

SUSTAINABILITY ANNUAL REPORT



22/23



Important Information and Disclosures

REGARDING THIRD PARTY REFERENCES/RANKINGS MENTIONED THROUGHOUT THIS REPORT

GRESB®

GRESB is an independent rating agency. Participation is voluntary and administration fees were paid by PGIM Real Estate's various funds for this submission, which is a volume-based fee for all submitters and is required to participate in the ranking.

PGIM Real Estate submitted 26 total funds/properties for GRESB evaluation in 2023, of which 24 were submitted for Management and Performance; 12 of the 24 were also submitted for Management and Development; one fund was submitted for Management and Development only, and one fund was submitted for Management only. GRESB is an independent rating agency. The GRESB ratings published in October 2023 represent \$73.6 billion assets under management (AUM) as of December 31, 2022 which was submitted for assessment in June 2023. Participation is voluntary and administration fees were paid by PGIM Real Estate's various funds for this submission, which is a tiered, volume-based fee negotiated directly with GRESB and is required to participate in the ranking. For more information, please visit <https://www.gresb.com/nl-en/>.

PRI

Principles for Responsible Investment (PRI) is an independent rating agency. These latest ratings were published in September 2023 based on data from the 2022 calendar year. In 2022, PGIM Real Estate did not report to PRI due to restructuring of the framework and have resumed reporting in 2023. Participation is voluntary. PGIM Real Estate pays an annual signatory fee which includes access to the PRI reporting portal and data portal, as well as opportunities for learning and development, sharing best practices, and collaborative engagement by the PRI.

MEASURABL®

PGIM Real Estate uses the environmental, social and governance (ESG) data platform Measurabl to collect and track data for its equity properties. Across all clients, Measurabl contains data for 17 billion square feet of commercial real estate across 93 countries as of August 22, 2023.

GREEN BUILDING CERTIFICATIONS AND RATINGS

A certified or rated green building has been independently verified. Participation in the green building certification or rating is voluntary and each property pays prevailing market fees to participate in green building certification and rating programs. Generally, we share internationally recognized certifications and ratings such as:

- LEED
- Fitwel®
- BREEAM®
- IREM®
- GBAC®
- BOMA 360®
- WELL
- WiredScore
- DGNB
- TOBY

Green building certifications and ratings referenced in this report were valid during the 2022 calendar year.

In addition, we track and report certifications and ratings relevant to particular countries and regions such as:

Asia Pacific:

- Certifications: BCA Green Mark, China Green Warehouses, DBJ, NABERS*, Water Efficient Building
- Ratings: BCA BESS, BELS, NABERS

Europe:

- Certifications: HQE
- Ratings: Effinergie, EU EPC

Latin America:

- Certifications: SMART Blue**, Arc®*
- Ratings: Arc

United States:

- Certifications: CALGreen, Golden Dumpster, NGBS
- Ratings: ENERGY STAR® Label

*A property is considered by GRESB to have an Arc or NABERS certification when the property has three qualifying Arc or NABERS ratings, respectively.

**SMART Blue is PGIM Real Estate's proprietary environmental management and sustainability building-certification platform.

FITWEL

PGIM Real Estate has been a Fitwel Champion since 2020. Through Fitwel certification, our properties integrate strategies that optimize health and wellness, with the aim of mitigating health and safety risks, improving tenant satisfaction, and enabling us to track and continuously improve our social metrics.

EMPRESAS CON DISTINTIVO ESR®

PGIM Real Estate Mexico was granted a Socially Responsible Company award by Empresas con Distintivo ESR in August 2023, based on data as of December 31, 2022. Empresas con Distintivo ESR is an independent rating agency that recognizes companies that voluntarily integrate socio-environmental value into their business operations. Participation is voluntary and administration fees were paid by PGIM Real Estate's Latin America business for this submission, which is required to participate in the ranking. For more information, please visit Empresas con Distintivo ESR (cemefi.org).

REPORT IMAGES

This report contains images that have been selectively included based on a set of criteria which includes certifications, ratings and ESG features. The purpose of these criteria is to provide a visual representation of the content discussed in the report while also aligning with our commitment to transparency and compliance with relevant regulations, including those set forth by the U.S. Securities and Exchange Commission (SEC). Property images represent properties that PGIM Real Estate was invested in as of December 31, 2022. Investors cannot participate in direct ownership of investments listed.

CERTIFICATIONS AND RATINGS

Images have been chosen if they relate to buildings that hold recognized certifications or ratings relevant to the subject matter of this report. The inclusion of images associated with certified or rated entities aims to provide visual context that supports the claims and information presented in the report.

SUSTAINABILITY FEATURES

Images have been included if they depict activities, practices, or initiatives that align with positive ESG considerations. These images serve to visually communicate the commitment of our properties to sustainable business practices and responsible corporate behavior, as discussed in the report. The images aim to provide stakeholders with a more comprehensive understanding of the ESG aspects of our properties.

TRANSPARENCY AND FAIR REPRESENTATION

The images presented in this report have been carefully selected to provide a fair and accurate representation of PGIM Real Estate. Efforts have been made to ensure that the images do not mislead or present a biased view of the subjects. The goal is to enhance the reader's comprehension of the report's content by supplementing it with relevant visual content.

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Letter from Eric Adler

Since 1970, PGIM Real Estate has provided investors and borrowers access to a range of real estate, agriculture, impact and private equity solutions across the risk-return spectrum. Our global expertise allows us to serve our clients from 35 cities, providing insights, risk management and execution capabilities backed by a 140-year history of real estate financing and a 53-year legacy of investing in commercial real estate.

We believe our distinct advantages as a global partner for clients with an ESG approach that includes integrating a robust ESG strategy achieves better results for all stakeholders. Through our expanded ESG Program, we identified several priorities in 2022 which accelerated progress across our businesses, such as implementing net zero strategies, engagement, fund-level ESG trainings and implementing items on the Asset-Level Work Plan (ALWP).

We were recognized for our commitment to ESG in 2022; we achieved ENERGY STAR Certification Nation Executive membership by certifying 69 properties in the United States and we received confirmation from the Institute for Market Transformation® (IMT) in 2022 that our Green Lease Leader application was approved for Silver recognition, demonstrating our commitment to, high-performance and energy-aligned leases.

In 2022, we submitted 23 funds/properties for the 2022 GRESB Assessment, and increased our submission to 26 in 2023. We became a signatory to the Financial Reporting Council (FRC) UK Stewardship Code in 2022, reapplied in April 2023 and were approved to retain our UK Stewardship Code signatory status in August 2023.

We continued to offer training to ensure our global employees are current on ESG principles and actions which impact the firm and the world in which we operate. In 2022, the ESG team put together a memo after the SEC released proposed rules relating to climate-related risk disclosures. The memo further clarified how the SEC proposed rulemaking would impact PGIM Real Estate. Furthermore, in the first quarter of 2023, PGIM Real Estate launched Sections 1 and 2 of our ESG Primer, an on-demand, e-learning employee training program that covers all topics related to ESG.

As we forge ahead, we remain dedicated to innovation to drive ESG progress. Through tech innovation, we're seeking to enhance investment decision-making, improve property performance and advance business operations — at PGIM Real Estate and within the broader real assets industry.

I want to extend my gratitude to our dedicated team, our valued partners and our esteemed stakeholders for their unwavering support on this journey. Together, we are shaping a future where sustainable investing not only generates financial returns but also leaves a positive legacy for generations to come.



ERIC ADLER

President and CEO of
PGIM Private Alternatives



*Eric Adler is President and CEO of PGIM Private Alternatives as of October 1, 2023, which includes oversight of PGIM Real Estate, PGIM Private Capital, and Montana Capital Partners. Eric was previously CEO of PGIM Real Estate. Cathy Marcus and Raimondo Amabile are Co-CEOs of PGIM Real Estate as of October 1, 2023.

Our Sustainability Report

PGIM Real Estate is proud to present our 2022–23 Sustainability Annual Report. Since 2008, PGIM Real Estate has published an annual sustainability report to summarize the progress and commitments we have made toward our ESG objectives. At PGIM Real Estate, we are committed to upholding a framework of policies and procedures that ensure corporate responsibility, accountability, ethics, integrity and transparency in our stakeholder relationships.

The current report describes the ESG initiatives, practices and achievements of the Prudential Financial, Inc. (PFI), wholly owned subsidiary PGIM Real Estate. The entities covered by the report are real estate investment trusts (REITs), nonlisted debt and equity real estate investment funds, single-client accounts and real estate securities. The material included in the report relates to PGIM Real Estate’s nonfinancial performance on ESG issues. This report reflects our commitment to expand upon ESG and sustainability material issues as our stakeholders have identified. Economic performance is reported through communications with investors; information on economic performance is not made public.

The 2022–23 Sustainability Annual Report was prepared by PGIM Real Estate’s ESG team and Verdani Partners, an ESG consultant we began working with in 2019. The quantitative data referenced in this report reflects the 2022 calendar year. Environmental performance indicators for energy, water, waste and emissions refer to performance by equity investments only. As appropriate, significant developments occurring in early 2023 may be referenced and will be expanded on in subsequent reports.

All references and data in the report involve PGIM Real Estate globally, unless otherwise noted. Financial data is shown in USD unless otherwise noted. References within the report at the broader subsidiary PGIM level are indicated by the term PGIM; references to our parent company, Prudential Financial, Inc., have been made and are indicated by either the abbreviation PFI or the expression our parent company.

For additional information about this report or about PGIM Real Estate’s ESG Program, please contact:

CHRISTINA HILL

Global Head of Asset Management and Global Head of Sustainability

pgim.real.estate.esg@pgim.com

To learn more about our ESG Program, visit www.pgimrealestate.com/esg

HIGHLIGHTS



2022 Timeline

JANUARY

- The ESG team identified priorities for the year, such as implementing net zero strategies, fund-level ESG trainings and implementing items on the ALWP.
- PGIM Real Estate continued to make net zero progress, specifically with respect to the Net Zero Audit and Green Property Condition Assessment (PCA) Program and introduced the initiative to the regional ESG councils.
- Evaluated industrial properties for onsite renewable projects to meet net zero goals

FEBRUARY

- Announced the appointment of Kathy Thurston to the newly created role of executive director, director of debt ESG, to develop and implement an ESG strategy for the firm's commercial Debt and Agriculture businesses

MARCH

- The ESG team started developing climate-related financial disclosures based on Task Force on Climate-related Financial Disclosures (TCFD) recommendations.

APRIL

- PGIM Real Estate applied to become a signatory to the FRC UK Stewardship Code.
- The ESG team put together a memo after the SEC released proposed rules relating to climate-related risk disclosures. The memo further clarified how the SEC proposed rulemaking would impact PGIM Real Estate.

MAY

- The ESG team distributed a memo on biodiversity to ESG council members and liaisons that highlighted information on the importance of biodiversity, how biodiversity-related indicators are increasingly being integrated into reporting frameworks, and how the ESG team plans to help incorporate elements of biodiversity into PGIM Real Estate's ESG strategy.

JUNE

- The ESG team distributed a memo to ESG council members and liaisons explaining the International Financial Reporting Standards (IFRS) and a memo on climate resilience, showcasing its impact on commercial real estate and ESG reporting frameworks.

JULY

- Agriculture Equity announced a successful Leading Harvest® audit, expanding the total acreage that is in conformance with the Leading Harvest Farmland Management Standard.

AUGUST

- The ESG team issued the 2023 ALWP to Asset Management; 229 properties were identified as top candidates for a net zero audit and 57 properties were identified as top candidates for a net zero audit and Green PCA.
- Appointed an ESG debt analyst to the Debt ESG team

SEPTEMBER

- Gold's ESG dashboard was made live across all regions. The ESG dashboard allows individuals to access: firm and fund-level green building certification analytics, energy, greenhouse gas (GHG), water, and waste performance data for Equity, physical climate risk map and scores, an Sustainable Finance Disclosure Regulation (SFDR) page and green program analytics for Agency, and affordable housing unit analytics for Debt.
- PRI scores were released with the business receiving a 5-star rating on the fixed income module, the highest level for 2021.
- PGIM Real Estate was formally recognized as a signatory to the FRC UK Stewardship Code register.

OCTOBER

- Final GRESB results were made available for the 23 funds/properties submitted for the 2022 GRESB Assessment.
- PGIM Real Estate's 2023 Sustainability Policy was published.
- Piloted TCFD Alignment Reports from GRESB to provide fund-level evaluations of preparedness and alignment with TCFD reporting. The reports provided a valuable peer comparison, gap analysis, and insight into improving upon governance and risk management indicators in GRESB and TCFD reporting
- The Sustainability Attributes Survey was issued to properties; the survey is issued every three years to benefit GRESB performance and identify opportunities for improving the sustainability of PGIM Real Estate's properties.

NOVEMBER

- A new SEC marketing rule went into effect on November 4, which prohibits companies from making claims that cannot be substantiated or verified with data and requires additional disclosures on green building certifications, energy ratings, benchmarks and assessments that are reported. PGIM Real Estate began updating the 2021–2022 ESG Annual Report and other publications for compliance.

DECEMBER

- Appointed Jessica Feng as ESG program manager to the Asia Pacific region

FIRST QUARTER OF 2023

JANUARY

- Launched Sections 1 and 2 of the PGIM Real Estate ESG Primer, an on-demand, e-learning employee training program that covers all topics related to ESG
- Publicly issued our 2021–22 ESG Annual Report
- PGIM Real Estate's ESG Highlights was published, which highlighted the ESG Primer, GRESB and other notable achievements during Q3 and Q4 of 2022.

FEBRUARY

- PGIM Real Estate achieved ENERGY STAR Certification Nation Executive membership by certifying 69 properties in the U.S. in 2022.
- Held annual Measurabl training and Q&A sessions for property managers, asset managers, portfolio managers, and regional ESG consultants

MARCH

- PGIM Real Estate received confirmation from the IMT that our Green Lease Leader application was approved for Silver recognition, demonstrating our commitment to for green, high-performance and energy-aligned leases.
- The 2023 ESG Collaboration Calendar was released, an annual calendar summarizing the key action plans to be followed by property managers, asset managers, the ESG committee, ESG consultants and internal teams.
- Formally appointed Arup® to develop a regionalized ESG approach for Asia Pacific
- Prepared to resubmit our annual UK Stewardship Code application to the FRC by the April 30 deadline

Sustainability Performance

Annually reporting to third-party organizations demonstrates PGIM Real Estate’s commitment to accountability and integrity and raises awareness with stakeholders about our comprehensive ESG initiatives and progress toward our goals. PGIM Real Estate provides our investors with increased transparency by our voluntarily reporting of our sustainability progress to GRESB.

2023 PRI PERFORMANCE

MOST RECENT PERFORMANCE AVAILABLE AS OF NOVEMBER 2023

Since 2009, PGIM Real Estate has been a signatory of PRI. We complete the PRI reporting every year to evaluate our companywide sustainability efforts. Our exemplary performance showcases our ongoing commitment to deliver the highest possible value for our investors as we improve our global sustainability programs. In 2022, PGIM Real Estate did not report due to the hiatus PRI took to address technical issues and restructure the framework and have resumed reporting in 2023. Here are the most recent rankings. PRI module grading shifted from alphabetical (A+ to E) to numerical (1–5 stars) and adopted a module-level numerical grading (1–5 stars) in 2021. In 2023, PRI also modified the indicator-level assessment scoring methodology. As such, the scores of this reporting cycle cannot be directly compared to the previous years. In addition, there is not a single firm-level scoring. It is all module-based.

4 Star

Policy, Governance, and Strategy

4 Star

Real Estate

4 Star

Fixed Income (Debt)

5 Star

Confidence Building Measures (New in 2023)

2023 GRESB PERFORMANCE

The GRESB Assessment is a global real estate ESG benchmark that assesses the ESG performance of selected PGIM Real Estate funds and benchmarks the results compared with funds in peer groups. The following figures are firmwide scores from the 2023 GRESB Management and Performance Benchmark using performance data from the previous calendar year to calculate fund scores and ratings.

Please see additional important information on GRESB on page 2 of this report.

GRESB assessed as of December 31, 2022. For Management and Performance and Management and Development.

Since the first GRESB survey in 2010, we have increased the number of participating global funds to 26, and we continue to see improvement in our GRESB scores year after year. Our 2023 GRESB Assessment results were as follows.

26

PGIM Real Estate funds/properties submitted for 2023 GRESB Assessment

An increase from 23 funds submitted in 2022

\$73.6 BILLION

Gross Asset Value (GAV) was evaluated

87.6%

Of global AUM was evaluated

GRESB SECTOR LEADER DESIGNATIONS

FOUR SECTOR LEADER DESIGNATIONS FOR THREE FUNDS

European Core/ Core Plus Fund

Regional Non-Listed Sector Leader

Europe — Mixed Use

U.S. Core Plus Fund

Regional Non-Listed Sector Leader

Americas — Diversified

Mexico Industrial REIT

Regional Listed Sector Leader

and Regional Sector Leader

Americas — Industrial

GRESB MANAGEMENT AND PERFORMANCE

3

Ist in Peer Group funds/properties

4

5-Star Funds

European Value-Add Fund, Singapore Investment, European Core/Core Plus Fund, New York City Investment

15 of 21

Returning funds/properties increased or maintained their 2022 scores

4

4-Star Funds

Asia Pacific Separate Account, European Core Fund, U.S. Core Fund, U.S. Core Plus Fund

9 of 21

Returning funds/properties increased their star rating over 2022 ratings

GRESB MANAGEMENT AND DEVELOPMENT

4

Ist in Peer Group funds/properties

1

5-Star Fund

Mexico Industrial REIT

7 of 9

Returning funds/properties increased or maintained their 2022 scores

6

4-Star Funds

U.S. Impact Fund, U.S. Core Fund, U.S. Core Plus Fund, U.S. Value Add Fund, US Separate Account II and U.S. Senior Housing Fund II

4 of 9

Returning funds/properties increased their star rating over 2022 ratings

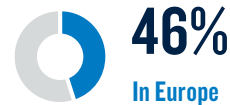
WORKFORCE DIVERSITY

AS OF DECEMBER 31, 2022, FOR PGIM REAL ESTATE EMPLOYEES GLOBALLY, UNLESS OTHERWISE NOTED

BOARD AND UPPER MANAGEMENT DIVERSITY



% WHO ARE WOMEN



COMPANY DIVERSITY



COMMUNITY INVOLVEMENT

PGIM Real Estate's ongoing partnerships with opportunity youth organizations in 2022.



GREEN BUILDING CERTIFICATIONS

Global building certifications are important proxies for building performance, and they continue to grow in number, area and value.

Please see additional important information on green building certifications on page 2 of this report.

Includes Arc and NABERS certifications. A property is considered by GRESB to have an Arc or NABERS certification when the property has three qualifying Arc or NABERS ratings, respectively.

SMART Blue is PGIM Real Estate's proprietary environmental management and sustainability building-certification platform.

463

Total internationally recognized green building certifications

127

**LEED certified properties
(20 certifications awarded in 2022)**
48.0 million square feet, \$22.9B GAV

27

SMART Blue® certified properties
5.9 million square feet, \$374M GAV

293

Total green building certified properties
92.1 million square feet, \$36.4B GAV

24

**Fitwel certified properties
(5 certifications awarded in 2022)**
14.3 million square feet, \$9.3B GAV

GREEN BUILDING RATINGS

638

Total energy ratings

87

**ENERGY STAR labeled properties
(United States)**
28.0 million square feet, \$14.6B GAV

192

**Arc Performance certified properties
(Latin America)**
31.0 million square feet, \$1.9B GAV

453

Total energy-rated properties
81.4 million square feet, \$23.2B GAV

170

EU EPC certified properties (Europe)
21.3 million square feet, \$4.8B GAV

GLOBAL ENVIRONMENTAL PERFORMANCE METRICS

EQUITY INVESTMENTS ONLY (BY BOTH PGIM REAL ESTATE AND PFI)



Energy use intensity
from 2017 to 2022



Water use intensity
from 2017 to 2022



Total GHG emissions intensity
from 2017 to 2022



Landfill waste intensity
from 2018 to 2022



Energy use intensity
Year over year % change
2022 versus 2021



Water use intensity
Year over year % change
2022 versus 2021



Total GHG emissions intensity
Year over year % change
2022 versus 2021



Landfill waste intensity
Year over year % change
2022 versus 2021

Floor area data coverage for year-over-year change 2022 versus 2021: Energy use intensity (EUI) 33.1%, Water use intensity 28.4%, Total GHG emissions intensity 32.8%, Landfill waste intensity 9.2%. Refer to Environmental Performance section for cumulative change in floor area data coverage.

OTHER AWARDS AND RECOGNITION

ACROSS PGIM REAL ESTATE AND OUR PARENT COMPANY, PFI

Prudential's commitment to doing business the right way, strengthening communities, and providing an inclusive work environment are reflected in the numerous awards and recognitions we have received both nationally and globally, such as being recognized as one of the World's Most Admired Companies™ in 2023 according to Fortune.

To learn more about PFI's awards and recognition, visit <https://www.prudential.com/links/about/awards-accolades>.

GOVERNANCE

PGIM Real Estate upholds longstanding principles, policies and procedures to support a rigorous risk management and due diligence framework. Our history of responsible investment fosters transparency for investors and reinforces our dedication to accountability.

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Corporate Profile

PGIM is the global asset-management business of Prudential Financial, Inc. (NYSE: PRU), with more than \$1.27 trillion in gross AUM and assets under administration (AUA). PGIM Real Estate, a business unit of PGIM, is one of the largest real estate managers in the world, with 5,900 owned and financed properties and \$207.9 billion in gross AUM and AUA.

We strive to deliver phenomenal performance for investors and borrowers through a range of real estate equity and debt solutions across the risk–return spectrum. We engage in practices that fuel positive environmental and social impact. And we pursue opportunities to strengthen communities worldwide through our investment, financing, asset management and talent management approach.

As of December 31, 2022, unless otherwise noted. Past performance is not a guarantee of future performance.

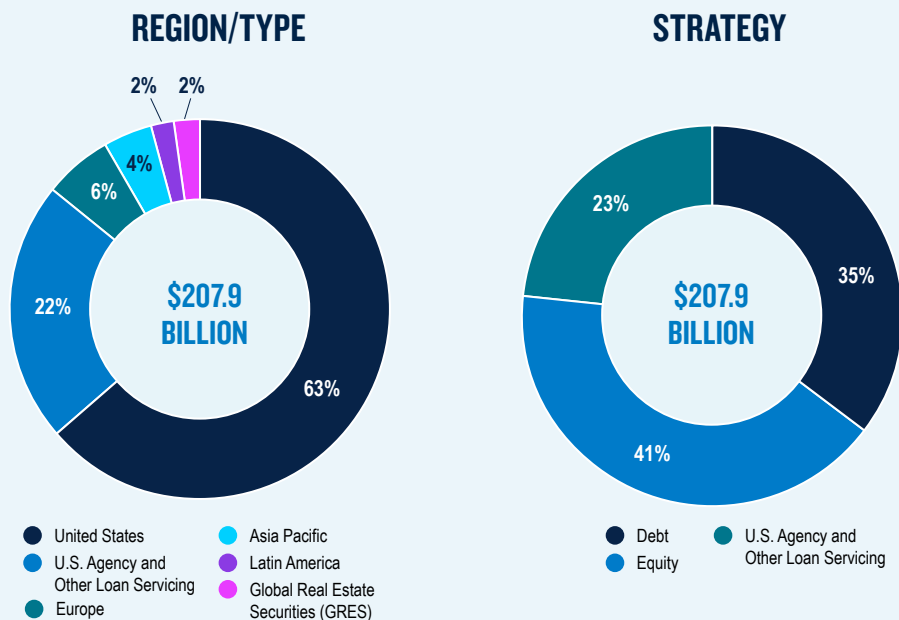
Does not include properties for which we service a loan only.

Net AUM is \$133.8 billion; AUA is \$48.7 billion.

GLOBAL ASSETS UNDER MANAGEMENT

As of December 31, 2022, net AUM is \$133.8 billion and AUA is \$48.7 billion.

Region/Type or Strategy allocations are subject to change. Note: Totals may not equal 100% due to rounding



Why Sustainability Matters

AS OF DECEMBER 31, 2022, UNLESS OTHERWISE NOTED. PAST PERFORMANCE IS NOT A GUARANTEE OF FUTURE PERFORMANCE.

1970

Year Established

\$207.9 BILLION

AUM/ AUA

Net AUM is \$133.8 billion; AUA is \$48.7 billion

3,300+

Client and prospect organizations and 250+ consultant relationship

3,300+ figure includes 1,400+ active investments across over 700 client relationships.

1,200+

Professionals

35

Cities Worldwide

50+ Years

Real Estate Investment Experience

Net Zero

By 2050

PGIM Real Estate is committed to the Urban Land Institute's® (ULI) Greenprint Center for Building Performance Net Zero Carbon Goal to become net zero by 2050 for our global portfolio of managed properties.

194 MILLION+

Square Feet Across Logistics, Retail and Office Owned Properties

Includes 139 million square feet of logistics space, 32 million square feet of office space and 23 million square feet of retail space.

\$84 BILLION

Real Estate Equity AUM GAV

Gross AUM; net AUM is \$62 billion

1.6 MILLION+

Tenants Across Owned and Financed Properties

Tenant and resident figures shown are estimates based on industry standard occupancy ratios as of December 31, 2022.

80,000+

Apartment Units Owned

1 MILLION+

Residents Across Owned and Financed Properties

Tenant and resident figures shown are estimates based on industry standard occupancy ratios as of December 31, 2022.

Top 10

Commercial Real Estate Lender

PGIM Real Estate is the tenth largest commercial real estate lender (out of 126 firms surveyed) in terms of production based on the 2021 Mortgage Bankers Association Annual U.S. Origination Rankings published in February 2022. This ranking represents originations production volume from January 1, 2021, to December 31, 2021. Participation in the ranking is voluntary and no compensation is required to participate in the ranking.

Top 3

Global Real Estate Investment Manager

PGIM Real Estate is the third largest real estate investment manager (out of 77 firms surveyed) in terms of global real estate AUM based on 'Pensions and Investments' Top Real Estate Managers list published October 2022. This ranking represents global real estate AUM by PGIM Real Estate as of June 30, 2022. Participation in the ranking is voluntary and no compensation is required to participate in the ranking.

#2

Capital Raised for Debt Strategies

PGIM Real Estate is ranked second out of 50 firms published in PERE's Real Estate Debt 50 third party capital raised survey published in May 2022. This ranking represents third party capital raised for real estate debt strategies from January 1, 2017, to December 31, 2021. Participation in the ranking is voluntary and no compensation is required to participate in the ranking.

1477

Owned Properties tracked in our Environmental Dashboard, an increase from 1403 in 2021

One of the goals of the ESG Program is to increase utility data coverage of owned properties in the environmental dashboard, a key performance metric of which is total square feet of floor area with data coverage.

313.2 MILLION

Square Feet of Floor Area of Owned Properties tracked in our Environmental Dashboard

\$73.6 BILLION

In GRESB Assessed Equity AUM

Gross AUM; net AUM is \$62 billion

Portfolio Composition

PGIM Real Estate invests across all property sectors — office, retail and multifamily — as well as industrial, storage, senior housing, land and manufactured housing.

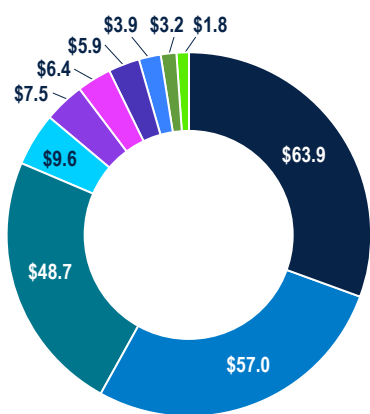
TOTAL PORTFOLIO COMPOSITION

5,900+

owned and financed properties

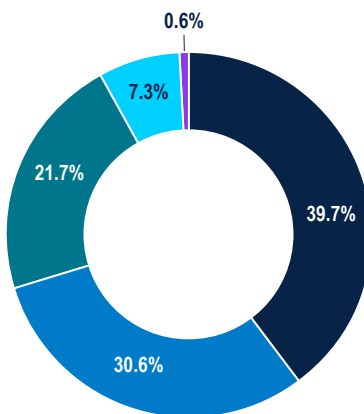
As of December 31, 2022. Does not include properties where we service a loan only.

ASSETS BY REGION/BUSINESS
(\$ Billions)



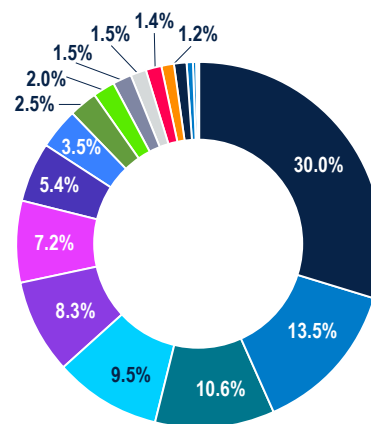
- United States – Equity
- United States – Debt
- Agency
- Agriculture
- Europe – Equity
- Asia – Equity
- Europe – Debt
- Latin America
- Global Real Estate Securities (GRES)
- Asia – Debt

U.S. ASSETS*



- West
- East
- South
- Midwest
- Various

NON-U.S. ASSETS*

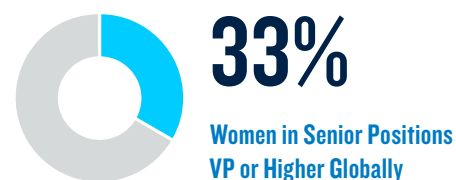
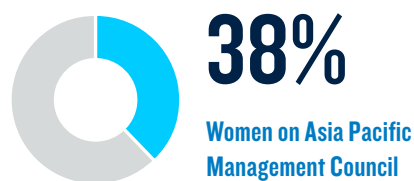
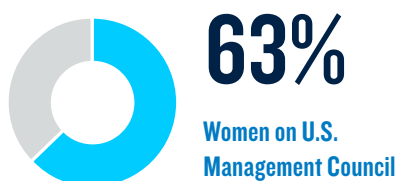


- United Kingdom
- Japan
- Singapore
- Germany
- Australia
- Netherlands
- Mexico
- France
- Singapore
- Austria
- Italy
- Ireland
- China
- South Korea
- Hong Kong
- Spain – 1.0%
- Denmark – 0.5%
- Finland – 0.3%
- Sweden – 0.2%
- Poland – <1%

As of December 31, 2022, net AUM is \$133.8 billion and AUA is \$48.7 billion. *Note: Percentages may not sum to 100% due to rounding.

Board and Management Diversity

At the core of our values is the belief that the diverse perspectives and experiences of members of our leadership guide us toward more-innovative solutions and make us better investment managers for our global client base. Programs such as our Inclusion and Leadership Network (ILN) help PGIM Real Estate cultivate an inclusive organizational culture that promotes the career development of diverse talent. Our annual programming supports professional development, cultural change, talent attraction and retention, and equal access for professionals in our office locations worldwide.



Governance Overview

“ Guided by our parent company, PGIM Real Estate is committed to responsible and sustainable real estate investing. We believe that responsible governance isn’t just about meeting standards; it’s about setting new ones that elevate our industry. To ensure responsibility, accountability, fairness, ethics, integrity, and transparency, we adhere to a comprehensive framework of policies, procedures, principles and practices. We firmly believe that sound governance is integral to achieving sustainability success.”

—Christina Hill, Global Head of Asset Management and Global Head of Sustainability



CORPORATE GOVERNANCE

Strong governance is founded on exceptional risk management. PGIM Real Estate’s rigorous risk management, seamless execution and extensive industry insights are backed by a 53-year legacy of investing in commercial real estate. We continue to build upon our long-standing principles, policies and procedures to solidify PGIM Real Estate as a global leader in corporate governance and ESG.

PGIM Real Estate’s ESG protocol is implemented worldwide through global leadership and regional support teams as follows.

- **Global:** The Global ESG Council consults on vision, strategy and policies across the firm and develops long-term targets. The global head of sustainability oversees overall ESG implementation across the platform and at the regional and organizational levels. The global director of sustainability implements the global ESG

Program by guiding strategy with a view to accelerate reduction of our worldwide environmental footprint and increase the impact of our social initiatives.

- **Regional:** Regional ESG councils identify regional opportunities, promote tools for implementation and measure and report on regional progress. The director of ESG, Americas (United States and Latin America), and director of ESG, Europe/Asia Pacific, are responsible for program implementation at their respective regional levels. The Debt ESG Council, established in 2020, further integrates ESG processes into PGIM Real Estate’s Debt businesses and consults on debt-specific goals, targets and policies.

Senior leadership focuses its governance efforts in three distinct areas: structure, infrastructure, and talent and culture. Those efforts are overseen by the Global Management Council.

Stakeholders

Our approach to sustainability issues encompasses both internal and external stakeholders — all people and organizations that are subject to our influence and impact or that are identified as part of our value or supply chains. Through our commitments to responsible and sustainable real estate investing and management, we seek to deliver enhanced risk-adjusted returns for our investors, become a landlord and lender of choice, and maintain our position as a practitioner of good global citizenship to all our stakeholders: investors, partners, borrowers, employees and the communities we reside and invest in.

INTERNAL STAKEHOLDERS

- Our direct employees
- Other PFI employees
- Shareholders

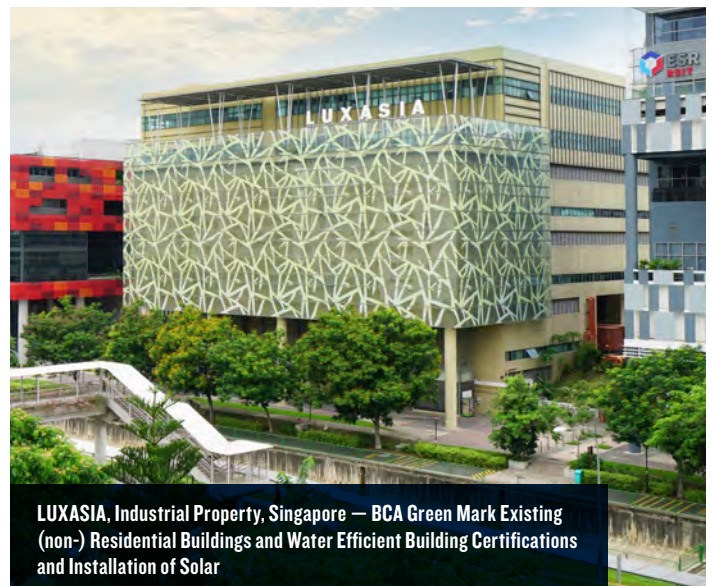
EXTERNAL STAKEHOLDERS

- Investors
- Joint venture partners
- Property managers
- Professional service suppliers
- Communities where our properties are located and/or where we are invested
- Tenants, their employees and their interests
- Contractors, their employees and their trade unions
- Industry organizations
- Property brokers
- Local government
- Society at large
- Borrowers



INVESTOR ENGAGEMENT

We identify issues that are material to our investors in a variety of ways: in-person conversations, customer satisfaction surveys, an annual partner conference, fund advisory councils, frequent ad-hoc investor meetings, disclosure with our fund reports, annual reports, sustainability reports and press releases. Internally, our investor engagement process has identified economic performance, governance, labor practices, and environmental performance as key issues.



LUXASIA, Industrial Property, Singapore — BCA Green Mark Existing (non-) Residential Buildings and Water Efficient Building Certifications and Installation of Solar

CASE STUDY:

ENGAGING A BROAD RANGE OF STAKEHOLDERS TO IMPROVE DATA COLLECTION

Data collection is critical to achieving our net zero goal and other ESG objectives. Measurabl is the tool we use to collect, manage, and analyze asset-level environmental data to measure progress. However, even with Measurabl collecting a complete data set for the properties we own is challenging. In 2022, PGIM Real Estate continued to escalate efforts to improve data collection. We engaged many of our partners, and specific actions taken included:

- Rolling out a data collection protocol to all property teams, and issuing scheduled reminders of year-round internal deadlines for data collection;
- Working with regional consultants to improve data coverage at a local level;
- Enhancing our onboarding package for new property management contacts to educate them on PGIM Real Estate's data collection protocol, including access to a customized recorded webinar;
- Engaging PGIM Real Estate's global Asset Management teams to support ESG data collection efforts;
- Increasing the number of assets with utility automation (which automates the entry of utility data into Measurabl);
- Beginning to track renewable energy use in Measurabl;
- Engaging with Measurabl's product team to provide feedback on ways to improve the platform and allow greater and more consistent data collection across the globe.

Improved data access and sources has enhanced our ability to monitor our progress against net zero and hold relevant stakeholders in our value chain, such as property managers, accountable. The majority of GRESB reporting funds with prior year assessments increased data coverage over 2022.

CASE STUDY

RESPONSIVENESS TO CLIENT ESG REPORTING REQUEST

INCREASING ESG DUE DILIGENCE REQUESTS

In the 2022 reporting year, ESG questions became an embedded part of investor due diligence requests. Almost all investor requests had at least a question or two about ESG, and about a third had more robust sections on ESG. We responded to over 80 requests that were just focused on diversity, equity and inclusion (DEI) and/or ESG. We expect an increase in requests for case studies and anticipate requests that will follow standardized governance structures such as the European Association for Investors in Non-Listed Real Estate Vehicles (INREV) and regulations on fund classification such as SFDR.

PILOT OF EXPANDED ESG REPORTING IN QUARTERLY REPORTS

In 2021, the ESG team collaborated with three equity funds to pilot expanded ESG reporting sections in standard fund reports. This included commentary on specific ESG achievements, reporting on green certifications and GRESB results.

LOOKING AHEAD

In 2023, for select funds we are in the process of developing annual fund-level sustainability reports, as well as expanding the ESG reporting sections for more equity funds. Additionally, we are evaluating adding ESG reporting to our debt strategies, for newly originated investments.

In 2021, we established a Global Disclosures Council to agree on the standard dataset for reporting by different types of products, to review and approve incoming client requests, and to improve efficiency and transparency.

SDG Alignment



PGIM Real Estate's ESG Program aligns with all 17 of the Sustainable Development Goals (SDGs) adopted by the United Nations Member States in 2015 as part of the 2030 Agenda for Sustainable Development. The SDGs set forth a clear blueprint of actions for a more sustainable future, with peace and prosperity for all. The agenda seeks to address climate change and preserve oceans and forests while improving health and education, reducing inequities, spurring economic growth and ending poverty.

By aligning their goals and targets with SDGs, real estate investors can contribute to a more sustainable and inclusive future while also recognizing the potential financial benefits of sustainable investments. It helps drive positive change and addresses the growing demand for environmentally and socially responsible investment opportunities.

ENVIRONMENTAL

Resource Reduction



Sustainable and Resilient Operations



Environmental Impact



SOCIAL

Diversity, Equity and Inclusion



Stakeholder Engagement



Community Involvement



GOVERNANCE

Risk management



Responsible Investment



Measurement and Reporting



Sustainability Mission and Framework

MISSION

PGIM Real Estate knows that doing the right things for our people, the environment and our communities leads to better results for our stakeholders. We strive to embed sustainability best practices throughout our real estate investment, asset management, risk management and talent management processes.



Through our commitments to responsible and sustainable real estate investing and management, we seek to deliver enhanced risk-adjusted returns for our investors, become a landlord and lender of choice, and maintain our position as a practitioner of good global citizenship to all our stakeholders: investors, partners, borrowers, employees and the communities we reside and invest in.



ENVIRONMENTAL

Our environmental commitment is global and shared by our employees. By applying rigorous sustainability due diligence, responsible resource reduction strategies and consideration of climate-related risks (physical and transition risks) in making our investment decisions, we enhance both our environmental performance and our investment performance. PGIM Real Estate advocates for operating practices, materials and construction methods that protect human health, preserve biodiversity, increase the use of sustainable materials and renewable energy, and reduce GHG emissions.



SOCIAL

Building on the strong foundation established by our parent company, PGIM Real Estate has maintained a deep commitment to the global communities we invest and operate in. We are committed to attracting, developing and retaining the best people in pursuit of our goal to be the real estate employer of choice by focusing on three key areas: benefits and wellness, culture and work environment, and rewards and recognitions. In addition to corporate grants and charitable contributions, we give back to our communities through an employee volunteer program that offers skills and resources to community organizations and initiatives that increase human potential and individual self-sufficiency.



GOVERNANCE

ESG measures are fundamental to our investment analysis and rigorous due diligence processes, which include an underwriting regimen, risk management evaluation and approval processes. By respecting the framework of policies, procedures, principles and practices established by our parent company, PGIM Real Estate ensures that all businesses embrace corporate responsibility, accountability, ethics, integrity and transparency in their stakeholder relationships. We benchmark and report the ESG progress and performance of our funds to our investors on an annual basis.



DistriPark Maasvlakte, Industrial Property, Rotterdam, Netherlands — BREEAM New Construction and Installation of On-site Renewable Energy

SUSTAINABILITY FRAMEWORK

We achieve our mission via the use of a robust framework, which follows. That framework empowers PGIM Real Estate to establish key objectives, improve the recording and measurement of our activities, and showcase our sustainability commitment.



ENVIRONMENTAL

SUSTAINABLE INVESTING

Operations and Resilience

- Environmental Data Management
- Operating Efficiencies
- Certifications
- Health and Wellness
- Resilience and Business Continuity

Investment Process

- Due Diligence
- ESG Assessment
- Investment Committee
- Climate Risk Assessment



SOCIAL

STAKEHOLDER ENGAGEMENT

Our People

- Diversity, Equity and Inclusion
- Rewards and Recognitions
- Benefits and Wellness
- Career Development

Communities

- Community Betterment
- Charitable Activity
- Tenant Retention
- Resident Engagement



GOVERNANCE

RESPONSIBLE INVESTING

Policy and Governance

- Governance Framework
- Risk Management Throughout the Investment Life Cycle

Business Engagement

- Standardization of Best Practices
- Measurement and Reporting of ESG Progress

Sustainability Risk Management

In partnership with other teams at PGIM Real Estate, the Risk Management team oversees the firm's compliance with ESG policies, regulatory requirements and client obligations. The team communicates its developed policies and procedures across the company to ensure proper implementation and execution of controls that both appropriately manage the business and fulfill fiduciary duties to our clients. The Risk Management team also evaluates the company's risk profile and balances risks and resources to meet our long-term goals throughout investments' life cycles.

PGIM Real Estate's rigorous investment analyses and due diligence processes involve careful consideration of sustainability issues as they apply to evaluation of new acquisitions and to the assessment of existing assets for identification of areas for improvement. We also developed an ESG Loan Assessment model to identify risks and opportunities prior to financing.

We have implemented Sustainable Standard Operating Guidelines (SSOGs) to reduce energy consumption; we continue to benchmark our properties' energy use; and we are completing assessments to determine best strategies for improving property performance. We also screen partners and vendors for potential conflicts of interest, and we strive to have our asset management protocols and regulatory reviews maximize value for our investors. Note: screening for vendors is covered under PGIM Real Estate's Responsible Contractor Policy and overseen by Third Party Risk Management.

Lastly, we have implemented resilience assessment criteria to review, assess and incorporate effective disaster preparedness and climate change mitigation and adaptation strategies into asset plans and operations.

CORPORATE GOVERNANCE POLICIES AND GUIDELINES

Portfolio managers, asset managers and other employees are trained on policies and guidelines to advance our ESG Program and consider governance criteria for investment management, including but not limited to the following topics:



BRIBERY AND CORRUPTION



FRAUD



DATA PROTECTION AND PRIVACY



POLITICAL CONTRIBUTIONS



EMPLOYEE REMUNERATION



SHAREHOLDERS' RIGHTS



EXECUTIVE COMPENSATION



WHISTLE-BLOWER PROTECTION



FIDUCIARY DUTY



ANTITRUST AND UNFAIR COMPETITION

EQUITY ESG DUE DILIGENCE

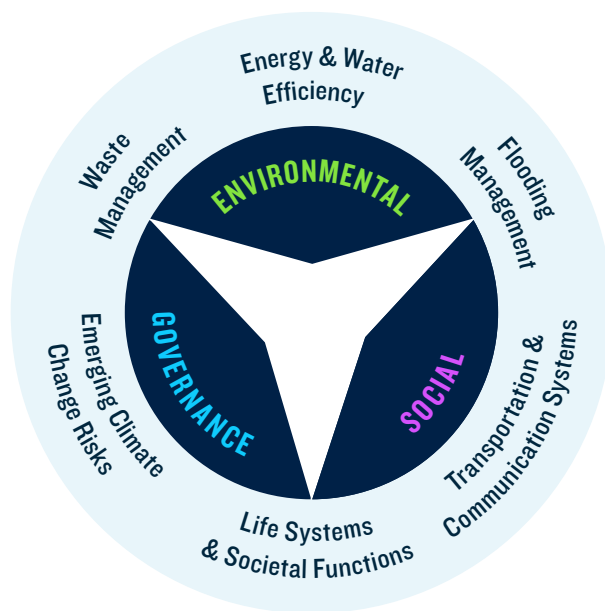
FOR NEW INVESTMENTS, STANDING ASSETS AND NEW DEVELOPMENTS

PGIM Real Estate’s risk assessment framework includes comprehensive criteria that enable us to better understand the optimal performance and associated risks of our assets. By using the framework to form more-accurate evaluations of potential capital investments, we improve asset performance and marketability.

	NEW ACQUISITIONS	STANDING ASSETS	NEW DEVELOPMENTS
STRATEGY	Prioritize ESG considerations in the acquisitions process	Prioritize building improvements and upgrades where needed to meet our ESG goals and targets	Prioritize green building and sustainable construction practices
APPROACH	Supplement existing property condition assessments with ESG assessments for new acquisitions	Perform periodic environmental and social due diligence	Conduct ESG assessments for new developments
OUTCOME	Minimize risk and maximize value for investors and tenants Positively affect our capital investment decisions		

KEY ESG ISSUES COVERED BY THIS FRAMEWORK

- Inform investment rationale
- Preview ESG performance
- Identify risks
- Improve competitive position
- Identify areas to mitigate resilience risks
- Highlight climate risk exposure
- Create value



DEBT ESG DUE DILIGENCE

FOR NEW LOANS

PGIM Real Estate's loan originations teams apply a proprietary ESG Loan Assessment on all new loans during due diligence; the assessment was rolled out globally in 2021. The assessment is in the form of a questionnaire that evaluates property resilience and environmental risks and consists of a series of sponsor questions to establish borrower engagement. The answers to these important borrower questions provide insight into the borrower's ESG initiatives, and they can reveal best practices that help us better understand the risks associated with our debt investments. Additionally, the ESG Loan Assessment examines risk based on climate and environmental physical parameters, which facilitates portfolio climate risk exposure analyses.

The ESG Loan Assessment

- Evaluates and scores more than 30 ESG attributes, resulting in a 0 to 100 score
 - Governance attributes and risks, including borrower's ESG commitments
 - Environmental risks, opportunities and physical attributes that support environmental stability
 - Social attributes and risks that affect the living and social experiences at a property
- Includes resilience assessments that evaluate climate-related physical risks
- Is integrated into the Investment Committee's approval process

Information for the ESG Loan Assessment is sourced from a wide variety of sources such as:

- Borrower questionnaire
- Building, mechanical, electrical and environmental/sustainability reports
- Moody's ESG Solutions (formerly Four Twenty Seven)



Distripark Dordrecht, Industrial Property, Dordrecht, Netherlands — BREEAM New Construction and Installation of On-Site Renewable Energy

ESG ACROSS THE PROPERTY LIFE CYCLE

Across PGIM Real Estate's equity investments, ESG is considered throughout the entire investment life cycle — from the acquisition phase through active ownership, development/refurbishment and divestiture.

Screening, due diligence, investment, critical, underwriting

Selling with information



Asset-level action plan, net zero audit, property management agreement, tenant engagement, green leases/memorandum of understanding, reporting/disclosure (GRESB), technology

For all new investments, assets are first screened for ESG at the bid stage by reviewing vendor due diligence reports and publicly available environmental information. After an offer is made, PGIM Real Estate portfolio managers commission a comprehensive due diligence process, with support from surveyors, engineers and sustainability consultants. Due diligence reports are then reviewed by transaction and portfolio managers and compiled into an investment committee report. The investment committee report includes the output of an asset-level ESG scorecard as well as data on principle-adverse impacts, as defined by EU SFDR. In assessment of ESG from a risk perspective, the ESG scorecard is based on 20 metrics and results in scores either above average, average, or below average across four categories: environmental, social, governance and resilience. Any material, investment-critical ESG risks (e.g., regulatory compliance, flooding) identified in the investment committee report are underwritten as required. Investment-critical ESG risks then undergo a second review that involves risk classification and definition of an asset decarbonization pathway, according to Carbon Risk Real Estate Monitor (CRREM) methodology. Based on the second review, an estimate of capital-expenditure (CapEx) costs is presented to the Investment Committee so the committee can plan for risk mitigation and alignment with the decarbonization pathway. ESG is also considered across the active-ownership phase so as to continually enhance ESG performance and mitigate

risks identified during acquisition. On an annual basis, the GRESB Assessment is used for evaluating ESG progress and identifying improvement opportunities such as green certifications or energy audits. For all GRESB-reporting funds (representing 87.6% AUM in 2023), ALWPs are created to schedule and prioritize CapEx and operating-expense (OpEx) improvements in future budget cycles. For property managers, SSOs are provided to help identify cost reduction opportunities and improve environmental and social performance. Property management agreements (for owned properties) typically include provisions to collect and share ESG data. Moving forward, we are investigating the possibility of including mandatory green clauses and memorandums of understanding to help optimize tenants' ESG performance and ensure ESG data get collected and shared for analysis and reporting. Additionally, we continue to explore alternative methods for data collection.

The development/refurbishment stage of the property life cycle represents the most critical opportunity to improve an asset's sustainability performance — particularly with regard to energy efficiency. All new developments and refurbishments follow our best practices for new construction and major renovation projects, supported by high-level green building certifications.

Finally, when assets get sold in the divestiture phase, ESG-performance data collected across the active-ownership period are disclosed to the buyer.

TCFD Support and Alignment

TCFD is a global, market-driven initiative with the goal of increasing transparency around climate-related risks and opportunities. TCFD offers voluntary recommendations to guide companies' disclosures on financially material climate-related risks and opportunities, focusing specifically on how those risks and opportunities are identified, managed, reported on, overseen and integrated into company strategy. TCFD recommendations ask companies to organize their disclosures around four categories: governance, strategy, risk management, and metrics and targets.

In June 2021, PGIM Real Estate became an official public supporter of TCFD, thereby demonstrating our endorsement of the TCFD reporting framework and its value in facilitating transparency on climate-related risks and opportunities across the global economy. In 2022, the ESG team started developing climate-related financial disclosures based on TCFD recommendations and we piloted TCFD Alignment Reports from GRESB to provide fund-level evaluations of preparedness and alignment with TCFD reporting.* The reports provided a valuable peer comparison, gap analysis, and insight into improving upon governance and risk management indicators in GRESB and TCFD reporting.

We maintain that as more companies align with TCFD by disclosing their climate-related risks and opportunities in a routine, accurate and standardized manner, investors can make more-informed decisions, thereby leading to more-efficient capital allocation and a more sustainable financial system. Based on that premise, PGIM Real Estate aims to leverage TCFD alignment as a tool that will create more-sophisticated risk identification and management processes,

thereby strengthening our business strategy and increasing benefits to stakeholders. Please review our TCFD Index in the Reporting and Disclosure section of this report.

Our team has been monitoring developments with global reporting initiatives, and we are prepared for IFRS Foundation's International Sustainability Standards Board assuming responsibility for monitoring TCFD disclosure compliance beginning in 2024.

*Available to entities reporting to the GRESB Assessment, the TCFD Alignment Report is created with the data already provided through the GRESB Assessments. By way of background, the TCFD was created in 2017 to improve and increase reporting of climate-related financial information. Firmwide, PGIM Real Estate is a supporter of TCFD which is a nonbinding commitment for the organization, and PGIM Real Estate voluntarily uses the TCFD framework to disclose climate risks. There is no cost involved. For more information, please visit <https://www.fsb-tcfid.org/>.



New Ease Nanjing, Industrial Property, Nanjing, China — China Green Warehouses and Installation of Solar

Asset-Level Work Plans

PGIM Real Estate constantly strives to improve the performance of its equity investment portfolio. With the help of our ESG consultant, Verdani Partners, we develop initiatives that are considered key priorities in alignment with our corporate level ESG goals. Based on specific property characteristics and data, we match properties with appropriate initiatives.



THE ASSET-LEVEL WORK PLAN SERVES SEVERAL KEY PURPOSES:

- Offers budget guidance to property managers on efficiency measures, sustainability audits, certifications, and energy ratings and climate resilience
- Centralizes asset-level information to improve data coverage and integrity for reporting season
- Creates a baseline of current implementation status across the portfolio
- Allows for more targeted implementation measures for future budget cycles

ALWPS INCLUDE PROGRAMS AND INITIATIVES SUCH AS:

- Energy, water and waste Audits: ASHRAE Level 1 and 2 audits, sustainability audits, water use analyses, LED lighting surveys, net zero audits and climate resilience assessments
- Energy and Water Efficiency Projects: LED lighting retrofits, high-efficiency water devices, smart irrigation
- Waste Management Projects: recycling, waste sorting and composting
- Energy Use Ratings and Certifications: ENERGY STAR, EU EPC
- Sustainability and Wellness Certifications: LEED, Fitwel, BREEAM, IREM CSP
- Utility Data Automation: utility data platforms, ENERGY STAR Portfolio Manager, Measurabl, Arc

Responsible Investing

PGIM Real Estate's commitment to transformative development and sustainability is made evident by our strong history of responsible investing.



TRANSFORMATIVE INVESTMENT AT PFI

Equity and inclusion have always been high priorities for PFI, with education, affordable housing and financial inclusion at the heart of our \$1.2 billion of impact-investing AUM. Since 1978, PFI and the Prudential Foundation have invested more than \$1.4 billion in grants and corporate contributions to close the financial divide. Currently, PFI has focused more than \$92.5 million in active corporate contributions and philanthropic grants to advance racial equity.

\$1.2 BILLION

Diversity, equity and inclusion impact investing AUM

Increased from \$1B in 2021

\$1.4 BILLION

In grants and corporate contributions to close financial divide since 1978

\$180 MILLION

Commitment to opportunity youth through 2025

\$4.4 MILLION

Approved in new contributions grants to historically Black colleges and universities (HBCUs) to build the capacity of HBCUs and reduce the financial burden on students in since 2021

\$5 MILLION

In new impact investing authorizations in 2022

\$511 MILLION

Towards racial equity and justice issues for Black and Hispanic/Latinx communities

\$165 MILLION

Invested in creating pipelines to quality jobs for young adults around the world

\$92.5 MILLION

Actively focused on advancing racial equity



IMPACT INVESTING

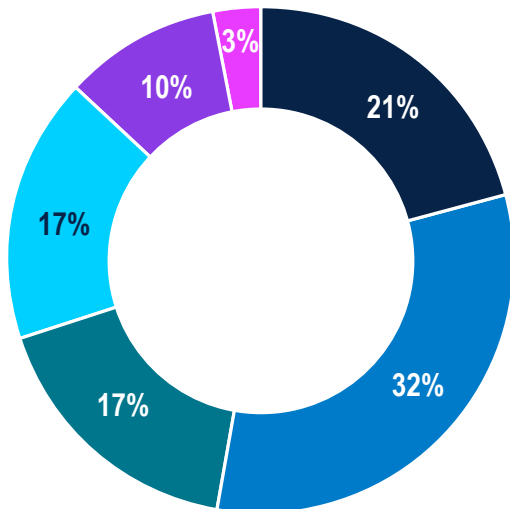
Since 2010, PGIM Real Estate has invested more than \$6 billion of third-party capital throughout the United States in real estate with impact characteristics, which includes investments in affordable housing, low- and moderate-income neighborhoods and real estate that undergone an environmental remediation of contaminated sites.

In 2021, Impact and Responsible Investing (IRI), a balance sheet investor for Prudential, was integrated into PGIM Real Estate’s U.S. value-add platform. IRI has a \$1 billion allocation from Prudential’s General Account to make investments that both generate a financial return and social or environmental impact. PGIM Real Estate has now aligned its private markets impact-investment strategies — comprising real estate, private credit and private equity — under one platform.

The combined team will continue to manage the General Account capital as well as third-party capital strategies.

These developments reflect PGIM Real Estate’s ongoing commitment to grow, enhance and elevate our impact-investment management and sustainable investing capabilities to meet the needs of our clients.

The below chart represents the impact themes invested in by the General Account.



- Transformative Developments
- Affordable Housing
- Financial Inclusion
- Outcomes Financing and Impact Innovation
- Education and Skills
- Sustainability and Resiliency

\$6 BILLION

Of impact-oriented assets with a focus on affordable housing and transformative development

22,367

Affordable housing units have been created or preserved since 2010

\$1.8 BILLION

Of PGIM Real Estate capital since 2010 were for projects located in low-to-moderate income census tracts

Since 2010, 22,367 properties, including affordable housing, have been created or preserved from PGIM Real Estate’s impact-investment initiatives. Our impact strategy is further strengthened by our robust ESG strategy and rigorous risk management framework, which together help support our impact-driven approach to attain high standards for environmental sustainability, market-leading impact reporting and accreditation, strong institutional sponsorship and alignment, and the cultivation of thriving communities in which to live, work and play.



AFFORDABLE HOUSING

From 2010 to 2022, PFI and PGIM Real Estate committed to a combined \$14.03 billion in investments with affordability components. The investments represent three primary groups as follows.

PGIM Real Estate has more than

20 years

of agency lending experience in the affordable housing sector

June 2000 inception of lending in the affordable housing sector, when PGIM Real Estate's lending business acquired WMF Washington Mortgage Corp.

\$3.2 BILLION

PGIM Real Estate Equity

144,000+ UNITS

and

\$10.5 BILLION

PGIM Real Estate Agency Financing

through Fannie Mae, Freddie Mac and Federal Housing Administration affordable-housing lending programs

From June 2000. An affordable financing project is a project that is encumbered by a regulatory agreement, land use restriction agreement, extended use agreement, project-based rental subsidy contract or similar restriction that limits rents that can be charged to tenants and/or imposes income limits on tenants.

\$331 MILLION

Impact and Responsible Investing Group

part of PGIM Real Estate as of December 2021

\$14.03 BILLION

Total



Centre Square, Block C, High Wycombe, United Kingdom — BREEAM In Use and Installation of Solar

Expanded ESG Framework and Regulatory Reporting

As the financial materiality of ESG performance and climate risk get recognized across the commercial real estate industry, investors and regulators are increasingly demanding ESG data that are standardized, accurate and reported routinely. Recent years have witnessed the widespread adoption of several ESG reporting frameworks alongside compliance with newly implemented ESG disclosure regulations. By adhering to standardized ESG frameworks and regulations, we can strengthen our ESG programs and targets, improve our ESG performance over time and more effectively communicate with our stakeholders. In alignment with the commercial

real estate industry, in 2022 PGIM Real Estate continued to expand our already robust ESG reporting and compliance initiatives (especially as new EU SFDR requirements commence from 2023).

PGIM Real Estate's new and continuing ESG disclosure efforts fall into three categories

- Investor-focused reporting
- Client-driven or voluntary reporting
- Mandatory reporting

INVESTOR-FOCUSED REPORTING

- Annual ESG report
- Annual fund-level reporting
- ESG revisions of quarterly and annual fund reports
- Request-for-proposal responses

CLIENT-DRIVEN OR VOLUNTARY REPORTING

- GRESB: Reporting on 26 funds
- INREV: Reporting on global core funds and expanded coverage on European funds

NEW IN 2022:

- **GRESB:** Three additional funds added, with tentative goal to report all funds to GRESB by 2030
- **UK Stewardship Code:** Signatory application submitted in April 2022 and approved in September 2022

NEW IN 2023

- **UK Stewardship Code:** Signatory reapplication was submitted in April 2023 and approved in August 2023

MANDATORY REPORTING

- **MAS-ERM:** Monitoring requirements for Singapore
- Compliance with local benchmarking laws and regulations (e.g., New York's Local Law 97)

NEW IN 2022:

- **EU SFDR:** Enhanced data collection and aggregation of ESG data points for funds in scope in preparation for the first Principal Adverse Impacts disclosure requirement due June 2023

NEW IN 2023

- **EU SFDR:** Disclosed first reporting deadline in 2023

Of the aforementioned reporting and compliance initiatives, the following highlights our 2022 and 2023 efforts with regard to the EU SFDR, the EU taxonomy and the UK Stewardship Code.

SFDR

Passed in 2019, the EU SFDR is a regulation that requires EU-based financial market participants and financial products registered for marketing in the EU to disclose standardized sustainability data. Disclosures include sustainability risks and adverse sustainability impacts and how those factors get integrated into investment decisions and financial products. In March 2021, we published our first set of SFDR policies, the Sustainability Risks Policy, Remuneration Policy and Principal Adverse Impacts Policy, to comply with SFDR's initial disclosure requirements, and we offered training to employees. To learn more about Article 4: ESG SFDR policies, visit <https://www.pgim.com/real-estate/esg>.

EU TAXONOMY

Passed in 2020, EU taxonomy is a regulation applicable in the EU that has established a classification system to define economic activities that are sustainable based on specific environmental objectives and technical screening criteria. Referencing that classification system, EU taxonomy allows that EU and financial market participants who promote financial products in the EU, to disclose the percentage of their activities that align with the EU taxonomy (i.e., percentage that meets the EU taxonomy's technical screening criteria).

To prepare for the 2023 disclosure requirements, our European Core Fund team piloted a program in 2021 that aimed to evaluate the fund's alignment with the EU taxonomy. In collaboration with our European legal team and ESG consultant, the results of the pilot were used to better inform the portfolio teams on investments that are EU taxonomy aligned, to improve disclosure statements and inform future investment selections where possible.

UK STEWARDSHIP CODE



In April 2022, PGIM Real Estate applied to become a signatory to the UK Stewardship Code and was recognized in September 2022 by the FRC as a signatory to its UK Stewardship Code register. Signatory reapplication was submitted in April 2023 and approved in August 2023.

The UK Stewardship Code is a set of voluntary investing-focused principles that promote good stewardship and corporate governance, that are overseen by the FRC and that are applicable to UK asset owners and managers. Among other additions, requirements around ESG integration became included in the 2020 update of the principles and the code was expanded to cover all types of investments, in addition to equities. As part of the application process, PGIM Real Estate submitted a Stewardship Report, which is required annually by signatories, detailing how we applied the code's principles in the 12 months prior.

The code sets high standards of stewardship for those investing money on behalf of UK savers and pensioners and those that support them. Stewardship is the responsible allocation, management and oversight of capital to create long-term value for clients and beneficiaries, leading to sustainable benefits for the economy, the environment and society. PGIM Real Estate outlined in its application report how the firm aligned investment activities with the code's requirements. The application report addressed each of the code's principles, which included details about the organization's capital structure, risk, strategy and performance; environmental and social issues; and remuneration and workforce interests.

Sustainability in Real Estate Debt

DEBT CAPABILITIES

PGIM Real Estate offers global debt capabilities ranging from debt investments to commercial real estate financing to agricultural financing.

In 2022, PGIM Real Estate financed \$18 billion of assets, across 515 loan transactions. The firm's wide focus on collaboration across regions and strategies enables the firm to optimize the ways it serves investors and borrowers to create value on their behalf.

U.S. Agency Green Program production totaled \$272 million under designated programs such as Fannie Mae Green Rewards, Fannie Mae Green Building Certification, Freddie Mac Green Up and Green Up Plus, and HUD Green Mortgage Insurance Premium.

In addition, by the end of 2022, \$1.34 billion of sustainable-forest financing was originated with sponsors who maintained the Sustainable Forestry Initiative certification or Forest Stewardship Council certificates.

DEBT HIGHLIGHTS 2022

- Debt and Agriculture businesses established a dedicated ESG team in 2022, in a commitment to expand PGIM Real Estate's debt sustainability undertaking, including appointing an executive director, director of debt ESG in February 2022 and an ESG debt analyst in August 2022.
- Formalized the ESG Debt Council with members from across Debt and Agriculture and harmonized a monthly meeting structure
- Held a series of ESG trainings for Debt team members in 2022, pertaining to various topics of ESG, resilience, diligence, borrower engagement
- Identified and assigned key Debt business leaders to oversee implementation and alignment of the business with the Debt ESG strategy team
- The Debt ESG Council sponsored two training sessions, Debt ESG 101: Investment Diligence and Borrower Engagement and Debt ESG 102: Beyond Basics. The sessions were designed to help debt originations professionals, portfolio managers and asset managers increase their understanding of ESG and how the various factors intersect in the borrower business plan. Some of topics covered included, PGIM Real Estate's integration of ESG, active approach for debt investments, resilience and measuring climate and transition risk.
- In September 2022, PRI scores were released with the Debt business receiving a 5-star rating on the fixed income module, the highest level for 2021 scores.
- Members of the Debt ESG Council and the ESG team engaged with industry associations to positively impact the ESG initiatives of the commercial mortgage industry.



AWARDS AND RECOGNITIONS

PGIM Real Estate is committed to supporting multifamily borrowers and renters in need and expanding financing for affordable housing.

In January 2022, Fannie Mae Multifamily ranked PGIM Real Estate #6 in overall production as a DUS Lender, #2 in manufactured housing communities production and a top Optigo Lender in workforce housing preservation for the 2022 fiscal year. GlobeSt. selected Melissa Farrell as one of 300 for the Women of Influence 2022 award. No compensation or submission was involved in these rankings/awards.

Ranked Sixth

IN OVERALL IN PRODUCTION FOR 2022 (\$4.3B)

by Freddie Mac Multifamily

2022 Top Optigo Lenders

with other key accomplishments that included:

#2 IN MANUFACTURED HOUSING COMMUNITIES PRODUCTION

TOP OPTIGO LENDER,

Workforce Housing Preservation

Jason Miller

was ranked

SECOND

on the Top 10 Originators leader board

by Fannie Mae, 2022 DUS Leader Awards

Melissa Farrell

PGIM Real Estate's head of U.S. Debt of Originations, was selected among the

2022 GLOBE ST. WOMEN OF INFLUENCE

for outstanding leadership in the commercial real estate finance industry.



Sustainability in Public REIT Securities

As sustainability gains prominence across equity markets, our GRES division has been making significant efforts to incorporate sustainability into processes and procedures.

PGIM REAL ESTATE'S PUBLIC REIT SECURITIES BUSINESS

PGIM Real Estate subscribes to GRESB as an Investor Member in order to align with the ESG benchmark for real assets and to gain access to a global database and a uniform reporting process. In addition, sustainability has been incorporated into the securities multifactor valuation model, which adjusts traditional real estate valuation metrics to achieve a warranted price target for every name in our benchmark. Our ESG approach incorporates ESG data provided by GRESB as well as other sources and is weighted so it is consistent with PGIM Real Estate's environmental and social priorities. Our proprietary ESG scores have a material effect on price target output, with the following updated factors driving scores for each company in our universe.

We work continually with the REITs' executive management teams to refine our process and increase transparency. This scoring activity yields powerful new insights through peer performance comparisons and gives us a meaningful way to effectuate change in sustainability throughout the industry. We also reference third-party ESG resources such as Bloomberg and Green Street Advisors.

ESG rankings are organized into five main areas:

ESG GOVERNANCE SCORE

Our proprietary governance-ranking system accounts for multiple factors to create an overall governance quality score, including independent versus nonindependent board composition, lengths of tenure of board members, proxy access, insider ownership of stock, nonstaggered board,

anti-takeover provisions, and business conflicts of interest with executive management teams. ESG governance scores are also factored in because such rankings spotlight a REIT's commitment to continued ESG oversight.

ESG IMPLEMENTATION SCORE

We use ESG initiatives, case studies, building certifications and energy ratings to derive ESG implementation scores.

ANNUAL EMISSION REDUCTION SCORE

We use disclosures from GRESB to compare real estate investment trust environmental standings based on PGIM Real Estate's environmental priorities. We focus on ESG case studies, building certifications, GHG emissions, waste management and water consumption rankings. Finally, we include an overall resilience score for each REIT's portfolio.

SOCIAL COMMITMENT SCORE

Our current methodology ranks companies based on disclosures with regard to diversity, stakeholder satisfaction and community engagement. REITs that currently provide that information in their annual ESG reports are rated on those factors. We also assess REITs' portfolio social standings, looking at affordable housing benefits and walkability measures.

PGIM ESG PLATFORM ASSESSMENT

Our scoring assessment is based on analyst interactions with REIT management team regarding ESG matters.

SUSTAINABILITY VIRTUOUS CYCLE

Our real estate Securities group actively engages REIT management teams in discussion around environmental initiatives, advocating for thorough and transparent disclosures on relevant policies. Members of our analyst team meet regularly with the executive management of REITs to discuss our ESG priorities and methodologies, as well as work together to refine our process and increase transparency.

As significant shareholders, we are in a strong position to influence ESG-related decisions for these REITs. REITs that elect to sharpen their sustainability focus will see a corresponding increase in projected returns in our valuation methodology, thereby increasing the potential for increased ownership in their shares by our strategies.

AWARDS

Incorporating a comprehensive ESG assessment into our investment process has enhanced our stock selection capabilities and earned us industry recognition.

The PGIM U.S. Real Estate Fund and PGIM Select Real Estate Fund was awarded

2022 U.S. LIPPER AWARDS

for the five-year U.S. Real Estate and five-year global Real Estate categories respectively

Note: For all Lipper awards, funds under consideration need to submit data; there is no cost associated with this. Lipper category rankings are based on total return, do not include the effect of sales charges, and are calculated against all funds in each fund's respective Lipper category as of December 31, 2022. For more information, please visit <https://lipperfundawards.com>.

PGIM Select Real Estate Fund #1 Global Real Estate Fund (Class R6) for the 5-year period out of 138 funds ended November 30, 2021. Class R6 total return ranking for the 1-year period: 32 out of 162 funds; 3-year period: 3 out of 161 funds as of November 30, 2021. Inception date: Class Z: August 1, 2014. Lipper ranking for the 1-, 3- and 5-year periods as of December 31, 2022 for the Global Real Estate Fund category were: 95 out of 164, 4 out of 156, and 1 out of 147 funds, respectively.

PGIM U.S. Real Estate Fund #1 Real Estate Fund (Class Z) for the 5-year period out of 184 funds ended November 30, 2021. Class Z total return ranking for the 1-year period: 16 out of 246 funds; 3-year period: 14 out of 231 funds, 10-year period: 20 out of 148 funds as of November 30, 2021. Inception date: Class Z: December 21, 2020. Lipper ranking for the 1-, 3-, 5- and 10-year periods as of December 31, 2022 for the Real Estate Fund category were: 160 out of 247, 57 out of 231, 11 out of 209, and 19 out of 148 funds, respectively.

COMMUNITY CONTRIBUTIONS

Members of the Securities team participate in the following social programs that PFI offers.

YOUTHBUILD

A Securities team member is an ambassador for the Newark, New Jersey, office and contributes to YouthBuild initiatives that help connect low-income opportunity youth to quality livelihood opportunities by providing workforce-readiness coaching and construction training for the building of affordable housing in local neighborhoods.

LEAD CHARTER SCHOOL

PFI helped fund the first charter school in the city of Newark, New Jersey, that exclusively serves youth who are not participating in school or the workforce. A team member serves as a board member for the school.


GIRLS WHO INVEST

A team member is part of the Business Champion Program in the Girls Who Invest organization, which helps introduce more women into the asset management industry by promoting portfolio management and leadership.

HISPANIC/LATINX DIVERSITY, EQUITY AND INCLUSION

The Securities team supports PGIM Real Estate's initiatives to ensure Hispanic/Latinx representation at recruiting events and other talent initiatives such as the mentoring of Hispanic/Latinx interns and new hires.

SOCIAL



As we strive to become the preferred employer in the real estate industry, PGIM Real Estate remains committed to attracting, nurturing, and retaining exceptional and diverse talent, all while fostering an inclusive and ethically driven culture. Our workplace environment is firmly established upon our Code of Conduct, called Making the Right Choices, which guides our organization, details our core values for employees and sets high standards of excellence and integrity that every employee is expected to uphold across all aspects of their work.

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Diversity, Equity and Inclusion



Our commitment to the advancement of DEI is rooted in the view that diversity of experience, backgrounds and perspectives leads to better outcomes for our clients, our employees and our communities. At PGIM Real Estate, we honor the power of people and maintain that talent comes in every color, gender, origin, religion, sexual orientation and physical capability. Throughout every aspect of our business, we strive to reflect the diversity of the markets where we invest and the communities where our clients and employees live and work.

ADVANCING DEI

The advancement of DEI is a priority at PFI and PGIM Real Estate's highest levels. As an equal opportunity employer and an employer of choice, PGIM Real Estate implements DEI initiatives that support, inform and develop the awareness and sensitivity of our workforce. Consistent with our commitment to diversity, we recognize the importance of being proactive in taking advantage of our global reach and established business practices to advocate for racial justice and equity both within and outside our organization.

TOP DEI ACTIONS

IN 2022 AND EARLY 2023

- Completed a DEI culture audit with an external DEI consultant
- Conviction around inclusive behavior accountability through a mandatory DEI objective for every employee and an Inclusive Leadership Assessment for all managing directors
- Onboarded Supplier.io, a diverse spend database provider, to analyze current and existing diverse supplier spend
- Focused on building deeper partnerships with community-based organizations to help advance racial equity (e.g., YouthBuild and YouthBuild Secondment Program, KIPP, Project Destined, Operation HOPE and Entryway, formerly known as Shelters to Shutters)



DEI FIVE AREAS OF IMPACT

The firm's 2022 DEI initiatives built themselves around five areas of impact established in 2020: talent, culture, industry, investing and community. Our aim is to continuously advance these efforts throughout our organization.

	MISSION	KEY 2023 INITIATIVE
 TALENT	Attract and retain all talent and promote an inclusive company culture that respects and celebrates diversity of all kinds.	The Sophomore Internship Program is a U.S.-based summer internship for undergraduate sophomores with minimal or no real estate experience. The goal of the program is to introduce real estate early on as a potential career path and begin to diversify the industry. While this program is not exclusive to diverse talent, recruiting efforts are focused predominantly on diverse partners and schools. In addition, the U.S.-based Diversity Recruiting Council completed their second campus recruiting cycle, looking at ways to enhance diversity in our early talent programs with the same hiring criteria as the existing undergraduate process.
 CULTURE	Harness our differences to create an equitable and inclusive workplace in which all talent thrives foundationally to ensure long-term sustainability and success.	ILN continues to grow and expand within PGIM Real Estate office locations to promote an inclusive and equitable workplace. We established a chapter of Prudential's Black Leadership Forum Business Resource Group within PGIM Real Estate and held their first offsite meeting in Newark, NJ.
 INDUSTRY	Leverage global scale and footprint to influence meaningful change around diversity and inclusion practices within the real estate industry.	PGIM is a member of the Lenox Park Founding Partners Network. The network is comprised of some of the largest asset allocators across the asset management industry representing over \$4 trillion in AUM. The network collaborates to drive transparency and consistent measurement of demographic representation across the asset management industry.
 INVESTING	Embrace a mindset that diverse experience, backgrounds and perspectives make us better investors and lenders; strive to select diverse partners and vendors; and deploy capital to investments that advance racial equity while upholding our fiduciary responsibilities.	PGIM Real Estate began working with Supplier.io, a diverse supplier database vendor, to measure and track our diverse supplier spend, with the long-term goal of developing a thoughtful Supplier Diversity Program.
 COMMUNITY	Partner with our wider community to advance social justice and equality through social and philanthropic engagement.	Expanded and deepened partnerships with non-profit community organizations: YouthBuild, KIPP, Project Destined, Operation HOPE and Entryway (formerly known as Shelters to Shutters).

PROGRAMS SUPPORTING DIVERSITY, EQUITY AND INCLUSION

FOR PGIM REAL ESTATE EMPLOYEES GLOBALLY, UNLESS OTHERWISE NOTED

Aiming to hire employee teams that reflect the diversity of our investment markets, clients and communities.

ADVANCING DEI ACROSS THE ORGANIZATION

INCLUSION AND LEADERSHIP NETWORK

The ILN represents a global cross section of professionals with a diverse range of responsibilities, experiences and tenure and who work together to promote an equitable and inclusive workplace for all. The ILN takes a grassroots approach to effect inclusion at the individual level and embodies role-model behaviors and role-model leadership in the firm.

Programming throughout the year focuses on building a more inclusive culture within and across our offices in the United States and globally. Events and programs focus on celebrating differences, on talent attraction and retention, and on awareness of and education on DEI related topics. The ILN promotes office culture, explores regionally relevant DEI topics, engages diverse groups and champions inclusion across the firm. Examples of regional ILN initiatives can be seen in the Regional Spotlights section of this report.

HIRING PROGRAMS

Diverse perspectives and varied experiences are invaluable assets to our investment management abilities. In the United States, our early-talent pipeline program consists of summer internships for diverse college sophomores with minimal or no real estate experience.

In addition to PGIM Real Estate's early-talent programs, the firm has established the following hiring programs to further build its pipeline.

PROJECT DESTINED (U.S.)

Project Destined is a social impact platform created to provide underserved, diverse high school students, college students and military veterans with apprentice style training in the real estate industry. PGIM Real Estate partners with Project Destined to provide fundamental training in the real estate business for our Sophomore Internship Program. In addition, PGIM Real Estate employees are mentors for the Project Destined 10-week semester-based internship, for created debt and for agriculture boot camps, and they participate as executive speakers and judges in case competitions.

“ At PGIM Real Estate, we believe diversity, equity, and inclusion aren't just values; they're the foundation of a thriving real estate investment firm, where unique perspectives unlock untapped potential in every property and community.”

— Christy Lockridge, Managing Director, Global Chief Diversity, Equity and Inclusion Officer

GIRLS WHO INVEST (U.S.)

With the goal to reach 30% of roles held by women, Girls Who Invest is a nonprofit organization dedicated to increasing the number of women in portfolio management and executive leadership in the asset management industry. Through the Accelerated Recruiting Program, PGIM Real Estate interviews and invites Girls Who Invest students to join the firm.

SPONSORS FOR EDUCATIONAL OPPORTUNITY (U.S.)

Sponsors for Educational Opportunity (SEO) prepares successful professionals and propels them to positions of economic influence. SEO targets low-income individuals from public high schools and works with them through college to help them reach their utmost potential.

RON ANDREWS DIVERSITY SCHOLARSHIP (U.S.)

Provides incoming members of the Summer Internship class the opportunity to compete for a \$10,000 scholarship. To be eligible for the Ron Andrews Diversity Scholarship, students must have accepted an internship with PGIM Real Estate and identify as Black, Hispanic/Latinx, Indigenous peoples, Asian Pacific Islander, LGBTQ+, a military veteran, a student with a disability, and/or a first-generation college student.

10,000 BLACK INTERNS (U.S.)

Seeks to offer 2,000 internships each year for five consecutive years. We have partnered with firms from 24 different business sectors, delivering internships across a range of internal business functions. The total intern class consists of seven across the firm.

MANAGEMENT LEADERSHIP FOR TOMORROW (U.S.)

Works to empower the next generation of high-impact diverse leaders by providing coaching, a professional career playbook and door-opening connections to elevate careers and life trajectories.

GLOBAL DIVERSITY INTERN COHORT

Provides cohort members a custom-made internship experience that includes mentorship, professional development, community building and networking opportunities beyond what is offered as part of the Summer Internship Program. Cohort members gain unique access to senior leaders and members of the firm's various executive leadership councils.

ADDITIONAL DEI ACTIONS

In 2022, PGIM Real Estate made significant progress to improve DEI in the following areas for women: talent, culture, industry, investing and community across the United States.

TALENT

PGIM Real Estate's Campus Recruiting Class of 2022 resulted in 83 hires across full-time, junior and sophomore interns, who were 42% female and 63% diverse individuals.

CULTURE

PGIM-wide Inclusion Strands aim to increase awareness and representation of underleveraged talent pools. They focus on women, LGBTQ+, Black, Hispanic/Latinx and socioeconomics for military veterans. PGIM Real Estate helps develop programming, events and external partnerships to increase awareness and representation.

INVESTING

PGIM Real Estate is committed to working with diverse firms. Prudential's supplier diversity initiative encompasses several categories of firms devoted to DEI for which third-party certification (verifying 51% or more ownership, operation and control) is required, such as women-owned business enterprises. The preferred certifying agency is the Women's Business Enterprise National Council.

INDUSTRY

In 2022, PGIM Real Estate identified key external professional organizations and used the firm's scale and footprint to influence meaningful change around DEI practices within the real estate industry. We do this by identifying leaders across the organization who play active roles within these organizations to drive the advancement of DEI practices and several of our senior leaders play active roles within these organizations to drive the advancement of DEI practices.

COMMUNITY

PGIM Real Estate's commitment to serving the communities the firm operates and invests in continues to be a priority with a focus on advancing social justice and equality through social and philanthropic engagement. In 2022, we continued to support eight nonprofit organizations that help advance racial equity and social justice through volunteering, mentoring and career coaching.

- YouthBuild
- KIPP
- Project Destined
- Entryway
- Operation Hope
- Ella Baker Center for Human Rights
- New Jersey Institute for Social Justice
- Russell Innovation Center for Entrepreneurs

CASE STUDY

YOUTHBUILD SECONDMENT

“The Secondment Program is a great opportunity for our colleagues to deepen their relationship with YouthBuild students and make a real impact on their lives. As a YouthBuild board member, I am thrilled we continue to expand our partnership with YouthBuild in innovative ways.”

—Todd Goldberg, PGIM Real Estate Head of U.S. Transactions

To learn more about PGIM's partnership with YouthBuild Secondment, visit <https://www.pgim.com/real-estate/news/meet-praveen-kuruppu-one-our-youthbuild-usa-ambassadors>

Social Policies and Guidelines

Portfolio managers, asset managers and other employees are trained on policies and guidelines to advance our ESG Program and consider social criteria with regard to investment management, including but not limited to the following topics.



**WORKFORCE DIVERSITY
AND EQUAL OPPORTUNITY**



EMPLOYEE SATISFACTION



FORCED OR COMPULSORY LABOR



WORKERS' RIGHTS



**HEALTH AND OCCUPATIONAL SAFETY
(FOR EMPLOYEES)**



HUMAN RIGHTS



ASSET-LEVEL SAFETY (FOR TENANTS)



SOCIAL RESILIENCE



**LABOR-WORKFORCE-MANAGEMENT
RELATIONSHIPS**



INDOOR ENVIRONMENTAL QUALITY



**EMPLOYEE PERFORMANCE AND
CAREER DEVELOPMENT**



**STAKEHOLDER ENGAGEMENT
ACROSS ALL ESG AREAS**



Health and Well-being

Our parent company, PFI, works hard to ensure wellness in the workplace across all dimensions of health. We are dedicated to promoting a robust health and wellness strategy that encourages our people and communities to reach their greatest potential, with a health management plan which helps U.S. employees reach their wellness goals. By participating in the optional Prudential Health Solutions health risk assessment, employees can also become eligible for PFI's Wellness Incentive and receive more information about how to monitor their health.

HEALTH AND SAFETY PROGRAMS

- Emergency Preparedness Program
- Environmental Health and Safety Program
- Incident Oversight Team for Workplace Violence Prevention
- Pandemic and Emerging Health Concerns Program
- 10 On-site Health and Wellness Clinics

HEALTH AND WELL-BEING PROGRAMS

Continued to offer on-demand webinars about indoor environmental quality to stakeholders. Key indoor-environmental-quality strategies included:

- Lighting control and daylighting
- Thermal comfort and temperature
- Acoustics: loud and quiet zones and background-noise control
- Ergonomics: seating, desk height, distance from computer screen
- Indoor air quality: ventilation

Fitwel's seven health-impact categories include strategies for, among other things:

- Increasing opportunities for physical activity
- Access to healthy foods
- Supporting social equity for vulnerable populations
- Improving impact on community health

Fitwel Champion



Applying the Fitwel standard has enabled PGIM Real Estate to enhance and protect the value of its properties. In addition, amid the COVID-19 pandemic, healthy and safe spaces have become increasingly important to the firm’s tenants and investors.

PGIM Real Estate has Fitwel-certified properties in New York, Seattle, Austin, Boston, Houston, Atlanta, Portland, Chicago, Washington, D.C., Arlington, and San Francisco, Costa Mesa, Santa Clara, and Irvine in California.

In 2023, PGIM Real Estate met its quota of projects to remain a Fitwel Champion, signifying our commitment to the implementation of building-health strategies and using Fitwel at a portfolio scale. Fitwel Champions are companies that own, occupy, or manage commercial and residential properties and have committed to using Fitwel at a portfolio scale. For our 2022–2023 Fitwel Champion agreement term, we agreed to register at least 20 projects and complete at least 10 certifications over the 24-month period. Becoming a Fitwel Champion reinforces our commitment to providing environments that are safe and that contribute to the well-being of our employees, tenants and customers.



In 2022, we achieved new
Fitwel certifications at

5

properties across our portfolio.

24

Fitwel certifications in 2022

Please see additional important information on green building certifications and ratings including Fitwel on page 2 of this report.

Human Rights and Safety



Our parent company's policies and practices ensure a work environment that upholds our high standards of integrity.



We acknowledge and adhere to the UN Human Rights Council's Guiding Principles on Business and Human Rights and strongly promote human dignity for all by means of our own policies that address discrimination, harassment, retaliation, human trafficking, slavery, fraud, data insecurity and breaches of data privacy. PFI provides multiple avenues to report any concerns about inappropriate conduct without fear of retaliation, including an Anonymous Global Business Ethics and Integrity Help Line. Our commitment to making the right choices promotes responsible citizenship globally and provides employees with an inclusive work environment that encourages diversity and ensures both fair treatment and equal opportunity.

Our parent company earned a score of

100%

on the

**2022 HUMAN RIGHTS CAMPAIGN FOUNDATION'S
CORPORATE EQUALITY INDEX**

— and has done so for the past 19 years.

In 2022, the Human Rights Campaign Foundation awarded Prudential Financial, Inc. a score of 100% on the 2022 Corporate Equality Index. No compensation or submission was involved in these rankings.

Human Capital Development



OUR WORKFORCE

We know our success depends on the collective capability of our people. We endeavor to support and encourage employees at every level to both further our legacy of innovation and strengthen our culture of performance excellence. We attract, engage and retain talented people with diverse backgrounds, skills and experiences in pursuit of our goal to be the real

estate employer of choice. We empower our employees to thrive by helping them develop critical leadership and professional skills, and we embrace collaboration and inclusion with a view to discovering new solutions and new perspectives.



BENEFITS, HEALTH AND WELLNESS

We have a responsibility to provide our employees and their families with a competitive benefits package that delivers flexibility and financial security and that encourages employees to make healthy choices so as to achieve their best across all five dimensions of health as follows.

1. Physical
2. Emotional
3. Social
4. Spiritual
5. Financial

PGIM Real Estate and PFI's benefits usually exceed legal requirements or local-market practices. We offer employees a competitive benefits package that is standard for full-time

employees and includes — at a minimum — life insurance, health-care insurance, disability and invalid coverage, retirement provisions and stock ownership.

To help our employees balance work and personal commitments, we offer flexible working arrangements, discounted childcare, fully paid parental leave for both mothers and fathers, and access to behavioral health services and an Employee Assistance Program. To further support workplace performance, all eligible full-time employees undergo an annual performance review and have access to a career development plan.

PARENTAL LEAVE

To support new parents in our organization, parental leave benefits across regions include:

UNITED STATES

Eight weeks of paid leave for birth mothers and four weeks for birth fathers and adoptive parents. An additional 22 weeks of unpaid time off

ASIA PACIFIC

4–12 months parental leave

EUROPE (UK)

52 weeks plus public holidays that occur within that period for maternity leave. Statutory maternity-leave pay is for 39 weeks (12 weeks of full pay), but PGIM Real Estate pays the first 26 weeks at full pay and 10 weeks of paternity leave at full pay



PROFESSIONAL DEVELOPMENT

PGIM Real Estate provides ongoing training to ensure our employees get refreshed on company policies, guidelines and procedures and to promote our culture of diversity and inclusion, interdependence, accountability and performance. Our employee-performance-management program supports the ongoing development and satisfaction of our employees. With clear definitions of success for various job functions, we provide opportunities for feedback and coaching as well as ongoing development opportunities for employees and vendors by means of custom trainings as well as sponsorships for attendance at industry conferences and seminars. Through our suite of management-training programs, including Ascend, Lead and LIFT, 25% of our global employees are offered development opportunities every year through internal and geographic mobility, increased job scope and responsibility, and/or promotion.

Specific areas of employee development are supported by:

- An annual performance and talent management process
- Targeted training programs
- Individualized executive coaching for employees
- Internal transfers, rotations and international assignments



ENGAGEMENT IN OUR ESG PROGRAM

All PGIM Real Estate employees are encouraged to actively participate in our ESG Program at the corporate and/or property and investment level. In addition, making the commitment to ESG as a competitive advantage is a goal that has been added to all employees' annual performance reviews. Employees are encouraged to strive to meet that goal by championing our Code of Conduct, engaging in ESG training and education, being a catalyst for the company's social policies and programs, and advocating for company guidelines and initiatives that improve environmental sustainability.

ESG AND SUSTAINABILITY COMMUNICATIONS

Our robust ESG Program's communications activities help increase awareness and adoption of sustainability strategies and engage stakeholders throughout the company.

COMMUNICATIONS STRATEGIES:

- As of 2022, offering an ESG Primer, an on-demand, e-learning employee training program that covers all topics related to ESG
- Launched the Term of the Week to introduce ESG concepts across the company
- Conducting ongoing and frequent training on the ESG Program and sustainability topics
- As of 2022, sharing fund-level ESG strategies with portfolio managers
- Administering asset-level ESG work plans with asset managers and hosting a webinar to explain the plans
- Publishing ESG newsletters for all employees and property managers throughout regions
- Distributing information on climate risk events to asset and property managers
- Distributing ESG budget recommendations to asset and property managers
- Distributing energy, water and waste awareness as well as health and well-being signage to all employees and property managers throughout regions for sharing with tenants
- Circulating environmental best practices for construction and renovation projects to property teams
- Publishing public-facing GRI- and TCFD-aligned ESG annual reports

ESG
EDUCATION EXCHANGE

Module 2.2 Data Collection

Data is applicable to managing all four of the components of ESG and resilience. As the saying goes, you can't manage what you don't measure; so, for PGIM Real Estate to manage environmental, social, governance and resilience issues, we must first collect data about them. This lesson covers the areas of key data for ESG, the importance of data collection and how PGIM Real Estate collects the data for the equity business.

[WATCH LESSON](#)

MODES OF COMMUNICATION, EDUCATION AND OUTREACH

INTERNAL

- Regular lunch-and-learn trainings
- Employee, property manager and tenant surveys
- Annual employee and tenant environmental and social awareness campaigns
- Sustainability events for employees, tenants and communities
- On-demand sustainability-best-management-practice webinars
- LEED green associate training
- Awards and recognition programs

EXTERNAL

- ESG section on our website
- ESG memos and newsletters
- Sustainability annual reports
- Quarterly reports
- Investor due diligence questionnaires and requests for information
- Sustainability policies
- Green leases
- Case studies
- Press releases
- Social media
- Virtual summit energy efficiency webinars
- Industry conferences



SUSTAINABILITY EDUCATION AND TRAINING

PGIM Real Estate invests in ESG and sustainability training to increase the knowledge of our workforce and to maximize the performance of our investments. We provide training for our employees, property managers and tenant base, as well as training with regard to the improved environmental, social and financial performance of assets through strategic sustainability efforts. In addition to in-person workshops

and courses available in all regions, PGIM Real Estate's ESG consultant offers (1) on-demand sustainability-management-best-practice courses covering energy and water efficiency, sustainable sites and sustainability budgeting; (2) recorded webinars on ESG topics; and (3) LEED Green Associate exam training. PGIM Real Estate's Debt, Securities and Equity teams also receive training on physical climate risk and resilience.

Tenant Engagement



Optimizing buildings' environmental performance while ensuring the health, safety and well-being of building occupants is central to our tenant engagement strategy at PGIM Real Estate. Engagement varies across properties/regions.

GREEN LEASES

In recent years, we have enhanced our green lease clauses for office and retail to include tenant education in sustainability best practices, the use of green cleaning supplies and additional energy reduction goals.

Our green lease tools and specialized resources help our tenants track their building performance, covering such topics as:

- Waste management
- Energy efficiency
- Water efficiency
- Sharing of utility data
- Indoor air quality
- Green cleaning
- Green building certifications

TENANT SATISFACTION SURVEYS

To understand our tenants' needs, PGIM Real Estate gains important insights by conducting annual tenant surveys that review green certifications, green cleaning, green pest management, indoor environmental quality and occupant comfort with regard to HVAC, workspace ergonomics and lighting. We also evaluate important tenant topics such as property management, leasing, maintenance, property features and sustainability to ensure we meet or exceed our tenants' expectations.



GLOBAL ENERGY, WATER, WASTE + EMISSIONS AWARENESS CAMPAIGN

In 2022, PGIM Real Estate rolled out its fourth annual Energy, Water and Waste + Emissions Awareness Campaign at assets across our global portfolio, sharing memos and posters with property managers for distribution by email and by display in buildings' common areas such as elevators and lobbies. Over the course of a month, the campaign educated tenants on easy, low-cost and no-cost ways they could reduce their environmental impact, lessen OpEx costs and help PGIM Real Estate move toward achieving our environmental targets.

EXPANDED ESG TRAINING WITH ESG PRIMER

The PGIM Real Estate ESG Primer is an on-demand, e-learning employee training program that covers all topics related to ESG. Each section of the ESG Primer provides employees with valuable insights into the principles of ESG and PGIM Real Estate’s comprehensive ESG strategy.

SECTION 1 ESG PRINCIPLES AND HISTORY AT THE CORPORATE LEVEL

Provides an understanding of the origins of, meaning of and reasons for an ESG program, Prudential’s framework for ESG and how Prudential’s implementation of ESG impacts PGIM Real Estate.

SECTION 2 PGIM REAL ESTATE’S APPROACH TO ESG

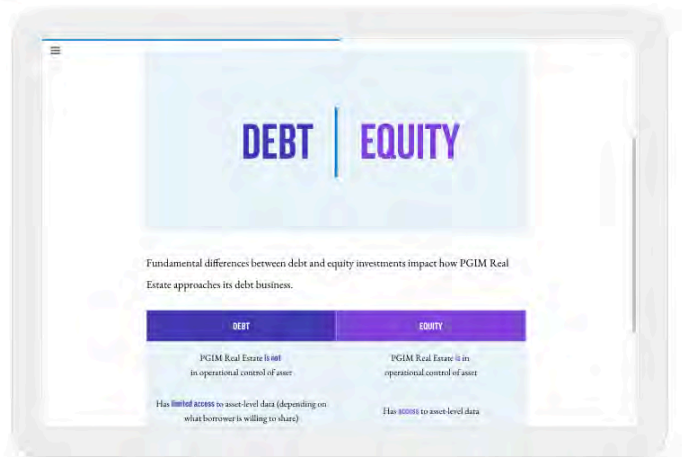
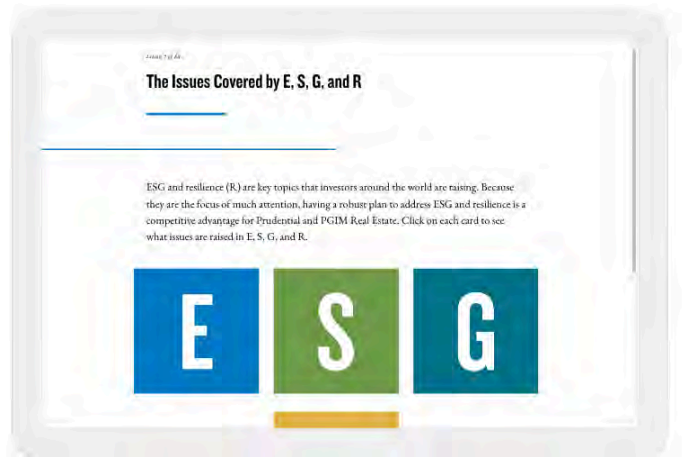
Addresses what E, S and G means for PGIM Real Estate, with a focus on our commitment.

SECTION 3 ESG IN ACTION

Examines how to implement ESG in each of PGIM Real Estate’s three business areas: Equity, Debt and Securities.

SECTION 4 ESG RESOURCES

Is a library of resources that users can refer back to, should questions arise about ESG or how it is implemented.



Philanthropy and Community Engagement



PGIM Real Estate's strong history of responsible investing underscores the firm's commitment to transformative development and sustainability.

In keeping with that commitment, PGIM Real Estate has made available more than \$1.2 billion of active impact-investing AUM in education, affordable housing and financial inclusion. In addition, PFI and the Prudential Foundation have invested more than \$1.4 billion in grants and corporate contributions since 1978. Currently, PFI has dedicated more than \$92.5 million in active corporate contributions and philanthropic grants for the advancement of racial equity.

CHARITABLE CONTRIBUTIONS

CORPORATE GIVING

PGIM Real Estate supports its communities by playing an active role in nonprofit and charitable organizations. PFI and PGIM Real Estate have continued finding ways to support our communities even in remote environments. We have contributed to organizations around the world such as CARE Singapore in the Asia Pacific region, the Diversity Project UK and Apprentis D'Auteuil in Europe, and Entryway, Operation Hope, KIPP and YouthBuild in the United States.

EMPLOYEE-DRIVEN PHILANTHROPY

PGIM Real Estate encourages employees to make the most of important PFI benefits, matching gift programs and other initiatives that support our communities and offer one paid volunteer day per year per employee.

OPERATION WARM NATIONAL GIVING CAMPAIGN

In August 2022, PGIM Real Estate U.S. employees participated in the Operation Warm National Giving Campaign and raised almost \$10,000 to purchase brand new winter coats and shoes to underserved children.



ADOPT A FAMILY

In 2022, PGIM Real Estate U.S. Debt and Equity continued to host an annual Adopt a Family at Christmas event, which provides gifts, clothing, toiletries and more for local families in need to help them celebrate the holidays.

41

Families adopted
up 17% from 2021

810

Gifts
up 2.5% from 2021

176

Family members
up 15% from 2021

213

PGIM Real Estate participates
up 20% from 2021

OUR COMMUNITIES



At PGIM Real Estate, an ethic of social responsibility and community citizenship is deeply embedded within our culture.

Our Corporate and Community Engagement team has a long history of growing and supporting communities. Globally, our employees volunteer time, skills and resources to community organizations and initiatives that increase human potential and strengthen individual self-sufficiency.



EUROPE

PGIM Real Estate sponsors and volunteers with YouthBuild International as well as local community organizations that provide resources for underprivileged and disabled individuals as well as parents and children without housing.

ASIA PACIFIC

PGIM Real Estate supports charitable events for local communities, initiatives for employee health and well-being, community events for health promotions and environmental awareness events for building tenants.

LATIN AMERICA

PGIM Real Estate hosts education and development events for YouthBuild students and employees can volunteer to be YouthBuild coaches. We also maintain continual communication with tenants, provide ongoing training and education, and partner with organizations such as Fundación Tláloc and PYMO.

UNITED STATES

The U.S. Community Engagement Program focuses on youth development and includes Operation Warm National Giving Campaign, Holiday Cares, YouthBuild International and KIPP.

ENVIRONMENTAL

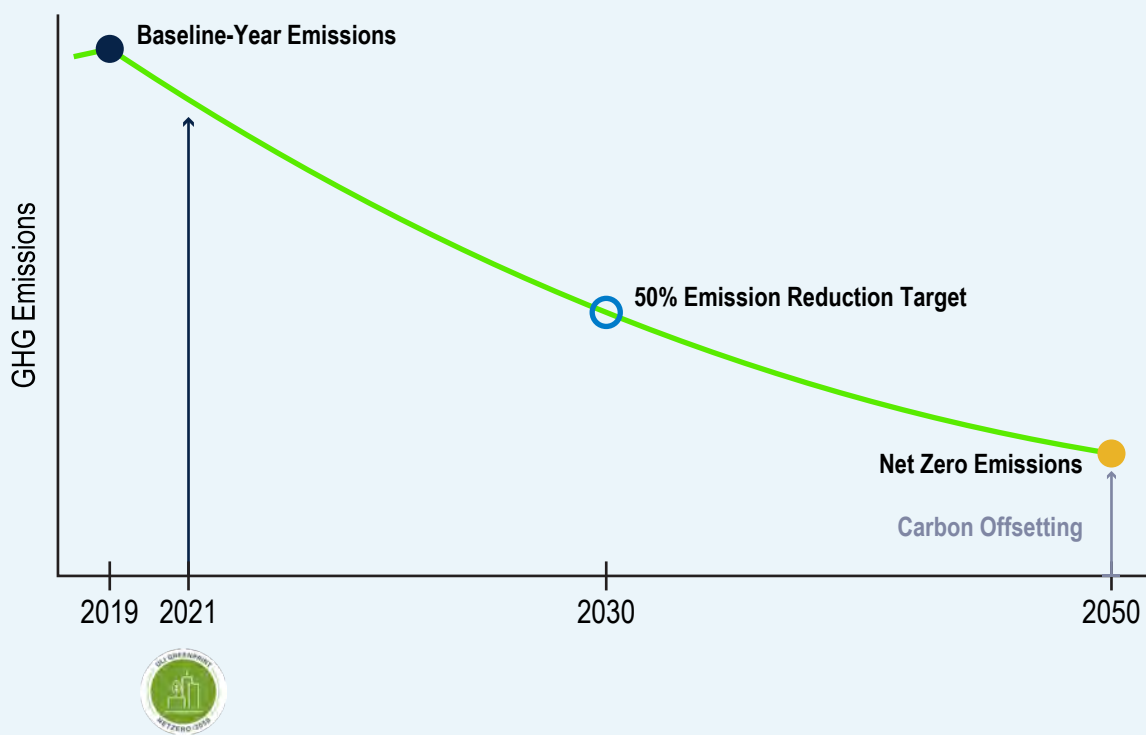
PGIM Real Estate has a global environmental commitment, focusing on responsible resource use, sustainable operations, and enhanced resilience and decarbonization strategies. By integrating these principles, we aim to improve both our environmental and investment performance.

IN THIS SECTION

- 60 Firm-level Net Zero Commitment
- 63 Sustainability Objectives
- 65 Environmental Policies and Guidelines
- 66 Environmental Risk Management
- 68 Sustainable Operations
- 69 Environmental Initiatives
- 71 Environmental Performance
- 78 Green Building Certifications
- 80 Green Building Ratings

Firm-level Net Zero Commitment

PGIM Real Estate has committed to net zero operational carbon emissions by 2050.



Our goal is to achieve net zero operational carbon emissions by 2050 across all managed assets.

Our ULI Greenprint-aligned commitment requires setting a 2050 target across 100% of PGIM Real Estate’s AUM under operational control (became signatory in May 2021). Our interim target is 50% emissions reduction for 50% of PGIM Real Estate AUM by 2030.

Emission scopes covered:

- Scope 1 and 2 emissions
- Scope 3 emissions, although not covered currently, will be tracked, quantified, mitigated and reported to the extent feasible and material

Our targets are aligned with the Intergovernmental Panel on Climate Change’s 1.5°C decarbonization pathway, consistent with limiting global temperature increase to 1.5°C.

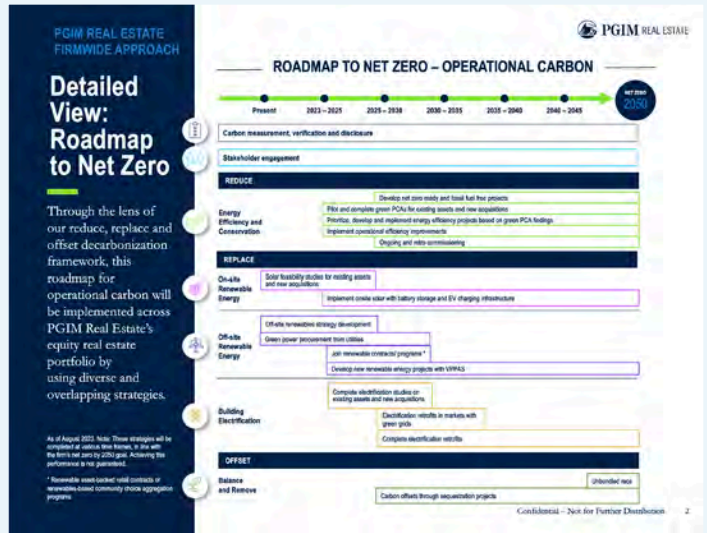
PGIM REAL ESTATE
FIRMWIDE APPROACH

Summary View: Roadmap to Net Zero

Developing an actionable net zero road map is our first step toward aligning PGIM Real Estate's 2030 and 2050 net zero targets.

We are aiming to ultimately address all carbon emission sources, from embodied carbon to supply chain and operational carbon by 2050.

As of August 2022. Note: Achieving this performance is not guaranteed.



NET ZERO PATHWAY STRATEGIES

To achieve our 2030 and 2050 targets, we intend to implement a variety of asset- and portfolio-level decarbonization strategies. The strategies will vary by region (i.e., United States, Europe, Asia Pacific, Latin America) and will be prioritized based on an avoid, reduce, replace and offset hierarchy.

STRATEGIES

-  **CARBON MEASUREMENT AND VERIFICATION**
-  **ENERGY EFFICIENCY AND CONSERVATION**
-  **BUILDING ELECTRIFICATION**
-  **STAKEHOLDER ENGAGEMENT**

-  **ON-SITE RENEWABLE ENERGY**
-  **OFF-SITE RENEWABLE ENERGY**
-  **BALANCE AND REMOVE**

DECARBONIZATION HIERARCHY

AVOID

Avoid carbon-intensive activities and create low-to-no-carbon business strategies

REDUCE

Improve energy efficiency to the extent technologically and economically feasible

REPLACE

Replace high-carbon energy sources (e.g., natural gas) with low-carbon energy sources (e.g., solar, wind)

OFFSET

Offset residual emissions that cannot be eliminated by the aforementioned actions

NET ZERO AUDITS AND GREEN PCAS

Our newly developed Net Zero Audit and Green PCA Program evaluates assets' EUI and emissions performance and identifies CapEx and OpEx strategies to reduce energy and carbon intensities consistent with Paris Agreement-aligned 1.5°C decarbonization pathways, developed by CRREM.

CASE STUDY

ESTABLISHING ASSET-LEVEL NET ZERO PATHWAYS

ESG Considerations: In 2022, on-site net zero audits and Green PCAs were completed for 51 assets in the United States. The purpose of each audit was to baseline energy and carbon performance, identify necessary interventions to align with building-specific 1.5°C decarbonization pathways developed by CRREM and estimate CapEx required to align with net zero carbon.

Actions: The interventions identified across the portfolio followed the energy hierarchy i.e., initially looking at

enhancements to improve energy efficiency and conservation within the assets, the feasibility of the electrification of the assets and the potential for the generation of on-site renewable energy.

Outcome: Going forward, suitable recommended interventions will be incorporated within ALWPs for the firm. Net zero audits and Green PCAs will also be completed on a rolling annual basis for all standing assets and incorporated into acquisitions due diligence.



Flight Forum, Industrial Property, Eindhoven, Netherlands — BREEAM In-Use Part I: Asset Performance and Installation of On-Site Renewable Energy

Sustainability Objectives

INCREASE OPERATIONAL EFFICIENCIES AND COST SAVINGS

Throughout our equity portfolio, conducting retrofit projects can reduce operating and maintenance costs and improve risk-adjusted returns and efficiency.

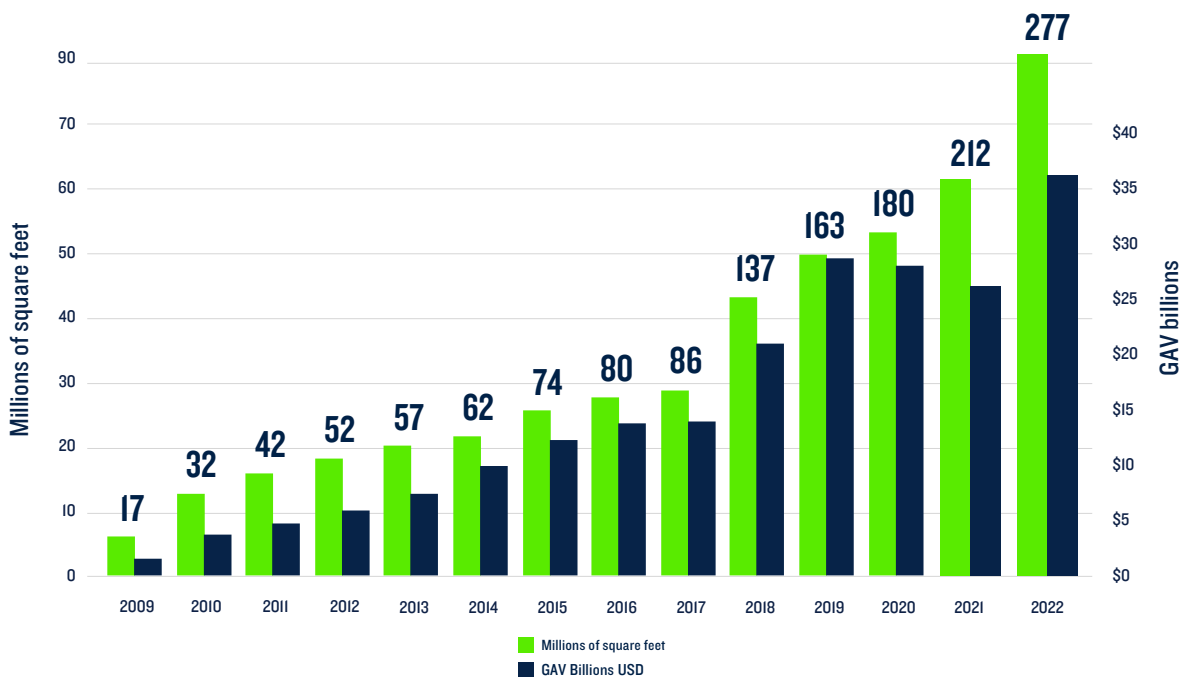
Our global and regional building certifications, which are proxies for building performance, continue to increase in number year after year. In 2022, PGIM Real Estate had a total of 293 certified properties, representing \$36.4 billion of our global AUM — excluding debt and securities. We had a total of 277 properties, representing \$36.2 billion AUM, with internationally recognized certifications — not including SMART Blue, PGIM Real Estate’s proprietary environmental management and sustainability building-certification platform.

GREEN BUILDING CERTIFIED PROPERTIES 2009–22

TOTAL NUMBER OF PROPERTIES WITH INTERNATIONALLY RECOGNIZED GREEN BUILDING CERTIFICATIONS

Includes properties with Arc and NABERS certifications. A property is considered by GRESB to have an Arc or NABERS certification when the property has three qualifying Arc or NABERS ratings, respectively.

Please see additional important information on green building certifications on page 2 of this report.



Numbers above the bars indicate total number of properties with green building certifications



BECOME A LANDLORD AND LENDER OF CHOICE

REDUCE COMMON-AREA CHARGES

To better manage energy prices and reduce common-area costs, we have implemented efficiency projects and power procurement strategies when feasible, thereby reducing the total costs of occupancy.

RAISE STAKEHOLDER AWARENESS

Recognizing that tenants drive resource use at buildings, PGIM Real Estate and many of our property managers provide education and tenant guides to encourage efficient resource use and reduce environmental footprints.

OUR PROGRESS IN 2022

- 1477 properties totaling 313.2 million square feet and owned during 2022 were tracked in Measurabl, an ESG data platform, and Utility Sync automation helped streamline data management.
- Ad-hoc lunch-and-learn trainings covering ESG topics were provided for regional ESG council members, employees, and asset and property managers
- Implementation of new clauses for green leasing continued in the United States for office properties and in Mexico for industrial and retail properties
- ALWP training was provided for all global asset managers and regional ESG council members.
- Sustainability best-management-practice webinars and LEED Green Associate exam trainings were offered to all global employees and property managers.



ALIGN OUR VALUES WITH OUR STAKEHOLDERS

TENANT SATISFACTION SURVEYS

To ensure we meet or exceed our tenants' expectations, every two years we evaluate important tenant topics such as property management, leasing, maintenance, property features and general tenant satisfaction. The goal of the assessments is to gauge tenant satisfaction throughout PGIM Real Estate's portfolio with views to improving performance, increasing retention, maximizing portfolio value and achieving operational excellence.

ANNUAL PROPERTY MANAGER SURVEY

Our global annual GRESB Property Manager Survey evaluates (1) properties' compliance with our ESG data-tracking program, (2) trends and opportunities related to tenant and community engagement, (3) health and well-being initiatives and (4) exposure to extreme-weather events.

SUSTAINABILITY ATTRIBUTES SURVEY

Our Sustainability Attributes Survey queries property managers with regard to 60 sustainability attribute indicators, including such categories as lighting, roof efficiency, water efficiency, energy efficiency, waste management, transportation and refrigerants. The results provide a snapshot of global, regional and fund-level sustainability performance from which key recommendations in each category can be made.

Environmental Policies and Guidelines



Portfolio managers, asset managers and other employees are trained on policies and guidelines to advance our ESG Program and consider environmental criteria for investment management.

ENVIRONMENTAL SECTION OF OUR GLOBAL SUSTAINABILITY POLICY

2018, updated October 2023

Includes sustainability guidance for:

EQUITY

- Reduction of energy use, water use, waste production and carbon dioxide (CO₂) emissions
- Use of sustainable and recycled materials and avoidance of toxic substances
- Use of renewable energy
- Green building certifications
- Preservation of biodiversity
- Environmental due diligence
- Consideration of both physical and transition climate risks

DEBT

- Assessment of environmental and physical risks involved in prospective investments
- Active participation in green lending programs through Fannie Mae, Freddie Mac and the Federal Housing Administration
- Discussions of environmental-sustainability strategies with borrowers

SECURITIES

- Use of disclosures from GRESB and engagement with REIT management teams in discussions around environmental initiatives

SUSTAINABLE STANDARD OPERATING GUIDELINES

2009, updated January 2020

Includes sustainability guidance for:

- Lighting
- Temperature settings and HVAC
- Management of vacant and unoccupied space
- Water efficiency and water heating

OTHER ENVIRONMENTAL POLICY AND GUIDELINE TOPICS



ENERGY CONSUMPTION AND MANAGEMENT



WATER CONSUMPTION AND MANAGEMENT



WASTE REDUCTION AND MANAGEMENT



GHG EMISSIONS AND MANAGEMENT



CLIMATE CHANGE MITIGATION AND ADAPTATION



BUILDING RESILIENCE



NEW CONSTRUCTION AND RENOVATION

Environmental Risk Management

To keep our long-term promises to our customers, PGIM Real Estate remains committed to environmental-risk evaluation and continues to enhance and develop more tools and strategies for evaluation of our global portfolio.

PGIM Real Estate's asset risk assessment framework is based on a scenario analysis that considers the impact of a comprehensive set of stressors on a range of various sustainability metrics. To anticipate and manage future risks and opportunities, we identify, measure, evaluate and manage investment, market, insurance, liquidity and operational risks individually and in aggregate. Our robust stress-testing process examines the sensitivity of long-term obligations and resources to possible financial, operational, behavioral and biometric risks.



CLIMATE CHANGE AND BUILDING RESILIENCE

PGIM Real Estate proactively considers the potential near-term and long-term impacts of climate change as part of an ongoing risk-informed investment decision-making process. In addition to considering climate risk, we focus on building resilience and environmental stewardship to both protect the environment and strengthen our global businesses. That focus enables us to improve the potential for higher investment returns, and it benefits our clients, employees and shareholders as well as future generations.

Going forward, we plan to continue working with our ESG consultant to identify opportunities for our broader Resilience Program, as well as to utilize Moody's physical screenings in order to identify and assess risk. We plan to survey our global portfolio of standing investments every three years.

RESILIENCE RISK ASSESSMENT TOOLS

1. Our resilience risk assessment tools align with the Financial Stability Board's TCFD recommendations.
2. ESG due diligence questionnaires and risk scorecards for new acquisitions and developments apply TCFD assessment criteria.
3. ESG due diligence enhancement reports are prepared as part of investment committee summaries for our equity investments and include:
 - Considerations of socioeconomic trends
 - Influence of new technologies
 - Impact of ESG factors
4. Climate change and building resilience guidelines are used to take inventory of our equity portfolio's environmental and social risks.
5. All of the above serve to inform strategic initiatives for our Resilience Program.

RESILIENCE PROGRAM TOPICS



CLIMATE RISK METRICS

Includes equity assets owned at any time during 2022. Gross market value is as of December, 31, 2022 or asset disposition date. Based on Moody's analytics. Risk levels in order of increasing risk are No Risk, Low Risk, Medium Risk, High Risk, and Red Flag. In our metrics, High Risk indicates assets at High Risk or above.

METRIC	GLOBAL		UNITED STATES		LATIN AMERICA		EUROPE		ASIA PACIFIC	
	% of GMV Exposed	% of Floor Area Exposed	% of GMV Exposed	% of Floor Area Exposed	% of GMV Exposed	% of Floor Area Exposed	% of GMV Exposed	% of Floor Area Exposed	% of GMV Exposed	% of Floor Area Exposed
High Risk of...										
Any Type	83%	90%	82%	90%	100%	100%	58%	68%	96%	97%
Heat Stress	27%	41%	26%	37%	68%	72%	13%	23%	30%	22%
Water Stress	54%	61%	57%	57%	96%	95%	20%	31%	29%	37%
Sea Level Rise	5%	4%	6%	5%	0%	0%	2%	4%	1%	1%
Hurricanes and Typhoons	14%	14%	13%	17%	1%	1%	0%	0%	26%	23%
Floods	14%	14%	11%	13%	9%	7%	33%	31%	32%	37%
Earthquakes	21%	12%	23%	15%	0%	0%	0%	1%	20%	20%
Wildfires	27%	29%	30%	30%	43%	45%	1%	3%	3%	1%

Sustainable Operations



PGIM Real Estate has in place detailed policies and guidelines covering environmentally sustainable operations. We work with our stakeholders — employees, tenants and vendors — to sustain an effective program that reduces our energy and water consumption, maintains a comprehensive recycling program, ensures sustainable paper procurement and use, and offers employees opportunities to reduce commuting emissions.

CORE SUSTAINABILITY GOALS



REDUCED ENERGY CONSUMPTION



REDUCED WATER CONSUMPTION



COMPREHENSIVE RECYCLING PROGRAMS



SUSTAINABLE PAPER PROCUREMENT AND USE



REDUCED GHG EMISSIONS THROUGH ALTERNATIVE TRANSPORTATION PROGRAMS
(for employees)



INCREASED RENEWABLE ENERGY-USE



Industrial Property, Rosehill, Australia — Solar Panel Installation

To help prevent, reduce and mitigate environmental risks within the real estate ownership cycle, we use a centralized environmental management system that is aligned with ISO 14001, which sets out the requirements for environmental management systems. This four-part cycle of plan, do, check and act provides a strategic road map for our sustainability

program and covers the areas of risk management, data management, program implementation, assessments, measurement and reporting. We thereby ensure a strong and stable foundation for our real asset investments by monitoring environmental sustainability during our daily operations.

Environmental Initiatives

IN 2022, UNLESS OTHERWISE NOTED

DATA COVERAGE AND QUALITY

In 2022, the number of owned properties with sites in our environmental dashboard increased to 1,477 properties — up from 1,403 in 2022, or a 3% increase in floor area, for a total of 313.2 million square feet.

Please see additional important information on Measurabl data tracking on page 2 of this report.

ENERGY, WATER AND WASTE AUDITS

3760

Audits completed —
8.3 times more than in 2021

78 audits planned for 2022–23

Includes 2022 Sustainability Attributes Survey as energy, water, and waste audits. This survey is conducted every 3 years.

UTILITY AUTOMATION TO IMPROVE DATA REPORTING

261

Properties totaling 67.0 million square feet,
with Utility Sync as of July 2023

(up from 194 in 2022)

67

Properties activated
Utility Sync in 2022

ENERGY AND WATER EFFICIENCY PROJECTS

502

Energy projects completed

184

Water projects completed

ENERGY USE RATING AND CERTIFICATION

By the applicable government authority

Please see additional important information on green building certifications and ratings on page 2 of this report.

30.6%

Of PGIM Real Estate's global equity properties have energy use ratings (453 properties), representing \$23.2 billion GAV and 81.5 million square feet

Excludes ground lease, land, and pre-development assets, and assets that may exist but have not been reported.

9.5%

Of PGIM Real Estate's U.S. properties (87 properties) are ENERGY STAR certified, receiving scores of 75 or higher, and representing \$14.6 billion GAV and 28.0 million square feet

RENEWABLE ENERGY PROJECTS

57

Sites have either renewable projects logged in the Measurabl ESG data platform or have generation data being tracked — 15 more sites than in 2021

Please see additional important information on Measurabl data tracking on page 2 of this report.

57

Sites have renewable, solar photovoltaic (PV) projects currently logged in the Measurabl ESG data platform — 15 more sites than in 2021

Please see additional important information on Measurabl data tracking on page 2 of this report.

ENERGY GENERATION:

5,665 megawatt-hours (MWh) in 2019;
15,901 MWh in 2020;
6,778 MWh in 2021; and

17,318

MWh in 2022

SUSTAINABILITY AND WELLNESS CERTIFICATIONS AWARDED IN 2022

Please see additional important information on green building certifications on page 2 of this report.

131

Grand Total

CERTIFICATION SCHEME	NUMBER OF CERTIFICATIONS AWARDED IN 2022
United States	57
Bicycle Friendly Business	1
BOMA 360	3
BREEAM	1
CALGreen	3
Fitwel	5
GBAC	1
IREM	1
LEED	15
NGBS	5
TOBY	3
WELL	4
WiredScore	15
Latin America	39
Arc	35
A property is considered by GRESB to have an Arc certification when the property has three qualifying Arc ratings.	
LEED	4
Europe	21
BREEAM	17
DGNB	1
HQE	2
LEED	1
Asia Pacific	14
BCA Green Mark	2
DBJ	11
NABERS	1
A property is considered by GRESB to have a NABERS certification when the property has three qualifying NABERS ratings.	
Grand Total	131

Environmental Performance



GOALS AND TARGETS

Our efficiency targets and 2027 performance goals for our equity investments align with the U.S. Department of Energy's Better Buildings Challenge federal goals, which aim to improve building portfolio efficiency by at least 20% in 10 years. Aiming for ambitious goals helps companies reduce both operational costs and their environmental footprints, enhance resilience, take advantage of new energy-saving technologies, expand networks and collaborations, and share strategies and results annually.

10 YEAR, 2027 TARGETS

FROM A 2017 BASELINE



↓ **20%**

Energy Intensity



↓ **20%**

Water intensity



↓ **50%**

Landfill Waste intensity



50%

Waste Diversion rate



↓ **20%**

GHG intensity

2030 TARGET

FROM A 2019 BASELINE

↓ **50%**

Emissions Reduction by 2030

2050 TARGET

100%

Net Zero Emissions by 2050

Target performance is not guaranteed.

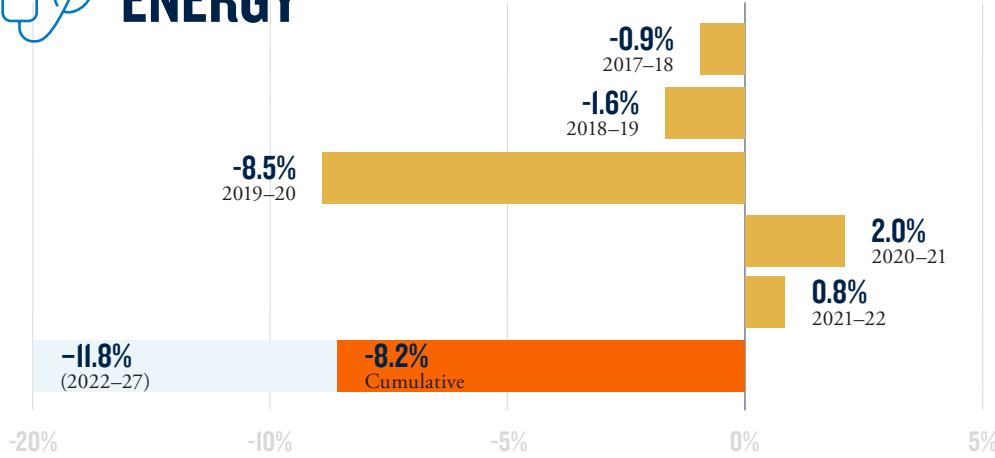
Refer to page 60 for detailed information on our firm-level net zero commitment.

GLOBAL AND REGIONAL PERFORMANCE METRICS 2017–2022

Equity properties only



ENERGY



Floor Area Data Coverage (%)*

2017-18	2018-19	2019-20	2020-21	2021-22
22.3%	39.4%	38.1%	47.2%	33.1%

Year-over-year percent change is based on the like-for-like data set: properties that were owned, operational, and had data recorded for all 24 months in 2021–22.

2022:

2,709,421

Consumption (MWh)

Floor area data coverage 77.0%**

Based on the absolute data set: properties that were owned and operational at any time in 2022.

12.9

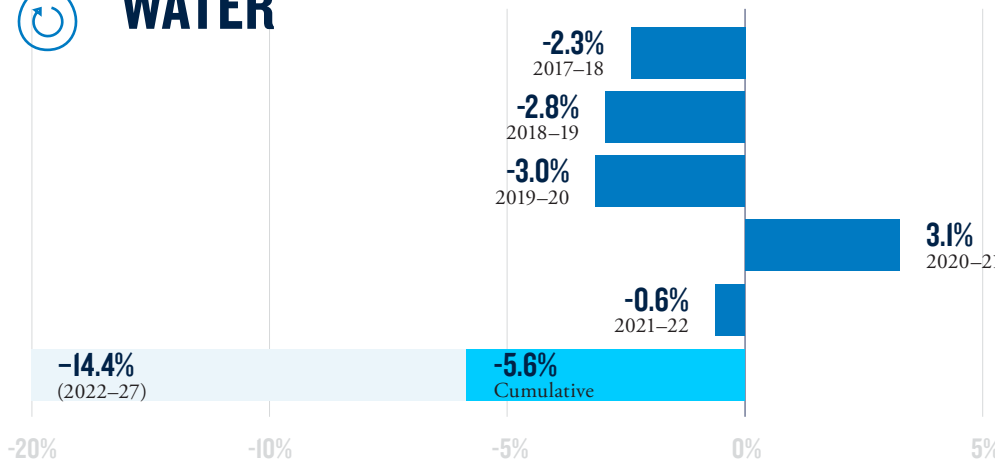
Intensity (kWh/square feet)

Floor area data coverage 33.1%*

Based on the like-for-like data set: properties that were owned, operational, and had data recorded for all 24 months in 2021–22.



WATER



Floor Area Data Coverage (%)*

2017-18	2018-19	2019-20	2020-21	2021-22
16.6%	28.2%	22.0%	34.2%	28.4%

Year-over-year percent change is based on the like-for-like data set: properties that were owned, operational, and had data recorded for all 24 months in 2021–22.

2022:

3,866

Consumption (US million gal)

Floor area data coverage 76.6%**

Based on the absolute data set: properties that were owned and operational at any time in 2022.

21.0

Intensity (US gal/square feet)

Floor area data coverage 28.4%*

Based on the like-for-like data set: properties that were owned, operational, and had data recorded for all 24 months in 2021–22.

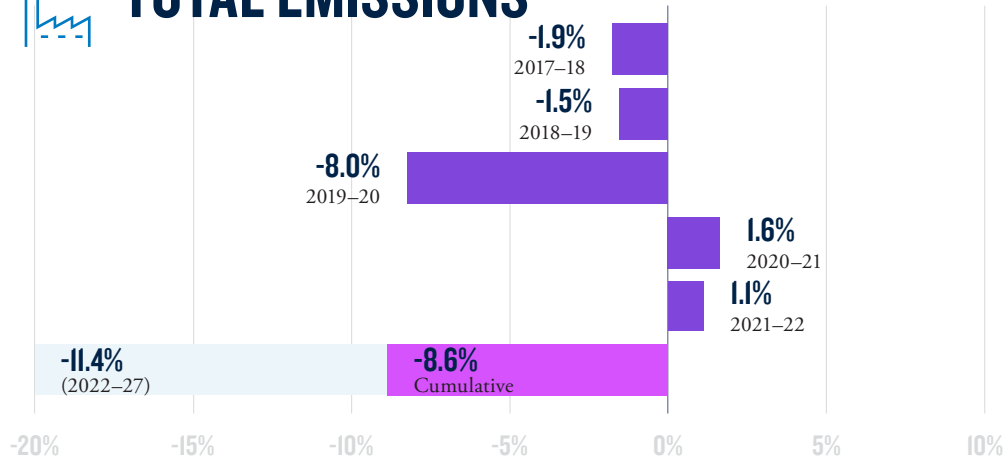
$$\text{*Floor Area Data Covered \% Like-for-like} = \frac{\text{total floor area of building spaces with data for properties with 24 months of data}}{\text{total building gross floor area (GFA) of properties owned and operational at any time in 2022}}$$

$$\text{**Floor Area Data Covered \% Absolute} = \frac{\text{total floor area of building spaces with data}}{\text{total building GFA of properties owned and operational at any time in 2022}}$$

Beginning with the 2022 data, we applied a more stringent definition of data coverage: 1. We used a stricter determination of building spaces with data. 2. For like-for-like data coverage prior to 2022, the denominator is the total building GFA of properties owned and operational for the full 24-month period under comparison; for 2022, the denominator is the total building GFA of properties owned and operational at any time in 2022.



TOTAL EMISSIONS



Floor Area Data Coverage (%)*

2017-18	2018-19	2019-20	2020-21	2021-22
25.0%	39.4%	38.4%	46.0%	32.8%

Year-over-year percent change is based on the like-for-like data set: properties that were owned, operational, and had data recorded for all 24 months in 2021-22.

2022:

883,687

Emissions (MTCO₂e)

Floor area data coverage 75.7%**

Based on the absolute data set: properties that were owned and operational at any time in 2022.

0.0041

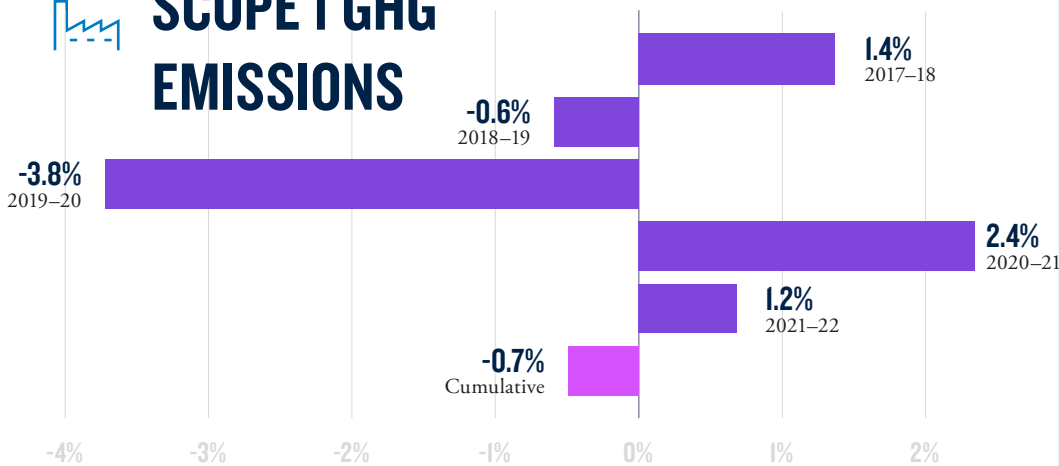
Intensity (MTCO₂e/square feet)

Floor area data coverage 32.8*

Based on the like-for-like data set: properties that were owned, operational, and had data recorded for all 24 months in 2021-22.



SCOPE I GHG EMISSIONS



Floor Area Data Coverage (%)*

2017-18	2018-19	2019-20	2020-21	2021-22
8.4%	16.4%	4.5%	5.4%	11.4%

Year-over-year percent change is based on the like-for-like data set: properties that were owned, operational, and had data recorded for all 24 months in 2021-22.

2022:

76,913

Emissions (MTCO₂e)

Floor area data coverage 31.3%**

Based on the absolute data set: properties that were owned and operational at any time in 2022.

0.0011

Intensity (MTCO₂e/square feet)

Floor area data coverage 11.4%*

Based on the like-for-like data set: properties that were owned, operational, and had data recorded for all 24 months in 2021-22.

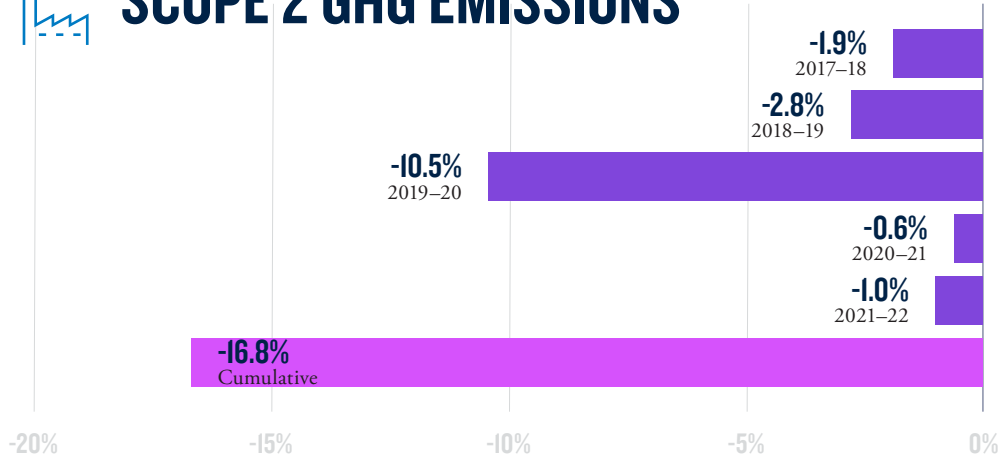
$$\text{*Floor Area Data Covered \% Like-for-like} = \frac{\text{total floor area of building spaces with data for properties with 24 months of data}}{\text{total building GFA of properties owned and operational at any time in 2022}}$$

$$\text{**Floor Area Data Covered \% Absolute} = \frac{\text{total floor area of building spaces with data}}{\text{total building GFA of properties owned and operational at any time in 2022}}$$

Beginning with the 2022 data, we applied a more stringent definition of data coverage: 1. We used a stricter determination of building spaces with data. 2. For like-for-like data coverage prior to 2022, the denominator is the total building GFA of properties owned and operational for the full 24-month period under comparison; for 2022, the denominator is the total building GFA of properties owned and operational at any time in 2022.



SCOPE 2 GHG EMISSIONS



Floor Area Data Coverage (%)*

2017-18	2018-19	2019-20	2020-21	2021-22
25.0%	42.9%	17.8%	43.3%	30.4%

Year-over-year percent change is based on the like-for-like data set: properties that were owned, operational, and had data recorded for all 24 months in 2021-22.

2022:

394,345

Emissions (MTCO₂e)

Floor area data coverage 59.4%**
Based on the absolute data set: properties that were owned and operational at any time in 2022.

0.0030

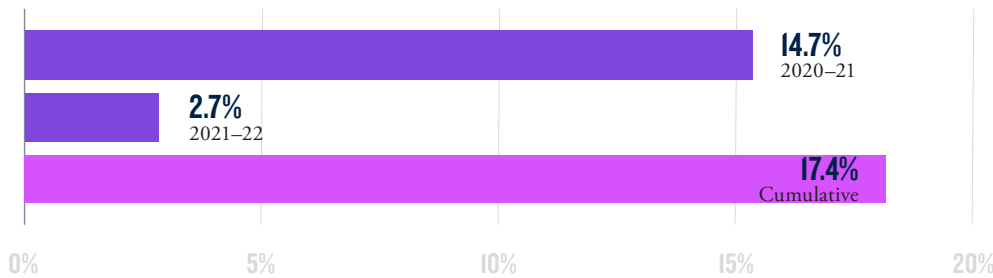
Intensity (MTCO₂e/square feet)

Floor area data coverage 30.4%*
Based on the like-for-like data set: properties that were owned, operational, and had data recorded for all 24 months in 2021-22.



SCOPE 3 GHG EMISSIONS

Scope 3 emissions reporting begins at the year 2020.



Floor Area Data Coverage (%)*

2020-21	2021-22
6.8%	4.8%

Year-over-year percent change is based on the like-for-like data set: properties that were owned, operational, and had data recorded for all 24 months in 2021-22.

2022:

413,163

Emissions (MTCO₂e)

Floor area data coverage 19.2%**
Based on the absolute data set: properties that were owned and operational at any time in 2022.

0.0079

Intensity (MTCO₂e/square feet)

Floor area data coverage 4.8%*
Based on the like-for-like data set: properties that were owned, operational, and had data recorded for all 24 months in 2021-22.

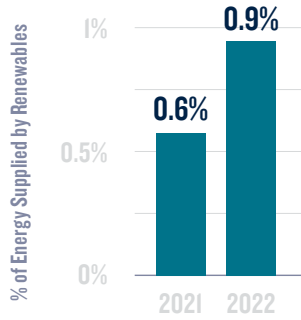
$$\text{*Floor Area Data Covered \% Like-for-like} = \frac{\text{total floor area of building spaces with data for properties with 24 months of data}}{\text{total building GFA of properties owned and operational at any time in 2022}}$$

$$\text{**Floor Area Data Covered \% Absolute} = \frac{\text{total floor area of building spaces with data}}{\text{total building GFA of properties owned and operational at any time in 2022}}$$

Beginning with the 2022 data, we applied a more stringent definition of data coverage: 1. We used a stricter determination of building spaces with data. 2. For like-for-like data coverage prior to 2022, the denominator is the total building GFA of properties owned and operational for the full 24-month period under comparison; for 2022, the denominator is the total building GFA of properties owned and operational at any time in 2022.



RENEWABLE ENERGY



Based on properties that were owned, operational, and had energy data recorded for all 24 months in 2021–2022. Only includes renewable energy generated and consumed on-site and procured energy for which renewable energy certificates are retained by PGIM Real Estate or its partners.

2021–2022:

0.3%

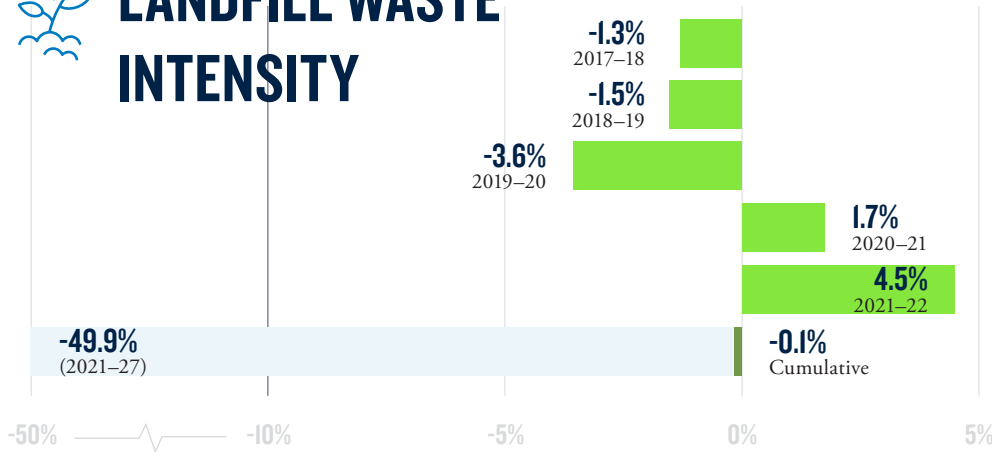
Change in % of Energy Supplied by Renewables

46.5%

Change in Energy Supplied by Renewables
Floor area data coverage 1.9%



LANDFILL WASTE INTENSITY



2022:

31,005

Waste (U.S. ton)

Floor area data coverage 23.6%**

Based on the absolute data set: properties that were owned and operational at any time in 2022.

0.00079

Intensity (U.S. ton/square feet)

Floor area data coverage 9.2%*

Based on the like-for-like data set: properties that were owned, operational, and had data recorded for all 24 months in 2021–22.

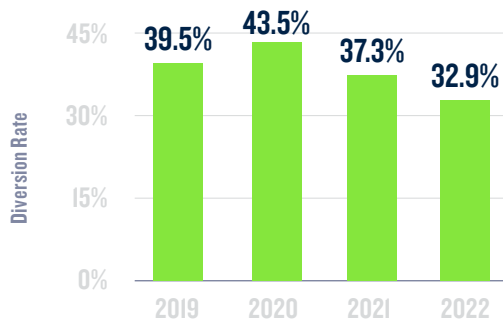
Floor Area Data Coverage (%)*

2017–18	2018–19	2019–20	2020–21	2021–22
4.2%	15.6%	6.9%	16.8%	9.2%

Year-over-year percent change is based on the like-for-like data set: properties that were owned, operational, and had data recorded for all 24 months in 2021–22.



WASTE DIVERSION RATE



Based on the like-for-like data set: properties that were owned, operational, and had data recorded for all 24 months in 2021–22.

2022:

32.9%

Waste Diversion Rate

Floor area data coverage 8.9%*

Based on the like-for-like data set: properties that were owned, operational, and had data recorded for all 24 months in 2021–22.

Floor Area Data Coverage (%)*

2019	2020	2021	2022
18.0%	4.9%	17.7%	8.9%

Beginning with the 2022 data, we applied a more stringent definition of data coverage:

1. We used a stricter determination of building spaces with data.
2. For like-for-like data coverage prior to 2022, the denominator is the total building GFA of properties owned and operational for the full 24-month period under comparison; for 2022, the denominator is the total building GFA of properties owned and operational at any time in 2022.

*Floor Area Data Covered % Like-for-like = $\frac{\text{total floor area of building spaces with data for properties with 24 months of data}}{\text{total building GFA of properties owned and operational at any time in 2022}}$

**Floor Area Data Covered % Absolute = $\frac{\text{total floor area of building spaces with data}}{\text{total building GFA of properties owned and operational at any time in 2022}}$

METHODOLOGY

Performance metrics are presented in two ways: absolute metrics and like-for-like metrics. The absolute data set comprises all properties that were owned and operational for at least part of 2022. The like-for-like data set comprises properties that were owned and operational and had data recorded for all 24 months in 2021–22. Some data points identified as uncertain were excluded from analysis in the case that the property team could not verify or correct the data within time constraints. Specifically, properties with intensity values for a given metric that exceeded ten times the relevant GRESB threshold were excluded from the absolute and like-for-like data sets for that metric. For the purpose of a meaningful year-over-year comparison — and to account for uncertainties in the raw data provided by properties — properties with greater than 25% year-over-year variations in a given metric were excluded from the like-for-like data set for that metric. The metrics are not normalized by occupancy. For properties with exterior consumption, the building’s GFA was used to calculate intensity and data coverage.

DATA TRACKING IMPROVEMENTS

PGIM Real Estate continues to enhance data management and coverage by means of increased engagement with property management teams and tenants. Every year since 2020, we have increased the number of funds subject to data assurance by a third-party independent reviewer. It is important to note that data coverage is limited by tenant participation. A significant portion of PGIM Real Estate’s properties and building spaces are tenant controlled, meaning that data is typically not available to us. In an effort to improve data coverage, we are increasing the implementation of green leases, which leads to better sharing of environmental performance data between tenants and landlords. We continue to explore and employ alternative means of sourcing utility data.

PROGRESS TOWARD 10-YEAR TARGETS

Most of our 10-year targets are goals to reduce energy, emissions, water, and waste intensities by a given percentage during the span of 2017 to 2027. Progress is measured using the cumulative percent change in intensities based on the sum of year-over-year changes as calculated from a like-for-like data set.

For 2021–2022 we observed slight increases in some intensities. Potential explanations:

- The increase is predominantly attributable to U.S. office properties. Increased consumption at offices is in alignment with the economic recovery and increase in on-site/hybrid work after the COVID-19 pandemic. Our metrics are not normalized by occupancy or any measure of operations.
- The increase is secondarily attributable to retail properties. Increased consumption at retail properties is in alignment with the economic recovery after the COVID-19 pandemic. Our metrics are not normalized by occupancy or any measure of operations.
- There are limitations with data collection and observed patterns of imperfection in recording data that cause a false positive bias in the year-over-year change in intensity. This is particularly impactful for waste data. Additionally, our data coverage for waste tends to be significantly lower than for energy or water. Considering both of these factors, there is relatively lower confidence in the waste diversion rate and landfill waste metrics.

It is important to consider that data is recorded in our ESG data platform by property managers, with limitations in the quality checks performed by PGIM Real Estate and its third-party data assurance provider.

To drive progress toward our 10-year targets, we evaluate our global portfolio of equity properties and seek opportunities for improvements in energy, water, waste and GHG emissions performance as part of a globally coordinated plan. The plans are reevaluated and updated annually and incorporated into asset-level budgets.

DATA ASSURANCE

Every year since 2020, we have increased the amount of data submitted to GRESB that was subject to independent third-party verification. The objective of the process is to verify (for energy, water, waste and GHG emissions data):

- Conformance with applicable verification criteria — including the principles and requirements of relevant standards or GHG programs — within the scope of the verification of the organization’s GHG emissions inventory
- The organization’s environmental information systems and controls
- The environmental claims and assertions made by the organization

OUTCOMES

The third-party data assurance of GRESB data in 2023 revealed no evidence that the environmental claims and assertions listed are not materially correct; are not a fair representation of environmental data and information; and have not been prepared in accordance with the calculation method referenced. We are committed to ongoing efforts to increase the integrity and reliability of our environmental data and relevant internal controls to enhance decision making and transparency.

Green Building Certifications

PLEASE SEE ADDITIONAL IMPORTANT INFORMATION ON GRESB AND CERTIFICATIONS ON PAGE 2 OF THIS REPORT.

Green and healthy building certifications of our global equity investments are important indicators of high building performance. Around the world in 2022, PGIM Real Estate continued to earn certifications of our equity investments, increasing our performance in number, area and value.

463

Grand Total

Certifications were active at any time during 2022 for properties owned at any time in 2022.

TOTAL GREEN BUILDING CERTIFICATIONS IN 2022

Certifications that were active at any time during 2022 for properties owned at any time in 2022. Includes Arc and NABERS certifications, in alignment with GRESB.

CERTIFICATION SCHEME	NUMBER OF CERTIFICATIONS ACTIVE IN 2022
United States	309
Bicycle Friendly Business	1
BOMA 360	5
CALGreen	36
Fitwel	27
IREM	8
LEED	153
NGBS	24
WELL	8
WiredScore	33
GBAC	6
Golden Dumpster	1
TOBY	6
BREEAM	1
Latin America	70
LEED	6
SMART Blue	29
SMART Blue is PGIM Real Estate's proprietary environmental management and sustainability building-certification platform.	

CERTIFICATION SCHEME	NUMBER OF CERTIFICATIONS ACTIVE IN 2022
Arc	35
A property is considered by GRESB to have an Arc certification when the property has three qualifying Arc ratings.	
Europe/UK	62
BREEAM	43
DGNB	9
HQE	3
LEED	6
WiredScore	1
Asia Pacific	22
BCA Green Mark	6
LEED	2
Water Efficient Building	1
DBJ	11
China Green Warehouses	1
NABERS	1
A property is considered by GRESB to have a NABERS certification when the property has three qualifying NABERS ratings.	
Grand Total	463

TOTAL GREEN BUILDING CERTIFIED PROPERTIES PER REGION IN 2022

Properties owned at any time in 2022 with certifications that were active at any time during 2022. Includes Arc and NABERS certifications, in alignment with GRESB. Includes SMART Blue, PGIM Real Estate's proprietary environmental management and sustainability building-certification platform.

Grand totals may not sum up due to rounding.

Please see additional important information on green building certifications on page 2 of this report.

REGION	NUMBER OF PROPERTIES WITH ANY TYPE OF CERTIFICATION	CERTIFIED FLOOR AREA [square feet in millions]	GAV [USD billions]
United States	171	63.5	29.5
Latin America	57	11.4	0.8
Europe	45	11.6	2.9
Asia Pacific	20	5.5	3.2
Grand Total	293	92.1	36.4



ENERGY STAR CERTIFICATION NATION RECOGNITION

PGIM Real Estate achieved ENERGY STAR Certification Nation Executive membership by certifying 69 properties in the U.S. in 2022. Membership levels (Member, Premier, Executive and Elite) are awarded based on the number of earned 2022 ENERGY STAR certifications, with Executive membership awarded to applicants with 50 or more 2022 ENERGY STAR certified buildings. As a result of this achievement, PGIM Real Estate was added to the online Executive Membership Leaderboard.

ENERGY STAR Certifications are detailed in the Green Building Ratings section.



GREEN LEASE LEADERS

In March 2023, PGIM Real Estate received confirmation from the IMT that our Green Lease Leader application was approved for Silver recognition. Additionally, the ESG team supported Mexico Industrial REIT's separate application so that the public industrial REIT would also benefit from the Silver recognition. The IMT Green Lease Leaders recognition program sets the standard for green, high-performance, and energy-aligned leases. As 2023 Green Lease Leaders, PGIM Real Estate and Mexico Industrial REIT were publicly distinguished at the Better Buildings Summit in Washington D.C. on April 13, 2023. Prudential has already been recognized for its achievements as a Green Lease Leader.

Green Building Ratings

PLEASE SEE ADDITIONAL IMPORTANT INFORMATION ON GREEN BUILDING RATINGS ON PAGE 2 OF THIS REPORT.

Global building ratings of our equity investments are important indicators of high building performance and continue to grow in number, area and value. Around the world in 2022, PGIM Real Estate equity investments achieved several ratings.

638

Grand Total

Please see additional important information on green building certifications and ratings on page 2 of this report.

TOTAL ENERGY RATINGS IN 2022

Energy ratings that were active at any time during 2022 for properties owned at any time in 2022.

Please see additional important information on green building certifications and ratings on page 2 of this report.

RATING SCHEME	NUMBER OF RATINGS
United States	87
ENERGY STAR Label	87
Europe	172
EU EPC	171
Effnergie	1
Asia Pacific	6
NABERS	3
BELS	2
BCA BESS	1
Latin America	371
Arc	371
Grand Total	638

TOTAL ENERGY-RATED PROPERTIES PER REGION IN 2022

Properties owned at any time in 2022 with energy ratings that were active at any time during 2022. Grand totals may not sum up due to rounding.

REGION	NUMBER OF PROPERTIES WITH ANY TYPE OF RATING	CERTIFIED FLOOR AREA [square feet in millions]	GAV [USD billions]
United States	88	28.0	14.7
Europe	169	21.3	4.8
Asia Pacific	4	1.3	1.8
Latin America	192	31.0	1.9
Grand Total	453	81.5	23.2

REGIONAL SPOTLIGHTS

IN THIS SECTION

- 82 Asia Pacific
- 85 Europe
- 88 Latin America
- 91 United States

Asia Pacific

AS OF DECEMBER 31, 2022 UNLESS OTHERWISE NOTED

REAL ESTATE CAPABILITIES

6

Offices

97

Professionals

28-Year

Investment Heritage

Singapore Operations was established in 1994.

\$35.1 BILLION

Transaction volume since 1994

Total acquisition and disposition volume in Asia Pacific region since operations began in 1994. Each transaction is in local currency. Total transaction is calculated on foreign exchange rates at the time of each transaction.

\$8.2 BILLION AUM

Net AUM is \$5.8 billion

\$4.9 BILLION

Debt investments across

147

Loans since Asia Pacific operation began

PERFORMANCE METRICS

Year-over-year % change 2022 versus 2021, equity investments only

 -0.1%

Energy-use Intensity

Floor area data coverage 21.4%

 7.5%

Water-use intensity

Floor area data coverage 18.2%

 -0.5%

Total GHG Emissions intensity

Floor area data coverage 20.3%

 3.8%

Change in Waste Diversion rate

Floor area data coverage 6.5%

 80.2%

Waste Diversion rate in 2022

Floor area data coverage 6.5%

For detailed definitions and methodology related to the performance metrics discussed herein, please refer to the Environmental Performance section. Data coverage reflects the reduced like-for-like data set of properties owned, operational, with data for all 24 months of 2021-2022, and filters applied to achieve a meaningful year-over-year comparison.



INCLUSION AND LEADERSHIP NETWORK

- Colleagues across Australia, Japan and Singapore spent time volunteering and fundraising for various organizations that support people with mild mental disabilities and underprivileged groups of women and children.
- To raise awareness of men's mental health, offices held a lunch and learn session on men's mental resilience and wellness in conjunction with International Men's Day.



SUSTAINABILITY PROJECTS

NET ZERO AND DECARBONIZATION FUND HIGHLIGHTS

ASIA PACIFIC CORE

- SensorFlow, a system that uses thermal and motion sensors, was installed to the rooms at the asset Weave Coliving, with an estimated energy saving of 20% from the total guest room HVAC consumption.
- Technical building assessments were undertaken throughout the year
- Negotiated the cooperation of several logistics tenants to increase data coverage
- DBJ Green Building Certifications obtained for all Japanese assets
- Continued efforts on surveying tenant satisfaction

ASIA PACIFIC VALUE-ADD

- 108 Robinson Road, a Singapore office, conducted an Asset Enhancement Initiatives (AEI) carbon impact study, with an estimated operational carbon reduction of 35% compared to business as usual.
- Two Chinese logistics assets began pursuing the China Green Warehouse Label and a solar feasibility study.
- SY9, an Australian data center began pursuing NABERS certification, which is anticipated to be awarded by end of 2023. SW9 installed approximately 500 kW of rooftop solar in 2022.

ASIA SEPARATE ACCOUNT

- New Ease Nanjing, a Chinese logistics asset began installing solar panels onsite.

- Toyoko, a Japanese office, replaced its chiller plant in March 2023 that resulted in approximately 17% total energy saving.
- Conducted technical building assessments at multiple assets to identify no-cost and CapEx measures to reduce annual electricity and waste costs. Measures implemented include installation of leak detection systems, rainwater harvesting tanks and optimization of time settings
- Incorporated green lease clauses into lease agreement with tenants

GOLDRIDGE

- NEX shopping mall in Singapore continued the third batch replacement of high efficiency fan coil units with high efficiency motors in January 2022, with an expected completion date of December 2024.
- Installation of on-site solar PV panels at NEX shopping mall commenced in February 2022 and were completed in April 2023
- Worked with Honeywell to trial a building sustainability manager dashboard at NEX shopping mall that tracks metrics such as carbon emissions, EUI, future Scope 2 and 3 emissions, solar use, rainwater harvesting (pending authorities' approval) and building health
- Embarked on an Energy Performance Contract at NEX shopping mall where the energy services company (ESCO) will undertake the preventive maintenance of the chilled-water plant room and airside units, resulting in monthly guaranteed savings once the key performance indicators is agreed with ESCO

108 ROBINSON ROAD EMBODIED CARBON STUDY

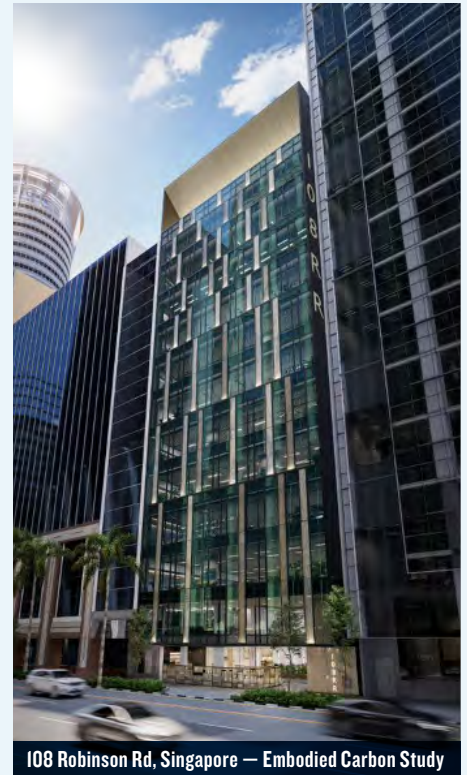
In 2022, PGIM Real Estate embarked on an embodied carbon assessment at 108 Robinson Road, Singapore, which is a 12-story office building located in the central business district of Singapore. The asset was acquired for AEI and sustainability enhancement was an important part of the AEI brief.

As part of the sustainability enhancement initiatives, the building's envelope thermal performance and natural ventilation capability were enhanced. Additionally, the building systems were optimized to achieve best-practice energy performance and reduce carbon emissions related to the building's operational carbon emissions.

An external consultant was engaged to conduct a whole life carbon analysis. The analysis showed the AEI will bring about a new carbon positive impact over the lifetime of the building, The major contributors to this benefit are:

- Retaining the existing building structure avoids global warming potential from new carbon intensive structural concrete and steel
- Upgraded façade with high performance glazing with operable windows enables natural ventilation strategy
- New highly efficient variable refrigerant flow systems achieving < 0.75 kW/RT, meets Green Mark Platinum requirements
- Highly efficient LED light fittings are used and equipped with occupancy sensors
- On-site solar PV generation replaces at least 1.5% of annual building energy use

The total carbon emission avoidance due to the AEI is approximately 11,350,000 kgCO₂e over the 40-year building service life, which is equivalent to electricity use for one year for 2,208 homes assuming the grid emission factor remains the same in the future.



Europe

AS OF DECEMBER 31, 2022 UNLESS OTHERWISE NOTED

REAL ESTATE CAPABILITIES

9

Offices

219

Professionals

11

Countries,
Equity and debt investments
across Europe

30-Year

Investment Heritage

\$34.3 BILLION

Transaction volume since 2012

Based on equity acquisitions and dispositions
combined with debt loan investments.

\$13.4 BILLION AUM

Net AUM is \$11.5 billion, excludes AUA

\$14 BILLION

Debt investments across

213

Loans since 2010

PERFORMANCE METRICS

Year-over-year % change 2022 versus 2021, equity investments only



Energy-use
Intensity

Floor area data coverage 26.2%

Water-use
intensity

Floor area data coverage 16.3%

Total GHG Emissions
intensity

Floor area data coverage 26.2%

Change in Waste
Diversion rate

Floor area data coverage 12.5%

Waste Diversion
rate in 2022

Floor area data coverage 12.5%

For detailed definitions and methodology related to the performance metrics discussed herein, please refer to the Environmental Performance section. Data coverage reflects the reduced like-for-like data set of properties owned, operational, with data for all 24 months of 2021-2022, and filters applied to achieve a meaningful year-over-year comparison.



INCLUSION AND LEADERSHIP NETWORK

- The London, UK office held several events to celebrate Black History Month, which included walking tours of important historical sites and a luncheon celebrating Caribbean cuisine.
- Teams across Europe held several events to promote inclusive leadership in the industry, including women in real estate events, film and book meet-ups on LGBTQ+ and mental health, and speakers on neurodiversity, LGBTQ+ and menopause.
- Social mobility has been a key theme for volunteering this year, with teams from France, Germany and the UK all supporting local initiatives to upskill school leavers and prepare them for jobs in the industry.



COMMUNITY ENGAGEMENT

CASE STUDY

INTEGRATING CORPORATE SOCIAL RESPONSIBILITY INTO INVESTMENT PRACTICE

Our parent company, PFI, first supported YouthBuild in the United States over 30 years ago and PGIM Real Estate has been supporting YouthBuild in London since April 2019. YouthBuild's simple ethos is to support young adults into employment through a series of learning and practical training programs and address the skills gap in the construction industry.

PGIM Real Estate is currently working to ensure that any development company we work with on a construction project in the UK is introduced to YouthBuild to determine whether there is scope for a partnership. Our staff have also been working alongside YouthBuild students in London on community projects and delivering personal development and employability sessions in the YouthBuild centers. Additionally, we are now providing training for the YouthBuild management team in the form of a Leadership Insights Program to support them in their own presentation and pitches to potential partners.

In 2022, PGIM placed their first YouthBuild intern into the IT department on a rolling monthly contract, representing a step forward in our support of their students coming through the program and into work.



YouthBuild is looking to expand beyond London and is intending to partner with the Princes Trust to set up in the Midlands. Our European Value-Add debt strategy is starting to make material investments in the region and looking to support YouthBuild's strategic expansion. In particular, the strategy is providing financing for a site acquisition in central Birmingham, plus potential funding to develop a more than 500-unit multifamily rental residential scheme on the site. We hope that presenting this collaborative approach to the local authority will yield support for YouthBuild to start a scheme in the area.



SUSTAINABILITY PROJECTS

CASE STUDY

PERFORMANCE IMPROVEMENT DELIVERED THROUGH THE LOAN AGREEMENT

PGIM Real Estate structured a £230 million loan for a speculative logistics development (1.3 million square feet) in the West Country, UK. The property was proposed to be constructed to a minimum BREEAM rating of “Very Good” (condition of planning) and an EPC rating of “A”.

Through discussions with the borrower during negotiation of the financing, the borrower agreed to use all reasonable and commercially prudent endeavors to achieve a higher BREEAM rating of “Excellent”. This understanding was made a condition within the terms of the loan agreement. Further, under the Development Management Agreement this requirement was extended to include mandatory credits within the BREEAM assessment for both thermal comfort modeling (i.e., climate adaptation), and a Stage 4 Life Cycle Assessment (i.e., to allow informed decisions on embodied carbon).

Through a series of carbon reduction measures, using circular economy principles and low carbon materials, a nearly 50% reduction has been achieved in upfront embodied carbon ($515 \text{ kgCO}_2\text{e/m}^2$ compared to approximately $1,000 \text{ kgCO}_2\text{e/m}^2$ — which has been identified by a number of organizations as “business as usual” upfront embodied carbon). The borrower has also now targeted a net zero carbon embodied development and proposes to purchase high quality off-sets* to compensate for the residual embodied carbon emissions.

The negotiated changes elevated this development into the top 10% of new non-domestic buildings in the UK and supports our business ESG strategy ambitions specific to climate adaptation and embodied carbon.

*As determined by the UK Green Building Council Gold Standard. This case study was selected to show an example of the performance benefit of embodied carbon reduction measures implemented at the property level.

Latin America

AS OF DECEMBER 31, 2022 UNLESS OTHERWISE NOTED

REAL ESTATE CAPABILITIES

1
Office
48
Professionals

20-Year
Investment Heritage

\$3.9 BILLION AUM
Net AUM is \$2.9 billion, excludes AUA

One of the
**LARGEST INSTITUTIONAL
REAL ESTATE INVESTORS**
in Latin America
based on market capital and gross leasable area

One of the
LARGEST INDUSTRIAL PLATFORMS
in Mexico, managing
45 MILLION
square feet of industrial space

**SOCIALLY RESPONSIBLE
COMPANY AWARD**
to PGIM Real Estate in Mexico
by Empresas con Distintivo ESR

11th year in a row
Please see additional important information
on Empresas Con Distintivo ESR on page 3
of this report.

14TH ANNUAL SUSTAINABILITY DAY
85 attendees
with participation by the World Resources Institute
and the UN Global Compact

One of the
**FIRST MANAGERS TO
SUCCESSFULLY COMPLETE**
the investment cycle for an innovative era of
funds focused on Mexican pension funds

Launched one of Mexico's
LARGEST PUBLIC VEHICLES
— in the form of a REIT —
through consolidation of two closed-end
industrial funds

Developed
2,000
Multifamily units since 2009 in Mexico
first in Mexico to complete a successful
multifamily-portfolio exit

PERFORMANCE METRICS

Year-over-year % change 2022 versus 2021, equity investments only

 **1.4%**

Energy-use
Intensity

Floor area data coverage 14.3%

 **-0.9%**  **1.7%**

Water-use
intensity

Floor area data coverage 16.4%

Total GHG Emissions
intensity

Floor area data coverage 14.2%

 **2.0%**

Change in Waste
Diversion rate

Floor area data coverage 1.0%

 **57.9%**

Waste Diversion
rate in 2022

Floor area data coverage 1.0%

For detailed definitions and methodology related to the performance metrics discussed herein, please refer to the Environmental Performance section. Data coverage reflects the reduced like-for-like data set of properties owned, operational, with data for all 24 months of 2021-2022, and filters applied to achieve a meaningful year-over-year comparison.



INCLUSION AND LEADERSHIP NETWORK

- To raise awareness of current cultural issues, a session was held on the topic of gender violence as it relates to Mexico, and featured a guest speaker who was a lawyer and gender and human rights defender.
- To acknowledge Pride Month, the office held an event focused on the history of gay culture and trans-visibility.
- Held programs in recognition and support of diversity of every type, including neurodiversity.



COMMUNITY ENGAGEMENT

JUNE 2022

- Personal finance workshop for young people to share experiences and concerns about personal finances; two Pru volunteers and 163 young people connected

SEPTEMBER 2022

- Basic investment workshop, supporting YouthBuild students on basic education for investments; one Pru volunteer and 120 young people connected
- Mentors with Course, allowing mentees to build a relationship of trust and support, as well as teaching them tools for long-term success; eight Pru volunteers and eight mentees participated

NOVEMBER 2022

- Impact Day, four Pru volunteers provided mentoring to three young people on how to build a relationship of trust and support, as well as teaching them tools for long-term success

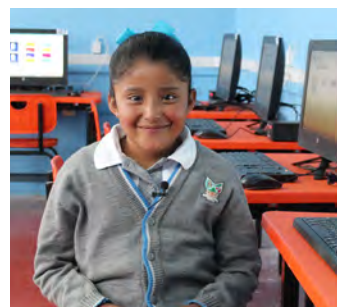
DECEMBER 2022

- A knowledge marathon was held to reinforce the information YouthBuild students acquired throughout the school year and gave them recognition from PGIM Real Estate; six Pru volunteers, 17 teams and 106 young people participated

TECHNOLOGY HUBS

In 2022, PGIM Real Estate and Mexico Industrial REIT joined forces to reduce the digital divide in communities surrounding our property portfolio throughout Mexico by improving access to technology through internet access.

We installed technology hubs in elementary schools to provide access to technological tools for students in marginalized communities. Classrooms in schools were adapted for equipment, including computers, regulators, printers, routers, switches, insurance, and Microsoft Windows® activation. Once a hub was equipped, a teacher training program was initiated for one school year to incorporate technology into teaching processes. By 2022, a total of eight technology hubs have been donated, benefiting 2,675 children and teachers from public schools in primary education.



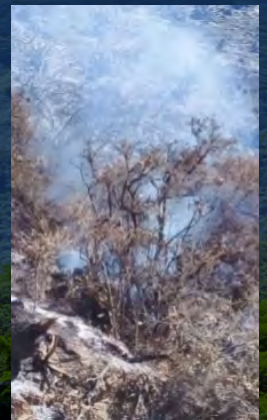


SUSTAINABILITY PROJECTS

FOREST CONSERVATION

Mexico Industrial REIT has a five-year alliance with Reforestamos Mexico A.C. for the conservation of diverse forest areas. The project will be implemented in different stages, covering a total area of 120 hectares spread across five Mexican states, where we have identified the highest presence and emissions from tenants. The proposed intervention area in each state is based on the average CO₂e emissions.

The project aims to maintain the generation and provision of environmental goods and services, such as atmospheric carbon capture, soil erosion protection, oxygen production, increased rainwater capture and soil infiltration, and biodiversity preservation. As of 2022, there were 82 direct beneficiaries involved in the conservation efforts and 79.5 hectares of land conserved in the states of Mexico, Jalisco, Guanajuato, Nuevo León and Coahuila.



United States

AS OF DECEMBER 31, 2022 UNLESS OTHERWISE NOTED

REAL ESTATE CAPABILITIES

23

Offices

859

Professionals

52-Year

Investment Heritage

PGIM Real Estate considers the beginning of its firm's history as 1970 coinciding with the launch of our firm's most longstanding product, our U.S., core real estate fund.

\$179.2 BILLION
AUM/AUA

Net AUM is \$159.2 billion,
Net AUA is \$48.7 billion

\$11.6 BILLION

U.S. equity transaction volume across

163

transactions in 2022

\$11.6B includes closed acquisitions (\$7.7B total) and dispositions (\$3.9B) throughout 2022. The volume represents a total of 163 transactions (111 acquisitions and 52 dispositions).

\$17.97 BILLION

U.S. loan transaction volume across

515

transactions in 2022

On a transaction count basis, 67% was sourced directly and 33% through an intermediary.

PERFORMANCE METRICS

Year-over-year % change 2022 versus 2021, equity investments only

 **1.1%**

Energy-use Intensity

Floor area data coverage 39.8%

 **-1.1%**

Water-use intensity

Floor area data coverage 33.8%

 **1.4%**

Total GHG Emissions intensity

Floor area data coverage 39.4%

 **-0.9%**

Change in Waste Diversion rate

Floor area data coverage 10.7%

 **30.6%**

Waste Diversion rate in 2022

Floor area data coverage 10.7%

For detailed definitions and methodology related to the performance metrics discussed herein, please refer to the Environmental Performance section. Data coverage reflects the reduced like-for-like data set of properties owned, operational, with data for all 24 months of 2021-2022, and filters applied to achieve a meaningful year-over-year comparison.



INCLUSION AND LEADERSHIP NETWORK

- Several U.S. offices organized programs focused on mental wellness and overall well-being throughout the year.
- Several offices focused on educational programming to highlight the importance of heritage months in the United States.



SUSTAINABILITY PROJECTS

CASE STUDY

GREEN FINANCING FRAMEWORK AND INVESTMENT IN GREEN BUILDING 1401 LAWRENCE

“ Our ability to secure designated green financing offerings is a testament to PGIM Real Estate’s commitment to championing efforts to provide environmentally sustainable real estate investments worldwide. The acquisition of 1401 Lawrence also marks another step toward fulfilling our commitment to ESG as we strive to do the right thing for our people, the environment, and the communities where we invest. We will continue to invest in sustainable properties like 1401 Lawrence while creating favorable outcomes on behalf of our investors.”

—Christina Hill, Global Head of Sustainability

In 2022, PGIM Real Estate closed on \$295 million in designated green financing on behalf of its flagship core real estate fund in the United States. The fund’s mandate is to invest primarily in existing, income producing properties in the United States with strong cash flow that is expected to increase over time and thereby provide the potential for capital appreciation.

The proceeds from the \$200 million 4.71% Series I Senior Green Notes due 2029 (the “Notes”) were allocated to PGIM Real Estate’s acquisition of 1401 Lawrence, which closed in June 2022. Built in 2016, 1401 Lawrence is a 309,987 square foot, 22-story, premier high-rise, LEED Gold and ENERGY STAR certified office building located in downtown Denver, CO. A ground-floor restaurant and retail connect the building to the Denver Central Business District and historic lower downtown neighborhoods, and tenants benefit from unobstructed views of the Rocky Mountains. 1401 Lawrence is one of many green properties within PGIM Real Estate’s U.S. core real estate portfolio, as over 70% of its multifamily and office properties are green building certified. It is also reflective of the profile of assets the fund seeks to acquire.

PROJECT HIGHLIGHTS

- LEED Gold 2009 Core and Shell certification (obtained 2017)
- LEED Gold v4.1 Building Operations and Maintenance certification (obtained 2021)
- ENERGY STAR labeled with a score of 85 (obtained 2021)
- WELL Health-Safety rating (obtained 2021)
- 20% improvement on baseline building energy performance
- 35% green power procurement
- 75% diversion of construction and demolition debris
- 20% recycled content of construction materials
- 20% regionally extracted, harvested, recovered, or manufactured building materials
- 40% reduction in baseline indoor water use
- 14 electric vehicle charging stations

REPORTING AND DISCLOSURES

PGIM Real Estate reports annually to our investors on our sustainability performance. We work within a framework of policies and procedures that ensure corporate responsibility, accountability, ethics, integrity and transparency in our stakeholder relationships.

REPORTING PRACTICES

This report describes the ESG initiatives, practices and achievements of PFI's wholly owned subsidiary, PGIM Real Estate. The entities covered by this report are REITs, non-listed debt and equity real estate investment funds, single-client accounts and real estate securities. The material included in this report relates to nonfinancial performance on ESG issues. Although previous reports covered only environmental sustainability, our stakeholders have identified social and governance issues as material and thus such issues have been included in our expanded ESG reports. Economic performance is reported through communications with investors; information on economic performance is not made public.

The performance data reporting period:
January 1 to December 31, 2022

Date of most recent report: **January 2023**

Reporting cycle: **Year 2022**

Restatement of information: **None**

CONTACT

For additional information about this report or about PGIM Real Estate's ESG Program, please contact:

SHUBHA MAHESHWARI

Global Director of Sustainability

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To learn more about our ESG Program, visit www.pgimrealestate.com/esg.

Task Force on Climate Related Financial Disclosures Index

Refer to TCFD Support and Alignment in the Governance section on page 31.

SECTION	DISCLOSURE	PGIM REAL ESTATE'S RESPONSE
1a. Governance	Describe the board's oversight of climate-related risks and opportunities.	Through our Resilience Program, climate-related risks and opportunities are overseen by our Global Management Council, PGIM Real Estate's most senior governing body, with additional oversight and support from our Global ESG Council, senior management team, Investment Risk Group, ESG Program team, and our global head of sustainability, Christina Hill.
1b. Governance	Describe management's role in assessing and managing climate-related risks and opportunities.	Our ESG Program team is directly responsible for managing our climate-related risks and opportunities via the PGIM Real Estate Resilience Program; the team is led by our global director of sustainability, Shubha Maheshwari, with support from our ESG program manager, regional sustainability councils, and global ESG consultant, Verdani Partners. Management of climate-related risks and opportunities by the ESG Program team is overseen by our global head of sustainability and reviewed annually by our Global Management Council.
2a. Strategy	Describe the climate-related risks and opportunities the organization has identified over the short, medium and long term.	Using a variety of tools and risk assessments across all assets, we have identified both physical and transition climate-related risks over the short, medium, and long term. Physical risks include acute and chronic impacts such as heat stress, water stress, sea level rise, flooding, hurricanes and wildfires. Transition risks include Policy and Legal, Technology, Market, and Reputation. Climate-related opportunities identified include market differentiation, increased investor confidence, and tenant attraction and retention.
2b. Strategy	Describe the impact of climate-related risks and opportunities on the organization's business, strategy and financial planning.	Both risk assessment strategy and capital allocation strategy have been impacted by our climate-related risk and opportunity identification process. Specific strategy impacts include allocating budgets for asset-level physical climate risk on-site assessments; tracking asset- and portfolio-level physical value at risk; monitoring global decarbonization regulations; calculating cost exposure to achieve our net zero carbon emissions by 2050 target; investing in physical mitigation strategies to harden assets; educating stakeholders on emergency preparedness; and conducting resilience retrofits.
2c. Strategy	Describe the resilience of the organization's strategy, taking into consideration different climate-related scenarios, including a 2°C or lower scenario.	Our company strategy is made resilient by assessing climate-related risks and opportunities through the lens of multiple tools and climate change scenarios. We screen assets using a Moody's physical climate risk assessment with the "business as usual" Representative Concentration Pathway model (RCP 8.5). We identify sea level risk at 1 foot, 2 feet, 3 feet, 10 feet scenarios for equity properties. We hedge against transition risk by working toward our Paris Agreement-aligned 2050 net zero target.

2d. Strategy	Describe how risks and opportunities are factored into relevant products or investment strategies and describe related transition impacts.	Using a Moody's physical climate risk assessment, we integrate climate-related risk factors and ratings into our acquisitions and new development due diligence process, creating a material threshold for investment decisions. Regarding transition impact, we leverage our 2050 net zero goal and CRREM 1.5-degree pathways to mitigate risk and identify asset investment opportunities that will allow our portfolio to align with the goals of the Paris Agreement.
3a. Risk Management	Describe the organization's process for identifying and assessing climate-related risks.	Our process for identifying and assessing material climate risks involves conducting asset-level, climate-related risk assessments across new and standing assets to evaluate the percentage of the portfolio exposed to climate risks. Our risk assessments are based on peer-reviewed climate models and environmental datasets, are calibrated to RCP 8.5 and assess scenarios.
3b. Risk Management	Describe the organization's process for managing climate-related risks.	We manage climate-related risks through our Resilience Program that aims to minimize risk through tactics like stakeholder education, climate-related policy tracking, insurance provision training, and annual resilience risk assessments. Our portfolio-wide annual resilience risk assessment involves identifying high-risk properties and working with asset and property managers to create an action plan to mitigate key risks via additional risk assessments and implementation of resilience strategies.
3c. Risk Management	Describe how processes for identifying, assessing and managing climate-related risks are integrated into the organization's overall risk management.	Working toward resilient communities, buildings, and operations, climate-related risk management is integrated across the entire organization and practiced across all stages of the investment process. Physical and transition risk factors are considered critical to deal reviews by the PGIM Real Estate Investment Committee and are identified for all new acquisitions and new developments during our investment due diligence process.
4a. Metrics and Targets	Disclose the metrics used by the organization to assess climate-related risks and opportunities in line with its strategy and risk management process.	PGIM Real Estate utilizes energy and GHG emissions performance metrics, sustainable building certifications and ratings, and physical climate risk assessments to assess climate-related risks and opportunities. Refer to Environmental Performance, Green Building Certifications, Green Building Ratings and Environmental Risk Management sections.
4b. Metrics and Targets	Disclose Scope 1, Scope 2, and, if appropriate, Scope 3 greenhouse gas emissions, and the related risks.	Refer to Environmental Performance section
4c. Metrics and Targets	Describe the targets used by the organization to manage climate-related risks and opportunities and performance against targets.	Refer to Environmental Performance section

Global Reporting Initiative

GRI is an international independent standards organization that helps businesses, governments and other organizations understand and communicate their sustainability impacts. The GRI Standards are the most widely accepted and comprehensive sustainability reporting standards. By providing a framework for reporting on critical sustainability issues such as energy intensity, waste generation, diversity and equal opportunity and occupational health and safety, GRI helps businesses, governments and private citizens make better, more-informed decisions.

This report has been prepared with reference to the standard disclosures in the GRI Sustainability Reporting Standards 2021 guidelines. The preparation of this report considered all GRI principles for sustainability reporting, including guidelines for principles involving the defining of report content and report quality. The process for the defining of content and boundaries reflects our previous sustainability reporting practices, feedback from stakeholders and discussions with subject matter experts.

GRI Index

The following content index displays disclosure titles, numbers and descriptions from the GRI content index — based on the GRI Standards — and indicates the locations (page numbers in this report or the corporate website) on which the disclosure topic is addressed.

GRI STANDARD	DISCLOSURE	LOCATION
GRI 2: General Disclosures 2021	2-1 Organization Details	0, 18, 103, 112, 115
	2-3 Reporting period, frequency and contact point	6, 93
	2-5 External assurance	76, 77, 98–102
	2-6 Activities, value chain and other business relationships	16–18
	2-7 Employees	12, 17
	2-9 Governance structure and composition	20
	2-11 Chair of the highest governance body	20
	2-12 Role of the highest governance body in overseeing the management of impacts	20, 24–27, 66
	2-13 Delegation of responsibility for managing impacts	20
	2-15 Conflicts of interest	27, 40
	2-17 Collective knowledge of the highest governance body	16
	2-22 Statement on sustainable development strategy	5
	2-23 Policy commitments	24–25, 27–30, 51, 65, 66
	2-24 Embedding policy commitments	20, 27, 42–49, 51
2-25 Processes to remediate negative impacts	27, 51	

GRI STANDARD	DISCLOSURE	LOCATION
GRI 2: General Disclosures 2021	2-26 Mechanisms for seeking advice and raising concerns	27, 51
	2-28 Membership associations	12, 40, 43, 47, 50, 79
	2-29 Approach to stakeholder engagement	21, 22, 26, 53–55
GRI 201: Economic Performance 2016	201-2 Financial implications and other risks and opportunities due to climate change	66–67
GRI 302: Energy 2016	302-1 Energy consumption within the organization	14, 71–72, 75, 82, 85, 88, 91
	302-3 Energy intensity	14, 71–72, 82, 85, 88, 91
	302-4 Reduction of energy consumption	14, 69, 71–72, 75, 82, 85, 88, 91
GRI 303: Water and Effluents 2018	303-5 Water consumption	14, 69, 71–72, 82, 85, 88, 91
GRI 304: Biodiversity 2016	304-3 Habitats protected or restored	90
GRI 305: Emissions 2016	305-1 Direct (Scope 1) GHG emissions	73
	305-2 Energy indirect (Scope 2) GHG emissions	74
	305-3 Other indirect (Scope 3) GHG emissions	74
	305-4 GHG emissions intensity	14, 71, 73, 82, 85, 88, 91
	305-5 Reduction of GHG emissions	14, 71, 73–74, 82, 85, 88, 91
GRI 306: Waste 2020	306-1 Waste generation and significant waste-related impacts	14, 69, 71, 75, 82, 85, 88, 91
	306-2 Management of significant waste-related impacts	69, 71, 75, 82, 85, 88, 91
	306-4 Waste diverted from disposal	14, 71, 75, 82, 85, 88, 91
GRI 401: Employment 2016	401-2 Benefits provided to full-time employees that are not provided to temporary or part-time employees	52
	401-3 Parental leave	52
GRI 403: Occupational Health and Safety 2018	403-5 Worker training on occupational health and safety	48, 49
	403-6 Promotion of worker health	45, 49, 83, 86, 89, 92
GRI 404: Training and Education 2016	404-2 Programs for upgrading employee skills and transition assistance programs	53
	404-3 Percentage of employees receiving regular performance and career development reviews	53
GRI 405: Diversity and Equal Opportunity 2016	405-1 Diversity of governance bodies and employees	19
GRI 413: Local Communities 2016	413-1 Operations with local community engagement, impact assessments, and development programs	44–47, 57, 58, 86, 89
GRI 416: Customer Health and Safety 2016	416-1 Assessment of the health and safety impacts of product and service categories	48–50, 58

Third-Party Data Assurance



Independent Assurance Statement

Introduction

DNV Business Assurance USA, Inc. (DNV) has been commissioned by the management of PGIM Real Estate (PGIM) to carry out an independent verification of its environmental footprint claims and assertions relating to GHG emissions (Scope 1 and 2), Energy Consumption, Water consumption and Waste Generated for reporting to GRESB. These assertions are relevant to the 2022 calendar year.

PGIM has sole responsibility for preparation of the data and external report. DNV, in performing our assurance work, is responsible to the management of PGIM. Our assurance statement, however, represents our independent opinion and is intended to inform all stakeholders including PGIM.

Scope of Assurance

The scope of work agreed with PGIM includes the following:

- Organizational boundaries for the environmental data inventory are all global assets operating under PGIM's operational control
- All environmental data were verified for the period January 1st to December 31st, 2022
- GHG emissions data verified includes Scope 1 and Scope 2
- Additional environmental metrics verified include:
 - o Energy Consumption
 - o Water Consumption
 - o Waste Generated
- The assurance was carried out between May and June, 2023

Level of Assurance

We performed a limited assurance engagement in accordance with the *International Standard on Assurance Engagements (ISAE) 3000 – 'Assurance Engagements other than Audits and Reviews of Historical Financial Information' (revised)*, issued by the International Auditing and Assurance Standards Board. This standard requires that we comply with ethical requirements and plan and perform the assurance engagement to obtain limited assurance.

DNV applies its own management standards and compliance policies for quality control, in accordance with ISO/IEC 17029:2019 - Conformity Assessment Requirements for bodies providing audit and certification of management systems, and accordingly maintains a comprehensive system of quality control including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

We are providing a 'limited level' of assurance, and we planned and performed our work to obtain the evidence we considered necessary to provide a basis for our assurance opinion, so that the risk of this conclusion being in error is reduced, but not reduced completely. The procedures performed in a limited assurance engagement vary in nature and timing from and are less in extent than for a reasonable assurance engagement. A 'reasonable level' of assurance would have required additional work at headquarters and site levels to gain further evidence to support the basis of our assurance opinion.

All assurance engagements are subject to inherent limitations as selective testing (sampling) may not detect errors, fraud or other irregularities. Non-financial data may be subject to greater inherent uncertainty than financial data, given the nature and methods used for calculating, estimating and determining such data. The selection of different, but acceptable, measurement techniques may result in different quantifications

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between different entities. DNV's assurance engagements are based on the assumption that the data and information provided by the client to us as part of our review have been provided in good faith. This includes but is not limited to sales and acquisitions, square footage, occupancy rates, data coverage, and financial/operational control. DNV expressly disclaims any liability or co-responsibility for any decision a person or an entity may make based on this Independent Assurance Statement.

Assurance Methodology

DNV is a leading provider of sustainability services, including verification of GHG emissions data and other environmental metrics. Our environmental and social assurance specialists work in over 100 countries.

In that respect, the environmental footprint inventories have been evaluated against the following reporting criteria:

- World Business Council for Sustainable Development (WBCSD) / World Resources Institute (WRI), The Greenhouse Gas Protocol - A Corporate Accounting & Reporting Standard, Revised Edition
- GRESB, 2023 Real Estate Standard and Reference Guide
- Measurabl, Measurabl GHG Calculation Methodology

DNV used a risk-based approach throughout the assurance engagement, concentrating on the areas that we believe are most material for both PGIM and its stakeholders. DNV applied a materiality threshold of five percent for all performance indicators in scope.

The following methods were applied during the assurance of PGIM's environmental footprint inventories and management processes, the data that supports the company's environmental footprint inventories including assertions and claims presented by the company:

- Review of documentation, data records and sources relating to the corporate environmental footprint data claims and GHG emission assertions;
- Review of the processes and tools used to collect, aggregate, and report on all environmental data and metrics;
- Interview of managers and data users representing relevant functions for supporting the environmental inventory management process;
- Assessment of environmental information systems and controls, including:
 - Selection and management of all relevant environmental data and information;
 - Processes for collecting, processing, consolidating, and reporting the environmental data and information;
 - Systems and processes that ensure the accuracy of the environmental data and information;
 - Design and maintenance of the environmental information system;
 - Systems and processes that support the environmental information system.
- Performed sample-based audits of the processes for generating, gathering, and managing the data;
- Examination of the environmental data and information to develop evidence for the assessment of the environmental claims and assertions made;
- Evaluation of whether the organization conforms to the reporting criteria;
- Evaluation of whether the evidence and data are sufficient and support PGIM's environmental claims.

In addition to the above, specific to the environmental indicators, the following steps were conducted for Water and Waste:

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Water:

- Review of the water consumption methodology;
- Conduct data checks for the water data collected, transferred and calculated; and
- Perform sample-based assessment of data reported against the source data water consumed provided by utility company and metered data.

Waste

- Review of the waste segregation methodology and description of waste categorization; and
- Conduct data checks for the waste data collected, transferred and calculated; and
- Perform sample-based assessment of data reported against the source data (waste collected to landfill and waste diverted) provided by waste management companies.

Data Verified

The environmental footprint claims for PGIM are below. Note that these values are not adjusted by percent ownership.

Fund	Scope 1 GHG Emissions (MtCO ₂ e)	Scope 2 GHG Emissions (Location based) (MtCO ₂ e)	Energy (MWh)	Water (m ³)	Waste (tonnes)
U.S. Core Fund	3,872.26	1,282,747.05	6,254,202.45	6,602,945.88	32,206.55
U.S. Core Plus Fund	2,437.79	24,776.48	252,551.80	2,508,237.77	12,586.18
U.S. Value-Add Fund	17.58	1,158.20	59,586.29	545,599.46	2,533.00
New York City Investment	1,677.68	3,157.51	17,441.04	49,240.59	287.17
U.S. Senior Housing Fund V	1,065.23	6,806.13	55,254.55	395,584.99	1,577.66
U.S. Senior Housing Fund VI	1,864.51	4,603.82	34,586.50	241,064.76	497.27
U.S. Separate Account II	369.02	2,210.54	20,985.88	2,337,201.48	779.66
Latin America Retail Fund	0	1,375.82	14,398.12	86,708.11	679.24
Mexico Industrial Fund IV	377.48	1,286.34	9,725.66	5,263,514.38	2,273.53
Mexico Industrial REIT	0	325.03	1,154,167.83	5,419,347.74	83,607.20
Asia Pacific Core Fund	42.95	8,221.44	25,649.30	108,796.48	602.68
Asia Pacific Value-Add Fund IV	0	169.22	9,731.24	102,482.97	40.61

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Fund	Scope 1 GHG Emissions (MtCO ₂ e)	Scope 2 GHG Emissions (Location based) (MtCO ₂ e)	Energy (MWh)	Water (m ³)	Waste (tonnes)
Asia Pacific Value-Add Fund III	0	6,241.50	18,677.01	53,191.75	503.90
Asia Pacific Separate Account	0	2,566.54	18,890.91	197,562.88	2,972.11
Singapore Investment	1.35	6,161.18	42,144.59	203,050.10	4,910.33
Asia Pacific Separate Account II	0	89.24	186.61	908.00	0.05
Asia Pacific Co-Invest Fund	0	0	5,407.39	95,501.19	0
European Core Fund	286.68	861.01	40,732.83	162,658.53	10,849.28
European Value-Add Fund	0	35.39	4,741.99	2,145.69	66.07
European Value-Add Fund II	0	0	1,282.27	461.43	0
European Core Plus Fund X	0	14.80	2,927.85	4,752.19	224.02
European Core Plus Fund II	1,715.81	538.31	20,139.66	68,897.31	366.21
European Core/Core Plus Fund	0	2,227.75	15,499.82	47,769.77	484.14

Assurance Team

Role	Name
Project Manager	Nina Diaz
Verifier	Kyle Silon
Technical Reviewer	Weidong Yang

Assurance Opinion

Based on the processes and procedures conducted with a limited assurance, there is no evidence that the environmental claims and assertions listed are not materially correct and are not a fair representation of environmental data and information, and have not been prepared in accordance with the calculation method referenced.

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Independence

DNV was not involved in the preparation of any part of PGIM's data or report. This is our third year of providing assurance for PGIM. We adopt a balanced approach towards all stakeholders when performing our evaluation.

DNV Business Assurance USA, Inc.
Katy, Texas
June 26, 2023

Lead Verifier
Kyle Silon

Technical Reviewer
Weidong Yang

Approver
David Tellez
Regional Manager, DNV Business Assurance (USA), Inc.

This Statement is for the sole use and benefit of the party contracting with DNV Business Assurance USA, Inc. to produce this Statement (the "Client"). Any use of or reliance on this document by any party other than the Client shall be at the sole risk of such party. In no event will DNV or any of its parent or affiliate companies, or their respective directors, officers, shareholders, employees or subcontractors, be liable to any other party regarding any statements, findings, conclusions or other content in this Statement, or for any use of, reliance on, accuracy, or adequacy of this Statement.

About DNV

Driven by our purpose of safeguarding life, property and the environment, DNV enables organizations to advance the safety and sustainability of their business. Combining leading technical and operational expertise, risk methodology and in-depth industry knowledge, we empower our customers' decisions and actions with trust and confidence. We continuously invest in research and collaborative innovation to provide customers and society with operational and technological foresight.

The purpose of the DNV group of companies is to promote safe and sustainable futures. The USA & Canada Sustainability team is part of DNV Business Assurance, a global provider of certification, verification, assessment and training services, helping customers to build sustainable business performance.

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Appendix: Data Coverage

Fund/Entity	Property Type	Control	2022 Energy Data Coverage [%]	2022 Water Data Coverage [%]	2022 Waste Data Coverage [%]	2022 Scope 1 & 2 Data Coverage [%]
U.S. Core Fund	Education: School	Tenant Controlled	10.53	50.29	0	-
	Healthcare: Healthcare Center	Tenant Controlled	100	100	0	-
	Healthcare: Senior Homes	Tenant Controlled	78.71	76.74	0	-
	Industrial: Manufacturing	Tenant Controlled	31.77	35.24	0	-
	Industrial: Non-Refrigerated Warehouse	Landlord Controlled	100	31.59	0	100
		Tenant Controlled	88.97	83.7	18.27	-
	Industrial: Refrigerated Warehouse	Tenant Controlled	100	74.41	0	-
	Mixed Use: Office/Residential	Landlord Controlled	76.01	100	100	100
		Tenant Controlled	100	100	100	100
	Mixed Use: Office/Retail	Landlord Controlled	100	100	100	100
		Tenant Controlled	98.33	98.08	97.6	-
	Mixed Use: Other	Tenant Controlled	69.97	77.09	100	-
	Office: Corporate: High-Rise Office	Landlord Controlled	86.85	94.03	94.93	89.38
		Tenant Controlled	95.73	75.25	85.9	-
	Office: Corporate: Low-Rise Office	Tenant Controlled	12.8	12.7	0	-
	Office: Corporate: Mid-Rise Office	Tenant Controlled	100	82.89	100	-
	Office: Medical Office	Tenant Controlled	88.6	90.13	100	-
	Other: Self-Storage	Landlord Controlled	98.74	96.09	92.49	98.69
	Residential: Multi-Family: High-Rise Multi-Family	Landlord Controlled	100	100	100	100
		Tenant Controlled	85.63	78.72	26.49	-
Residential: Multi-Family: Low-Rise Multi-Family	Landlord Controlled	21.17	19.57	9.75	18.14	
	Tenant Controlled	67.67	67.67	31.19	-	

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Fund/Entity	Property Type	Control	2022 Energy Data Coverage [%]	2022 Water Data Coverage [%]	2022 Waste Data Coverage [%]	2022 Scope 1 & 2 Data Coverage [%]
	Residential: Multi-Family: Mid-Rise Multi Family	Landlord Controlled	63.41	99.16	39.65	59.98
		Tenant Controlled	76.96	76.25	25.6	-
	Retail: High Street	Landlord Controlled	90.34	79.08	0	79.08
		Tenant Controlled	18.76	8.28	100	-
	Retail: Retail Centers: Lifestyle Center	Landlord Controlled	100	70.08	92.02	100
		Tenant Controlled	0	0	-	-
	Retail: Retail Centers: Strip Mall	Landlord Controlled	82.19	68.84	79.73	87.09
		Tenant Controlled	22.55	51.5	100	-
	Technology/Science: Laboratory/Life Sciences	Tenant Controlled	91.72	85.31	100	-
	U.S. Core Plus Fund	Industrial: Non-Refrigerated Warehouse	Tenant Controlled	55	71.1	4.6
Industrial: Refrigerated Warehouse		Tenant Controlled	100	100	0	-
Mixed Use: Other		Tenant Controlled	100	100	65.3	-
Office: Corporate: High-Rise Office		Landlord Controlled	97.51	91.89	100	97.51
		Tenant Controlled	75.22	75.22	100	-
Office: Corporate: Low-Rise Office		Landlord Controlled	94.84	92.9	67.33	92.2
		Tenant Controlled	76.19	74.88	65.09	-
Office: Corporate: Mid-Rise Office		Landlord Controlled	100	99.72	79.55	100
		Tenant Controlled	85.68	88.28	29	-
Office: Medical Office		Tenant Controlled	97.1	0	0	-
Other: Self-Storage		Landlord Controlled	82.26	76.07	76.08	82.26
Residential: Multi-Family: High-Rise Multi-Family	Tenant Controlled	67.06	50.95	41.38	-	

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Fund/Entity	Property Type	Control	2022 Energy Data Coverage [%]	2022 Water Data Coverage [%]	2022 Waste Data Coverage [%]	2022 Scope 1 & 2 Data Coverage [%]
	Residential: Multi-Family: Low-Rise Multi-Family	Landlord Controlled	100	0	0	100
		Tenant Controlled	62.64	62.2	14.65	-
	Residential: Multi-Family: Mid-Rise Multi-Family	Landlord Controlled	96.84	96.34	44.36	95.77
		Tenant Controlled	71.59	54.03	17	-
	Retail: High Street	Tenant Controlled	24.25	24.54	100	-
	Retail: Retail Centers: Lifestyle Center	Landlord Controlled	100	0	51.91	100
		Tenant Controlled	25.28	80.03	67.64	-
	Retail: Retail Centers: Strip Mall	Landlord Controlled	88.27	55.34	84.17	90.6
		Tenant Controlled	6.84	3.62	55.26	-
	Technology/Science: Laboratory/Life Sciences	Landlord Controlled	100	100	100	100
Tenant Controlled		97.06	82.16	39.37	-	
U.S. Value-Add Fund	Industrial: Non-Refrigerated Warehouse	Tenant Controlled	99.95	87	0	-
	Mixed Use: Office/Retail	Tenant Controlled	33.29	0	0	-
	Office: Corporate: Low-Rise Office	Landlord Controlled	59.84	42.3	100	0
		Tenant Controlled	79.17	73.02	43.68	-
	Office: Corporate: Mid-Rise Office	Landlord Controlled	64.87	94.05	100	90.95
		Tenant Controlled	99.72	-	-	-
	Other: Self-Storage	Landlord Controlled	91.53	0	0	91.53
	Residential: Family Homes	Tenant Controlled	0	0	0	-
	Residential: Multi-Family: High-Rise Multi-Family	Landlord Controlled	77.56	76.59	100	77.56
		Tenant Controlled	98.4	100	100	-
Residential: Multi-Family: Low-Rise Multi-Family	Tenant Controlled	8.51	8.51	5.27	-	

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Fund/Entity	Property Type	Control	2022 Energy Data Coverage [%]	2022 Water Data Coverage [%]	2022 Waste Data Coverage [%]	2022 Scope 1 & 2 Data Coverage [%]
	Residential: Multi-Family: Mid-Rise Multi-Family	Landlord Controlled	0	0	0	0
		Tenant Controlled	63.31	62.63	29.15	-
	Retail: High Street	Tenant Controlled	0	100	0	-
	Retail: Retail Centers: Lifestyle Center	Tenant Controlled	100	88.74	0	-
	Retail: Retail Centers: Strip Mall	Landlord Controlled	100	100	100	100
		Tenant Controlled	100	-	-	-
New York City Investment	Office: Corporate: High-Rise Office	Landlord Controlled	100	100	100	100
U.S. Senior Housing Fund V	Healthcare: Senior Homes	Landlord Controlled	99.8	82.73	79.44	99.8
		Tenant Controlled	91.69	81.88	67.36	-
U.S. Senior Housing Fund VI	Healthcare: Senior Homes	Landlord Controlled	98.38	76.76	64.68	98.27
		Tenant Controlled	79.85	61.62	69.06	-
U.S. Separate Account II	Other: Self-Storage	Landlord Controlled	99.96	93.92	76.67	99.96
	Residential: Multi-Family: High-Rise Multi-Family	Landlord Controlled	100	100	0	100
		Tenant Controlled	56.68	100	0	-
	Residential: Multi-Family: Low-Rise Multi-Family	Landlord Controlled	78.17	97.02	49.7	78.17
		Tenant Controlled	6.28	77.99	70.73	-
	Residential: Multi-Family: Mid-Rise Multi Family	Tenant Controlled	100	100	50.83	-
		Retail: Retail Centers: Strip Mall	Landlord Controlled	84.65	84.65	100
Tenant Controlled	49.62		69.46	17.12	-	
Latin America Retail Fund	Retail: High Street	Landlord Controlled	87.27	24.75	100	87.27
		Tenant Controlled	50.14	52.41	-	-
	Retail: Shopping Center	Landlord Controlled	100	100	100	100

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Fund/Entity	Property Type	Control	2022 Energy Data Coverage [%]	2022 Water Data Coverage [%]	2022 Waste Data Coverage [%]	2022 Scope 1 & 2 Data Coverage [%]
		Tenant Controlled	52.83	48.96	0	-
Mexico Industrial Fund IV	Industrial: Non-Refrigerated Warehouse	Landlord Controlled	0	33.42	40.02	0
		Tenant Controlled	38.06	14.1	0	-
	Industrial: Manufacturing	Landlord Controlled	46.83	26.72	76.77	46.83
		Tenant Controlled	49.43	57.02	21.85	-
	Office: Corporate: Low-Rise Office	Tenant Controlled	43.65	100	0	-
Mexico Industrial REIT	Industrial: Manufacturing	Landlord Controlled	10.52	37.25	24.67	0.11
		Tenant Controlled	68.23	60.17	22.35	-
	Industrial: Non-Refrigerated Warehouse	Landlord Controlled	100	99.61	0	100
		Tenant Controlled	48.9	68.79	9.4	-
	Industrial: Refrigerated Warehouse	Tenant Controlled	93.89	93.89	93.89	-
	Residential: Multi-Family: Low-Rise Multi-Family	Tenant Controlled	80	0	0	-
European Core Fund	Healthcare: Senior Homes	Tenant Controlled	99.89	99.89	100	-
	Industrial: Non-Refrigerated Warehouse	Landlord Controlled	100	100	100	100
		Tenant Controlled	91.79	98.64	63.72	-
	Industrial: Refrigerated Warehouse	Tenant Controlled	100	90.93	100	-
	Mixed use: Office/Industrial	Landlord Controlled	100	100	100	100
	Office: Corporate: High-Rise Office	Landlord Controlled	100	100	0	100
		Tenant Controlled	100	100	100	-
	Office: Corporate: Low-Rise Office	Landlord Controlled	0	0	0	0

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Fund/Entity	Property Type	Control	2022 Energy Data Coverage [%]	2022 Water Data Coverage [%]	2022 Waste Data Coverage [%]	2022 Scope 1 & 2 Data Coverage [%]
	Office: Corporate: Mid-Rise Office	Landlord Controlled	100	97.64	70.32	100
		Tenant Controlled	100	100	100	-
	Residential: Multi-Family: High-Rise Multi-Family	Tenant Controlled	99.34	99.34	0	-
	Residential: Multi-Family: Low-Rise Multi-Family	Landlord Controlled	100	100	100	100
		Tenant Controlled	0	-	-	-
	Residential: Multi-Family: Mid-Rise Multi-Family	Landlord Controlled	67.51	51.37	50.94	95.35
Tenant Controlled		0	0	-	-	
European Value-Add Fund	Mixed use: Other	Tenant Controlled	100	100	0	-
	Office: Corporate: Mid-Rise Office	Landlord Controlled	99.98	25.06	49.19	99.78
		Tenant Controlled	100	100	0	-
European Value-Add Fund II	Industrial: Industrial Park	Tenant Controlled	23.22	21.7	0	-
	Industrial: Non-Refrigerated Warehouse	Tenant Controlled	100	100	0	-
	Mixed use: Office/Industrial	Tenant Controlled	0	0	0	-
European Core Plus Fund II	Hotel	Tenant Controlled	100	100	0	-
	Industrial: Non-Refrigerated Warehouse	Landlord Controlled	0	100	0	0
		Tenant Controlled	71.99	0	0	-
	Mixed use: Office/Residential	Tenant Controlled	46.98	19.12	0	-
	Office: Corporate: Low-Rise Office	Landlord Controlled	58.33	83.33	0	100
		Tenant Controlled	100	0	0	-
	Office: Corporate: Mid-Rise Office	Landlord Controlled	100	100	100	100
		Tenant Controlled	100	100	0	-
Residential: Multi-Family: Low-Rise Multi-Family	Landlord Controlled	39.23	89.2	100	74.03	

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Fund/Entity	Property Type	Control	2022 Energy Data Coverage [%]	2022 Water Data Coverage [%]	2022 Waste Data Coverage [%]	2022 Scope 1 & 2 Data Coverage [%]
	Residential: Multi-Family: Mid-Rise	Landlord Controlled	56.97	81.63	100	100
	Multi-Family	Tenant Controlled	0	-	-	-
	Retail: retail Centers: Warehouse	Tenant Controlled	100	100	100	-
European Core/Core Plus Fund	Mixed use: Other	Landlord Controlled	58.2	100	100	100
Asia Pacific Core Fund	Industrial: Industrial Park	Landlord Controlled	100	100	100	100
	Industrial: Non-Refrigerated Warehouse	Landlord Controlled	100	100	0	100
		Tenant Controlled	65.92	99.93	0	-
	Industrial: Refrigerated Warehouse	Landlord Controlled	100	76.24	100	100
	Mixed use: Office/Industrial	Tenant Controlled	0	100	0	-
	Mixed use: Office/Retail	Landlord Controlled	100	100	100	100
		Tenant Controlled	100	100	100	-
	Office: Corporate: Mid-Rise Office	Landlord Controlled	100	100	100	100
	Residential: Multi-Family: High-Rise Multi-Family	Landlord Controlled	100	100	0	100
		Tenant Controlled	0	0	-	-
	Residential: Multi-Family: Mid-Rise Multi Family	Landlord Controlled	100	100	0	100
		Tenant Controlled	0	0	-	-
	Retail: Retail Centers: Lifestyle Center	Landlord Controlled	100	100	100	100
Tenant Controlled		0	-	-	-	
Asia Pacific Value-Add Fund IV	Industrial: Non-Refrigerated Warehouse	Landlord Controlled	94.42	94.42	100	94.42
	Industrial: Refrigerated Warehouse	Tenant Controlled	100	100	100	-

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Fund/Entity	Property Type	Control	2022 Energy Data Coverage [%]	2022 Water Data Coverage [%]	2022 Waste Data Coverage [%]	2022 Scope 1 & 2 Data Coverage [%]
	Residential: Multi-Family: High-Rise Multi-Family	Tenant Controlled	100	100	0	-
	Technology/Science: Data Center	Tenant Controlled	99.53	99.53	0	-
	Office: Corporate: High-Rise Office	Landlord Controlled	99.17	99.17	0	99.17
Asia Pacific Value-Add Fund III	Industrial: Refrigerated Warehouse	Landlord Controlled	100	100	100	100
	Mixed use: Other	Tenant Controlled	100	0	0	-
	Retail: High Street	Tenant Controlled	100	100	100	-
Asia Pacific Separate Account	Hotel	Tenant Controlled	100	100	100	-
	Industrial: Non-Refrigerated Warehouse	Tenant Controlled	100	100	100	-
	Office: Corporate: High-Rise Office	Landlord Controlled	100	100	100	100
		Tenant Controlled	100	-	-	-
	Office: Corporate: Mid-Rise Office	Landlord Controlled	100	100	100	100
		Tenant Controlled	100	100	100	-
	Residential: Multi-Family: High-Rise Multi-Family	Landlord Controlled	100	100	0	100
		Tenant Controlled	0	-	-	-
	Residential: Multi-Family: Mid-Rise Multi Family	Landlord Controlled	100	100	-	100
		Tenant Controlled	0	100	-	-
Technology/Science: Data Center	Tenant Controlled	99.53	99.53	0	-	
Singapore Investment	Retail: Retail Centers: Shopping Center	Landlord Controlled	100	100	100	100
	Retail: Retail Centers: Shopping Center	Tenant Controlled	100	-	-	-
Asia Pacific Co-Invest Fund	Technology/Science: Data Center	Tenant Controlled	99.53	99.53	0	-
Asia Pacific Separate Account II	Office: Corporate: High-Rise Office	Landlord Controlled	100	100	100	100

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Fund/Entity	Property Type	Control	2022 Energy Data Coverage [%]	2022 Water Data Coverage [%]	2022 Waste Data Coverage [%]	2022 Scope 1 & 2 Data Coverage [%]
	Office: Corporate: Mid-Rise Office	Landlord Controlled	100	100	100	100
European Core Plus Fund X	Healthcare: Healthcare Center	Tenant Controlled	0	0	0	-
	Healthcare: Senior Homes	Tenant Controlled	0	0	0	-
	Hotel	Tenant Controlled	0	0	0	-
	Industrial: Industrial Park	Tenant Controlled	97.5	97.5	0	-
	Industrial: Manufacturing	Landlord Controlled	0	0	0	0
		Tenant Controlled	64.8	50.35	61.51	-
	Lodging, Leisure & Recreation: Other	Landlord Controlled	0	0	-	0
	Residential: Family Homes	Tenant Controlled	0	0	0	-
	Residential Multifamily: Low-Rise Multi-Family	Tenant Controlled	0	0	0	-
	Residential: Student Housing	Landlord Controlled	0	0	0	0
		Tenant Controlled	0	0	0	-
	Retail: High Street	Landlord Controlled	0	0	0	0
		Tenant Controlled	1.84	0	0	-
	Retail: Restaurants/Bars	Landlord Controlled	0	0	0	0
		Tenant Controlled	0	0	0	-

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