	0	0
<i>Waste to energy</i>	0	0
<i>Recycling</i>	11.46	12.11
Other / Unknown	0	0

**Healthcare: Other | United States of America**

	Proportion of waste by disposal route [%]	
	2022	2023
Landfill	91.91	89.85
Incineration	0	0
Diverted (total)	8.09	10.15
<i>Reuse</i>	0	0
<i>Waste to energy</i>	0	0
<i>Recycling</i>	8.09	10.15
Other / Unknown	0	0

**Healthcare: Senior Homes | United States of America**

	Proportion of waste by disposal route [%]	
	2022	2023
Landfill	96.34	85.85
Incineration	0	0
Diverted (total)	3.66	14.15
<i>Reuse</i>	0	0
<i>Waste to energy</i>	0	0
<i>Recycling</i>	3.66	14.15
Other / Unknown	0	0

Technology/Science: Laboratory/Life Sciences | United States of America

	Proportion of waste by disposal route (%)	
	2022	2023
Landfill	61.96	62.13
Incineration	0	0
Diverted (total)	38.04	37.87
<i>Reuse</i>	0	0
<i>Waste to energy</i>	0.14	0.07
<i>Recycling</i>	37.9	37.8
Other / Unknown	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 proportion of waste by disposal route.

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

## 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

Using scheme 

- Externally assured

Provide applicable evidence

Provide hyperlink

<https://www.healthpeak.com/app/uploads/2024/06/Healthpeak-2023-Corporate-Impact-Report-LR.pdf>

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

Using scheme 

- Externally assured

Provide applicable evidence

Provide hyperlink

<https://www.healthpeak.com/app/uploads/2024/06/Healthpeak-2023-Corporate-Impact-Report-LR.pdf>

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

Using scheme 

- Externally assured

Provide applicable evidence

Provide hyperlink

<https://www.healthpeak.com/app/uploads/2024/06/Healthpeak-2023-Corporate-Impact-Report-LR.pdf>

Indicate where the relevant information can be found



See pages 78-79.

- 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

Using scheme

- Externally assured

Provide applicable evidence

Provide hyperlink

<https://www.healthpeak.com/app/uploads/2024/06/Healthpeak-2023-Corporate-Impact-Report-LR.pdf>

<https://www.healthpeak.com/app/uploads/2024/06/Healthpeak-2023-Corporate-Impact-Report-LR.pdf>

Indicate where the relevant information can be found

See pages 78-79.

- No
- Not applicable

**BUILDING CERTIFICATIONS**  
**Building Certifications**

Building Certifications at the time of design/construction and for interior

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.

**Healthcare: Medical Office | United States of America**

Scheme name / sub-scheme name / level	Area Certified (sq. ft.)	% of Floor Area certified (within property type) 2023	Average Building certification age	Number of assets	% of GAV certified - optional (within property type) 2023
LEED/Building Design and Construction (BD+C) / Certified	1495891	6.73	7.3333	3	
LEED/Building Design and Construction (BD+C) / Gold	175566	0.79	0	1	
LEED/Interior Design and Construction (ID+C) / Gold	788195	3.55	10	2	
LEED/Building Design and Construction (BD+C) / Silver	465379.46	2.09	6.75	4	

**Healthcare: Other | United States of America**

Scheme name / sub-scheme name / level	Area Certified (sq. ft.)	% of Floor Area certified (within property type) 2023	Average Building certification age	Number of assets	% of GAV certified - optional (within property type) 2023
LEED/Building Design and Construction (BD+C) / Certified	34749.32	1.87	10	1	

**Technology/Science: Laboratory/Life Sciences | United States of America**

Scheme name / sub-scheme name / level	Area Certified (sq. ft.)	% of Floor Area certified (within property type) 2023	Average Building certification age	Number of assets	% of GAV certified - optional (within property type) 2023
LEED/Interior Design and Construction (ID+C) / Certified	67589	0.61	10	1	
LEED/Interior Design and Construction (ID+C) / Platinum	277434.5	2.5	11	2	
LEED/Building Design and Construction (BD+C) / Gold	1222729.55	11.0	5.125	8	
LEED/Building Design and Construction (BD+C) / Certified	1023006.7615	9.2	6.75	8	
LEED/Interior Design and Construction (ID+C) / Gold	201333	1.81	0.5	2	
LEED/Interior Design and Construction (ID+C) / Silver	468594	4.22	4	4	
LEED/Building Design and Construction (BD+C) / Platinum	53423	0.48	11	2	
LEED/Building Design and Construction (BD+C) / Silver	594164	5.35	3.2	5	

## BC1.2

Max. score 8.5

## 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.

## Healthcare: Medical Office | United States of America

Scheme name / sub-scheme name / level	Area Certified (sq. ft.)	% of Floor Area certified (within property type) 2023	Average Building certification age	Number of assets	% of GAV certified - optional (within property type) 2023
LEED/Building Operations and Maintenance (O+M) / Silver	504033	2.27	5	3	
LEED/Building Operations and Maintenance (O+M) / Certified	151322	0.68	5	2	

## Technology/Science: Laboratory/Life Sciences | United States of America

Scheme name / sub-scheme name / level	Area Certified (sq. ft.)	% of Floor Area certified (within property type) 2023	Average Building certification age	Number of assets	% of GAV certified - optional (within property type) 2023
Fitwel/Fitwel - Built / 1 Star	156355.05	1.41	1	1	

## 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.

## Healthcare: Medical Office | United States of America

Energy Rating	Area Covered (sq. ft.)	% of Floor Area covered (within property type) 2023	Number of assets	% GAV covered - optional (within property type) 2023
Energy Star Portfolio Manager	8564975.2877	38.5222	107	
Energy Star Certified - 85-89 Points	1474187.14	6.6304	22	
Energy Star Certified - 75-79 Points	1003115.9037	4.5117	16	
Energy Star Certified - 96-100 Points	2377006	10.6909	36	
Energy Star Certified - 90-95 Points	2432072.55	10.9386	28	
Energy Star Certified - 80-84 Points	1263944.01	5.6848	16	

**Healthcare: Other | United States of America**

Energy Rating	Area Covered (sq. ft.)	% of Floor Area covered (within property type) 2023	Number of assets	% GAV covered - optional (within property type) 2023
Energy Star Certified - 90-95 Points	232489.065		12.5311	5
Energy Star Certified - 96-100 Points	36671.575		1.9766	1
Energy Star Portfolio Manager	1260911.005		67.9629	9
Energy Star Certified - 85-89 Points	245484.75		13.2316	3

**Healthcare: Senior Homes | United States of America**

Energy Rating	Area Covered (sq. ft.)	% of Floor Area covered (within property type) 2023	Number of assets	% GAV covered - optional (within property type) 2023
Energy Star Portfolio Manager	8248619		85.374	13
Energy Star Certified - 80-84 Points	1413124		14.626	2

**Technology/Science: Laboratory/Life Sciences | United States of America**

Energy Rating	Area Covered (sq. ft.)	% of Floor Area covered (within property type) 2023	Number of assets	% GAV covered - optional (within property type) 2023
Energy Star Certified - 96-100 Points	42882		0.3858	1
Energy Star Certified - 75-79 Points	248430		2.2352	2
Energy Star Portfolio Manager	2189308.1		19.6975	37

\* in some cases for Residential assets, the number of assets may refer to an aggregation of multiple Residential units

## DEV - REPORTING CHARACTERISTICS

### Reporting Characteristics

DR1

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	Country	Construction/ Renovation	In progress at the end of reporting period		Completed during reporting period		% GAV
			Number of Assets	Floor Area sq. ft.	Number of Assets	Floor Area sq. ft.	
Technology/Science: Laboratory/Life Sciences	United States of America	New Construction Project	4	523205.0	2	302411.0	47.21
Technology/Science: Laboratory/Life Sciences	United States of America	Major Renovation Project	11	763809.9	2	251764.8	35.12
Healthcare: Medical Office	United States of America	New Construction Project	3	261500.0	0	0.0	0
Healthcare: Medical Office	United States of America	Major Renovation Project	0	0.0	4	330666.0	17.67
<b>Total</b>			<b>18</b>	<b>1548514.9</b>	<b>8</b>	<b>884841.8</b>	<b>100.0</b>

Note: The table above defines the scope of your 2024 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. The values displayed in the table above are weighted by % of ownership.

\*% 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\\_2023\\_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.

## 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. This policy was in place during the 2022 reporting year. Please note that 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/2024/06/Healthpeak-2023-Corporate-Impact-Report-LR.pdf><https://www.healthpeak.com/app/uploads/2024/06/Healthpeak-2023-Corporate-Impact-Report-LR.pdf>

Indicate where the relevant information can be found

[Publicly available]  
 - Page 32 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 the 2023 Corporate Impact Report, p. 12, which states that we evaluate all new developments for LEED Certification, targeting LEED Gold or Silver.

[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 the LEED scorecard used for new development. We evaluate new developments for LEED Certification, targeting LEED Gold or Silver. 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 the 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 the 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 the entire document, 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, wildfire, 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 the entire document, which is a sample renewable energy contract that was in place during the reporting year. Healthpeak entered into several such agreements for new development and existing properties during the reporting year.

 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 that 100% of new construction and major renovation projects incorporate sustainable business practices. We evaluate LEED for all new developments, targeting LEED Gold or Silver. Our objectives align 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, indoor environmental quality, and building safety/accessibility. At each of our development sites, we carefully select vendors in our supply chain that engage in green construction practices, consider the environmental attributes of the building materials used for our projects, including FSC-certified wood, and adhere to our waste diversion goal of at least 75%. 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 and implement elements to prepare for potential natural disasters (e.g., ensuring backup generators in high wind and flood-prone areas and 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/2024/06/Healthpeak-2023-Corporate-Impact-Report-LR.pdf><https://www.healthpeak.com/app/uploads/2024/06/Healthpeak-2023-Corporate-Impact-Report-LR.pdf>

Indicate where the relevant information can be found

See page 31 of our 2023 Corporate Impact 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 also 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, are 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:
  - Wetland preservation
  - Water-efficient landscaping and rainwater runoff ponds, xeriscaping/drought tolerant landscaping
  - 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
  - Electric vehicle charging stations, vanpool parking spots, bicycle sharing program, and storage
  - 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 developments for LEED certification, targeting LEED Gold or Silver. 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[Centennial Medical Center MOB LEED Project Final Report \[002\].pdf](#)

Indicate where in the evidence the relevant information can be found

As stated previously, Healthpeak has set a goal to evaluate all new developments for LEED certification, targeting LEED Gold or Silver. Centennial Medical Center

was awarded a LEED v4 BD+C: Core and Shell LEED Gold in October 2023 (within the reporting year). For additional evidence of the use of Environmental Product Declarations within our developments, please see page 9 of the evidence attached where LEED points were awarded based on this declaration.

Show investors

No

**DMA2.1**

**Max. score 0**

Life cycle assessments

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

Yes

No

**DMA2.2**

**Max. score 0**

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 or Silver; 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 or Silver - 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

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

Scheme name / sub-scheme name / level	Area Certified (sq. ft.)	% portfolio certified by floor area 2023	Number of assets	% of GAV certified - optional 2023	
LEED/Building Design and Construction (BD+C)   Gold	139,538	6	1		X
LEED/Interior Design and Construction (ID+C)   Silver	49,022	2	1		X
LEED/Building Design and Construction (BD+C)   Gold	176,968	8	1		X
LEED/Building Design and Construction (BD+C)   Gold	149,060	7	2		X
LEED/Building Design and Construction (BD+C)   Silver	145,680	6	1		X

Add new

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

 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

- Wind
- Other

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

 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

 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, there were no incidents in 2023 that led to an injury.

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 engagement related to supporting charities and local community groups and is responsible for overseeing our charitable and volunteer activities. The Committee partners with organizations that share our desire to support research, education, and other healthcare-related activities (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 2023, we donated over \$757,700 to 100+ charitable organizations aligned with the Committee's mission to advance health and well-being, healthcare, emergency disaster relief, and educational support for underrepresented communities. The Committee engages local healthcare organizations supporting our mission and invites representatives to present and speak at meetings before making a charitable contribution decision. 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 UC San Diego Foundation, supporting our healthcare partners, research, and innovation; Jesse Rees Foundation, which supports children battling cancer, aligning with public health and wellness; Ferguson Charitable Foundation, which offers educational opportunities and resources to underprivileged and underrepresented students in the community (aligning with social initiatives); and donations to diversity initiatives at universities.

 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. This initiative 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 communicated to stakeholders, including the community. Management, monitoring and mitigation plans are outlined, along with annual surveys and triennial audits to assess and communicate performance results.

Provide applicable evidence

[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 2023 reporting year. This initiative 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 communicated to stakeholders, including the community. Management, monitoring, and mitigation plans are outlined, along with annual surveys and triennial audits, to assess and communicate performance results. See Evidence Cover Page for supporting evidence.

Show investors

[Sierra\\_Pt\\_TDMFinal.pdf](#)

Indicate where in the evidence the relevant information can be found

See the attached Transportation Demand Management Plan, an example that reflects 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

 No