



G R E S B<sup>®</sup>  
REAL ESTATE

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HCP, Inc.

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GRESB GRESB Real Estate Assessment 2019

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## ASPECT CHECKLIST

There are no errors or warnings for this assessment! Click "Contents" to resume amending the assessment.

## REPORTING CHARACTERISTICS

## Entity Characteristics

## EC2

Nature of ownership:

 Listed entityPlease specify ISIN: Year of commencement: 

Legal status:

 Property company Real Estate Investment Trust (REIT) Non-listed entity Government entity

## EC3

The reporting period is:

 Calendar year Fiscal year

## EC4

Is the organization a member of an industry association?

 Yes (multiple answers possible) Asian Association for Investors in Non-listed Real Estate Vehicles (ANREV) Asia Pacific Real Estate Association (APREA) British Property Federation (BPF) European Association for Investors in Non-Listed Real Estate Vehicles (INREV) European Public Real Estate Association (EPRA) National Association of Real Estate Investment Trusts (NAREIT) Pension Real Estate Association (PREA) Real Property Association of Canada (REALpac) Other No

## REPORTING CHARACTERISTICS

## Reporting Characteristics

## RC1

Values are reported in:

## RC2

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

## RC3

Metrics are reported in:

 m2 sq. ft.

RC4

What is the entity's core business?

- Management of standing investments only (continue with RC5.1, RC5.2, RC6)
- Management of standing investments and development of new construction and major renovation projects (continue with RC5.1, RC5.2, RC6, RC-NC1, RC-NC2, RC-NC3)
- Development of new construction and major renovation projects  
(continue with GRESB Developer Assessment)

**RC5.1**

Describe the composition of the entity's standing investments portfolio during the reporting period

Note: The fields in RC5.1 will be automatically overwritten once you upload the performance indicators asset level data via the Asset Portal. We therefore recommend to prepare and upload the asset level information for the Performance Indicators Aspect prior to filling in RC5.1.

Property Type	% of GAV	Number of Assets	Floor Area		% Indirectly Managed Assets
			ft <sup>2</sup>	Floor Area Type	
Retail, High Street	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>
Retail, Shopping Center	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>
Retail, Warehouse	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>
Office	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>
Industrial, Distribution Warehouse	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>
Industrial, Business Parks	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>
Industrial, Manufacturing	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>
Residential, Multi-family	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>
Residential, Family Homes	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>
Senior Homes	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>
Residential, Student Housing	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>
Hotel	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>
Healthcare	100	857	76673677	Floor Area	36.8693425
Medical Office	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>
Lodging, Leisure & Recreation	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>
Data Centers	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>
Self-storage	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>
Parking (indoors)	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>
<b>Totals:</b>	100	857	76,673,677		

Note: The table above defines the scope of your 2019 GRESB submission and should include the total standing investments portfolio of the investible entity. Any development and/or major renovation projects should only be included in the reporting scope defined in RC-NC1 and/or RC-NC2. The reporting scope reported above should exclude vacant land, cash or other non real estate assets owned by the entity.

**RC5.2**

Does the table above list the entity's entire standing investment portfolio as per the reporting requirements described above?

- Yes
- No

[HCP Assets.xlsx](#)

Indicate where in the evidence the relevant information can be found

1st tab.

Show investors

Provide additional context on how the uploaded evidence supports the entity's reporting boundaries and portfolio composition in RC5.1 (maximum 250 words)

- Environmental Boundary: HCP includes properties where the company has operational control — i.e., buildings that we maintain, provide service to, and/or have the authority to implement operating policies with respect to energy usage, water usage and/or waste disposal. Where HCP retains operational control over a limited space of the property, the proportion of the consumption controlled by HCP has been reported. For 2018, 467 properties, out of the 744 properties in HCP's portfolio (assets under management), were controlled by HCP. 2017 data has been revised to provide a like-comparison to the 2018 boundary. Complete information for the directly managed assets, and most of the information for the indirectly managed assets is attached.

**RC6**

Which countries/states are included in the entity's standing investment portfolio?

Country	% of GAV
United States	98
United Kingdom	2
Total % GAV	100

REPORTING CHARACTERISTICS

New Construction & Major Renovations

RC-NC1.1

Describe the composition of the entity's new construction projects during the reporting period

Note: The fields in RC-NC1.1 will be automatically overwritten once you upload the performance indicators asset level data via the Asset Portal. We therefore recommend to prepare and upload the asset level information for the Performance Indicators Aspect prior to filling in RC-NC1.1.

Property Type	In progress at the end of reporting period			Completed during reporting period		
	Number of Assets	Gross Floor Area	GAV* in millions	Number of Assets	Gross Floor Area	GAV* in millions
Retail, High Street	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Retail, Shopping Center	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Retail, Warehouse	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Office	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Industrial, Distribution Warehouse	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Industrial, Business Parks	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Industrial, Manufacturing	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Residential, Multi-family	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Residential, Family Homes	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Senior Homes	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Residential, Student Housing	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Hotel	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Healthcare	<input type="text" value="16"/>	<input type="text" value="1884000"/>	<input type="text" value="503.5"/>	<input type="text" value="5"/>	<input type="text" value="611000"/>	<input type="text" value="303.4"/>
Medical Office	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Lodging, Leisure & Recreation	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Data Centers	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Self-storage	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Parking (indoors)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

\* GAV either according to fair value or based on construction costs

RC-NC1.1 (continued)

Property Type	In progress at the end of reporting period			Completed during reporting period		
	Number of Assets	Gross Floor Area	GAV* in millions	Number of Assets	Gross Floor Area	GAV* in millions
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

\* GAV either according to fair value or based on construction costs

Note: The table above defines the scope of your 2019 GRESB submission on development projects and should include new construction projects that are in progress at the end of reporting period, as well as projects that are completed during the reporting period. The reporting scope reported above should exclude vacant land, cash or other non real estate assets owned by the entity.

**RC-NC1.2**

Does the table above list all the entity's new construction projects as per the reporting requirements described above?

Yes

Provide additional context for the reporting boundaries on new construction projects (maximum 250 words)

No

**RC-NC2.1**

Describe the composition of the entity's major renovation projects during the reporting period

Note: The fields in RC-NC2.1 will be automatically overwritten once you upload the performance indicators asset level data via the Asset Portal. We therefore recommend to prepare and upload the asset level information for the Performance Indicators Aspect prior to filling in RC-NC2.1.

Property Type	In progress at the end of reporting period			Completed during reporting period		
	Number of Assets	Gross Floor Area	GAV* in millions	Number of Assets	Gross Floor Area	GAV* in millions
Retail, High Street	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Retail, Shopping Center	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Retail, Warehouse	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Office	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Industrial, Distribution Warehouse	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Industrial, Business Parks	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Industrial, Manufacturing	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Residential, Multi-family	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

\* GAV either according to fair value or based on construction costs

RC-NC2.1 (continued)

Property Type	In progress at the end of reporting period			Completed during reporting period		
	Number of Assets	Gross Floor Area	GAV* in millions	Number of Assets	Gross Floor Area	GAV* in millions
Residential, Family Homes	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Senior Homes	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Residential, Student Housing	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Hotel	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Healthcare	<input type="text" value="19"/>	<input type="text" value="2713450"/>	<input type="text" value="331"/>	<input type="text" value="9"/>	<input type="text" value="1011237"/>	<input type="text" value="80.7"/>
Medical Office	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Lodging, Leisure & Recreation	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Data Centers	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Self-storage	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Parking (indoors)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

\* GAV either according to fair value or based on construction costs

Note: The table above defines the scope of your 2019 GRESB submission on development projects and should include major renovation projects that are in progress at the end of reporting period, as well as projects that are completed during the reporting period. The reporting scope reported above should exclude vacant land, cash or other non real estate assets owned by the entity.

RC-NC2.2

Does the table above list all the entity's major renovation projects as per the reporting requirements described above?

Yes

Provide additional context for the reporting boundaries on major renovation projects (maximum 250 words)

HCP calculates these numbers in accordance with GRESB's reporting requirements.

No

RC-NC3

Which countries/states are included in the entity's new construction and/or major renovation projects portfolio?

Country	% of GAV
United States	<input type="text" value="100"/>
Total % GAV	100

## MANAGEMENT

## Sustainability Objectives

## MA1

Does the entity have specific ESG objectives?

Yes

The objectives relate to (multiple answers possible)

- General sustainability
- Environment
- Social
- Governance
- Health and well-being

The objectives are

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

The objectives are

- Publicly available

Please provide a hyperlink or a separate publicly available document

Provide hyperlink

Indicate where the relevant information can be found

General Sustainability Objectives/Identified Material Topics: pg. 6  
 Environmental Objectives: pg. 7  
 Social Objectives: pg. 11  
 Governance Objectives: pg. 16  
 Health and Well-Being Objectives: pg. 14  
 Full Integration into Business Strategy: pg. 6 (Risk Management)

- Not publicly available

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

As outlined in our 2018 Sustainability Report, our specific Sustainability [ESG] objectives are determined through our annual materiality assessment, in which we identify and prioritize our material topics (i.e., general sustainability objectives) for each of the ESG areas (pp. 5-6). Our Environmental Objectives (pp. 6, 7-10) comprise quantifiable priorities and goals including annual 1-2% (short-term) reduction targets for energy, GHG, water, waste, and recycling, as well as a 15% reduction rate for each by 2020 (long-term) from our 2011 baseline. Our Social Objectives (pp. 6, 11-15) include our commitment to diversity, inclusion and equal opportunity, talent attraction, engagement and retention, and community and partner engagement. Our Governance Objectives (pp. 6, 16-17) focus on adhering to best practices with respect to our governing bodies and committees, as well as ethics and compliance. Additionally, our Social Responsibility Committee's mission is to support the advancement of healthcare, and our health-related objectives are to support organizations that share our desire to support research, education, and other activities related to healthcare (p. 15).

Our ESG objectives are fully integrated into our overall business strategy, and we identify risks and the business-related impacts as well as the sustainability-related impacts (p. 6). By increasing the environmental efficiency at our properties, we not only reduce long-term operating costs, but are able to retain and attract green-minded tenants, which directly aligns with our overall business strategy to invest and manage our real estate portfolio for the long-term to maximize the benefit to our stockholders and other stakeholders.

No

## MA2

Does the organization have one or more persons responsible for implementing the ESG objectives referenced in MA1?

Yes

Select the persons responsible (multiple answers possible)

- Dedicated employee(s) for whom sustainability is the core responsibility

Provide the details for the most senior of these employees

Name

Job title

E-mail LinkedIn profile (optional)  Employee(s) for whom sustainability is among their responsibilities

Provide the details for the most senior of these employees

Name Job title E-mail LinkedIn profile (optional)  External consultants/manager Investment partners (co-investors/JV partners) No Not applicable**MANAGEMENT****Sustainability Decision Making****MA3**

Does the organization have a sustainability taskforce or committee that is applicable to the entity?

 Yes

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

 Asset managers Board of Directors External consultants Fund/portfolio managers Property managers Senior Management Team OtherOther selected. Please describe  No**MA4**

Does the organization have a senior decision-maker accountable for the entity's sustainability strategy?

 Yes

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

Name Job title E-mail LinkedIn profile (optional) 

The individual is part of

 Board of Directors Senior Management Team Fund/portfolio managers Investment Committee Other

Please describe the process of informing the most senior decision-maker on the sustainability performance of the entity (maximum 250 words)

- Monthly Management Meetings – Our CEO conducts monthly meetings with senior executive officers and the leaders of each of our healthcare segments. In addition to presenting a discussion regarding financial and asset performance and operational information, each business leader reports on segment’s sustainability initiatives and performance against our short-, medium- and long-term sustainability objectives (as applicable) and other practices that have occurred since the previous meeting.
- Quarterly Board of Directors Meetings – Sustainability is a standing agenda item to update our Board of Directors, the senior-most decision-making body of our company. These updates are provided each quarter regarding sustainability initiatives, performance against our goals, progress on our initiatives, and awards received.
- Sustainability Committee Meetings – The Committee, which is comprised of individuals across all professional levels, meets quarterly to discuss updates on strategy and implementation of our sustainability objectives, and actively reviews opportunities, and identifies risks and mitigating options in conveying directives to our CEO and our Board. Thomas Klaritch, the Chief Development and Operating Officer, is the chairperson of the Sustainability Committee. Mr. Klaritch reports on Committee progress during monthly executive meetings and quarterly Board of Directors meetings.

No

MA5

Does the organization include ESG factors in the annual performance targets of the employees responsible for this entity?

Yes

Does performance on these targets have predetermined consequences?

Yes

- Financial consequences
- Non-financial consequences

No

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

- All employees
- Board of Directors
- Senior Management Team
- Other

Other selected. Please describe

[HCP\\_2018\\_Sustainability\\_Report.pdf](#)

Indicate where in the evidence the relevant information can be found

Show investors

No

POLICY AND DISCLOSURE

ESG Policies

PD1

Does the organization have a policy/policies in place, applicable to the entity level, that address(es) environmental issues?

Yes

Select all environmental issues included (multiple answers possible)

- Biodiversity and habitat
- Climate/climate change adaptation
- Energy consumption/management
- Environmental attributes of building materials
- GHG emissions/management
- Resilience
- Waste management
- Water consumption/management
- Other

[PD1 HCP 2019.zip](#)

Indicate where in the evidence the relevant information can be found

see table of contents

Show investors

No

PD2

Does the organization have a policy/policies in place, applicable to the entity level, that address(es) social issues?

Yes

Select all social issues included (multiple answers possible)

- Child labor
- Diversity and equal opportunity
- Forced or compulsory labor
- Occupational safety (for employees)
- Asset level safety (for tenants)
- Employee health & well-being
- Tenant/customer and community health & well-being
- Labor-management relationships
- Employee performance and career development
- Stakeholder engagement
- Worker rights
- Other

[PD2 HCP 2019.zip](#)

Indicate where in the evidence the relevant information can be found

see table of contents

Show investors

No

PD3

Does the organization have a policy/policies in place, applicable to the entity level, that address(es) governance issues?

Yes

Select all governance issues included (multiple answers possible)

- Bribery and corruption

- Data protection and privacy
- Employee remuneration
- Executive compensation
- Fiduciary duty
- Fraud
- Political contributions
- Shareholder rights
- Whistleblower protection
- Other

[PD3 HCP 2019.zip](#)

Indicate where in the evidence the relevant information can be found

see table of contents

Show investors

No

**PD4**

Does the organization monitor the diversity of the entity's governance bodies and/or the organization's employees?

Yes

- Diversity of the entity's governance bodies

Select all diversity metrics (multiple answers possible)

- Age group distribution
- Board tenure
- Gender pay gap
- Gender ratio

Percentage of employees that are:

Women   
Men

- International background
- Racial diversity
- Socioeconomic background

- Diversity of the organization's employees

Select all diversity metrics (multiple answers possible)

- Age group distribution

Percentage of employees that are:

Under 30 years old   
Between 30 and 50 years old   
Over 50 years old

- Gender pay gap
- Gender ratio

Percentage of employees that are:

Women   
Men

- International background
- Racial diversity
- Socioeconomic background

Provide additional context for the response (maximum 250 words)

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

- The Board of Directors amended our Nominating and Corporate Governance Committee Charter to formalize our Board's commitment to identifying diverse director candidates, noting in the Charter: "the Committee shall strive to identify such candidates that create diversity in its broadest sense, including, but not limited to, profession, skills, perspective, gender, ethnicity and experience in the Board as a whole."
- The Board of Directors adopted a mandatory director retirement policy with an age limit to ensure Board refreshment and diversity of skills, opinions and experience on the Board.
- The Board of Directors amended the Compensation and Human Capital Committee Charter and formally renamed the Committee to reflect the Board's oversight over human capital matters, including diversity of the company's employees. The Charter specifically provides: "The purpose of the Compensation and Human Capital Committee (the "Committee") of the Board of the Company is... (D) to oversee the Company's human capital programs and policies, including with respect to management development, succession planning and diversity and inclusion initiatives... The Committee shall periodically review human capital matters with respect to the Company, which may include but is not limited to the Company's demographics, diversity and inclusion initiatives, employee retention and employee compensation practices." See more here: <http://ir.hcpi.com/board-of-directors>

No

POLICY AND DISCLOSURE

Sustainability Disclosure

PD5.1

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

Yes (multiple answers possible)

Section in Annual Report

Select the applicable reporting level

- Entity
- Investment manager
- Group

[HCP 2018 Annual Report.pdf](#)

Indicate where in the evidence the relevant information can be found

p. 6, 20

Show investors

Aligned with .

Stand-alone sustainability report(s)

Select the applicable reporting level

- Entity
- Investment manager
- Group

[HCP 2018 Sustainability Report.pdf](#)

Indicate where in the evidence the relevant information can be found

see whole document

Show investors

Aligned with

Integrated Report

Dedicated section on corporate website

Select the applicable reporting level

- Entity
- Investment manager
- Group

Provide hyperlink

Indicate where the relevant information can be found

see whole page and associated links on page

- Section in entity reporting to investors  
 Other

No

#### PD5.2

Does the organization have an independent third party review of its ESG disclosure?

Yes

Select all applicable options (multiple answers possible, selections must match answers in PD5.1)

Section in Annual Report

Externally checked by  
 Deloitte

Externally verified by  
 Externally assured by

Stand-alone sustainability report

Externally checked by  
 Externally verified by  
 Cventure, LLC

using

Externally assured by

- Integrated Report  
 Section in entity reporting to investors  
 Other

No  
 Not applicable

#### PD6

Has the organization made a public commitment to ESG leadership standards or groups that applies to investments in this entity?

Yes  
 No

#### PD7.1

Does the entity have a process to communicate about ESG-related misconduct, penalties, incidents or accidents?

Yes

The entity would communicate misconduct, penalties, incidents or accidents to:

- Investors  
 Public  
 Other stakeholders

Other selected. Please describe

Describe the process (maximum 250 words)

Our whistleblower hotline mechanism is available to our employees, vendors and other stakeholders to report ESG-related misconduct, penalties, incidents or accidents. Any complaints go to our head of HR and internal audit, and if material, will be forwarded to our Board, and a Current Report on Form 8-K will be filed with the SEC and published on our website.

No

PD7.2

Has the entity been involved in any ESG-related misconduct, penalties, incidents or accidents in the reporting year?

Yes

No

## RISKS AND OPPORTUNITIES

## Governance

R01

Does the organization have systems and procedures in place to facilitate effective implementation of the governance policy/policies in PD3?

 Yes

Select all applicable options (multiple answers possible)

- Investment due diligence process
- Training related to governance risks for employees (multiple answers possible)
  - Regular follow-ups
  - When an employee joins the organization

 Whistle-blower mechanism

 Other

[R01 HCP 2019.zip](#)

Indicate where in the evidence the relevant information can be found

 Show investors

 No

 Not applicable

R02

Did the entity perform entity-level governance and/or social risk assessments within the last three years?

 Yes

Select all issues included (multiple answers possible)

- Bribery and corruption
- Child labor
- Diversity and equal opportunity
- Executive compensation
- Forced or compulsory labor
- Labor-management relationships
- Shareholder rights
- Worker rights

 Other

[R02 HCP 2019.zip](#)

Indicate where in the evidence the relevant information can be found

 Show investors

 No

## RISKS AND OPPORTUNITIES

## Environmental &amp; Social

R03.1

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

 Yes

Select all issues included (multiple answers possible)

- Building safety and materials

- Climate change adaptation
- Contamination
- Energy efficiency
- Energy supply
- Flooding
- GHG emissions
- Health and well-being
- Indoor environmental quality
- Natural hazards
- Regulatory
- Resilience
- Socio-economic
- Transportation
- Water efficiency
- Waste management
- Water supply
- Other

[GRESB QRQ3.1 Supporting Evidence.pdf](#)

Indicate where in the evidence the relevant information can be found

- Building Safety and Materials: Structural and building envelope assessments (foundation and building slab); Building and Material Characteristics (PDF pgs. 2, 5, 7)
  - Contamination: Assessment of the impact of contaminant migration (PDF pg. 27)
  - Energy Efficiency: lighting, mechanical systems and equipment (chillers, HVAC, etc.), efficient windows (PDF pgs. 2-3, 8, 13)
  - Flooding: (PDF pg. 15, 28)
  - Health, Safety and Well-being: Life Safety Systems (PDF pgs. 2, 5, 14)
  - Natural Hazards: Flood, wind, seismic (PDF pg. 15)
  - Regulatory: Zoning; Community Planning and Development (PDF pg. 12); Environmental Regulatory (PDF pg. 20)
  - Socio-economic: Accessibility for those with disabilities (PDF pgs. 3, 16)
  - Water Efficiency: Landscaping/irrigation (PDF pgs. 2, 5)
  - Waste Management: Hazardous substances (PDF pgs. 21-24)
  - Water Supply: (PDF pg. 23, 29)
- This attachment is a sample assessment. HCP conducts assessments at the time of acquisition and conducts ongoing reviews of properties.

Show investors

- No
- Not applicable

**R03.2**

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

Yes

Select all issues included (multiple answers possible)

- Building safety and materials  
Percentage of portfolio covered
- Biodiversity
- Climate change adaptation
- Contamination  
Percentage of portfolio covered
- Energy efficiency  
Percentage of portfolio covered
- Energy supply  
Percentage of portfolio covered
- Flooding  
Percentage of portfolio covered
- GHG emissions  
Percentage of portfolio covered

- Health and well-being  
Percentage of portfolio covered
- Indoor environmental quality  
Percentage of portfolio covered
- Natural hazards  
Percentage of portfolio covered
- Regulatory  
Percentage of portfolio covered
- Resilience
- Socio-economic  
Percentage of portfolio covered
- Transportation  
Percentage of portfolio covered
- Water efficiency  
Percentage of portfolio covered
- Waste management  
Percentage of portfolio covered
- Water supply  
Percentage of portfolio covered

Other

The risk assessment is aligned with a third party standard

- Yes
  - ISO 31000
  - Other
- No

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

- Risk Exposure. Methodology. Risks are identified by the leaders of our business segments and our executive management through facilitated discussions with our Internal Audit team (IA). The main environmental risks to which we are exposed are defined as those that could adversely affect strategic, operational, reporting and compliance objectives. These identified risks, among others, are then watched for in the Property Condition Assessment (PCA).
- Level of Implementation. Parties included in the PCA: HCP staff engineers, property operators, engineers.
- Risk Mitigation. Data is collected during the PCA from facility tours, interviews with property operators and local engineering staff, and evaluations of the environmental systems. The data is input into our PCA Report System database for monitoring and used as a basis for determining risk mitigation activities. If inadequate flood insurance is an identified risk, we will endeavor to mitigate the cause of the risk (i.e., failure to reassess and supplement insurance policy regularly despite the reoccurrence of extreme weather events such as El Nino) through change in internal policy (i.e., mandatory annual insurance reassessments in the context of extreme weather predictions), as well as to mitigate the effects of the risk (i.e., monetary damage to property exceeds insurance coverage) through viable meaningful actions (i.e., purchasing more robust insurance in consideration of El Nino research and statistics).
- Follow-up Procedure. If an identified risk occurs, it will be reassessed and reviewed by our business leaders and IA for additional mitigation steps, and prioritized in ranking within the risk universe.

- No
- Not applicable

R04

Has the entity performed technical building assessments during the last four years to identify improvement opportunities within the portfolio?

Yes

Select applicable options (multiple answers possible)

Energy Efficiency

In-house assessment

Percentage of portfolio covered

External assessment

[GRESB QR04 Supporting Evidence \(Energy\).pdf](#)

Indicate where in the evidence the relevant information can be found

Energy Efficiency.

1) Best Practices and Re-Commissioning Data Collection and Analysis Form. This form is completed at each property during the site visit assessment, and evidences the existence of the technical building assessment activities and process. The scope of the assessment, in this case energy efficiency activities, is highlighted (in green) in this document. The attached example (PDF pg. 2) is from a single property, along with the accompanying completed Proposed Projects and Action Items reports for the entire portfolio of properties that we have with this particular property operator (PDF pgs. 3-5).

2) 2015 Sustainability Efficiency Projects Summary. This document summarizes the 2015 total performance of the technical building energy efficiency assessments (PDF pg. 6). The 2015 document is simply provided as an example, however we perform the assessments each year.

Show investors

Water Efficiency

In-house assessment

Percentage of portfolio covered

External assessment

[GRESB QR04 Supporting Evidence \(Water\).pdf](#)

Indicate where in the evidence the relevant information can be found

Water Efficiency.

1) Best Practices and Re-Commissioning Data Collection and Analysis Form and Water Conservation Addendum. This form is completed at each property during the site visit assessment, and the water conservation items featured on its addendum are also included in the assessment. The form and addendum provide evidence of the existence of the technical building assessment activities and process. The attached example (PDF pgs. 2-6) is from a single property. The scope of the assessment, in this case water efficiency activities, is highlighted (in green) in this document.

2) 2015 Sustainability Efficiency Projects Summary. This document summarizes the 2015 total performance of the technical building water efficiency assessments (PDF pg. 7). The 2015 document is simply provided as an example, however we perform the assessments each year.

Show investors

Waste Management

In-house assessment

Percentage of portfolio covered

External assessment

[GRESB QR04 Supporting Evidence \(Waste\).pdf](#)

Indicate where in the evidence the relevant information can be found

1) Waste and Recycling Survey Form and Recycling Addendum. This survey (PDF pgs. 2-24) is sent prior to and the items are reviewed at each property during the site visit assessment along with the items featured on its addendum (PDF pgs. 25-29). The survey and addendum provide evidence of the existence of the technical building assessment activities and process. The scope of the assessment, in this case waste efficiency activities, is reflected in the 60 survey questions and the items in the addendum highlighted (in green). The attached addendum example (PDF pgs. 25-29) represents the entire portfolio of properties that we have with a particular property operator.

2) HCP 2015 Waste Savings. This document summarizes the 2015 total performance of the technical building waste efficiency assessments (PDF pg. 30). The 2015 document is simply provided as an example, however we perform the assessments each year.

Show investors

Health & Well-being

Entity Characteristics

- No
- Not applicable

R05

Has the entity implemented measures during the last four years to improve the energy efficiency of the portfolio?

Yes

List the measures using the table below.

Category	Measure	% whole portfolio covered during the last 4 years	Estimated savings [MWh] (optional)	Target ROI (%) (optional)
Building automation system upgrades/replacements	Upgrades to Current Build	0%, <25%	3548.21	55
Building energy management systems upgrades/replacements	Upgrades to Outdated Bui	0%, <25%	9532.47	18
Installation of high-efficiency equipment and appliances	LED Retrofits and Equipm	0%, <25%	27414.01	17
Installation of on-site renewable energy	Solar Panel Installation	0%, <25%	174.65	13
Other:	EV Charging Stations	0%, <25%		
Wall/roof insulation	Roof Replacements	0%, <25%	545.99	
Window replacements	Window Replacements	0%, <25%	796.96	11

Describe the entity's strategy for implementing efficiency measures (payback period, property type, scope, etc.) and the link to the entity's ESG objectives and/or targets. (maximum 250 words)

HCP has made upgrades to the BAS systems of 122 properties across their portfolio. These projects include: installation of programmable thermostats, motion sensor lighting switches, wall occupancy sensors, and night setback for heating and cooling. HCP has made upgrades to outdated BMS systems and controllers in 70 properties across their portfolio. These upgrades allow HCP to control all the VAVs, AHU, and interior lighting. HCP has completed LED retrofits and equipment replacements at over 30% of their portfolio. These projects include LED upgrades to parking garages and interior common areas, replacements of heat pumps, water heaters, HVAC systems, and cooling towers. High Efficiency HVAC and Boilers ROI is calculated based on the premium cost of high efficiency. HCP has installed 345 rooftop solar panels projected to produce 174,654 kw per year at 1 property in their portfolio. Solar is projected to provide 16% of the building power per year. HCP has installed EV charging stations at 17 properties across their portfolio. HCP has replaced roofs at 64 properties across their portfolio. Most roofs were formerly black and has been replaced with white roofs with reflective coatings. For cool (white or reflective) roof projects there is no premium cost for the roof material thus we do not calculate the ROI. HCP has replaced windows and has resealed and recaulked window joints at 13 properties across their portfolio. HCP has also added interior solar window film to allow better HVAC control.

- No
- Not applicable

R06

Has the entity implemented measures during the last four years to improve the water efficiency of the portfolio?

Yes

List the measures using the table below.

Category	Measure	% whole portfolio covered during the last 4 years	Estimated savings (m <sup>3</sup> ) (optional)	Target ROI (%) (optional)
Drip/smart irrigation	Installation of Smart Irrig	0%, <25%	5785.73	95
Drought tolerant/native landscaping	Xeriscaping and Drought R	0%, <25%	12625.35	12

R06 (continued)

Category	Measure	% whole portfolio covered during the last 4 years	Estimated savings (m <sup>3</sup> ) (optional)	Target ROI (%) (optional)
High-efficiency/dry fixtures	Low Flow Fixtures	0%, <25%	19424.7	26

Describe the entity's strategy for implementing efficiency measures (payback period, property type, scope, etc.) and the link to the entity's ESG objectives and/or targets. (maximum 250 words)

HCP has installed smart irrigation systems at 2 properties across their portfolio. This has added up to 5,785,73 cubic meters of water savings. HCP has replaced turf with drought resistant plants to reduce the demand for irrigation at 54 properties across their portfolio. HCP has installed low-flow plumbing fixtures in 63 properties across their portfolio. These projects include: motion sensor toilets, urinals, and faucets, and aerators.

- No
- Not applicable

R07

Has the entity implemented measures during the last four years to improve the waste management of the portfolio?

- Yes

List the measures using the table below.

Category	Measure	% whole portfolio covered during the last 4 years	Estimated savings (tonnes) (optional)	Target ROI (%) (optional)
Recycling program	Cardboard, Lamp, Ballast	0%, <25%	4258.1	3

Describe the entity's strategy for implementing efficiency measures (payback period, property type, scope, etc.) and the link to the entity's ESG objectives and/or targets. (maximum 250 words)

HCP has implemented various recycling programs at 12% of their portfolio. These include the recycling of cardboard, lamps, bulb, ballasts, and e-waste adding up to 4,258.10 tonnes in estimated savings.

- No
- Not applicable

## MONITORING AND EMS

## Environmental Management Systems

ME1

Does the organization have an Environmental Management System (EMS) that applies to the entity level?

 Yes The EMS is aligned with a standard ISO 14001 EMAS (EU Eco-Management and Audit Scheme) Other The EMS is externally certified by an independent third party The EMS is not aligned with a standard nor certified externally[EMS\\_DMS Alignment\\_HCP.pdf](#)

Indicate where in the evidence the relevant information can be found

see whole document; Please note that supporting documents were in place during the 2018 reporting period

 Show investors No

## MONITORING AND EMS

## Data Management Systems

ME2

Does the organization have a data management system in place that applies to the entity level?

 Yes

Select one of the following

 Developed internally Bespoke (custom) internal system developed by a third party External systemName of the system 

Name of the organization

Goby LLC

Select the performance indicators included (multiple answers possible)

 Energy consumptionPercentage of portfolio covered  GHG emissions/managementPercentage of portfolio covered  Building safety Indoor environmental quality Resilience Waste streams/managementPercentage of portfolio covered  WaterPercentage of portfolio covered  Other No

## MONITORING AND EMS

## Monitoring Consumption

## ME3

Does the entity monitor the energy consumption of the portfolio?

Yes

Percentage of whole portfolio covered by floor area

Type of monitoring (multiple answers possible)

Automatic meter readings

Percentage of the whole portfolio covered by floor area

Based on invoices

Percentage of the whole portfolio covered by floor area

Manual-visual readings

Provided by the tenant

Other

No

Not applicable

## ME4

Does the entity monitor the water consumption of the portfolio?

Yes

Percentage of whole portfolio covered by floor area

Type of monitoring (multiple answers possible)

Automatic meter readings

Percentage of the whole portfolio covered by floor area

Based on invoices

Percentage of the whole portfolio covered by floor area

Manual-visual readings

Provided by the tenant

Other

No

Not applicable

## ME5

Does the entity monitor the waste production of the portfolio?

Yes

Percentage of whole portfolio covered by floor area

Type of monitoring (multiple answers possible)

Internal tracking

Provided by haulers

Percentage of the whole portfolio covered by floor area

Provided by the tenant

Other

Explain (a) the calculation methodology for percentage of whole portfolio covered, and (b) limitations and assumptions made in the calculation (maximum 250 words)

The percentage is based upon our boundary sqft of 39.23 million ft2 divided by our total portfolio sqft of 75.9 million ft2. The tracking of the waste is part of our sustainability reporting metrics. We utilize waste consultants who work directly with the haulers to obtain the data and we obtain reports directly from the haulers.

- No
- Not applicable

PERFORMANCE INDICATORS

Healthcare > Energy Consumption

PI1.0

Does the entity collect energy consumption data for Healthcare?

Yes

Please provide the TOTAL floor area of your portfolio for this property type, regardless of energy supply and energy data availability and complete PI1.1 - PI1.3 for this property type.

Managed Assets	Floor area (ft <sup>2</sup> )
Common Areas	0
Tenant Space	0
Tenant Space, Energy Purchased by Landlord	0
Tenant Space, Energy Purchased by Tenant	0
Whole Building	47865740.0
Shared Services	0
Indirectly Managed Assets	Floor area (ft <sup>2</sup> )
Whole Building	27981398.09

Will the energy consumption data of this property type be reported at the asset level?

Yes

Please use the [GRESB Asset Portal](#) to complete this Indicator.

No

No

PI1.1

Energy consumption - Healthcare

Report absolute values and like-for-like consumption for 2017 and 2018. All assets in the whole portfolio for Healthcare should be included.

To make sure you insert data in the correct section of the table, check the definition of "Managed Assets" and "Indirectly Managed Assets".

Only use Whole Building if no breakdown of data is possible between Base Building and Tenant Space. Additionally, if consumption cannot be separated between Common Areas and Shared Services/ Central Plant, provide both in Shared Services/Central Plant.

Managed Assets Base Building		Absolute Consumption				Like-for-like Consumption			
		2017	2018			2017	2018		Like-for-like Change
		Consumption (MWh)	Consumption (MWh)	Data coverage (ft <sup>2</sup> )	Maximum coverage (ft <sup>2</sup> )	Consumption (MWh)	Consumption (MWh)	Data coverage (ft <sup>2</sup> )	%
1	Common areas	Fuels	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
2		District Heating & Cooling	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
3		Electricity	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
4	Shared services / central plant	Fuels	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
5		District Heating & Cooling	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
6		Electricity	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
7	Outdoor / Exterior areas / Parking	Fuels	<input type="text"/>		N/A	N/A	<input type="text"/>	<input type="text"/>	N/A
8		Electricity	<input type="text"/>		N/A	N/A	<input type="text"/>	<input type="text"/>	N/A
9	Total energy consumption of Base Building		0	0	N/A	N/A	0	0	N/A

Managed Assets Tenant space		Absolute Consumption				Like-for-like Consumption			
		2017	2018			2017	2018		Like-for-like Change
		Consumption (MWh)	Consumption (MWh)	Data coverage (ft <sup>2</sup> )	Maximum coverage (ft <sup>2</sup> )	Consumption (MWh)	Consumption (MWh)	Data coverage (ft <sup>2</sup> )	%
10	Purchased by landlord	Fuels	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
11		District Heating & Cooling	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
12		Electricity	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
13	Purchased by tenant	Fuels	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
14		District Heating & Cooling	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
15		Electricity	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
16	Total energy consumption of Tenant Areas		0	0	N/A	N/A	0	0	N/A

Managed Assets Whole building		Absolute Consumption				Like-for-like Consumption				
		2017	2018		2017	2018	Like-for-like Change			
		Consumption (MWh)	Consumption (MWh)	Data coverage (ft <sup>2</sup> )	Maximum coverage (ft <sup>2</sup> )	Consumption (MWh)	Consumption (MWh)	Data coverage (ft <sup>2</sup> )	%	
17	Combined consumption common areas + tenant space	Fuels	257445.348	274421.434	44365963.0	47865740.0	257445.348	274208.033	44341404.0	6.51%
18		District Heating & Cooling	9161.6986	9081.2445	1043090.0	1043090.0	9161.6986	9081.2445	1043090.0	-0.88%
19		Electricity	623618.801	628641.980	45181070.0	47865740.0	623575.304	628630.296	45156511.0	0.81%
20	Total energy consumption of Whole Building		890,226	912,145	N/A	N/A	890,182	911,920	N/A	2.44%
21	Total energy consumption of Managed Assets		890,226	912,145	N/A	N/A	890,182	911,920	N/A	2.44%

Indirectly Managed Assets Whole building		Absolute Consumption				Like-for-like Consumption				
		2017	2018		2017	2018	Like-for-like Change			
		Consumption (MWh)	Consumption (MWh)	Data coverage (ft <sup>2</sup> )	Maximum coverage (ft <sup>2</sup> )	Consumption (MWh)	Consumption (MWh)	Data coverage (ft <sup>2</sup> )	%	
22	Tenant space	Fuels	52367.1244	78629.418	9383854.0	9383854.0	45684.4154	46953.5601	4386066.0	2.78%
23		District Heating & Cooling								
24		Electricity	73962.3863	118000.730	9396129.0	27981398.0	65711.2748	67048.8426	4475028.0	2.04%
25	Outdoor / Exterior areas / Parking	Fuels			N/A	N/A			N/A	
26		Electricity			N/A	N/A			N/A	
27	Total energy consumption of Indirectly Managed Assets		126,330	196,630	N/A	N/A	111,396	114,002	N/A	2.34%
28	Total energy consumption of Whole Portfolio		1,016,555	1,108,775	N/A	N/A	1,001,578	1,025,922	N/A	2.43%

Explain (a) assumptions made in reporting, (b) limitations in the ability to collect data and (c) exclusions from like-for-like portfolio (maximum 250 words)

- a) HCP, Inc assumes that data provided by utility providers in invoices is the most accurate representation of a property's consumption.  
b) Properties not under the operational control of HCP, Inc and properties in regions without utility aggregation services were more limited in their ability to collect data, especially properties with more tenant-controlled data.  
c) Properties bought or sold within the reporting period (2017-2018) and properties with new construction or major renovation activities were excluded from like-for-like reporting. Within the set of properties that met those conditions, properties with data coverage that was inconsistent throughout the reporting period were also excluded.

PI1.2

Energy use intensity rates Healthcare

Does the entity report energy use intensities in the whole portfolio for this property type?

Yes

If optional base-line year data is provided, specify year of the data .

	Optional base-line year (include year)	2016	2017	2018
Energy use intensity	<input type="text"/>	<input type="text"/>	19.587215	20.2020949
% of portfolio covered	<input type="text"/>	<input type="text"/>	59.84	71.32

Select the elements for which intensities are normalized in your calculations

- Air conditioning and/or natural ventilation
- Building age
- Degree days
- Footfall
- Occupancy rate
- Operational hours
- Other
- None of the above

No

PI1.3

Renewable energy generated - Healthcare

Does the entity collect renewable energy consumption and generation data in the whole portfolio for this property type?

Yes

Report absolute renewable energy generation and consumption. All assets in the portfolio for this property type should be included.

	Absolute measurement	
	2017	2018
On-site renewable energy (MWh generated and consumed on-site)	<input type="text"/>	<input type="text"/>
Off-site renewable energy (MWh generated off-site or purchased from third party)	65443.92	65005.3
On-site renewable energy (MWh generated on-site and exported)	<input type="text"/>	<input type="text"/>
<b>Total renewable energy</b>	<b>65,444</b>	<b>65,005</b>
Percentage renewable energy	6.5	6.3

No

PERFORMANCE INDICATORS

Healthcare > GHG Emissions

PI2.0

Does the entity collect GHG emissions data for Healthcare?

Yes

The GHG emissions reported below are calculated using:

- Location-based method
- Market-based method

The inventory reporting boundary of the GHG emissions reported below is determined using:

- Equity control approach
- Financial control approach
- Operational control approach

Will the GHG emissions data of this property type be reported at the asset level?

Yes

Please use the [GRESB Asset Portal](#) to complete this Indicator.

No

No

PI2.1

GHG emissions - Healthcare

Report absolute values and like-for-like consumption for 2017 and 2018. All assets in the whole portfolio for Healthcare should be included

		Absolute GHG Emissions				Like-for-like Emissions				
		2017		2018		2017		2018		LfL Change
		Emissions (tonnes)		Emissions (tonnes)	Data coverage (ft <sup>2</sup> )	Maximum potential coverage (ft <sup>2</sup> )	Emissions (tonnes)	Emissions (tonnes)	Data coverage (ft <sup>2</sup> )	
1	Scope 1	52396.95503860629		54429.069325896795	44365963.0	47865740.0	52396.95503860629	54375.50928640911	44341404.0	3.78%
2	Whole building Scope 2	270049.64309479477		245124.155131	45181070.0	47865740.0	270029.6212656714	245118.768826	45156511.0	-9.23%
3	Scope 3	39580.073205		63276.871462	9472816.0	27981398.09	34681.264646	35452.831621	4475028.0	2.22%
4	Outdoor/ Exterior areas/ Parking Scope 1			N/A		N/A			N/A	N/A

PI2.1 (continued)

		Absolute GHG Emissions				Like-for-like Emissions			
		2017	2018		2017	2018		LfL Change	
		Emissions (tonnes)	Emissions (tonnes)	Data coverage (ft <sup>2</sup> )	Maximum potential coverage (ft <sup>2</sup> )	Emissions (tonnes)	Emissions (tonnes)	Data coverage (ft <sup>2</sup> )	%
5	Scope 2		N/A		N/A		N/A		N/A
6	Scope 3		N/A		N/A		N/A		N/A
7	GHG Offsets purchased		N/A		N/A		N/A		N/A
8	Net GHG Emissions after offsets	362026.67	362830.10	N/A	N/A	357107.84	334947.11	N/A	-6.21%

Scope 3 emissions in the 2019 GRESB Assessment should be calculated as the emissions associated with tenant controlled areas/electricity purchased by the tenant and indirectly managed assets if these have not been reported upon already in Scope 1 and Scope 2 emissions. Note that if tenant emissions data is not available, data coverage for these areas should be 0, while the maximum data coverage should correspond to the tenant areas generating the emissions. Scope 3 emissions should not include emissions generated through the entity's operations or by its employees, transmission losses or upstream supply chain emissions.

Explain (a) the GHG emissions calculation standard/methodology/protocol, (b) used emission factors, (c) level of uncertainty in data accuracy, (d) exclusions from like-for-like portfolio, and (e) Scope 3 emissions, (f) source and characteristics of GHG emissions offsets (maximum 250 words)

- a) HCP, Inc uses a calculator based on the EPA E-grid and IEA Emission factors. For Scope 1, it normalizes all usage from MWh to kbtu for an emission breakdown of CO2 CH4 and N2O with the IPCC 5th Assessment global warming potentials to normalize to metric tons of CO2 equivalent emissions and sums up the 3 values to get a total CO2e emission. For Scope 2, it uses the regional emission factors based on zip code to use the correct emission factors for each region of the United States in the EPA 2016 E-Grid emission factors and normalized the same way as Scope 1.
- b) Regionally based US GHG emissions, are calculated uses the EPA 2016 E-Grid. Global warming potential factors are sourced from the most current metrics of the IPCC 5th Assessment.
- c) The EPA's most recent factors were updated in 2016, this leaves room for uncertainty when using these factors to calculate the carbon emissions for 2017 and 2018 data.
- d) Properties bought or sold within the reporting period (2017-2018) and properties with NC or MR activities were excluded from like-for-like reporting. Properties with inconsistent data coverage throughout the reporting period were also excluded.
- e) Scope 3 emissions are reported for properties not under operational control of HCP, Inc.
- f) A small subset of the portfolio which had energy contracts were calculated with the Market Based approach.

PI2.2

GHG emissions intensity rates - Healthcare

Does the entity report GHG emissions intensities?

Yes

If optional base-line year data is provided, specify year of the data .

	Optional base-line year (include year)	2016	2017	2018
GHG emissions intensity			0.00685774	0.00684169
% of portfolio covered			59.84	71.32

Select the elements for which intensities are normalized in your calculations

- Air conditioning and/or natural ventilation
- Building age
- Degree days

- Footfall
- Occupancy rate
- Operational hours
- Other
- None of the above

No

PERFORMANCE INDICATORS

Healthcare > Water Use

PI3.0

Does the entity collect water use data for Healthcare?

Yes

Will the water use data of this property type be reported at the asset level?

Yes

Please use the [GRESB Asset Portal](#) to complete this Indicator.

No

No

PI3.1

Water use - Healthcare

Report absolute values and like-for-like consumption for 2017 and 2018. All assets in the whole portfolio for Healthcare should be included.

To make sure you insert data in the correct section of the table, check the definition of "Managed Assets" and "Indirectly Managed Assets".

Only use Whole Building if no breakdown of data is possible between Base Building and Tenant Space. Additionally, if consumption cannot be separated between Common Areas and Shared Services/ Central Plant, provide both in Shared Services/Central Plant.

Managed Assets		Absolute Consumption				Like-for-like Consumption			
		2017	2018		2017	2018	Like-for-like Change		
		Consumption (m <sup>3</sup> )	Consumption (m <sup>3</sup> )	Data coverage (ft <sup>2</sup> )	Maximum coverage (ft <sup>2</sup> )	Consumption (m <sup>3</sup> )	Consumption (m <sup>3</sup> )	Data coverage (ft <sup>2</sup> )	%
1	Common areas	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
2	Shared Services / Central Plant	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
3	Outdoor / Exterior areas / Parking	<input type="text"/>	<input type="text"/>	N/A	N/A	<input type="text"/>	<input type="text"/>	N/A	

PI3.1 (continued)

Managed Assets		Absolute Consumption				Like-for-like Consumption				
		2017	2018		2017	2018	Like-for-like Change			
		Consumption (m <sup>3</sup> )	Consumption (m <sup>3</sup> )	Data coverage (ft <sup>2</sup> )	Maximum coverage (ft <sup>2</sup> )	Consumption (m <sup>3</sup> )	Consumption (m <sup>3</sup> )	Data coverage (ft <sup>2</sup> )	%	
4	Total water usage Base Building	0	0	N/A	N/A	0	0	N/A		
5	Tenant space	Purchased by landlord								
6		Purchased by tenant								
7	Total water usage Tenant Areas	0	0	N/A	N/A	0	0	N/A		
8	Whole building	Combined consumption common areas + tenant space	5803809.74	5423515.63	45340290.0	47865740.0	5803617.93	5423323.82	45315731.0	-6.55%
9	Total water usage Whole Building		5,803,810	5,423,516	N/A	N/A	5,803,618	5,423,324	N/A	-6.55%
10	Total water usage Managed Assets		5,803,810	5,423,516	N/A	N/A	5,803,618	5,423,324	N/A	-6.55%

Indirectly Managed Assets		Absolute Consumption				Like-for-like Consumption				
		2017	2018		2017	2018	Like-for-like Change			
		Consumption (m <sup>3</sup> )	Consumption (m <sup>3</sup> )	Data coverage (ft <sup>2</sup> )	Maximum coverage (ft <sup>2</sup> )	Consumption (m <sup>3</sup> )	Consumption (m <sup>3</sup> )	Data coverage (ft <sup>2</sup> )	%	
11	Whole building	Tenant space	984348.115	1576854.86	9396129.0	27981398.0	902644.233	860661.513	4570307.0	-4.65%
12		Outdoor / Exterior areas / Parking			N/A	N/A			N/A	
13	Total water usage Indirectly Managed Assets		984,348	1,576,855	N/A	N/A	902,644	860,662	N/A	-4.65%
14	Total water usage Whole Portfolio		6,788,158	7,000,371	N/A	N/A	6,706,262	6,283,985	N/A	-6.30%

Explain (a) assumptions made in reporting, (b) limitations in the ability to collect data and (c) exclusions from like-for-like portfolio (maximum 250 words)

- a) HCP, Inc assumes that data provided by utility providers on invoices is the most accurate representation of a property's consumption.  
b) Properties not under the operational control of HCP, Inc and properties in regions without utility aggregation services were more limited in their ability to collect data, especially properties with more tenant-controlled data.  
c) Properties bought or sold within the reporting period (2017-2018) and properties with new construction or major renovation activities were excluded from like-for-like reporting. Within the set of properties that met those conditions, properties with data coverage that was inconsistent throughout the reporting period were also excluded.

PI3.2

Water use intensity rates - Healthcare

Does the entity report water use intensities?

Yes

If optional base-line year data is provided, specify year of the data .

	Optional base-line year (include year)	2016	2017	2018
Water use intensity	<input type="text"/>	<input type="text"/>	0.14987545	0.12576708
% of portfolio covered	<input type="text"/>	<input type="text"/>	65.11	71.93

Select the elements for which intensities are normalized in your calculations

- Air conditioning and/or natural ventilation
- Building age
- Degree days
- Footfall
- Occupancy rate
- Operational hours
- Other
- None of the above

No

PI3.3

Water reuse and recycling - Healthcare

Does the entity collect reuse, recycling and consumption data?

Yes

No

PERFORMANCE INDICATORS

Healthcare > Waste Management

PI4.0

Does the entity collect waste data for Healthcare?

Yes

Will the waste management data of this property type be reported at the asset level?

Yes

Please use the [GRESB Asset Portal](#) to complete this Indicator.

No

No

PI4.1

Waste management - Healthcare

Report absolute values for 2017 and 2018. All assets in the whole portfolio for Healthcare should be included.

		Absolute Measurement		
		2017	2018	
1	Managed Assets	Total weight of hazardous waste in metric tonnes	<input type="text"/>	<input type="text"/>
2		Total weight of non-hazardous waste in metric tonnes	<input type="text" value="32314.1662"/>	<input type="text" value="32013.3724"/>
3		% managed portfolio covered	<input type="text" value="82.2077648"/>	<input type="text" value="82.2045768"/>
4	Indirectly Managed Assets	Total weight of hazardous waste in metric tonnes	<input type="text"/>	<input type="text"/>
5		Total weight of non-hazardous waste in metric tonnes	<input type="text"/>	<input type="text"/>
6		% indirectly managed portfolio covered	<input type="text" value="0.0"/>	<input type="text" value="0.0"/>
		Proportion of waste by disposal route (% of total by weight)		
7	Whole Portfolio (HEC)	Landfill	<input type="text" value="84.8958288"/>	<input type="text" value="81.8034395"/>
8		Incineration	<input type="text"/>	<input type="text"/>
9		Diverted (total)	<input type="text" value="15.1041711"/>	<input type="text" value="18.1965604"/>
10		Diverted - waste to energy (optional)	<input type="text"/>	<input type="text"/>

PI4.1 (continued)

		Absolute Measurement		
		2017	2018	
11	[REDACTED]	Diverted - recycling (optional)	15.1041711	18.1965604
12	[REDACTED]	Diverted - other (optional)		
13	[REDACTED]	Other / Unknown		

Explain (a) assumptions made in reporting, (b) limitations in the ability to collect data, and (c) exclusions from portfolio (maximum 250 words)

a) HCP, Inc assumes that data provided by waste vendors, either in volume or weight, is an accurate representation of the waste produced by a property. HCP, Inc also assumes that waste measurements taken from the portfolio are representative of the portfolio's waste production, independent of any external sources of waste (pedestrians, neighbors, etc) who may co-opt the portfolio's waste collection services.  
 b) Properties whose tenants have their own waste contracts had a limited ability to collect waste data from their tenants, due to the diversity of waste vendors and tenant confidentiality.  
 c) No properties were excluded from reporting, though some properties were unable to provide waste data due to difficulty contacting tenants or waste vendors.

PERFORMANCE INDICATORS

Data Review

PI1.4

Review, verification and assurance of energy consumption data

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

- Yes
  - Externally checked
  - Externally verified

Verified by  
Cventure, LLC

Using scheme

- Externally assured

[Cventure Assurance Letter 2019.pdf](#)  
Indicate where in the evidence the relevant information can be found

Show investors

- No
- Not applicable

PI2.3

Review, verification and assurance of GHG emissions data

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

- Yes
  - Externally checked
  - Externally verified

Verified by  
Cventure, LLC

Using scheme

- Externally assured  
[Cventure Assurance Letter 2019.pdf](#)

Indicate where in the evidence the relevant information can be found

Show investors

- No
- Not applicable

PI3.4

Review, verification and assurance of water use data

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

- Yes
  - Externally checked
  - Externally verified

Verified by  
Cventure, LLC

Using scheme

- Externally assured  
[Cventure Assurance Letter 2019.pdf](#)

Indicate where in the evidence the relevant information can be found

Show investors

- No
- Not applicable

PI4.2

Review, verification and assurance of waste management data

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

- Yes
  - Externally checked
  - Externally verified

Verified by  
Cventure, LLC

Using scheme

- Externally assured  
[Cventure Assurance Letter 2019.pdf](#)

Indicate where in the evidence the relevant information can be found

Show investors

- No
- Not applicable

PERFORMANCE INDICATORS

Targets

PI5

Has the entity set long-term reduction targets?

- Yes

Area	Target type	Long-term target	Baseline year	End year	2018 target	Portfolio coverage	Are these targets communicated externally?
Energy consumption	<input type="text" value="Like-for-like"/>	<input type="text" value="15"/>	<input type="text" value="2011"/>	<input type="text" value="2020"/>	<input type="text" value="1"/>	<input type="text" value="60"/>	<input type="text" value="Yes"/>
GHG emissions	<input type="text" value="Like-for-like"/>	<input type="text" value="15"/>	<input type="text" value="2011"/>	<input type="text" value="2020"/>	<input type="text" value="1"/>	<input type="text" value="60"/>	<input type="text" value="Yes"/>
Water consumption	<input type="text" value="Like-for-like"/>	<input type="text" value="15"/>	<input type="text" value="2011"/>	<input type="text" value="2020"/>	<input type="text" value="1"/>	<input type="text" value="60"/>	<input type="text" value="Yes"/>
Waste diverted from landfill	<input type="text" value="Like-for-like"/>	<input type="text" value="15"/>	<input type="text" value="2011"/>	<input type="text" value="2020"/>	<input type="text" value="1"/>	<input type="text" value="60"/>	<input type="text" value="Yes"/>
<input type="text" value=""/>	<input type="text" value="."/>	<input type="text" value=""/>	<input type="text" value="."/>	<input type="text" value="."/>	<input type="text" value=""/>	<input type="text" value=""/>	<input type="text" value="."/>

Clarify if and how these targets relate to the objectives reported in MA1 (maximum 250 words)

- GHG emissions decreased 26.7%, surpassing our goal
- Waste disposal decreased 16.9%, surpassing our goal
- Energy consumption decreased 7.6%, progressing toward our goal
- Water consumption decreased 5.7%, progressing toward our goal

No

**BUILDING CERTIFICATIONS**

**Healthcare › Green Building Certificates**

**BC1.1**

Does the entity's portfolio include standing investments that obtained a green building certificate at the time of design, construction, and/or renovation?

Yes

Specify the certification scheme(s) used and the percentage of the portfolio certified for this property type (multiple answers possible)

Scheme name/sub-scheme name	Level of certification	% portfolio covered by floor area	Number of certified assets
LEED/ID+C: Commercial Interiors	Certified	<input type="text" value="0.22"/>	<input type="text" value="3"/>
LEED/ID+C: Commercial Interiors	Gold	<input type="text" value="0.12"/>	<input type="text" value="1"/>
LEED/ID+C: Commercial Interiors	Silver	<input type="text" value="0.44"/>	<input type="text" value="1"/>
LEED/BD+C: Core and Shell Development	Certified	<input type="text" value="0.16"/>	<input type="text" value="1"/>
LEED/BD+C: Core and Shell Development	Gold	<input type="text" value="0.46"/>	<input type="text" value="1"/>
LEED/BD+C: Core and Shell Development	Platinum	<input type="text" value="0.07"/>	<input type="text" value="1"/>
LEED/BD+C: Core and Shell Development	Silver	<input type="text" value="0.63"/>	<input type="text" value="4"/>
LEED/Building Design and Construction (BD+C)	Certified	<input type="text" value="0.21"/>	<input type="text" value="3"/>
LEED/Building Design and Construction (BD+C)	Gold	<input type="text" value="0.09"/>	<input type="text" value="2"/>

A list of provisionally validated certification schemes is provided in the Appendix of the [Reference Guide](#). If you wish to add a new scheme, please [contact GRESB](#), and you will be asked to complete the validation questions for the scheme (see Reference Guide Appendix).

- No
- Not applicable

**BC1.2**

Does the entity's portfolio include standing investments that hold a valid operational green building certificate?

Yes

Specify the certification scheme(s) used and the percentage of the portfolio certified for this property type (multiple answers possible)

Scheme name/sub-scheme name	Level of certification	% portfolio covered by floor area baseline year <input type="text"/> (optional in 2019)	% portfolio covered by floor area 2017 (optional in 2019)	% portfolio covered by floor area 2018	Number of certified assets 2018
LEED/Building Operations and Maintenance (O+M)	Silver	<input type="text"/>	<input type="text" value="1"/>	<input type="text" value="1"/>	<input type="text" value="5"/>

A list of provisionally validated certification schemes is provided in the Appendix of the [Reference Guide](#). If you wish to add a new scheme, please [contact GRESB](#), and you will be asked to complete the validation questions for the scheme (see Reference Guide Appendix).

- No
- Not applicable

BUILDING CERTIFICATIONS

Healthcare > Energy Ratings

BC2

Does the entity's portfolio include standing investments that obtained an energy rating?

Yes

Specify the energy efficiency rating scheme used and the percentage of the portfolio rated for this property type (multiple answers possible)

- EU EPC (Energy Performance Certificate)
- NABERS Energy
- ENERGY STAR

Year	% portfolio covered	Floor area weighted score
2017	<input type="text" value="3"/>	<input type="text" value="88"/>
2018	<input type="text" value="1"/>	<input type="text" value="84"/>

- Government energy efficiency benchmarking
- Other

No  
 Not applicable

STAKEHOLDER ENGAGEMENT

Employees

SE1

Does the organization provide regular trainings for the employees responsible for the entity?

Yes

Percentage of employees who received professional training in 2018

Percentage of employees who received sustainability-specific training in 2018

Sustainability-specific training focuses on the following elements (multiple answers possible)

Training topics on environmental issues

- Contamination
- Greenhouse gas emissions
- Energy
- Natural hazards
- Regulatory standards
- Supply chain environmental impacts
- Waste
- Water
- Other

Training topics on social issues

- Community social and economic impacts
- Safety
  - Community safety
  - Customer / tenant safety
  - Employee safety
  - Supply chain safety

Health and well-being

- Community health and well-being
- Customer / tenant health and well-being
- Employee health and well-being
- Supply chain health and well-being

Other

No

SE2.1

Has the organization undertaken an employee satisfaction survey during the last three years?

Yes

The survey is undertaken (multiple answers possible)

- Internally
- By an independent third party

Percentage of employees covered

Name of the organization

Kingsley Associates

Survey response rate

[HCP\\_2018\\_Sustainability\\_Report.pdf](#)

Indicate where in the evidence the relevant information can be found

Show investors

The survey includes quantitative metrics

Yes

Metrics include

- Net Promoter Score
- Overall satisfaction score
- Other

No

No

SE2.2

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

Yes

Select all applicable options (multiple answers possible)

- Development of action plan
- Feedback sessions with Senior Management Team
- Feedback sessions with separate teams/departments
- Focus groups
- Other

No

Not applicable

SE3

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

Yes

Select all applicable options (multiple answers possible)

Work station and/or workplace checks

Percentage of employees

Absentee rate

Injury rate

Lost day rate

Other metrics

Other selected. Please describe

Rate of other metric(s)

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

- Absentee Rate. Total number of days of absenteeism divided by the total number of workdays, based on number of employees in 2018 (201).
- Lost Time Injury Frequency. As reported in our DJSI response, we calculate this rate as lost-time injuries per 1 million hours worked. In our GRI report, we calculate the number of affected employees.

No

## STAKEHOLDER ENGAGEMENT

## Suppliers

## SE4.1

Does the entity include ESG-specific requirements in procurement processes to drive sustainable procurement?

Yes

Select all issues covered by procurement processes (multiple answers possible)

- Business ethics
- Environmental process standards
- Environmental product standards
- Human rights
- Human health-based product standards
- Occupational safety
- Health and well-being
- ESG-specific requirements for sub-contractors
- Other

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

- Contractors
- Property/asset managers
- Suppliers
- Supply chain (beyond 1 tier suppliers and contractors)
- Other

Other selected. Please describe

Joint venture partners - Our joint venture partners are typically separate from contractors, property and asset managers, suppliers we work with, although we do have joint ven

[Vendor Code of Business Conduct and Ethics \[04.25.19\].pdf](#)

Indicate where in the evidence the relevant information can be found

Business ethics: PDF pgs. 4-5 (Section V)  
 Environmental process standards: PDF pg. 7 (Section VIII)  
 Human Rights: PDF pgs. 5-6 (Section VI)  
 Occupational safety: PDF pg. 7 (Section VII)  
 ESG-specific requirements for sub-contractors: PDF pg. 7 (Section VIII), see also PDF pg. 3 (2nd paragraph) for definition and applicability of sub-contractors)  
 Please note that supporting documents were in place during the 2018 reporting period

Show investors

- No  
 Not applicable

## SE4.2

Does the entity engage with its supply chains to ensure the specific ESG requirements in SE4.1 are met?

Yes

Describe the process (maximum 500 words)

We require all of our third-parties to acknowledge our Vendor Code of Conduct and Business Ethics, which includes our expectation that they abide by our ESG requirements.

- No  
 Not applicable

## SE5.1

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

Yes

The organization monitors compliance of:

- Internal property/asset managers

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

Select all methods used (multiple answers possible)

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

[SE5.1 HCP 2019.zip](#)

Indicate where in the evidence the relevant information can be found

see table of contents

Show investors

- No  
 Not applicable

## SE5.2

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

- Yes

Select all methods used (multiple answers possible)

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

- No  
 Not applicable

## SE6

Is there a formal process for stakeholders to communicate grievances that applies to this entity?

- Yes

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

- Dialogue based  
 Legitimate  
 Accessible  
 Improvement based  
 Predictable  
 Equitable  
 Rights compatible  
 Transparent  
 Safe  
 Other

Select the stakeholders to whom the process apply (multiple answers possible)

- Community  
 Contractors  
 Employees  
 External property/asset managers  
 Service providers  
 Suppliers

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

- No
- Not applicable

STAKEHOLDER ENGAGEMENT

Tenants/Occupiers

SE7

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

- Yes

Select all approaches to engage tenants (multiple answers possible)

- Building/asset communication  
≥25%, <50%
- Provide tenants with feedback on energy/water consumption and waste  
≥25%, <50%
- Social media/online platform  
≥25%, <50%
- Tenant engagement meetings  
≥25%, <50%
- Tenant events focused on increasing sustainability awareness  
≥25%, <50%
- Tenant sustainability guide  
≥25%, <50%
- Tenant sustainability training  
≥25%, <50%

Other

- No

SE8.1

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

- Yes

The survey is undertaken (multiple answers possible)

- Internally
- By an independent third party

Percentage of tenants covered 100

Name of the organization

Kingsley Associates

Survey response rate 86

The survey includes quantitative metrics

Yes

Metrics include

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

No

No

Not applicable

## SE8.2

Does the entity have a program in place to improve tenant satisfaction based on the outcomes of the survey referred to in SE8.1?

Yes

Select all applicable options (multiple answers possible)

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

Describe the tenant satisfaction improvement program (maximum 250 words)

Our 2018 tenant satisfaction survey was delivered via a web based methodology to 2,261 of our tenants and we achieved a response rate of 86%. The survey included 18 questions related to Green Initiatives including tenant satisfaction with our commitment to sustainability, their likelihood of participating in various programs, how various initiatives would influence their rental decision and the importance of sustainability to their employees and customers. Our satisfaction improvement program team reviews feedback received from our property managers and tenants and prepares an implementation plan to incorporate the feedback as well as other improvements.

No

Not applicable

## SE9

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

Yes

Select all topics included (multiple answers possible)

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

No

## SE10.1

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

Yes

Select all topics included (multiple answers possible)

- Cooperation and works:
  - Environmental initiatives
  - Enabling upgrade works
  - Sustainability management collaboration
  - Premises design for performance
  - Managing waste from works
  - Social initiatives
  - Other
- Management and consumption:
  - Energy management
  - Water management
  - Waste management
  - Indoor environmental quality management
  - Sustainable procurement
  - Sustainable utilities
  - Sustainable transport
  - Sustainable cleaning
  - Other
- Reporting and standards:
  - Information sharing
  - Performance rating
  - Design/development rating
  - Performance standards
  - Metering
  - Comfort
  - Other

[GRESB SE10.1 HCP Lease Contract Form \[example\].pdf](#)

Indicate where in the evidence the relevant information can be found

The attached lease is an example from one of our property types, however, the sustainability language is the same in all standard leases.

Environmental Initiatives: Section 19 (all) (pgs. 9-10).  
 Enabling Upgrade Works: Section 19.2 (pg. 9)  
 Energy Management: Sections 19.2-19.5; 19.7, 19.8, and 19.10 (pgs. 9-10)  
 Water Management: Sections 19.2-19.3, 19.5, and 19.9 (pgs. 9-10)  
 Waste Management: Sections 4.3 (pgs. 4-5); 5.3 (pg. 5), 19.2-19.3 (pgs. 9-10)  
 Sustainable Procurement: Section 19.11 (pg. 10)  
 Sustainable Utilities: Section 19.10 (pg. 10)  
 Sustainable Cleaning: Section 19.6 (pg. 10)  
 Information Sharing: Section 19.1 (pg. 9)  
 Performance Rating: Sections 19.1-19.2 (pg. 9)  
 Performance Standards: Section 19.2 (pg. 9)  
 Metering: Section 5.1a (pg. 5)  
 Comfort: Section 5.1b (pg. 5)

Show investors

No

## SE10.2

Does the entity monitor compliance with the sustainability-specific requirements in its lease contracts?

Yes

Describe the process to monitor the compliance and the consequences in case of non-compliance (maximum 500 words)

Our property condition assessments include monitoring of sustainability-specific requirements in our lease contracts, and summary reports are issued after the

assessments. In cases of non-compliance, we work with the tenant to become compliant, however the ultimate consequence in cases of non-compliance would be termination of the lease.

- No  
 Not applicable

## STAKEHOLDER ENGAGEMENT

### Community

#### SE11.1

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

- Yes

Select all topics included (multiple answers possible)

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

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

Our Social Responsibility Committee drives our engagement related to our support of charities and local community groups and is responsible for oversight of our charitable and volunteer activities. The Committee partners with organizations that share our desire to support research, education, and other activities related to healthcare (in line with our company's core business strategy) and emergency disaster relief (in line with our commitment to addressing climate risk). It also aims to support local community initiatives in the areas where our employees work and live by partnering with and donating to local organizations. In 2018, we donated nearly a half million dollars to entities aligned with the Committee's mission to support the advancement of healthcare, senior communities, and emergency disaster relief. The Committee engages local healthcare organizations that support or mission, and invites representatives to present and speak at meetings before a charitable contribution decision is made. As part of the monitoring process, the representative is asked to come back and provide an updated presentation to the Committee to show how the contributions were used and the progress made.

- No  
 Not applicable

#### SE11.2

Does the entity monitor its impact on the community?

- Yes

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

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

- No  
 Not applicable

## STAKEHOLDER ENGAGEMENT

## Health and Well-being

## SE12.1

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

Yes

The program includes (multiple answers possible):

Needs assessment

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

Employee surveys on health and well-being

Physical and/or mental health checks

Percentage of employees

Other

Goal setting

Action

Monitoring

[SE12.1 HCP 2019.zip](#)

Indicate where in the evidence the relevant information can be found

Show investors

No

## SE12.2

Does the organization take measures to incorporate the health & well-being program for employees described in SE12.1?

Yes

Select all applicable options (multiple answers possible)

Creation of goals to address:

Mental health and well-being

Physical health and well-being

Social health and well-being

Other

Action to promote health through:

Acoustic comfort

Biophilic design

Physical activity

Healthy eating

Inclusive design

Indoor air quality

Lighting controls and/or daylight

Physical and/or mental healthcare access

Social interaction and connection

Thermal comfort

Water quality

Other building design and construction strategy

Other building operations strategy

Other programmatic intervention

Monitor outcomes by tracking:

Environmental quality

Program performance

- Population experience and opinions
- Other

No

### SE13.1

Does the entity have a program in place for promoting health & well-being through its real estate assets and services?

Yes

The program includes (multiple answers possible):

- Needs assessment
- Goal setting
- Action
- Monitoring

[SE13.1 HCP 2019.zip](#)

Indicate where in the evidence the relevant information can be found

see table of contents

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No

### SE13.2

Does the entity take measures to incorporate the health & well-being program through its real estate assets and services described in SE13.1?

Yes

Select all applicable options (multiple answers possible)

Creation of goals to address:

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

Action to promote health through:

- Acoustic comfort
- Biophilic design
- Physical activity
- Healthy eating
- Inclusive design
- Indoor air quality
- Lighting controls and/or daylight
- Physical and/or mental healthcare access
- Social interaction and connection
- Thermal comfort
- Water quality
- Other building design and construction strategy
- Other building operations strategy
- Other programmatic intervention

Monitor outcomes by tracking:

- Environmental quality
- Program performance
- Population experience and opinions
- Other

No

## NEW CONSTRUCTION AND MAJOR RENOVATIONS

## Sustainability Requirements

## NC1

Does the entity have a sustainability strategy in place for new construction and major renovation projects?

Yes

Elements addressed in the strategy (multiple answers possible)

- Biodiversity and habitat
- Climate/climate change adaptation
- Energy consumption/management
- Environmental attributes of building materials
- GHG emissions/management
- Green building certifications
- Building safety
- Health and well-being
- Location and transportation
- Resilience
- Supply chain
- Water consumption/management
- Waste management
- Other

The strategy is

- Publicly available
- Not publicly available

[GRESB NC1 Supporting Evidence.pdf](#)

Indicate where in the evidence the relevant information can be found

pg. 1 of 1 (all)

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

We work closely with our partners to ensure that all of our new construction and major renovations (“NCMR”) projects incorporate sustainable business practices. Our NCMR objectives are aligned with and include LEED Standards for New Construction, including the long-term (5+ years) evaluation and assessment of sustainable sites, water efficiency, energy and atmosphere, materials and resources and indoor environmental quality. Additionally, we carefully select those vendors in our supply chain that engage in green construction practices and consider the environmental attributes of the building materials they utilize for our projects. Such vendors must use FSC certified wood and adhere to our waste diversion goal of at least 75% at each of our development sites. We also support the biodiversity and endeavor to preserve the natural habitat at all of our NCMR development sites, and incorporate well-being benefits and healthful attributes including outdoor green space for our tenants. We consider proximity to public transit networks when determining site locations, and require bicycle racks and electric vehicle charging stations at all of our new developments. Energy and water consumption and management as well as waste and GHG emissions management are priorities during construction, and we require our vendors to provide us with reports summarizing their efforts in these areas.

No

## NC2

Does the entity require sustainable site selection criteria to be considered for new construction and major renovation projects?

Yes

Select all criteria included (multiple answers possible)

- Connect to multi-modal transit networks
- Locate projects within existing developed areas
- Protect, restore, and conserve aquatic ecosystems
- Protect, restore, and conserve farmland
- Protect, restore, and conserve floodplain functions
- Protect, restore, and conserve habitats for threatened and endangered species
- Redevelop brownfield sites
- Other

The entity's sustainable site selection criteria are aligned with

Third-party guidelines  
Specify

- Third-party rating system(s)
- Other
- Not aligned

[GRESB NC2 Supporting Evidence.pdf](#)

Indicate where in the evidence the relevant information can be found

Show investors

- No
- Not applicable

**NC3**

Does the entity have sustainable site design/development requirements for new construction and major renovation projects?

Yes

Select all applicable options (multiple answers possible)

- Manage waste by diverting construction and demolition materials from disposal
- Manage waste by diverting reusable vegetation, rocks, and soil from disposal
- Protect air quality during construction
- Protect surface water and aquatic ecosystems by controlling and retaining construction pollutants
- Protect and restore habitat and soils disturbed during construction and/or during previous development
- Other

The entity's sustainable site design/development criteria are aligned with

Third-party guidelines  
Specify

- Third-party rating system(s)
- Other
- Not aligned

[GRESB NC3 Supporting Evidence.pdf](#)

Indicate where in the evidence the relevant information can be found

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No

**NEW CONSTRUCTION AND MAJOR RENOVATIONS**

**Materials and Certifications**

**NC4**

Does the entity require that the environmental and health attributes of building materials be considered for new construction and major renovation projects?

Yes

Select all issues addressed (multiple answers possible)

- Formal adoption of a policy on health attributes of building materials
- Formal adoption of a policy on the environmental attributes and performance of building materials
- Requirement for information (disclosure) about the environmental and/or health attributes of building materials (multiple answers possible)
  - Health and environmental information
  - Environmental Product Declarations

- Health Product Declarations
- Other types of health and environmental information

Material characteristics specification, including (multiple answers possible)

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

[NC4 HCP 2019.zip](#)

Indicate where in the evidence the relevant information can be found

see table of contents

Show investors

- No
- Not applicable

**NC5.1**

Does the entity's new construction and major renovation portfolio include projects that are aligned with green building rating standards

Yes

Select all applicable options (multiple answers possible)

- The entity requires projects to align with requirements of a third-party green building rating system but does not require certification
  - 
  - Green building rating systems (include all that apply):
- The entity requires projects to achieve certification with a green building rating system but does not require a specific level of certification
  - 
  - Green building rating systems (include all that apply):
- The entity requires projects to achieve a specific level of certification

- No
- Not applicable

**NC5.2**

Does the entity's new construction and major renovation portfolio include projects that obtained or are registered to obtain a green building certificate?

- Yes
- No
- Not applicable

**NEW CONSTRUCTION AND MAJOR RENOVATIONS**

**Energy Efficiency**

**NC6**

Does the entity have minimum energy efficiency requirements for new construction and major renovation projects?

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

- To exceed relevant energy codes or standards
- Other

Common energy efficiency measures include (multiple answers possible)

- Air conditioning
- Commissioning
- Energy modeling
- Lighting
- Occupant controls
- Space heating
- Ventilation
- Water heating
- Other

Operational energy efficiency monitoring (multiple answers possible)

- Energy use analytics
- Post-construction energy monitoring for on  
Average years
- Sub-meter
- Other

No

NC7.1

Does the entity incorporate on-site renewable energy in the design of new construction and major renovation projects?

- Yes
- No
- Not applicable

NC7.2

Are the entity's new construction and major renovation projects designed to meet net-zero energy codes and/or standards?

- Yes
- No

NEW CONSTRUCTION AND MAJOR RENOVATIONS

Water Conservation and Waste Management

NC8

Does the entity promote water conservation in its new construction and major renovation projects?

- Yes

The entity promotes water conservation through (multiple answers possible)

Requirements for planning and design include (multiple answers possible)

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

[NC8 Evidence.pdf](#)

Indicate where in the evidence the relevant information can be found

See cover page for specific location information.

- Show investors

[HCP\\_2018\\_Sustainability\\_Report.pdf](#)

Indicate where in the evidence the relevant information can be found

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Common water efficiency measures include (multiple answers possible)

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

Operational water efficiency monitoring (multiple answers possible)

- Post-construction water monitoring for on

Average years

- Sub-meter
- Water use analytics
- Other

- No
- Not applicable

NC9

Does the entity promote efficient on-site solid waste management during the construction phase of its new construction and major renovation projects?

Yes

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

- Management and construction practices (multiple answers possible)
  - Construction waste signage
  - Education of employees/contractors on waste management
  - Incentives for contractors for recovering, reusing and recycling building materials
  - Targets for waste stream recovery, reuse and recycling
  - Waste management plans
  - Waste separation facilities
  - Other
  
- On-site waste monitoring (multiple answers possible)
  - Hazardous waste monitoring
  - Non-hazardous waste monitoring
  - Other

[NC9 Evidence.pdf](#)

Indicate where in the evidence the relevant information can be found

See cover page for specific information location

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[HCP 2018 Sustainability Report.pdf](#)

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No

## NEW CONSTRUCTION AND MAJOR RENOVATIONS

## Supply Chain

NC10.1

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

 Yes

Select all topics included (multiple answers possible)

- Business ethics
- Community engagement
- Environmental process standards
- Environmental product standards
- Fundamental human rights
- Human health-based product standards
- On-site occupational safety
- ESG-specific requirements for sub-contractors
- Other

Percentage of projects covered [NC10.1 HCP 2019.zip](#)

Indicate where in the evidence the relevant information can be found

 Show investors No

NC10.2

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

 Yes

Select all applicable options (multiple answers possible)

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

Percentage of projects visited during the reporting period  Other No Not applicable

## NEW CONSTRUCTION AND MAJOR RENOVATIONS

## Health, Safety and Well-being

NC11

Does the entity promote occupant health and well-being in its new construction and major renovation projects?

 Yes

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

- Requirements for planning and design, including (multiple answers possible)
  - Health Impact Assessment
  - Integrated planning process
  - Other planning process

[HCP\\_2018\\_Sustainability\\_Report.pdf](#)

Indicate where in the evidence the relevant information can be found

p.5: HCP &amp; Sustainable Development Goals - Good Health and Well-being

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

- Access to spaces for active and passive recreation
- Active design features
- Commissioning
- Daylight
- Indoor air quality monitoring
- Indoor air quality source control
- Natural ventilation
- Occupant controls
- Provisions for active transport
- Other

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

- Occupant education
- Post-construction health and well-being monitoring (e.g., occupant comfort and satisfaction) for on  
Average years
- Other

- No
- Not applicable

## NC12.1

Does the entity promote on-site safety during the construction phase of its new construction and major renovation projects?

 Yes

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

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

- No
- Not applicable

## NC12.2

Does the organization monitor safety indicators at construction sites?

- Yes
- No

NEW CONSTRUCTION AND MAJOR RENOVATIONS

Community Impact and Engagement

NC13

Does the entity assess the potential socio-economic impact of its new construction and major renovation projects on the community as part of planning and pre-construction?

Yes

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

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

No

NC14

Does the entity have a systematic process to monitor the impact of new construction and major renovation projects on the local community during different stages of the project?

Yes

The entity's process includes (multiple answers possible)

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

Describe the monitoring process (maximum 250 words)

As part of community impact due to new construction, one of the actions HCP performs is a Traffic Demand Management (TDM) plan which includes traffic impact analysis. This enables HCP and the community to see the impact of traffic due to a new development facility.

[NC14 HCP 2019.zip](#)

Indicate where in the evidence the relevant information can be found

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No

## SUPPLEMENTS

### Leader in the Light

Q0

Do you want to participate in Leader in the Light?

Yes

Please describe your organization and the nature of your business.

HCP, Inc. is an S&P 500 company, investing primarily in real estate serving the healthcare industry in the United States. We are a Maryland corporation organized in 1985 and qualify as a self-administered real estate investment trust. We are headquartered in Irvine, California, with offices in Nashville and San Francisco. Our large-scale portfolio is diversified across life science, medical office, and senior housing. We have a small corporate employee base of approximately 200 people, and our properties generally are operated by third-parties.

No

Q1

Describe your organization's ESG goals for 2018 and how it performed against these goals.

We identify material ESG topics annually through materiality and stakeholder engagement processes. We use these topics to evaluate our annual ESG goals and report our goals and performance within our annual Sustainability Report.

**Environment.** We identified efficient buildings and effective resource management (energy, GHG, water, waste and recycling) as most important for 2018. We have long-term goals to reduce energy, GHG, water consumption and waste disposal by 15% by 2020 from our 2011 baseline (with short-term annual goals to reduce/improve 1-2%).

In 2018, we made great strides toward these goals: water consumption (reduced 6.6%), GHG emissions (reduced 7.1%), recycling (decreased 0.4%) and waste disposal (decreased 0.4%). We did not achieve our annual energy goal due to challenges with data from new acquisitions but are working to implement additional reduction projects as mitigation. We remain on target to exceed our long-term goal of reducing resource consumption by 15% by 2020 (from our 2011 baseline), having surpassed our 15% reduction goal for GHG emissions (26.7% since 2011) and waste disposal (16.9% since 2011).

**Social.** We identified enhancing our commitment to diversity/human capital matters, improving employee and tenant satisfaction, and expanding volunteering efforts as our most important social aspects this year.

1. Enhanced commitment to human capital matters by the Board:

- Amended the Compensation Committee name and charter to reflect its oversight of human capital matters.
- Amended the Governance Committee charter to reflect importance of diversity (including gender, race and ethnicity) in recruiting directors.
- Three female directors, one of whom is racially diverse (Board presently comprised of 43% women).
- Female director in a Board leadership position as Chair of the Compensation Committee.

2. Increased employee and tenant satisfaction rates through action plans and tenant/employee engagement.

3. Expanded philanthropic efforts throughout communities in which we work/hold assets to include emergency disaster relief, recognizing the impact of climate risk and need to mitigate it.

**Governance.** We identified ethics/compliance, best governance practices, and transparent disclosure as our most important 2018 governance topics. We heightened each through:

- Election of Independent Board Chairman
- Focus on Board refreshment (adopted mandatory director retirement age policy; appointed three new directors)
- Proxy access expansion
- Opted out of less-stockholder friendly Maryland Unsolicited Takeovers Act provisions
- Zero complaints on ethics/compliance matters through Whistleblower Hotline
- 100% of employees trained on governance policies

See 2019 Proxy Statement and 2018 Sustainability Report for further details.

Q2

Describe the innovative ESG strategies and technologies implemented in the last 12 months by your organization. Include relevant metrics when describing results.

Our innovative ESG strategies allows us to implement various technologies that provide positive impacts to the environment, our community, our business, as well as our stakeholders. Below are just a few examples we implemented in 2018:

- 241 projects that resulted in an estimated GHG reduction of 6,276 metric tonnes of CO<sub>2</sub>e and an estimated 12.4 GWh reduction in electrical usage. The average payback for these projects was 5.5 years (18.1% ROI). The majority of this reduction (79%) came from the following types of projects: (1) Energy management systems (EMS), (2) Lighting retrofit projects and (3) HVAC equipment replacement.
- 11 EMS projects resulting in an estimated GHG reduction of 701 metric tonnes of CO<sub>2</sub>e at an average payback of 7.2 years (13.4% ROI). We recognize the benefits of being able to control the building heating and cooling environment to an optimum balance of comfort and energy reduction while also being able to monitor the building and equipment on site as well as remotely. Every year, EMS technology improves and HCP continues to implement newer systems.
- 79 LED lighting projects were implemented. All of these projects resulted in an estimated GHG reduction of 2,410 metric tonnes of CO<sub>2</sub>e at an average payback of 6.8 years (14.7% ROI). The LED projects consisted of common area lighting, parking lot lighting and garage lighting. LED lighting technology is continually improving and becoming even more cost effective each year and HCP is fully committed to applying this technology in our buildings.
- 123 HVAC projects ranging from cooling capacities of 2 tons to several hundred tons. These projects resulted in an estimated GHG reduction of 1,879 metric tonnes of CO<sub>2</sub>e at an average payback of 4.1 years (24.1% ROI). Our strategy in this area is to replace aging HVAC equipment where others may opt to conduct a major repair. By realizing that a major repair is a "sunken" cost for an older unit, the premium cost of efficiency for a new HVAC unit is easily justified. Likewise, the premium cost of efficiency applies to the choice of a new standard efficiency unit and a higher efficiency unit. By approaching HVAC replacement in this manner, HCP has continually been improving the efficiency of our buildings at a faster rate.

### Q3

Explain why your company is deserving of recognition as a 2019 Leader in the Light Award winner.

HCP is deserving of recognition as the 2019 Healthcare Leader in the Light Award winner for many reasons, but primarily because we continuously demonstrate superior and continuous sustainability practices on environmental, social and governance matters. In 2018, we published our eighth annual Sustainability Report and achieved many accolades and awards, including being named to the FTSE4Good and DJSI N. America indices, CDP Leadership band, and included in the 100 Best Corporate Citizens list by Corporate Responsibility Magazine. Environmentally, we have made great strides over the past several years to transform our portfolio to ensure our buildings our resource efficient, and currently own 223 ENERGY STAR and 2.3 million square feet of LEED-certified assets. By implementing water, energy, waste and greenhouse gas emissions reduction activities and technologies at our properties, we continue to reduce our carbon footprint. For example, this past year, we entered into an energy procurement contract at our properties in Texas for 100% renewable energy. "Smart building" technology, solar panels, drought resistant landscaping, LED lighting, high-efficiency HVACs and other efficient equipment are just a few of the projects we implement each year across our portfolio that help to make our buildings resource efficient. As of 2018, we exceeded our long-term goals for GHG emissions and waste disposal and are progressing toward our goals for energy and water consumption.

We are proud of our progress on social and governance initiatives, spotlighting our commitment to diversity, inclusion and equal opportunity in our Board leadership and throughout our workforce. We also received improved satisfaction rates and enhanced our volunteering efforts. We implemented several best practices for corporate governance and are consistently recognized as a leader in governance initiatives.

While our environmental projects and measures produce meaningful cost savings, primarily they benefit our tenants by providing an eco-friendly work environment, while also reducing our impact on the environment as a whole, which benefits everyone.

We constantly strive to consistently enhance and improve our sustainability practices, activities and performance, so that all of our stakeholders may reap the benefits of our economic and environmental savings. To us, this concept represents the definition of a Leader in the Light. HCP would be truly honored to receive recognition as the 2019 Healthcare Leader in the Light Award winner.

### Q4

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

1st nomination Jack Garrett, VP – Capital Asset Management

2nd nomination Tom Klaritch, EVP, Chief Development and Operating Officer

3rd nomination Carol Samaan, VP – Corporate and Sustainability Counsel

SUPPLEMENTS

**Resilience**

RS0

Would you like to participate in the Resilience Module?

Yes

No