



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

Healthpeak Properties, Inc.

GRESB Real Estate Assessment 2026

DATE: 1 Jul 2026 6:48:21pm Wed UTC

STATUS: 100% Completed.

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ASPECT CHECKLIST

There are no errors in this Assessment, you can submit it by clicking “Proceed to Submit”.

ENTITY AND REPORTING CHARACTERISTICS

Entity Characteristics

EC2

Nature of Ownership

☒ Public (listed on a Stock Exchange) entity

Specify ISIN:

US42250P1030

Legal status:

☐ Property company

☒ Real Estate Investment Trust (REIT)

☐ Private (non-listed) entity

☐ Government entity

Legal Entity Identifier (optional)

EC3

Entity Commencement Date

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

1985

EC4

Reporting Year

☒ Calendar Year

☐ Fiscal Year

ENTITY AND REPORTING CHARACTERISTICS

Reporting Characteristics

RC1

Reporting Currency

Values are reported in:

USD United States Dollar

RC2

Economic Size

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

26,150

RC3

Floor Area Metrics

Metrics are reported in:

☐ m2

☒ sq. ft.

RC4

Property Type and Location

Portfolio predominant location (*): United States

Portfolio predominant property type (**): Healthcare: Medical Office

Nature of Entity's Business

The entity's core business:

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

Sustainability Commitments and Objectives

LE1

Max. score 0

Sustainability Leadership Commitments

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

☒ Yes

Select all commitments included (multiple answers possible)

☒ General sustainability commitments

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

Other selected. Please describe

GRI, UN Guiding Principles on Business and Human Rights, UN Universal Declaration of Human Rights, UN Women's Empowerment Principles signatory

Provide applicable hyperlink

Provide hyperlink

<http://healthpeak.com/wp-content/uploads/2026/06/Corporate-Impact-Report-2025vF.pdf><http://healthpeak.com/wp-content/uploads/2026/06/Corporate-Impact-Report-2025vF.pdf>

Indicate where in the evidence the relevant information can be found

See the 2025 Corporate Impact Report that reflects all public commitments held in fiscal year 2025:

- page 43 (alignment with UN Guiding Principles on Business and Human Rights)
- Page 26 (UN Women's Empowerment Principles)
- page 3 (overall reporting frameworks used)
- page 43 (UN Sustainable Development Goals)
- pages 9, 17, 18 (Science-Based Targets initiative)
- pages 17 (Task Force on Climate-related Financial Disclosures)
- pages 44-54 (GRI)

☐ Net zero commitments☐ No

Sustainability Objectives

Does the entity have sustainability objectives?

☒ Yes

The objectives relate to (multiple answers possible)

☒ General objectives☒ Environment☒ Social☒ Governance☐ Issue-specific objectives

The objectives are

☒ Publicly available

Provide applicable hyperlink

Provide hyperlink

<http://healthpeak.com/wp-content/uploads/2026/06/Corporate-Impact-Report-2025vF.pdf><http://healthpeak.com/wp-content/uploads/2026/06/Corporate-Impact-Report-2025vF.pdf>

Indicate where in the evidence the relevant information can be found

See the 2025 Corporate Impact Report for our most up-to-date goals:

- Pages 17, 43: TCFD risks & opportunities / climate strategy; UN SDGs
- Pages 9, 14–16: Environmental goals (energy, GHG, water, waste reduction targets; EMS; sustainable buildings roadmap)
- Pages 10, 26–31: Social objectives
- Pages 11, 33–34: Governance objectives

☐ Not publicly available

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

As outlined in our 2025 Corporate Impact Report (pp. 8–9, 14–17, 33): Our ESG objectives are fully integrated into our overall business strategy, identified and prioritized through our periodic materiality assessment and stakeholder engagement. Environmental Objectives (pp. 9, 14) include long-term reduction targets for GHG emissions (37.5% reduction for Scopes 1 & 2 by 2033 against a 2018 baseline, aligned with well below 2°C scenario planning and validated by Science Based Targets Initiative), and energy (15% decrease by 2030 against a 2020 baseline). We target LEED Gold or Silver certification for all eligible new developments and ENERGY STAR certification for certain Outpatient Medical properties (p. 9). Social Objectives (pp. 10, 26–31) include our commitment to inclusion, talent attraction, training, engagement, retention, and community/partner engagement. Governance Objectives (pp. 11, 33–34) focus on best-in-class governance practices, ethics and compliance, accountability, transparency, and stakeholder engagement. Our ESG objectives are directly integrated into business strategy: by increasing environmental efficiency, we reduce long-term operating costs and attract tenants, maximizing long-term stakeholder value. See also our 2025 CDP submission for detailed scenario analysis, transition plan, and risk/opportunity disclosures.

☐ No

Sustainability Taskforce/Committee

Does the entity have a sustainability taskforce or committee?

☒ Yes

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

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

2025 Validation Status: Accepted

Other selected. Please describe

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

☐ No

Sustainability, Climate-Related, and/or Human Capital Senior Decision-Maker

Does the entity have a senior decision-maker accountable for sustainability, climate-related, and/or human capital issues?

☒ Yes

☒ Sustainability

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

Name

Scott Brinker

Job title

Director; President and CEO

The individual's most senior role is as part of

- ☒ Board of Directors
- ☐ C-suite level staff/Senior management
- ☐ Investment Committee
- ☐ Other

☒ Climate-related risks and opportunities

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

Name

Scott Brinker

Job title

Director; President and CEO

The individual's most senior role is as part of

- ☒ Board of Directors
- ☐ C-suite level staff/Senior management
- ☐ Investment Committee
- ☐ Other

☒ Human capital

Provide the details for the most senior decision-maker on human capital:

Name

Scott Brinker

Job title

Director; President and CEO

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

- ☒ Board of directors
- ☐ C-suite level staff/Senior management
- ☐ Investment committee
- ☐ Other

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

The process to inform our most senior-level decision makers, the Board of Directors and Scott Brinker, Director and President/CEO, of Sustainability, climate-related, and human capital efforts includes:

- Board Oversight — The Nominating and Corporate Governance Committee's charter was amended to codify its oversight of ESG and climate-related matters, including environmental performance and climate strategy, with quarterly updates from management. The Compensation and Human Capital Committee has oversight of all human capital matters. Sustainability, climate strategy, and social impacts are standing agenda items at quarterly Board committee meetings.
- Management Meetings — The President and CEO conducts regular meetings with senior executives and business leaders to receive reports on sustainability/climate initiatives and performance against objectives. The Chief HR Officer provides regular updates on human capital priorities.
- Corporate Impact Team and IDEA Council — These cross-functional groups meet regularly to oversee initiatives, implement best practices, establish goals, measure performance, and provide Board updates.

☐ No

Personnel Sustainability Performance Targets

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

☒ Yes

Does performance on these targets have predetermined financial consequences?

☒ Yes

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

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

2025 Validation Status: Accepted

Other selected. Please describe

Legal, Human Resources, Finance

Provide applicable evidence

Provide hyperlink

https://s202.q4cdn.com/584270836/files/doc_financials/2026/ar/DOC-2026-Proxy-Statement.pdfhttps://s202.q4cdn.com/584270836/files/doc_financials/2026/ar/DOC-2026-Proxy-Statement.pdf

Indicate where in the evidence the relevant information can be found

Pages 45–48 of our 2026 Proxy Statement (which describes executive compensation for the 2025 reporting year) outline the Corporate Impact performance metric in our annual executive bonus program, which comprises 15% of our C-Suite's annual bonus and includes quantitative and qualitative environmental, social, and governance factors.

Provide hyperlink

<http://healthpeak.com/wp-content/uploads/2026/06/Corporate-Impact-Report-2025vF.pdf><http://healthpeak.com/wp-content/uploads/2026/06/Corporate-Impact-Report-2025vF.pdf>

Indicate where in the evidence the relevant information can be found

See page 28 of the 2025 Corporate Impact Report, which states that all employees participate in annual performance evaluations beginning with a self-assessment followed by manager feedback aligned with WE CARE core values, and that evaluation outcomes directly inform compensation decisions including bonus and salary adjustments. One of Healthpeak's six WE CARE core values is "Excellence in Execution," defined as consistently delivering innovative real estate solutions that fulfill our mission (page 6). Page 17 of the 2025 CIR states: "Our Board oversees sustainability matters, including climate risk, working directly with executive management and cross-functional teams that advance environmental and sustainability initiatives." The cross-functional teams referenced include Legal, Human Resources, Finance, and Capital Asset Management — all of whom are listed as personnel categories with sustainability objectives — and for these groups, Excellence in Execution explicitly includes advancing Healthpeak's sustainability goals and objectives as laid out in the 10-Year Corporate Impact Plan on page 8 of the 2025 CIR, including progress toward energy, GHG, water, and waste reduction targets, green building certifications, and individual project outcomes such as energy efficiency retrofits and pilot programs.

[2026 GRESB RM1 Question Response Healthpeak.docx](#)

Indicate where in the evidence the relevant information can be found

External service providers — See the Tango Energy & Sustainability GRESB RM1 Certification document (June 2026), specifically the "Applicability of the Tango E&S Platform to the Entity – Scope of Services" section and the "Evidence of Implementation of the EMS into the Organization's Operations" section. Tango Energy & Sustainability (formerly WatchWire), a third-party sustainability data manager and EMS provider, supports our ESG initiatives, and failure to provide these services, or an adequate level of services, would have (1) financial consequences for Tango, including Healthpeak not renewing Tango's contract or reducing the scope of services required of Tango, resulting in loss of revenue to Tango, and (2) non-financial consequences to Tango, including reputational harm to Tango if Healthpeak, a significant client, elected not to renew its contract.

☐ Show investors☐ No☐ No

Policy on Environmental Issues

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

Yes

Select all environmental issues included (multiple answers possible)

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

Provide applicable evidence

P01 Evidence 2025.pdf

Indicate where in the evidence the relevant information can be found

See attached GRESB Evidence Cover Sheet and supporting documentation referenced therein.

Show investors

Provide hyperlink

http://healthpeak.com/wp-content/uploads/2026/06/Corporate-Impact-Report-2025vF.pdf

http://healthpeak.com/wp-content/uploads/2026/06/Corporate-Impact-Report-2025vF.pdf

Indicate where in the evidence the relevant information can be found

See the 2025 Corporate Impact Report highlighting our environmental strategy and policy:
- Page 8-11, 14: Strategy and Roadmap
- Page 15-16: Strategy (cont.) and policy statement
- Page 17: Climate Risk Strategy
- Page 29: Life safety policy
- Page 24: Development (Construction) policy

Does the entity have a policy to address Net Zero?

- Yes
- No

No

Policy on Social Issues

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

☒ Yes

Select all social issues included (multiple answers possible)

- ☒ Child labor
- ☒ Community development
- ☒ Customer satisfaction
- ☒ Employee engagement
- ☒ Employee health & well-being
- ☒ Employee remuneration
- ☒ Forced or compulsory labor
- ☒ Freedom of association
- ☒ Health and safety: community
- ☒ Health and safety: contractors
- ☒ Health and safety: employees
- ☒ Health and safety: tenants/customers
- ☒ Human rights
- ☒ Human capital
- ☒ Labor standards and working conditions
- ☒ Social enterprise partnering
- ☒ Stakeholder relations
- ☐ Other

Provide applicable evidence

Provide hyperlink

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

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

Indicate where in the evidence the relevant information can be found

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

Provide hyperlink

<https://healthpeak.com/wp-content/uploads/2026/01/Code-of-Business-Conduct-and-Ethics-01.30.25.pdf>

<https://healthpeak.com/wp-content/uploads/2026/01/Code-of-Business-Conduct-and-Ethics-01.30.25.pdf>

Indicate where in the evidence the relevant information can be found

See also entire Code of Business Conduct and Ethics linked.
- Freedom of Association: p. 14 "The Company pursues fair employment practices in every aspect of its business and respects employees' right to freedom of association and collective bargaining in all geographies and complies with obligations to satisfy all local labor laws and regulations."
- Labor Conditions & Safety: "Each employee and director has an obligation to comply with all laws, rules and regulations applicable to the Company. These include, without limitation, laws covering... occupational health and safety." We strive to adhere to all labor and safety laws and regulations in the U.S.

Provide hyperlink

<http://healthpeak.com/wp-content/uploads/2026/06/Corporate-Impact-Report-2025vF.pdf>

<http://healthpeak.com/wp-content/uploads/2026/06/Corporate-Impact-Report-2025vF.pdf>

Indicate where in the evidence the relevant information can be found

See the 2025 Corporate Impact Report and sections referenced below:
- Customer (Tenant) Satisfaction: p. 31, including tenant engagement and satisfaction survey and rates
- Employee Engagement: p. 27: Employee engagement survey and Great Place to Work certification
- Health & Well-being: p. 29
- Inclusion & Belonging: p. 26
- Labor Standards & Working Conditions: p. 29 (Safety Guidelines)
- Stakeholder Relations: p. 12 (Stakeholder Engagement)
- Volunteerism & Philanthropy and Community Support in Action: p. 30

Provide hyperlink

<https://healthpeak.com/wp-content/uploads/2026/01/Vendor-Code-of-Business-Conduct-and-Ethics-01.30.25.pdf>

<https://healthpeak.com/wp-content/uploads/2026/01/Vendor-Code-of-Business-Conduct-and-Ethics-01.30.25.pdf>

Indicate where in the evidence the relevant information can be found

See the entire Vendor Code of Business Conduct and Ethics, which is applicable to all vendors and business partners during the reporting year, including contractors.
- Labor Standards and Working Conditions: p. 4 ("Labor Practices and Human Rights")
- Health and Safety: Contractors: pp. 6-7 ("Health and Safety")

Provide hyperlink

<https://healthpeak.com/careers/>

<https://healthpeak.com/careers/>

Indicate where in the evidence the relevant information can be found

Please see page "https://healthpeak.com/careers/working-at-healthpeak/" for information related to employee compensation and benefits.

☐ No

Policy on Governance Issues

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

☒ Yes

Select all governance issues included (multiple answers possible)

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

Provide applicable evidence

[P03SupportingDocumentation 2025.pdf](#)

Indicate where in the evidence the relevant information can be found

See GRESB Cover Sheet and all supporting evidence attached, which outlines policies applicable during the 2025 reporting year.

☐ Show investors

Provide hyperlink

<http://healthpeak.com/wp-content/uploads/2026/06/Corporate-Impact-Report-2025vF.pdf><http://healthpeak.com/wp-content/uploads/2026/06/Corporate-Impact-Report-2025vF.pdf>

Indicate where in the evidence the relevant information can be found

See 2025 Corporate Impact Report:

- Cybersecurity - page 34
- Political Contributions - page 42

Provide hyperlink

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

Indicate where in the evidence the relevant information can be found

Entire page.

Provide hyperlink

<https://www.sec.gov/ix?doc=/Archives/edgar/data/0000765880/000130817925000098/doc013291-def14a.htm><https://www.sec.gov/ix?doc=/Archives/edgar/data/0000765880/000130817925000098/doc013291-def14a.htm>

Indicate where in the evidence the relevant information can be found

See 2025 Proxy Statement (disclosing governance and executive compensation for 2024 reporting year):

- Shareholder Rights - pages 90-93 (outlining shareholder voting rights for annual meeting, access to information, ability to submit proposals and director nominations process, and where shareholders can learn more to exercise their rights)
- Executive Compensation - pages 42-78

☐ No

RP1	🎯 Max. score 3.5
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Sustainability Reporting

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

☒ Yes

Please select all applicable options (multiple answers possible)

☒ Section in Annual Report

Select the applicable reporting level

- ☒ Entity
☐ Investment manager
☐ Group

Aligned with

Disclosure is third-party reviewed:

- ☒ Yes
☐ Externally checked

☒ Externally verified

using

☐ Externally assured

☐ No

Provide applicable evidence

Provide hyperlink

https://s202.q4cdn.com/584270836/files/doc_financials/2026/ar/DOC-2025-Annual-Report.pdf

Indicate where in the evidence the relevant information can be found

In our 2025 Annual Report, please see sections "Sustainability and Corporate Impact" on page 12-13, and section "Human Capital Matters", on page 13. The data presented in these sections was disclosed within our 2025 Corporate Impact Report which was compiled in accordance with GRI Standards, specifically 305-5 Reduction of GHG emissions, 405-1 Diversity of governance bodies and employees. The metrics provided in the 2025 Annual Report (link: <http://healthpeak.com/wp-content/uploads/2026/06/Corporate-Impact-Report-2025vF.pdf>) were verified by an external third party in accordance with Tier II of the ERT standard, "Corporate Greenhouse Gas Verification Guideline", and the "International Standard on Assurance Engagements (ISAE 3000)" for the social metrics (see page 55-56 for Statement of Verification).

☒ Standalone sustainability report(s)

Select the applicable reporting level

- ☒ Entity
☐ Investment manager
☐ Group

Aligned with

Disclosure is third-party reviewed:

- ☒ Yes
☐ Externally checked

☒ Externally verified

using

☐ Externally assured

☐ No

Provide applicable evidence

Provide hyperlink

<http://healthpeak.com/wp-content/uploads/2026/06/Corporate-Impact-Report-2025vF.pdf>

Indicate where in the evidence the relevant information can be found

Healthpeak's 2025 Corporate Impact Report - see whole document, with statement of verification using the International Standard on Assurance Engagements (ISAE 3000) and the Tier II of the ERT standard, "Corporate Greenhouse Gas Verification Guideline" on pages 55-56.

- ☐ Integrated Report
- ☒ Dedicated section on corporate website

Select the applicable reporting level

- ☒ Entity
- ☐ Investment manager
- ☐ Group

Provide hyperlink

<https://healthpeak.com/corporate-impact/>

<https://healthpeak.com/corporate-impact/>

Indicate where in the evidence the relevant information can be found

Please see the entire Corporate Impact Webpage presenting the environmental, social, and governance highlights, as well as our historical reports, and information on our sustainable finance.

- ☒ Other

Other selected. Please describe

CDP (Carbon Disclosure Project)

Select the applicable reporting level

- ☒ Entity
- ☐ Investment manager
- ☐ Group

Aligned with

Other

Other selected. Please describe:

CDP, TCFD

Disclosure is third-party reviewed:

- ☒ Yes
- ☐ Externally checked
- ☒ Externally verified

using

Corporate GHG Verification Guidelines from ERT

- ☐ Externally assured

- ☐ No

Provide applicable evidence

Provide hyperlink

<http://healthpeak.com/wp-content/uploads/2025/12/2025-CDP-Climate-Change-Questionnaire-2024-Reporting-Year.pdf>

<http://healthpeak.com/wp-content/uploads/2025/12/2025-CDP-Climate-Change-Questionnaire-2024-Reporting-Year.pdf>

Indicate where in the evidence the relevant information can be found

Please see whole document for our 2024 CDP Response posted to our corporate website.

Provide hyperlink

<http://healthpeak.com/wp-content/uploads/2026/06/Corporate-Impact-Report-2025vF.pdf>

<http://healthpeak.com/wp-content/uploads/2026/06/Corporate-Impact-Report-2025vF.pdf>

Indicate where in the evidence the relevant information can be found

The underlying data that is inputted into our CDP submission is sourced from the same environmental (GHG, Energy, Water and Waste) and social data that is reviewed and externally verified in our Corporate Impact Report. Please see pages 55-56.

- ☐ No

RP2.1

Max. score 0.25 | Score 2025: 0.25/0.25 Pre-filled from 2025

Incident Monitoring

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

Yes

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

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

Describe the process [maximum 250 words]

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

No

RP2.2

Max. score 0

Sustainability Incident Occurrences

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

Yes

No

RM1
Max. score 1.25 | Score 2025: 1.25/1.25 Pre-filled from 2025

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

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

Provide applicable evidence
2025 Validation Status: Accepted

RM1 - Healthpeak EMS Third Party Certification and EMS Operating Manual.pdf

Indicate where in the evidence the relevant information can be found

Please see the attached third-party certification reflecting certification of Healthpeak's EMS under ISO 14001:2015 standard (page 1) and EMS Operating aligned with ISO 14001:2015 (entire remaining document). This verification is valid through December 2025.

Show investors

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

Indicate where in the evidence the relevant information can be found

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

No

RM2
Max. score 0.25 | Score 2025: 0.25/0.25 Pre-filled from 2025

Process to Implement Governance Policies
Does the entity have processes to implement governance policy/policies?

- Yes
Select all applicable options (multiple answers possible)
Compliance linked to employee remuneration
Dedicated help desks, focal points, ombudsman, hotlines
Disciplinary actions in case of breach, i.e. warning, dismissal, zero tolerance policy
Employee performance appraisal systems integrate compliance with codes of conduct
Investment due diligence process
Responsibilities, accountabilities and reporting lines are systematically defined in all divisions and group companies
Training related to governance risks for employees (multiple answers possible)
Regular follow-ups
When an employee joins the organization
Whistle-blower mechanism
Other

No
Not applicable

RM3.1

⊙ Max. score 0.25 | Score 2025: 0.25/0.25 ✓ Pre-filled from 2025

Social Risk Assessments

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

☒ Yes

Select all issues included (multiple answers possible)

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

☐ No

RM3.2

⊙ Max. score 0.25 | Score 2025: 0.25/0.25 ✓ Pre-filled from 2025

Governance Risk Assessments

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

☒ Yes

Select all issues included (multiple answers possible)

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

☐ No

RM4.1

⦿ Max. score 0.25 | Score 2025: 0.25/0.25 ✓ Pre-filled from 2025

Sustainability Due Diligence for New Acquisitions

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

☒ Yes

Select all issues included (multiple answers possible)

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

☐ No

☐ Not applicable

RM4.2

⦿ Max. score 0

Embodied Carbon in Acquisitions

Does the entity perform asset-level risk assessment of embodied carbon emissions for new acquisitions?

☐ Yes

☒ No

RM5	⌚ Max. score 0.5
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Climate Resilience

Does the entity's climate strategy incorporate resilience?

☒ Yes

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

We consider physical and transition climate risks when acquiring and developing resilient properties and assessing insurance coverage, including the impacts of natural disasters, wildfires, heat stress, and sea level rise. Climate change also ties into our business strategy and our ability to finance acquisitions, developments, and operations.

We established a Green Financing Framework aligned with leading international standards. In 2021, we issued \$750 million in green bonds under this framework, which financed the acquisition of several green-certified properties.

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

In fall 2025, we assessed a representative population of properties under our operational control for physical climate risks. For the purpose of assessing physical risks, we have used S&P TruCost Climate Risk Assessment, a proprietary third-party scenario analysis aligned with the IPCC Representative Concentration Pathway (RCP) 4.5 scenario. The RCP 4.5 climate scenario represents a moderate emissions pathway, with an assumed temperature rise of approximately 2.4–3.0°C by 2100. We use this scenario in our analysis as a benchmark to compare our assets. It is only slightly higher than our targeted reductions, which are aligned with the “Well Below 2°C” scenario. We developed risk assessment and mitigation strategies accordingly, as disclosed in our 2024 CIR, pages 17–18 (link: <https://healthpeak.com/wp-content/uploads/2025/09/Healthpeak-2024-Corporate-Impact-Report-LR.pdf>)

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

☒ Yes

Select the scenarios that are used (multiple answers possible)

☒ Transition scenarios

- ☒ CRREM 1.5C
- ☐ IEA SDS
- ☐ IEA B2DS
- ☐ IEA NZE2050
- ☐ IPR FPS
- ☐ NGFS Low Demand
- ☐ NGFS Net Zero 2050
- ☐ NGFS Below 2C
- ☐ NGFS Delayed Transition
- ☐ NGFS Nationally Determined Contributions (NDCs)
- ☐ NGFS Current Policies
- ☐ NGFS Fragmented World
- ☒ SBTi
- ☐ SSP1-1.9
- ☐ SSP1-2.6
- ☐ SSP4-3.4
- ☐ SSP5-3.40S
- ☒ SSP2-4.5
- ☐ SSP4-6.0
- ☐ SSP3-7.0
- ☐ SSP5-8.5
- ☐ TPI
- ☐ Other

☒ Physical scenarios

- ☐ RCP2.6
- ☒ RCP4.5
- ☐ RCP6.0
- ☐ RCP8.5
- ☐ SSP1-1.9
- ☐ SSP1-2.6
- ☐ SSP4-3.4
- ☐ SSP5-3.40S
- ☐ SSP2-4.5
- ☐ SSP4-6.0
- ☐ SSP3-7.0
- ☐ SSP5-8.5
- ☐ Other

☐ No

☐ No

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

For the purpose of assessing physical risks, we have used S&P Trucost Climate Risk Assessment, a proprietary third-party scenario analysis aligned with the IPCC Representative Concentration Pathway (RCP) 4.5 scenario. The RCP 4.5 climate scenario represents a moderate emissions pathway, with an assumed temperature rise of approximately 2.4–3.0°C by 2100. We use this scenario in our physical risk analysis as a benchmark with which to compare our assets. It is only slightly higher than our targeted reductions, which are aligned with the “Well Below 2°C” scenario. We developed risk assessment and mitigation strategies accordingly, as disclosed in our 2024 CIR, pages 17-18 (link: <https://healthpeak.com/wp-content/uploads/2025/09/Healthpeak-2024-Corporate-Impact-Report-LR.pdf>). Further in 2025, We evaluated portfolio growth forecasts, grid decarbonization projections, and emerging building performance standards across our markets to better understand anticipated reduction requirements and transition risk. Using the North American CRREM pathways, we translated this analysis into market- and asset-specific Energy Use Intensity (EUI) and Carbon Use Intensity (CUI) performance trajectories across a mid-term planning horizon. (see our 2025 Corporate Impact Report page 15 link: <http://healthpeak.com/wp-content/uploads/2026/06/Corporate-Impact-Report-2025vF.pdf>)

Transition Risk Identification

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

☒ Yes

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

☒ Policy and legal

Has the process identified any risks in this area?

☒ Yes

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

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

☐ No

☒ Technology

Has the process identified any risks in this area?

☒ Yes

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

- ☐ Substitution of existing products and services with lower emissions options
- ☐ Unsuccessful investment in new technologies
- ☒ Costs to transition to lower emissions technology
- ☐ Other

☐ No

☒ Market

Has the process identified any risks in this area?

☒ Yes

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

- ☒ Changing customer behavior
- ☐ Uncertainty in market signals
- ☐ Increased cost of raw materials
- ☐ Other

☐ No

☒ Reputation

Has the process identified any risks in this area?

☒ Yes

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

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

☐ No

Provide applicable evidence

Provide hyperlink
<https://healthpeak.com/wp-content/uploads/2025/09/Healthpeak-2024-Corporate-Impact-Report-LR.pdf>
<https://healthpeak.com/wp-content/uploads/2025/09/Healthpeak-2024-Corporate-Impact-Report-LR.pdf>

Indicate where in the evidence the relevant information can be found

Please see transition risks, opportunities and our approach on page 18 of our 2024 Corporate Impact Report.

Describe the entity’s processes for prioritizing transition risks

Our Board oversees a risk management process that is intended to support achievement of our strategic and business objectives. Working with management, our Board proactively analyzes the risks that may adversely affect our business, operations, or financial condition, including climate-related risks. Management utilizes an ongoing assessment process that identifies material risks and implements management and mitigation strategies, reporting to and working with the Board and its committees. Our formal Enterprise Risk Management program identifies, assesses, evaluates, responds to, and monitors the risks identified by management’s various subject matter experts across the company, including our accounting, finance, tax, legal, operations, and portfolio teams. We maintain various insurance coverages for physical climate risks throughout our portfolio when and where it is deemed reasonable and relevant as part of our risk management approach.

☐ No

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

Transition Risk Impact Assessment

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

☒ Yes

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

☒ Policy and legal

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

☐ Yes

☒ No

☒ Technology

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

☐ Yes

☒ No

☒ Market

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

☐ Yes

☒ No

☒ Reputation

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

☐ Yes

☒ No

Provide applicable evidence

Provide hyperlink

<https://healthpeak.com/wp-content/uploads/2025/09/Healthpeak-2024-Corporate-Impact-Report-LR.pdf>

<https://healthpeak.com/wp-content/uploads/2025/09/Healthpeak-2024-Corporate-Impact-Report-LR.pdf>

Indicate where in the evidence the relevant information can be found

Please see transition risks, opportunities and our approach on page 18 of our 2024 Corporate Impact Report.

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

Transition risks are integrated into our annual ERM Program, which identifies, assesses, evaluates, responds to, and monitors regulatory and reputational risks identified through our assessments. Integration initiatives include: (1) actively monitoring current and emerging building performance standards through biannual portfolio-wide regulatory exposure trackers; (2) participating in Nareit's Real Estate Sustainability Council and other industry groups to stay ahead of regulatory developments; (3) investing in energy and water efficiency programs; (4) establishing green design and construction criteria including all-electric development at Cambridge Point; and (5) procuring green financing aligned with ICMA Green Bond Principles (see 2025 CIR p. 17). These risk management activities are overseen by the Board's Nominating and Governance Committee (ESG/climate) and Audit Committee (financial/regulatory risks) on a quarterly basis.

☐ No

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

Physical Risk Identification

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

☒ Yes

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

☒ Acute hazards

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

☒ Yes

Indicate the factors to which the entity is exposed (multiple answers possible)

☐ Extratropical storm

☒ Flash flood

☐ Hail

☐ River flood

☐ Storm surge

☒ Tropical cyclone

☒ Other

Other selected. Please describe

Coastal Flood, Wildfires

☐ No

☒ Chronic stressors

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

☒ Yes

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

☒ Drought stress

☒ Fire weather stress

☒ Heat stress

☐ Precipitation stress

☒ Rising mean temperatures

☒ Rising sea levels

☐ Other

☐ No

Provide applicable evidence

Provide hyperlink

<https://healthpeak.com/wp-content/uploads/2025/09/Healthpeak-2024-Corporate-Impact-Report-LR.pdf>

<https://healthpeak.com/wp-content/uploads/2025/09/Healthpeak-2024-Corporate-Impact-Report-LR.pdf>

Indicate where in the evidence the relevant information can be found

Please see page 17-18 where we summarize relevant climate risks identified as a part of our ongoing risk assessment process. In alignment with TCFD guidelines, we categorize potential risks as related to either physical or business/financial impacts of climate change.

Describe the entity's processes of prioritizing physical risks

For the purpose of assessing physical risks, we have used S&P Trucost Climate Risk Assessment, a proprietary third-party scenario analysis aligned with the IPCC Representative Concentration Pathway (RCP) 4.5 scenario. The RCP 4.5 climate scenario represents a moderate emissions pathway, with an assumed temperature rise of approximately 2.4–3.0°C by 2100. We use this scenario in our physical risk analysis as a benchmark with which to compare our assets. It is only slightly higher than our targeted reductions, which are aligned with the "Well Below 2°C" scenario.

☐ No

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

Physical Risk Impact Assessment

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

☒ Yes

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

☒ Direct impacts

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

☒ Yes

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

☒ Increased capital costs

☐ Other

☐ No

☒ Indirect impacts

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

☒ Yes

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

☐ Increased insurance premiums and potential for reduced availability of insurance on assets in "high-risk" locations

☒ Increased operating costs

☐ Reduced revenue and higher costs from negative impacts on workforce

☐ Reduced revenue from decreased production capacity

☐ Reduced revenues from lower sales/output

☐ Write-offs and early retirement of existing assets

☐ Other

☐ No

Provide applicable evidence

Provide hyperlink

<http://healthpeak.com/wp-content/uploads/2025/12/2025-CDP-Climate-Change-Questionnaire-2024-Reporting-Year.pdf>

<http://healthpeak.com/wp-content/uploads/2025/12/2025-CDP-Climate-Change-Questionnaire-2024-Reporting-Year.pdf>

Indicate where in the evidence the relevant information can be found

2025 CDP Submission, page 9 - 52, Sections C2. Identification, assessment, and management of dependencies, impacts, risks, and opportunities and C3 Disclosure of risks and opportunities.

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

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

☐ No

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

Biodiversity and Nature-Related Strategy

Does the entity have a strategy that addresses biodiversity and nature-related issues?

- ☐ Yes
- ☒ No

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

Employee Training

Does the entity provide training and development for employees?

☒ Yes

Percentage of employees who received professional training during the reporting year

%

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

%

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

- ☒ Environmental issues
- ☒ Social issues
- ☒ Governance issues

☐ No

Employee Satisfaction Survey

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

☒ Yes

The survey is undertaken (multiple answers possible)

☐ Internally

☒ By an independent third party

Percentage of employees covered

100 %

Survey response rate

77 %

The survey includes quantitative metrics

☒ Yes

Metrics include

☐ Net Promoter Score

☒ Overall satisfaction score

☒ Other

Other selected. Please describe

Specific KPIs: "Satisfied with Work-Life Balance" and "Recommendation of Company to a Friend Seeking Employment"

☐ No

Provide applicable evidence

[2025 Healthpeak Grace Hill - Results Analysis Redacted.pdf](#)

Indicate where in the evidence the relevant information can be found

As evidenced by the attached 2025 Employee Engagement Results Analysis (Grace Hill/Kingsley Surveys), Healthpeak's annual employee engagement survey produces multiple quantitative satisfaction metrics. Per p. 3, the overall Engagement Score is a composite metric derived from seven rating areas measuring employee passion, commitment, and satisfaction, including happiness at work, pride in the company, and sense of personal value, with respondents scored into four engagement groups (Highly Engaged, Engaged, Partially Disengaged, Disengaged) based on their level of agreement with each statement. Per p. 4, 'Recommendation of Company to a Friend Seeking Employment' is reported as a standalone quantitative rating area measuring employee willingness to advocate for Healthpeak as an employer, tracked year-over-year and benchmarked against the Kingsley Index. Per p. 5, 'Satisfied with Work-Life Balance' is reported as a standalone quantitative rating area measuring employee satisfaction with personal work-life balance, also tracked year-over-year and benchmarked against the Kingsley Index.

☐ Show investors

[RE Healthpeak 2025 Engagement Survey Email.pdf](#)

Indicate where in the evidence the relevant information can be found

Healthpeak conducted a company-wide employee engagement survey facilitated by the third party group, Grace Hill, in late 2025. Please see the evidence of email correspondence from our Head of HR in 2025 in the attached sent to all employees to complete the survey.

☐ Show investors

Provide hyperlink

<http://healthpeak.com/wp-content/uploads/2026/06/Corporate-Impact-Report-2025vF.pdf>

<http://healthpeak.com/wp-content/uploads/2026/06/Corporate-Impact-Report-2025vF.pdf>

Indicate where in the evidence the relevant information can be found

As evidenced by our 2025 Corporate Impact Report (p. 27), Healthpeak conducts an annual employee engagement survey administered by an independent third party "to measure satisfaction, identify areas for improvement, and prioritize resources," covering key topics including "employee experience, training and development, alignment with our corporate goals, leadership engagement, and recognition," with quantitative results shared with "management, our Board, and employees, fostering transparency and driving ongoing dialogue and action."

☐ No

Employee Health & Well-Being Program

Does the entity have a program in place to promote the health and well-being of its employees?

☒ Yes

The program includes (multiple answers possible):

- ☒ Needs assessment
- ☒ Goal setting
- ☒ Action
- ☒ Monitoring

☐ No

Employee Health & Well-Being Measures

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

☒ Yes

Select all applicable options (multiple answers possible)

☒ Needs assessment

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

☒ Employee surveys on health and well-being

Percentage of employees

100 %

☒ Physical and/or mental health checks

Percentage of employees

100 %

☐ Other

☒ Creation of goals to address:

☒ Mental health and well-being

☒ Physical health and well-being

☒ Social health and well-being

☐ Other

☒ Action to promote health through:

☒ Acoustic comfort

☒ Biophilic design

☒ Childcare facilities contributions

☒ Flexible working hours

☒ Healthy eating

☒ Humidity

☒ Illumination

☒ Inclusive design

☒ Indoor air quality

☒ Lighting controls and/or daylight

☒ Noise control

☒ Paid maternity leave in excess of legally required minimum

☒ Paid paternity leave in excess of legally required minimum

☒ Physical activity

☒ Physical and/or mental healthcare access

☒ Social interaction and connection

☒ Thermal comfort

☒ Water quality

☒ Working from home arrangements

☐ Other

☒ Monitor outcomes by tracking:

☒ Environmental quality

☒ Population experience and opinions

☒ Program performance

☐ Other

- ☐ No
- ☐ Not applicable

SE4

Max. score 0.5

Employee Safety Indicators

Has the entity monitored conditions and/or tracked indicators related to employee safety over the past three years?

☒ Yes

Select all applicable options (multiple answers possible)

☒ Work station and/or workplace checks

Percentage of employees

100 %

☒ Absentee rate

1.12 %

☒ Injury rate

0 %

☒ Lost day rate

0 %

☐ Other metrics

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

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

☐ No

Human Capital

Does the entity monitor human capital metrics?

☒ Yes☒ Entity's governance bodies

Select all human capital metrics (multiple answers possible)

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

Percentage of personnel that identify as:

Women

 %

Men

 %

Other

 %☐ International background☐ Racial diversity☐ Socioeconomic background☒ Organization's employees

Select all human capital metrics (multiple answers possible)

☒ Age group distribution

Percentage of personnel that are:

Under 30 years old

 %

Between 30 and 50 years old

 %

Over 50 years old

 %☒ Gender pay gap☒ Gender ratio

Percentage of personnel that are:

Women

 %

Men

 %

Other

 %☐ International background☒ Racial diversity☐ Socioeconomic background

Provide additional context for the response (maximum 250 words)

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

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

Provide applicable evidence

Provide hyperlink

<http://healthpeak.com/wp-content/uploads/2026/06/Corporate-Impact-Report-2025vF.pdf>

<http://healthpeak.com/wp-content/uploads/2026/06/Corporate-Impact-Report-2025vF.pdf>

Indicate where in the evidence the relevant information can be found

Please see page 41 of the 2025 Corporate Impact Report to see evidence of our monitoring and reporting of the gender pay ratio and gender pay gap of employees by base salary and total remuneration.

[Social \(HR\) Sustainability Data for YE 2025.pdf](#)

Indicate where in the evidence the relevant information can be found

Please see evidence of our internal tracking and reporting for fiscal year 2025 human capital metrics including age group distribution, gender ratio, and racial diversity.

☐ Show investors

Provide hyperlink

https://s202.q4cdn.com/584270836/files/doc_financials/2026/ar/DOC-2026-Proxy-Statement.pdf

https://s202.q4cdn.com/584270836/files/doc_financials/2026/ar/DOC-2026-Proxy-Statement.pdf

Indicate where in the evidence the relevant information can be found

2026 Proxy Statement (filed in March 2026, covering the board make-up for fiscal year 2025). With respect to the organization's governing Board of Directors, please see page 7 for the age and tenure make-up of our most current Board of Directors. You can also find the gender ratio of the board presented on page 43 of our 2025 Corporate Impact report detailed in current Board members in 2025 on our website here: <http://healthpeak.com/wp-content/uploads/2026/06/Corporate-Impact-Report-2025vF.pdf>

☐ No

SE6	⌚ Max. score 1.5 Score 2025: 1.5/1.5 ✓ Pre-filled from 2025
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Supply Chain Engagement Program

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

☒ Yes

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

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

Select all topics included (multiple answers possible)

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

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

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

☐ No

Monitoring Property/Asset Managers

Does the entity monitor the compliance of its property or asset managers with the sustainability-specific requirements in place for this entity?

☒ Yes

The entity monitors compliance of:

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

Select all methods used (multiple answers possible)

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

☐ No

☐ Not applicable

Monitoring External Suppliers/Service Providers

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

☒ Yes

Select all methods used (multiple answers possible)

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

☐ No

☐ Not applicable

Stakeholder Grievance Process

Is there a formal process for stakeholders to communicate grievances?

☒ Yes

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

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

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

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

☐ No

REPORTING CHARACTERISTICS

Reporting Characteristics

R1

The Entity’s Standing Investments Portfolio During the Reporting Year

The indicator below is automatically populated once participants have aggregated their asset-level data with the information provided through the reporting entity’s [Asset Portal](#).

Property Type	Country	Number of Assets	Floor Area sq. ft.	% GAV
Healthcare: Medical Office	United States	529	35213200.81	48
Healthcare: Other	United States	19	1963483.84	5
Healthcare: Senior Homes	United States	15	9642374.0	12
Technology/Science: Laboratory/Life Sciences	United States	125	10193634.89	35
Total		688	57012693.54	100.0

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

Provide applicable evidence.
Evidence is required in order to continue with the Energy, GHG, Water, Waste, and Building Certification sections.

[reporting-scope-evidence-r1-healthpeak-properties-inc_NH.pdf](#)
Indicate where in the evidence the relevant information can be found

Please see attached.

☐ Show investors

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

The reporting boundary presented above has been validated against Healthpeak’s total portfolio as disclosed in its quarterly supplemental filing as of 12/31/2025. As reflected in the evidence document above, signed off by our Director of Operational Accounting. This reconciles to the standing investment assets and sq. ft. shown in the R1 table above, which reflects all properties owned by Healthpeak at any point during the 2025 fiscal year,

RA1	🕒 Max. score 3 Score 2025: 3/3 ✔ Pre-filled from 2025
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Risk Assessments Performed on Standing Investments Portfolio

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

☒ Yes

Select all issues included (multiple answers possible)

☐ Biodiversity and habitat

☒ Building safety and materials

Percentage of portfolio covered

100 %

☒ Climate/climate change adaptation

Percentage of portfolio covered

100 %

☒ Contaminated land

Percentage of portfolio covered

100 %

☒ Energy efficiency

Percentage of portfolio covered

100 %

☒ Energy supply

Percentage of portfolio covered

100 %

☒ Flooding

Percentage of portfolio covered

100 %

☒ GHG emissions

Percentage of portfolio covered

100 %

☒ Health and well-being

Percentage of portfolio covered

100 %

☒ Indoor environmental quality

Percentage of portfolio covered

100 %

☒ Natural hazards

Percentage of portfolio covered

100 %

☒ Regulatory

Percentage of portfolio covered

100 %

☒ Resilience

Percentage of portfolio covered

100 %

☒ Socio-economic

Percentage of portfolio covered

100 %

☒ Transportation

Percentage of portfolio covered

100 %

☒ Waste management

Percentage of portfolio covered

100 %

☒ Water efficiency

Percentage of portfolio covered

100 %

☒ Water supply

Percentage of portfolio covered

100 %

☐ Other

The risk assessment is aligned with a third-party standard

☒ Yes

☒ ISO 31000

☐ Other

☐ No

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

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

• Level of Implementation. The PCA includes Healthpeak staff engineers, property operators, and risk management.

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

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

☐ No

RA2

[2026 Scoring Update](#) ☒ Max. score 2

Technical Building Assessments

Technical building assessments performed during the last three years

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

Topic	Number of assets	% of portfolio covered
Energy	210	29.8534
Water	210	29.8534
Waste	210	29.8534

RISK ASSESSMENT

Efficiency Measures

RA3

[2026 Scoring Update](#) Max. score 0.5

Energy Efficiency Measures

Energy efficiency measures implemented in the last three years

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

Energy efficiency measures	Number of assets	% of portfolio covered
Automatic meter readings (AMR)		
Automation system upgrades / replacements	22	4.6
Management systems upgrades / replacements	20	3.26
Installation of high-efficiency equipment and appliances	197	29.57
Installation of on-site renewable energy	1	0.06
Occupier engagement / informational technologies		
Smart grid / smart building technologies		
Systems commissioning or retro-commissioning	11	2.59
Wall / roof insulation	22	2.83
Window replacements	1	0.06

RA4

[2026 Scoring Update](#) Max. score 0.25

Water Efficiency Measures

Water efficiency measures implemented in the last three years

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

Water efficiency measures	Number of assets	% of portfolio covered
Automatic meter readings (AMR)	2	0.34
Cooling tower	11	2.12
Drip / smart irrigation		
Drought tolerant / native landscaping	1	0.27
High efficiency / dry fixtures	1	0.12
Leak detection system		
Metering of water subsystems		
On-site waste water treatment		
Reuse of storm water and/or grey water	2	0.34

RA5

[2026 Scoring Update](#) Max. score 0.25

Waste Management Measures

Waste management measures implemented in the last three years

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

Waste management measures	Number of assets	% of portfolio covered
Composting landscape and/or food waste		
Ongoing waste performance monitoring		
Recycling		
Waste stream management		
Waste stream audit		

T1.1

Max. score 1

Portfolio Improvement Targets

Has the entity set long-term performance improvement targets?

Yes

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

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

1. Healthpeak has established long-term targets for energy consumption (15%), and landfill waste (10%), to be achieved by the end of 2030 against a 2020 baseline year.
2. Healthpeak also adopted long-term science-based GHG emissions reduction targets validated by Science Based Targets Initiatives. For Scope 1 and 2 emissions, the target is a reduction of absolute emissions of 37.5% by 2033 from a 2018 base year, and for Scope 3, the reduction target is 18.5% by 2033 from a 2018 base year. The science-based targets meet the well below 2 C pathway under the Absolute Contraction approach of the Science Based Targets Initiative. These goals are externally communicated in our annual Corporate Impact Reports. The latest can be found on our website here: <http://healthpeak.com/wp-content/uploads/2026/06/Corporate-Impact-Report-2025vF.pdf>

No

T1.2

2026 Scoring UpdateMax. score 2

Net Zero Targets

Has the entity set GHG reduction targets aligned with net zero?

- Yes
- No
- Not applicable

TC1

⊙ Max. score 1

Tenant Engagement Program

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

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

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

☐ No

Tenant Satisfaction Survey

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

☒ Yes

The survey is undertaken (multiple answers possible)

- ☐ Internally
- ☒ By an independent third party

Percentage of tenants covered

61 %

Survey response rate

81 %

The survey includes quantitative metrics

☒ Yes

Metrics include

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

Other selected. Please describe

Renewal Intentions

☐ No

Provide applicable evidence

[2025 Kingsley Survey Results Report Summary_redacted.xlsx.png](#)

Indicate where in the evidence the relevant information can be found

The attached screenshot is the Key Performance Indicators summary from Healthpeak's 2025 Kingsley Survey Results Report (redacted), reflecting Annual survey responses across the portfolio for the 2025 reporting period. This tab quantifies tenant satisfaction across the following dimensions: Overall Satisfaction, Satisfaction with Property Management (captured via Mgmt. – Overall Satisfaction), Satisfaction with Communication and Responsiveness (captured via Mgmt. – Accessibility), and Renewal Intentions. Each metric is benchmarked against the Kingsley Index, a third-party normalized index.

☐ Show investors[2025 Respondants Export and Pivots.xlsx](#)

Indicate where in the evidence the relevant information can be found

Please see entire document for evidence of tenant responses. Please see tab "TC2.1" for a calculation of total tenants covered by the survey.

☐ Show investors

Provide hyperlink

<http://healthpeak.com/wp-content/uploads/2026/06/Corporate-Impact-Report-2025vF.pdf><http://healthpeak.com/wp-content/uploads/2026/06/Corporate-Impact-Report-2025vF.pdf>

Indicate where in the evidence the relevant information can be found

We report the results of our Kingsley Tenant Satisfaction survey in our annual Corporate Impact Report. Please see page 31 of the 2025 report linked above for evidence of our 2025 response rates and satisfaction rates for our survey by property type (Lab and Outpatient Medical), and the total number of survey respondents (423 properties and over 2,600 individual responses). We leverage these independent third-party results to improve the tenant experience, create action plans for higher tenant satisfaction, and strengthen our building and property management partnerships. Survey topics span key areas of the tenant experience, including property management, property features, engineering and maintenance, tenant improvements, sustainability initiatives, leasing, cleaning, and security.

☐ No

Program To Improve Tenant Satisfaction

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

☒ Yes

Select all applicable options (multiple answers possible)

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

Describe the tenant satisfaction improvement program (maximum 250 words)

Our 2025 tenant satisfaction survey was delivered via a web-based methodology to over 2,600 Outpatient Medical and Lab tenants, and we achieved a response rate of 80 and 82% respectively. The survey included several questions related to sustainability and green initiatives/projects, such as HVAC upgrades, including tenant satisfaction with our commitment to sustainability, their likelihood of participating in various programs, how various initiatives would influence their rental decision and the importance of sustainability to their employees and customers. Our satisfaction improvement program team reviews feedback from our property managers and tenants and prepares an implementation plan to incorporate the feedback and other improvements.

☐ No

☐ Not applicable

Fit-Out & Refurbishment Program for Tenants

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

☒ Yes

Characteristics of the program include (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

2025 Validation Status: Duplicate

Other selected. Please describe

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

Select sustainability topics covered in the program (multiple answers possible)

☒ Upfront carbon emissions☒ Energy efficiency☒ Waste management☒ Water conservation☒ Indoor air quality☒ Biodiversity and green space☐ No

Sustainability Requirements in Lease Contracts (Green Leases)

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:

- ☒ Performance rating
- ☒ Design/development rating
- ☒ Performance standards
- ☒ Comfort
- ☐ Other

☐ Data sharing & metering:

Percentage lease contracts with a sustainability clause (by floor area)

Percentage of contracts with a sustainability clause

 %☐ No

Tenant Health & Well-Being Program

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

☒ Yes

The program includes (multiple answers possible):

- ☒ Needs assessment
- ☒ Goal setting
- ☒ Action
- ☒ Monitoring

☐ No

Tenant Health & Well-Being Measures

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

☒ Yes

Select all applicable options (multiple answers possible)

☒ Needs assessment

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

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

☒ Creation of goals to address:

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

☒ Action to promote health through:

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

☒ Monitor outcomes by tracking:

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

☐ No

☐ Not applicable

TC6.1

Max. score 2 | Score 2025: 2/2 ✓ Pre-filled from 2025

Community Engagement Program

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

Yes

Select all topics included (multiple answers possible)

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

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

Our Social Responsibility Committee drives engagement related to supporting charities and local community groups and is responsible for overseeing our charitable and volunteer activities. The Committee partners with organizations that share our desire to support research, education, and other healthcare-related activities (in line with our company's core business strategy) and emergency disaster relief (in line with our commitment to addressing climate risk). It also aims to support local community initiatives in the areas where our employees work and live by partnering with and donating to local organizations. The Committee engages local healthcare organizations supporting our mission and invites representatives to present and speak at meetings before making a charitable contribution decision. As part of the monitoring process, the representative is asked to come back and provide an updated presentation to the Committee to show how the contributions were used and the progress made. Some recent examples include contributions to the UC San Diego Foundation, supporting our healthcare partners, research, and innovation; Jesse Rees Foundation, which supports children battling cancer, aligning with public health and wellness; Ferguson Charitable Foundation, which offers educational opportunities and resources to underprivileged and underrepresented students in the community (aligning with social initiatives); and donations to diversity initiatives at universities.

No

TC6.2

Max. score 1 | Score 2025: 1/1 ✓ Pre-filled from 2025

Monitoring Impact on Community

Does the entity monitor its impact on the community?

Yes

Select all topics included (multiple answers possible)

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

No

ENERGY

Energy Consumption

EN1	🕒 Max. score 14
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Energy Consumption

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

Healthcare: Medical Office | United States

Floor Areas	Floor Area (sq. ft.)
Whole Building	33964663.81
└ Landlord Controlled	22867971.39
└ Tenant Controlled	11096692.42
Common Areas	518065
Shared Services	865259
Tenant Space	730472
└ Landlord Controlled	0
└ Tenant Controlled	730472

Healthcare: Other | United States

Floor Areas	Floor Area (sq. ft.)
Whole Building	1963483.84
└ Landlord Controlled	1804175.2
└ Tenant Controlled	159308.64
Common Areas	
Shared Services	
Tenant Space	
└ Landlord Controlled	
└ Tenant Controlled	

Healthcare: Senior Homes | United States

Floor Areas	Floor Area (sq. ft.)
Whole Building	9642374
└ Landlord Controlled	9642374
└ Tenant Controlled	
Common Areas	

Floor Areas	Floor Area (sq. ft.)
Shared Services	
Tenant Space	
└ Landlord Controlled	
└ Tenant Controlled	

Technology/Science: Laboratory/Life Sciences | United States

Floor Areas	Floor Area (sq. ft.)
Whole Building	10062069.89
└ Landlord Controlled	4309428.09
└ Tenant Controlled	5752641.8
Common Areas	84202
Shared Services	131565
Tenant Space	47363
└ Landlord Controlled	0
└ Tenant Controlled	47363

The table above is automatically populated once participants have aggregated their asset-level data with the information provided at the asset-level by the GRESB participants through the GRESB Asset Spreadsheet. It displays the total area size reported in the Energy tab, split by floor area types. Those metrics are weighted by % of ownership. For more information regarding the definition of each floor area, please refer to the Data Dictionary tab of the Asset Spreadsheet.

Total energy consumption of the portfolio

Technology/Science: Laboratory/Life Sciences | United States

			Absolute				Like-for-Like		
			2024	2025			2024	2025	
			Consumption (MWh)	Consumption (MWh)	Floor Area Covered (sq. ft.)	Maximum Floor Area (sq. ft.)	Consumption (MWh)	Consumption (MWh)	Floor Area Covered (sq. ft.)
Whole Building	Landlord Controlled	Fuels	79100.84	90552.26	4240126.29	4276648.09	73567.89	71473.52	2902246.69
		District Heating & Cooling							
		Electricity	78516.3	90759.46	3811758.29	3824938.29	61923.55	55238.65	2245759.69
	Tenant Controlled	Fuels	17350.32	10055.67	1302130.6	1802851.6	11288.34	6679.48	584558
		District Heating & Cooling							
		Electricity	12379.69	20653.62	1885159	5350131.2	6210.26	11969.32	1180693
Sub-total			187347.16	212021.01	N/A	N/A	152990.04	145360.96	N/A
Base Building - Common Areas	Landlord Controlled	Fuels							
		District Heating & Cooling							
		Electricity	1657.03	1662.7	84202	84202	1657.03	1662.7	84202
Base Building - Shared Services	Landlord Controlled	Fuels	83.96	219.87	131565	131565	83.96	219.87	131565
		District Heating & Cooling							
		Electricity							
Tenant Spaces	Landlord Controlled	Fuels							
		District Heating & Cooling							
		Electricity							
	Tenant Controlled	Fuels							
		District Heating & Cooling							
		Electricity			0	47363			
Sub-total			1740.99	1882.56	N/A	N/A	1740.99	1882.56	N/A

			Absolute				Like-for-Like		
			2024	2025			2024	2025	
			Consumption (MWh)	Consumption (MWh)	Floor Area Covered (sq. ft.)	Maximum Floor Area (sq. ft.)	Consumption (MWh)	Consumption (MWh)	Floor Area Covered (sq. ft.)
Outdoor / Exterior areas / Parking	Landlord Controlled	Fuels			N/A	N/A			N/A
		Electricity			N/A	N/A			N/A
	Tenant Controlled	Fuels			N/A	N/A			N/A
		Electricity			N/A	N/A			N/A
Sub-Total			0.0	0.0	N/A	N/A	0.0	0.0	N/A
Non-operational	EV charging stations	Electricity			N/A	N/A			N/A
Total			189088.15	213903.57	N/A	N/A	154731.03	147243.53	N/A

Healthcare: Medical Office | United States

			Absolute				Like-for-Like		
			2024	2025			2024	2025	
			Consumption (MWh)	Consumption (MWh)	Floor Area Covered (sq. ft.)	Maximum Floor Area (sq. ft.)	Consumption (MWh)	Consumption (MWh)	Floor Area Covered (sq. ft.)
Whole Building	Landlord Controlled	Fuels	107022.0	112663.25	13734377.92	14094504.92	101388.48	106752.93	12236462.15
		District Heating & Cooling	13469.08	12552.76	1033559	1110058	12601.36	12221.53	597775
		Electricity	489968.94	490864.45	22129774.57	22600148.39	465674.79	462864.09	20242099.71
	Tenant Controlled	Fuels	11792.45	10304.81	1133394.95	1632606.75	11536.83	9408.75	986470.95
		District Heating & Cooling	3971.69	3647.05	134904.18	134904.18	1210.69	1369.2	47384.61
		Electricity	56928.41	47287.04	2736995.14	11041504.42	49949.3	42290.57	2353873.57
Sub-total			683152.57	677319.36	N/A	N/A	642361.44	634907.06	N/A

			Absolute				Like-for-Like		
			2024	2025			2024	2025	
			Consumption (MWh)	Consumption (MWh)	Floor Area Covered (sq. ft.)	Maximum Floor Area (sq. ft.)	Consumption (MWh)	Consumption (MWh)	Floor Area Covered (sq. ft.)
Base Building - Common Areas	Landlord Controlled	Fuels							
		District Heating & Cooling							
		Electricity	10426.45	10948.79	486783	518065	8959.51	9276.58	434994
Base Building - Shared Services	Landlord Controlled	Fuels	2660.89	3559.93	666336	761969	1595.85	2274.74	551970
		District Heating & Cooling	1276.07	705.38	177569	177569	1276.07	705.38	177569
		Electricity	875.3	430.29	74279	74279	875.3	430.29	74279
Tenant Spaces	Landlord Controlled	Fuels							
		District Heating & Cooling							
		Electricity							
	Tenant Controlled	Fuels							
		District Heating & Cooling							
		Electricity			0	730472			
Sub-total			15238.72	15644.39	N/A	N/A	12706.73	12686.99	N/A
Outdoor / Exterior areas / Parking	Landlord Controlled	Fuels			N/A	N/A			N/A
		Electricity	75.34	75.4	N/A	N/A	75.34	75.4	N/A
	Tenant Controlled	Fuels			N/A	N/A			N/A
		Electricity			N/A	N/A			N/A
Sub-Total			75.34	75.4	N/A	N/A	75.34	75.4	N/A

			Absolute				Like-for-Like		
			2024	2025			2024	2025	
			Consumption (MWh)	Consumption (MWh)	Floor Area Covered (sq. ft.)	Maximum Floor Area (sq. ft.)	Consumption (MWh)	Consumption (MWh)	Floor Area Covered (sq. ft.)
Non-operational	EV charging stations	Electricity	N/A			N/A	N/A		
Total			698466.62	693039.15	N/A	N/A	655143.51	647669.45	N/A
Healthcare: Other United States									
			Absolute				Like-for-Like		
			2024	2025			2024	2025	
			Consumption (MWh)	Consumption (MWh)	Floor Area Covered (sq. ft.)	Maximum Floor Area (sq. ft.)	Consumption (MWh)	Consumption (MWh)	Floor Area Covered (sq. ft.)
Whole Building	Landlord Controlled	Fuels	9942.48	8689.55	1804175.2	1804175.2	9942.48	8689.55	1804175.2
		District Heating & Cooling							
		Electricity	16053.85	16742.61	1804175.2	1804175.2	16053.85	16742.61	1804175.2
	Tenant Controlled	Fuels	1581.97	1796.44	159308.64	159308.64	1581.97	1796.44	159308.64
		District Heating & Cooling							
		Electricity	1486.82	1389.84	159308.64	159308.64	1486.82	1389.84	159308.64
Sub-total			29065.12	28618.44	N/A	N/A	29065.12	28618.44	N/A
Base Building - Common Areas	Landlord Controlled	Fuels							
		District Heating & Cooling							
		Electricity							
Base Building - Shared Services	Landlord Controlled	Fuels							
		District Heating & Cooling							
		Electricity							

			Absolute				Like-for-Like		
			2024	2025			2024	2025	
			Consumption (MWh)	Consumption (MWh)	Floor Area Covered (sq. ft.)	Maximum Floor Area (sq. ft.)	Consumption (MWh)	Consumption (MWh)	Floor Area Covered (sq. ft.)
Tenant Spaces	Landlord Controlled	Fuels							
		District Heating & Cooling							
		Electricity							
	Tenant Controlled	Fuels							
		District Heating & Cooling							
		Electricity							
Sub-total			0.0	0.0	N/A	N/A	0.0	0.0	N/A
Outdoor / Exterior areas / Parking	Landlord Controlled	Fuels			N/A	N/A			N/A
		Electricity			N/A	N/A			N/A
	Tenant Controlled	Fuels			N/A	N/A			N/A
		Electricity			N/A	N/A			N/A
Sub-Total			0.0	0.0	N/A	N/A	0.0	0.0	N/A
Non-operational	EV charging stations	Electricity			N/A	N/A			N/A
Total			29065.12	28618.44	N/A	N/A	29065.12	28618.44	N/A

Healthcare: Senior Homes | United States

			Absolute				Like-for-Like		
			2024	2025			2024	2025	
			Consumption (MWh)	Consumption (MWh)	Floor Area Covered (sq. ft.)	Maximum Floor Area (sq. ft.)	Consumption (MWh)	Consumption (MWh)	Floor Area Covered (sq. ft.)
Whole Building	Landlord Controlled	Fuels	36489.48	35721.88	9642374	9642374	32825.38	31795.77	8345001
		District Heating & Cooling							
		Electricity	89541.94	92262.6	9642374	9642374	80636.77	79639.87	8345001
	Tenant Controlled	Fuels							
		District Heating & Cooling							
		Electricity							
Sub-total			126031.42	127984.48	N/A	N/A	113462.15	111435.64	N/A
Base Building - Common Areas	Landlord Controlled	Fuels							
		District Heating & Cooling							
		Electricity							
Base Building - Shared Services	Landlord Controlled	Fuels							
		District Heating & Cooling							
		Electricity							
Tenant Spaces	Landlord Controlled	Fuels							
		District Heating & Cooling							
		Electricity							
	Tenant Controlled	Fuels							
		District Heating & Cooling							
		Electricity							
Sub-total			0.0	0.0	N/A	N/A	0.0	0.0	N/A

			Absolute				Like-for-Like		
			2024	2025			2024	2025	
			Consumption (MWh)	Consumption (MWh)	Floor Area Covered (sq. ft.)	Maximum Floor Area (sq. ft.)	Consumption (MWh)	Consumption (MWh)	Floor Area Covered (sq. ft.)
Outdoor / Exterior areas / Parking	Landlord Controlled	Fuels			N/A	N/A			N/A
		Electricity			N/A	N/A			N/A
	Tenant Controlled	Fuels			N/A	N/A			N/A
		Electricity			N/A	N/A			N/A
Sub-Total			0.0	0.0	N/A	N/A	0.0	0.0	N/A
Non-operational	EV charging stations	Electricity			N/A	N/A			N/A
Total			126031.42	127984.48	N/A	N/A	113462.15	111435.64	N/A

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

Total data coverage of the portfolio

Healthcare: Medical Office | United States

	Data Coverage			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2025/2024 Aggregated LFL changes (%)	LFL data coverage (%)
Landlord Controlled	96.9	96.45	97.11	0.36	88.17
Tenant Controlled	23.33	22.86	23.02	-15.36	20.04

Healthcare: Other | United States

	Data Coverage			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2025/2024 Aggregated LFL changes (%)	LFL data coverage (%)
Landlord Controlled	100	100	100	-2.17	100
Tenant Controlled	100	100	100	3.83	100

Healthcare: Senior Homes | United States

	Data Coverage			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2025/2024 Aggregated LFL changes (%)	LFL data coverage (%)
Landlord Controlled	100	99.49	99.48	-1.79	86.55
Tenant Controlled					

Technology/Science: Laboratory/Life Sciences | United States

	Data Coverage			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2025/2024 Aggregated LFL changes (%)	LFL data coverage (%)
Landlord Controlled	98.87	95.86	98.87	-6.29	62.4
Tenant Controlled	34.23	46.96	44.98	6.57	18.08

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

Renewable energy generated

Healthcare: Medical Office | United States

		2024		2025		
		Consumption (MWh)	% of total Consumption	Consumption (MWh)	% of total Consumption	2025/2024 change (%)
On-site	Generated and consumed by landlord	0.0	0	0.0	0	
	Generated and exported by landlord	0.0	0	0.0	0	
	Generated and consumed by third-party (or tenant)	0.0	0	0.0	0	
On-site - Sub-total		0.0	0.0	0.0	0.0	0.0
Off-site	Procured by Landlord	70321.13	10.07	66340.89	9.57	
	Procured by Tenant	0.0	0	0.0	0	
Off-site - Sub-total		70321.13	10.07	66340.89	9.57	-0.5
Renewable Energy - Total		70321.13	10.07	66340.89	9.57	-0.5

Healthcare: Other | United States

		2024		2025		
		Consumption (MWh)	% of total Consumption	Consumption (MWh)	% of total Consumption	2025/2024 change (%)
On-site	Generated and consumed by landlord	0.0	0	0.0	0	
	Generated and exported by landlord	0.0	0	0.0	0	
	Generated and consumed by third-party (or tenant)	0.0	0	0.0	0	
On-site - Sub-total		0.0	0.0	0.0	0.0	0.0
Off-site	Procured by Landlord	0.0	0	0.0	0	
	Procured by Tenant	0.0	0	0.0	0	
Off-site - Sub-total		0.0	0.0	0.0	0.0	0.0
Renewable Energy - Total		0.0	0.0	0.0	0.0	0.0

Healthcare: Senior Homes | United States

		2024		2025		
		Consumption (MWh)	% of total Consumption	Consumption (MWh)	% of total Consumption	2025/2024 change (%)
On-site	Generated and consumed by landlord	0.0	0	0.0	0	
	Generated and exported by landlord	0.0	0	0.0	0	
	Generated and consumed by third-party (or tenant)	0.0	0	0.0	0	
On-site - Sub-total		0.0	0.0	0.0	0.0	0.0
Off-site	Procured by Landlord	5432.72	4.31	6281.31	4.91	
	Procured by Tenant	0.0	0	0.0	0	
Off-site - Sub-total		5432.72	4.31	6281.31	4.91	0.6
Renewable Energy - Total		5432.72	4.31	6281.31	4.91	0.6

Technology/Science: Laboratory/Life Sciences | United States

		2024		2025		
		Consumption (MWh)	% of total Consumption	Consumption (MWh)	% of total Consumption	2025/2024 change (%)
On-site	Generated and consumed by landlord	0.0	0	0.0	0	
	Generated and exported by landlord	0.0	0	0.0	0	
	Generated and consumed by third-party (or tenant)	0.0	0	0.0	0	
On-site - Sub-total		0.0	0.0	0.0	0.0	0.0
Off-site	Procured by Landlord	4844.39	2.56	4592.97	2.15	
	Procured by Tenant	0.0	0	0.0	0	
Off-site - Sub-total		4844.39	2.56	4592.97	2.15	-0.41
Renewable Energy - Total		4844.39	2.56	4592.97	2.15	-0.41

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

Renewable energy characteristics (Off-site generated and landlord procured)

Healthcare: Medical Office | United States

		Quality of renewable energy procured by landlord	
		MWh	%
Procurement Type	Self-generation from facilities owned by the company		
	PPA		
	Project-specific supply contract with electricity supplier		
	Retail supply contract with electricity supplier		
	Default delivered renewable electricity from the grid		
	RE100 Passive Procurement type 5.2		
	Financial Power Purchase Agreement (financial/virtual PPA)		
	Unbundled procurement of Energy Attribute Certificates (EACs)		
	Mixed	66340.89	100
Total		66340.89	100
Market-based Claim	Bundled		
	Unbundled		
	No market-based claim		
	Mixed		
	Unknown	66340.89	100
Total		66340.89	100

Healthcare: Other | United States

		Quality of renewable energy procured by landlord	
		MWh	%
Procurement Type	Self-generation from facilities owned by the company		
	PPA		
	Project-specific supply contract with electricity supplier		
	Retail supply contract with electricity supplier		
	Default delivered renewable electricity from the grid		
	RE100 Passive Procurement type 5.2		
	Financial Power Purchase Agreement (financial/virtual PPA)		
	Unbundled procurement of Energy Attribute Certificates (EACs)		
	Mixed		
Total		0.0	-
Market-based Claim	Bundled		
	Unbundled		
	No market-based claim		
	Mixed		
	Unknown		
Total		0.0	-

Healthcare: Senior Homes | United States

		Quality of renewable energy procured by landlord	
		MWh	%
Procurement Type	Self-generation from facilities owned by the company		
	PPA		
	Project-specific supply contract with electricity supplier		
	Retail supply contract with electricity supplier		
	Default delivered renewable electricity from the grid		
	RE100 Passive Procurement type 5.2		
	Financial Power Purchase Agreement (financial/virtual PPA)		
	Unbundled procurement of Energy Attribute Certificates (EACs)		
	Mixed	6281.31	100
Total		6281.31	100
Market-based Claim	Bundled		
	Unbundled		
	No market-based claim		
	Mixed		
	Unknown	6281.31	100
Total		6281.31	100

Technology/Science: Laboratory/Life Sciences | United States

		Quality of renewable energy procured by landlord	
		MWh	%
Procurement Type	Self-generation from facilities owned by the company		
	PPA		
	Project-specific supply contract with electricity supplier		
	Retail supply contract with electricity supplier		
	Default delivered renewable electricity from the grid		
	RE100 Passive Procurement type 5.2		
	Financial Power Purchase Agreement (financial/virtual PPA)		
	Unbundled procurement of Energy Attribute Certificates (EACs)		
	Mixed	4592.97	100
Total		4592.97	100
Market-based Claim	Bundled		
	Unbundled		
	No market-based claim		
	Mixed		
	Unknown	4592.97	100
Total		4592.97	100

The table above is automatically populated once participants have aggregated their asset-level-data through the GRESB Asset Portal. It displays the aggregated consumption for the characteristics of procurement and claims for off-site generated

and landlord procured renewable energy per property type & country, as well as the percentage of consumption per characteristic. Those metrics are weighted by % of Ownership.

Bundled, unbundled and mixed renewable energy claims

Healthcare: Medical Office | United States

		Attributes of bundled, unbundled and mixed renewable energy claims	
		MWh	%
Proximity	Same market		
	Different market		
	Mixed		
	Unknown		
Total		0.0	-
Vintage of Generation	Performance year		
	Not performance year		
	Mixed		
	Unknown		
Total		0.0	-

Healthcare: Other | United States

		Attributes of bundled, unbundled and mixed renewable energy claims	
		MWh	%
Proximity	Same market		
	Different market		
	Mixed		
	Unknown		
Total		0.0	-
Vintage of Generation	Performance year		
	Not performance year		
	Mixed		
	Unknown		
Total		0.0	-

Healthcare: Senior Homes | United States

		Attributes of bundled, unbundled and mixed renewable energy claims	
		MWh	%
Proximity	Same market		
	Different market		
	Mixed		
	Unknown		
Total		0.0	-
Vintage of Generation	Performance year		
	Not performance year		
	Mixed		

		Attributes of bundled, unbundled and mixed renewable energy claims	
		MWh	%
	Unknown		
Total		0.0	-

Technology/Science: Laboratory/Life Sciences | United States

		Attributes of bundled, unbundled and mixed renewable energy claims	
		MWh	%
Proximity	Same market		
	Different market		
	Mixed		
	Unknown		
Total		0.0	-
Vintage of Generation	Performance year		
	Not performance year		
	Mixed		
	Unknown		
Total		0.0	-

The table above is automatically populated once participants have aggregated their asset-level-data through the GRESB Asset Portal. It displays the aggregated consumption per attribute of Renewable energy generated off-site and procured by landlord per property type & country where the Market-based Claim is bundled, unbundled or mixed, as well as the percentage of consumption per attribute. Those metrics are weighted by % of Ownership.

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

GHG

GHG Emissions

GH1	🕒 Max. score 7
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GHG Emissions

Total GHG Emissions of the Portfolio

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

Healthcare: Medical Office | United States

			Absolute				Like-for-Like		
			2024	2025			2024	2025	
			Emissions (tonnes)	Emissions (tonnes)	Floor Area Covered (sq. ft.)	Maximum Floor Area (sq. ft.)	Emissions (tonnes)	Emissions (tonnes)	Floor Area Covered (sq. ft.)
Whole Building	Scope 1		19637.88	20420.52	13433987.92	14856473.92	18377.79	19350.66	11936072.15
	Scope 2	Location Based	179197.75	179748.59	22537508.57	23118213.39	170211.11	169305.0	20598044.71
		Market Based (optional)	162032.51	160932.52	-	-	154855.35	152925.18	-
	Total Scope 1&2 GHG emissions		198835.63	200169.11	N/A	N/A	188588.9	188655.66	N/A
	Scope 3		22675.08	17966.32	2736995.14	11827164.42	19436.56	15405.89	2353873.57
	Total Scope 1&2&3 GHG emissions		221510.72	218135.43	N/A	N/A	208025.46	204061.55	N/A
Outdoor / Exterior areas / Parking	Scope 1				N/A	N/A			N/A
	Scope 2	Location Based	26.82	26.84	N/A	N/A	26.82	26.84	N/A
		Market Based (optional)	27.46	27.49	N/A	N/A	27.46	27.49	N/A
	Total Scope 1&2 GHG emissions		26.82	26.84	N/A	N/A	26.82	26.84	N/A
	Scope 3				N/A	N/A			N/A
	Total Scope 1&2&3 GHG emissions		26.82	26.84	N/A	N/A	26.82	26.84	N/A
GHG Offsets					N/A	N/A			N/A
	Net GHG Emissions after offsets				N/A	N/A			N/A

Healthcare: Other | United States

			Absolute				Like-for-Like		
			2024	2025			2024	2025	
			Emissions (tonnes)	Emissions (tonnes)	Floor Area Covered (sq. ft.)	Maximum Floor Area (sq. ft.)	Emissions (tonnes)	Emissions (tonnes)	Floor Area Covered (sq. ft.)
Whole Building	Scope 1		1803.12	1575.27	1804175.2	1804175.2	1803.12	1575.27	1804175.2
	Scope 2	Location Based	5835.4	6075.01	1804175.2	1804175.2	5835.4	6075.01	1804175.2
		Market Based (optional)	6339.44	6603.44	-	-	6339.44	6603.44	-
	Total Scope 1&2 GHG emissions		7638.51	7650.28	N/A	N/A	7638.51	7650.28	N/A
	Scope 3		904.48	903.06	159308.64	159308.64	904.48	903.06	159308.64
	Total Scope 1&2&3 GHG emissions		8543.0	8553.34	N/A	N/A	8543.0	8553.34	N/A
Outdoor / Exterior areas / Parking	Scope 1				N/A	N/A			N/A
	Scope 2	Location Based			N/A	N/A			N/A
		Market Based (optional)			N/A	N/A			N/A
	Total Scope 1&2 GHG emissions		0.0	0.0	N/A	N/A	0.0	0.0	N/A
	Scope 3				N/A	N/A			N/A
	Total Scope 1&2&3 GHG emissions		0.0	0.0	N/A	N/A	0.0	0.0	N/A
GHG Offsets					N/A	N/A			N/A
Net GHG Emissions after offsets					N/A	N/A			N/A

Healthcare: Senior Homes | United States

			Absolute				Like-for-Like		
			2024	2025			2024	2025	
			Emissions (tonnes)	Emissions (tonnes)	Floor Area Covered (sq. ft.)	Maximum Floor Area (sq. ft.)	Emissions (tonnes)	Emissions (tonnes)	Floor Area Covered (sq. ft.)
Whole Building	Scope 1		6697.95	6528.73	9642374	9642374	6033.89	5824.24	8345001
	Scope 2	Location Based	30645.43	31506.63	9642374	9642374	27473.23	27013.75	8345001
		Market Based (optional)	29884.36	30529.58	-	-	26635.46	25928.07	-
	Total Scope 1&2 GHG emissions		37343.38	38035.36	N/A	N/A	33507.12	32837.99	N/A
	Scope 3								
	Total Scope 1&2&3 GHG emissions		37343.38	38035.36	N/A	N/A	33507.12	32837.99	N/A

			Absolute				Like-for-Like		
			2024	2025			2024	2025	
			Emissions (tonnes)	Emissions (tonnes)	Floor Area Covered (sq. ft.)	Maximum Floor Area (sq. ft.)	Emissions (tonnes)	Emissions (tonnes)	Floor Area Covered (sq. ft.)
Outdoor / Exterior areas / Parking	Scope 1	N/A				N/A	N/A		
	Scope 2	Location Based			N/A	N/A			N/A
		Market Based (optional)			N/A	N/A			N/A
	Total Scope 1&2 GHG emissions		0.0	0.0	N/A	N/A	0.0	0.0	N/A
	Scope 3	N/A				N/A	N/A		
	Total Scope 1&2&3 GHG emissions		0.0	0.0	N/A	N/A	0.0	0.0	N/A
GHG Offsets		N/A				N/A	N/A		
Net GHG Emissions after offsets					N/A	N/A			N/A
Technology/Science: Laboratory/Life Sciences United States									
			Absolute				Like-for-Like		
			2024	2025			2024	2025	
			Emissions (tonnes)	Emissions (tonnes)	Floor Area Covered (sq. ft.)	Maximum Floor Area (sq. ft.)	Emissions (tonnes)	Emissions (tonnes)	Floor Area Covered (sq. ft.)
Whole Building	Scope 1	14321.1616410.444240126.29				4408213.09	13331.25	12953.45	2902246.69
	Scope 2	Location Based	17857.1	20634.78	3895960.29	3909140.29	14558.32	12641.51	2329961.69
		Market Based (optional)	16233.43	19699.78	-	-	12894.98	11633.66	-
	Total Scope 1&2 GHG emissions		32178.26	37045.22	N/A	N/A	27889.57	25594.96	N/A
	Scope 3	5113.815483.71885159				5800004.8	2799.81	3607.43	1180693
	Total Scope 1&2&3 GHG emissions		37292.07	42528.92	N/A	N/A	30689.38	29202.4	N/A
Outdoor / Exterior areas / Parking	Scope 1	N/A				N/A	N/A		
	Scope 2	Location Based			N/A	N/A			N/A
		Market Based (optional)			N/A	N/A			N/A
	Total Scope 1&2 GHG emissions		0.0	0.0	N/A	N/A	0.0	0.0	N/A
	Scope 3	N/A				N/A	N/A		
	Total Scope 1&2&3 GHG emissions		0.0	0.0	N/A	N/A	0.0	0.0	N/A

		Absolute				Like-for-Like		
		2024	2025			2024	2025	
		Emissions (tonnes)	Emissions (tonnes)	Floor Area Covered (sq. ft.)	Maximum Floor Area (sq. ft.)	Emissions (tonnes)	Emissions (tonnes)	Floor Area Covered (sq. ft.)
GHG Offsets								
				N/A	N/A			N/A
Net GHG Emissions after offsets				N/A	N/A			N/A

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

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

Total data coverage of the portfolio

Healthcare: Medical Office | United States

	Data Coverage				Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)		2025/2024 Aggregated LFL changes (%)	LFL data coverage (%)
Scope 1 & 2	94.69	96.13	94.88		0.04	86.1
Scope 3	23.52	22.86	23.21		-20.74	20.23

Healthcare: Other | United States

	Data Coverage				Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)		2025/2024 Aggregated LFL changes (%)	LFL data coverage (%)
Scope 1 & 2	100	100	100		0.15	100
Scope 3	100	100	100		-0.16	100

Healthcare: Senior Homes | United States

	Data Coverage				Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)		2025/2024 Aggregated LFL changes (%)	LFL data coverage (%)
Scope 1 & 2	100	99.49	99.48		-2.0	86.55
Scope 3						

Technology/Science: Laboratory/Life Sciences | United States

	Data Coverage				Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)		2025/2024 Aggregated LFL changes (%)	LFL data coverage (%)
Scope 1 & 2	97.53	95.86	97.48		-8.23	61.06
Scope 3	32.57	42.68	42.83		28.85	20.4

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

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

WATER

Water Use

WT1	ⓘ Max. score 7
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Water Use

Total Water Consumption of the Portfolio

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

Healthcare: Medical Office | United States

			Absolute				Like-for-Like		
			2024	2025			2024	2025	
			Consumption (m³)	Consumption (m³)	Floor Area Covered (sq. ft.)	Maximum Floor Area (sq. ft.)	Consumption (m³)	Consumption (m³)	Floor Area Covered (sq. ft.)
Whole Building	Whole Building	Landlord Controlled	1752237.92	1994929.81	21975905.77	24064138.39	1693244.47	1890205.28	20099345
		Tenant Controlled	111247.92	121309.4	1718087.93	11096692.42	101087.83	97726.46	1279926
Sub-total			1863485.84	2116239.21	N/A	N/A	1794332.3	1987931.74	N/A
Base Building	Common Areas	Landlord Controlled							
	Shared Services	Landlord Controlled							
Tenant Spaces	Tenant Spaces	Landlord Controlled							
		Tenant Controlled	1214.22	187.2	20948	52370	698.86	187.2	20948
Sub-total			1214.22	187.2	N/A	N/A	698.86	187.2	N/A
Outdoor / Exterior areas / Parking		Landlord Controlled	42310.59	59037.85	N/A	N/A	40028.88	58678.62	N/A
		Tenant Controlled			N/A	N/A			N/A
Total			1907010.65	2175464.26	N/A	N/A	1835060.04	2046797.56	N/A

Healthcare: Other | United States

			Absolute				Like-for-Like		
			2024	2025			2024	2025	
			Consumption (m³)	Consumption (m³)	Floor Area Covered (sq. ft.)	Maximum Floor Area (sq. ft.)	Consumption (m³)	Consumption (m³)	Floor Area Covered (sq. ft.)
Whole Building	Whole Building	Landlord Controlled	283442.26	268176.85	1804175.2	1804175.2	283442.26	268176.85	1804175.2
		Tenant Controlled	18240.31	18713.56	159308.64	159308.64	18240.31	18713.56	159308.64
Sub-total			301682.57	286890.41	N/A	N/A	301682.57	286890.41	N/A

			Absolute				Like-for-Like		
			2024	2025			2024	2025	
			Consumption (m³)	Consumption (m³)	Floor Area Covered (sq. ft.)	Maximum Floor Area (sq. ft.)	Consumption (m³)	Consumption (m³)	Floor Area Covered (sq. ft.)
Base Building	Common Areas	Landlord Controlled							
	Shared Services	Landlord Controlled							
Tenant Spaces	Tenant Spaces	Landlord Controlled							
		Tenant Controlled							
Sub-total			0.0	0.0	N/A	N/A	0.0	0.0	N/A
Outdoor / Exterior areas / Parking		Landlord Controlled			N/A	N/A			N/A
		Tenant Controlled			N/A	N/A			N/A
Total			301682.57	286890.41	N/A	N/A	301682.57	286890.41	N/A

Healthcare: Senior Homes | United States

			Absolute				Like-for-Like		
			2024	2025			2024	2025	
			Consumption (m³)	Consumption (m³)	Floor Area Covered (sq. ft.)	Maximum Floor Area (sq. ft.)	Consumption (m³)	Consumption (m³)	Floor Area Covered (sq. ft.)
Whole Building	Whole Building	Landlord Controlled	1365426.62	1537622.66	9642374	9642374	1273653.93	1334444.23	7772266
		Tenant Controlled							
	Sub-total		1365426.62	1537622.66	N/A	N/A	1273653.93	1334444.23	N/A
Base Building	Common Areas	Landlord Controlled							
	Shared Services	Landlord Controlled							
Tenant Spaces	Tenant Spaces	Landlord Controlled							
		Tenant Controlled							
Sub-total			0.0	0.0	N/A	N/A	0.0	0.0	N/A
Outdoor / Exterior areas / Parking		Landlord Controlled			N/A	N/A			N/A
		Tenant Controlled			N/A	N/A			N/A
Total			1365426.62	1537622.66	N/A	N/A	1273653.93	1334444.23	N/A

Technology/Science: Laboratory/Life Sciences | United States

			Absolute				Like-for-Like		
			2024	2025			2024	2025	
			Consumption (m³)	Consumption (m³)	Floor Area Covered (sq. ft.)	Maximum Floor Area (sq. ft.)	Consumption (m³)	Consumption (m³)	Floor Area Covered (sq. ft.)
Whole Building	Whole Building	Landlord Controlled	227964.24	265710.6	4427813.09	4440993.09	188815.4	220200.52	3221086.69
		Tenant Controlled	173043.06	158978.03	3427483.2	5752641.8	121840.49	97493.8	2460194.2
Sub-total			401007.3	424688.63	N/A	N/A	310655.89	317694.32	N/A
Base Building	Common Areas	Landlord Controlled							
	Shared Services	Landlord Controlled							
Tenant Spaces	Tenant Spaces	Landlord Controlled							
		Tenant Controlled							
Sub-total			0.0	0.0	N/A	N/A	0.0	0.0	N/A
Outdoor / Exterior areas / Parking		Landlord Controlled	2971.55	3353.56	N/A	N/A	2489.8	2524.6	N/A
		Tenant Controlled			N/A	N/A			N/A
Total			403978.86	428042.19	N/A	N/A	313145.69	320218.92	N/A

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

Total data coverage of the portfolio

Healthcare: Medical Office | United States

	Data Coverage			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2025/2024 Aggregated LFL changes (%)	LFL data coverage (%)
Landlord Controlled	91.32	88.92	91.45	12.44	83.52
Tenant Controlled	15.6	17.95	15.27	-3.81	11.67

Healthcare: Other | United States

	Data Coverage			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2025/2024 Aggregated LFL changes (%)	LFL data coverage (%)
Landlord Controlled	100	100	100	-5.39	100
Tenant Controlled	100	100	100	2.59	100

Healthcare: Senior Homes | United States

	Data Coverage			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2025/2024 Aggregated LFL changes (%)	LFL data coverage (%)
Landlord Controlled	100	98.92	99.01	4.77	80.61
Tenant Controlled					

Technology/Science: Laboratory/Life Sciences | United States

	Data Coverage			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2025/2024 Aggregated LFL changes (%)	LFL data coverage (%)
Landlord Controlled	99.7	97.8	99.69	16.42	72.53
Tenant Controlled	59.58	75.36	78.38	-19.98	42.77

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

Reused and recycled water

Healthcare: Medical Office | United States

		2024		2025		
		Consumption (m³)	% of total Consumption	Consumption (m³)	% of total Consumption	2025/2024 change (%)
On-site	On-site water reuse					
	On-site water capture					
	On-site water extraction					
On-site - Sub-total		0.0	0.0	0.0	0.0	0.0
Off-site	Off-site purchased					
Off-site - Sub-total		0.0	0.0	0.0	0.0	0.0
Reused and Recycled - Total		0.0	0.0	0.0	0.0	0.0

Healthcare: Other | United States

		2024		2025		
		Consumption (m³)	% of total Consumption	Consumption (m³)	% of total Consumption	2025/2024 change (%)
On-site	On-site water reuse					
	On-site water capture					
	On-site water extraction					
On-site - Sub-total		0.0	0.0	0.0	0.0	0.0
Off-site	Off-site purchased					
Off-site - Sub-total		0.0	0.0	0.0	0.0	0.0
Reused and Recycled - Total		0.0	0.0	0.0	0.0	0.0

Healthcare: Senior Homes | United States

		2024		2025		
		Consumption (m³)	% of total Consumption	Consumption (m³)	% of total Consumption	2025/2024 change (%)
On-site	On-site water reuse					
	On-site water capture					
	On-site water extraction					
On-site - Sub-total		0.0	0.0	0.0	0.0	0.0
Off-site	Off-site purchased					
Off-site - Sub-total		0.0	0.0	0.0	0.0	0.0
Reused and Recycled - Total		0.0	0.0	0.0	0.0	0.0

Technology/Science: Laboratory/Life Sciences | United States

		2024		2025		
		Consumption (m³)	% of total Consumption	Consumption (m³)	% of total Consumption	2025/2024 change (%)
On-site	On-site water reuse					
	On-site water capture					
	On-site water extraction					
On-site - Sub-total		0.0	0.0	0.0	0.0	0.0
Off-site	Off-site purchased					
Off-site - Sub-total		0.0	0.0	0.0	0.0	0.0
Reused and Recycled - Total		0.0	0.0	0.0	0.0	0.0

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

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

WASTE

Waste Management

WS1	ⓘ Max. score 4
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Waste Management

Total Waste Generation of the Portfolio

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

Healthcare: Medical Office | United States

		Absolute						
		2024			2025			
		Hazardous waste (tonnes)	Non-hazardous waste (tonnes)	Data coverage (%)	Hazardous waste (tonnes)	Non-hazardous waste (tonnes)	Data coverage (%)	Floor area weight
Whole Building	Landlord Controlled	0	26060.9	76.14	0	22052.74	64.47	68.49%
	Tenant Controlled	0	2040	7.86	0	1295.01	6.0	31.51%
Total waste generation		0.0	28100.9	84.0	0.0	23347.75	46.04	100.0%

Healthcare: Other | United States

		Absolute						
		2024			2025			
		Hazardous waste (tonnes)	Non-hazardous waste (tonnes)	Data coverage (%)	Hazardous waste (tonnes)	Non-hazardous waste (tonnes)	Data coverage (%)	Floor area weight
Whole Building	Landlord Controlled			0	0	1242.91	92.69	91.89%
	Tenant Controlled			0			0	8.11%
Total waste generation		0.0	0.0	0.0	0.0	1242.91	85.17	100.0%

Healthcare: Senior Homes | United States

		Absolute						
		2024			2025			
		Hazardous waste (tonnes)	Non-hazardous waste (tonnes)	Data coverage (%)	Hazardous waste (tonnes)	Non-hazardous waste (tonnes)	Data coverage (%)	Floor area weight
Whole Building	Landlord Controlled			0	0	5292.5	100	100%
	Tenant Controlled							%
Total waste generation		0.0	0.0	0.0	0.0	5292.5	100.0	100.0%

Technology/Science: Laboratory/Life Sciences | United States

		Absolute						
		2024			2025			
		Hazardous waste (tonnes)	Non-hazardous waste (tonnes)	Data coverage (%)	Hazardous waste (tonnes)	Non-hazardous waste (tonnes)	Data coverage (%)	Floor area weight
Whole Building	Landlord Controlled	0	2592.11	71.63	0	2714.0	62.61	43.57%
	Tenant Controlled	0	875.71	17.79	0	844.88	8.62	56.43%
Total waste generation		0.0	3467.82	89.42	0.0	3558.88	32.14	100.0%

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

Healthcare: Medical Office | United States

	Proportion of waste by disposal route (%)	
	2024	2025
Landfill	86.77	86.96
Incineration	0	0
Diverted (total)	13.23	13.04
Reuse	0	0
Waste to energy	0	0
Recycling	13.23	13.04
Other / Unknown	0	0

Healthcare: Other | United States

	Proportion of waste by disposal route (%)	
	2024	2025
Landfill		90.52
Incineration		0
Diverted (total)		9.48
Reuse		0
Waste to energy		0
Recycling		9.48
Other / Unknown		0

Healthcare: Senior Homes | United States

	Proportion of waste by disposal route (%)	
	2024	2025
Landfill		87.85
Incineration		0
Diverted (total)		12.15
Reuse		0
Waste to energy		0
Recycling		12.15
Other / Unknown		0

Technology/Science: Laboratory/Life Sciences | United States

	Proportion of waste by disposal route (%)	
	2024	2025
Landfill	65.21	67.2
Incineration	0	0

	Proportion of waste by disposal route (%)	
	2024	2025
Diverted (total)	34.79	32.8
Reuse	0	0
Waste to energy	0	0
Recycling	34.79	32.8
Other / Unknown	0	0

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

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

Review, verification, and assurance of sustainability data

MR1

Max. score 1.75

External Review of Energy Data

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

☒ Yes☐ Externally checked☒ Externally verified

Using scheme

Corporate GHG Verification Guidelines from ERT

☐ Externally assured

Provide applicable evidence

Provide hyperlink

<https://healthpeak.com/wp-content/uploads/2026/06/Corporate-Impact-Report-2025vF.pdf><https://healthpeak.com/wp-content/uploads/2026/06/Corporate-Impact-Report-2025vF.pdf>

Indicate where in the evidence the relevant information can be found

See page 55-56 for Statement of Verification.

☐ No☐ Not applicable

MR2

Max. score 1.25

External Review of GHG Data

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

☒ Yes☐ Externally checked☒ Externally verified

Using scheme

Corporate GHG Verification Guidelines from ERT

☐ Externally assured

Provide applicable evidence

Provide hyperlink

<https://healthpeak.com/wp-content/uploads/2026/06/Corporate-Impact-Report-2025vF.pdf><https://healthpeak.com/wp-content/uploads/2026/06/Corporate-Impact-Report-2025vF.pdf>

Indicate where in the evidence the relevant information can be found

See page 55-56 for Statement of Verification.

☐ No☐ Not applicable

External Review of Water Data

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

☒ Yes

☐ Externally checked

☒ Externally verified

Using scheme

Corporate GHG Verification Guidelines from ERT

☐ Externally assured

Provide applicable evidence

Provide hyperlink

<https://healthpeak.com/wp-content/uploads/2026/06/Corporate-Impact-Report-2025vF.pdf>

<https://healthpeak.com/wp-content/uploads/2026/06/Corporate-Impact-Report-2025vF.pdf>

Indicate where in the evidence the relevant information can be found

See page 55-56 for Statement of Verification.

☐ No

☐ Not applicable

External Review of Waste Data

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

☒ Yes

☐ Externally checked

☒ Externally verified

Using scheme

Corporate GHG Verification Guidelines from ERT

☐ Externally assured

Provide applicable evidence

Provide hyperlink

<https://healthpeak.com/wp-content/uploads/2026/06/Corporate-Impact-Report-2025vF.pdf>

<https://healthpeak.com/wp-content/uploads/2026/06/Corporate-Impact-Report-2025vF.pdf>

Indicate where in the evidence the relevant information can be found

See page 55-56 for Statement of Verification.

☐ No

☐ Not applicable

BUILDING CERTIFICATIONS

Building Certifications

BC1.1

⌕ Max. score 7

Building Certifications at the Time of Design/Construction and for Interior

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

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

Healthcare: Medical Office | United States

Scheme name / sub-scheme name / level	Area Certified (sq. ft.)	% of Floor Area certified (within property type) 2025	Average Building certification age	Number of assets	% of GAV certified - optional (within property type) 2025
LEED/Building Design and Construction (BD+C) / Gold	949823	2.7	6.5	4	
LEED/Building Design and Construction (BD+C) / Platinum	47944	0.14	15	1	
LEED/Building Design and Construction (BD+C) / Certified	1508065	4.28	9.3333	3	
LEED/Building Design and Construction (BD+C) / Silver	215288.55	0.61	12	3	
LEED/Interior Design and Construction (ID+C) / Gold	693596	1.97	15	1	

Healthcare: Other | United States

Scheme name / sub-scheme name / level	Area Certified (sq. ft.)	% of Floor Area certified (within property type) 2025	Average Building certification age	Number of assets	% of GAV certified - optional (within property type) 2025
LEED/Building Design and Construction (BD+C) / Certified	33279.12	1.69	12	1	

Technology/Science: Laboratory/Life Sciences | United States

Scheme name / sub-scheme name / level	Area Certified (sq. ft.)	% of Floor Area certified (within property type) 2025	Average Building certification age	Number of assets	% of GAV certified - optional (within property type) 2025
Fitwel/Fitwel - Interior / 2 Stars	164481	1.61	1	1	
LEED/Interior Design and Construction (ID+C) / Platinum	255419.49	2.51	13	2	
LEED/Building Design and Construction (BD+C) / Certified	591930	5.81	8.5	4	
LEED/Interior Design and Construction (ID+C) / Certified	176255	1.73	9.5	2	
LEED/Interior Design and Construction (ID+C) / Gold	385236	3.78	4.3333	3	
LEED/Building Design and Construction (BD+C) / Gold	2498814.69	24.51	4.2857	21	
LEED/Building Design and Construction (BD+C) / Platinum	53423	0.52	13	2	
LEED/Interior Design and Construction (ID+C) / Silver	791171	7.76	5.3333	6	
LEED/Building Design and Construction (BD+C) / Silver	481150	4.72	4	4	

Operational Building Certifications

Standing investments that hold a valid operational green building certificate

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

Healthcare: Medical Office | United States

Scheme name / sub-scheme name / level	Area Certified (sq. ft.)	% of Floor Area certified (within property type) 2025	Average Building certification age	Number of assets	% of GAV certified - optional (within property type) 2025
BOMA/360	277093.77	0.79	1	2	
LEED/Building Operations and Maintenance (O+M) / Certified	145569	0.41	7	2	
LEED/Building Operations and Maintenance (O+M) / Gold	450661	1.28	1	3	
LEED/Building Operations and Maintenance (O+M) / Silver	239250	0.68	15	1	

Technology/Science: Laboratory/Life Sciences | United States

Scheme name / sub-scheme name / level	Area Certified (sq. ft.)	% of Floor Area certified (within property type) 2025	Average Building certification age	Number of assets	% of GAV certified - optional (within property type) 2025
Fitwel/Fitwel - Built / 1 Star	157819.2	1.55	3	1	
LEED/Building Operations and Maintenance (O+M) / Gold	63014.49	0.62	2	1	

Energy Ratings

Standing investments that hold a valid energy rating

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

Healthcare: Medical Office | United States

Energy Rating	Area Covered (sq. ft.)	% of Floor Area covered (within property type) 2025	Number of assets	% GAV covered - optional (within property type) 2025
Energy Star Certified - 90-95 Points	4108844.98	11.6685	46	
Energy Star Certified - 85-89 Points	1287037.15	3.655	20	
Energy Star Certified - 96-100 Points	3178902.91	9.0276	51	
Energy Star NextGen Certification	1428038	4.0554	14	
Energy Star Certified - 75-79 Points	1308693.71	3.7165	18	
Energy Star Portfolio Manager	11185587.56	31.7653	150	
Energy Star Certified - 80-84 Points	2847558.67	8.0866	34	

Healthcare: Other | United States

Energy Rating	Area Covered (sq. ft.)	% of Floor Area covered (within property type) 2025	Number of assets	% GAV covered - optional (within property type) 2025
Energy Star Portfolio Manager	453389.94	23.0911	4	
Energy Star Certified - 85-89 Points	272861.02	13.8968	3	
Energy Star Certified - 90-95 Points	189877.5	9.6704	5	
Energy Star Certified - 75-79 Points	315478.26	16.0673	1	

Healthcare: Senior Homes | United States

Energy Rating	Area Covered (sq. ft.)	% of Floor Area covered (within property type) 2025	Number of assets	% GAV covered - optional (within property type) 2025
Energy Star Certified - 90-95 Points	723855	7.507	1	
Energy Star Portfolio Manager	4148977	43.0286	7	
Energy Star Certified - 80-84 Points	2090171	21.6769	3	

Technology/Science: Laboratory/Life Sciences | United States

Energy Rating	Area Covered (sq. ft.)	% of Floor Area covered (within property type) 2025	Number of assets	% GAV covered - optional (within property type) 2025
Energy Star Portfolio Manager	946957	9.2897	20	
Energy Star Certified - 75-79 Points	323970	3.1782	2	
Energy Star Certified - 80-84 Points	49316	0.4838	1	

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

DEV - REPORTING CHARACTERISTICS

Reporting Characteristics

DR1

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

The indicator below is automatically populated once participants have aggregated their asset-level data with the information provided through the reporting entity’s [Asset Portal](#).

			In progress at the end of reporting period		Completed during reporting period		
Property Type	Country	Construction/Renovation	Number of Assets	Floor Area sq. ft.	Number of Assets	Floor Area sq. ft.	% GAV
Technology/Science: Laboratory/Life Sciences	United States	New Construction Project	2	357563.0	2	64750.0	10.4
Technology/Science: Laboratory/Life Sciences	United States	Major Renovation Project	20	2079678.4	7	294603.4	47.2
Healthcare: Medical Office	United States	New Construction Project	5	387002.89	2	151000.0	13.3
Healthcare: Medical Office	United States	Major Renovation Project	4	278322.0	1	435784.0	29.1
Total			31	3102566.29	12	946137.4	100.0

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

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

Provide applicable evidence.
Evidence is required in order to continue with the Energy, GHG, Water, Waste and Building Certification sections.

[reporting-scope-evidence-dr1-healthpeak-properties-inc_NH.pdf](#)
Indicate where in the evidence the relevant information can be found

See entire document.

☐ Show investors

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

Please see attached. The above GAV % breakdown is based on Healthpeak’s New Construction Projects and Major Renovation Projects.

Sustainability Strategy During Development

Does the entity have a sustainability strategy in place for development projects?

☒ Yes

Elements addressed in the strategy (multiple answers possible)

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

The strategy is

- ☒ Publicly available
- ☐ Not publicly available

Provide hyperlink

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

Indicate where in the evidence the relevant information can be found

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

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

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

Indicate where in the evidence the relevant information can be found

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

☐ Show investors

Provide hyperlink

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

Indicate where in the evidence the relevant information can be found

[Publicly available]

- Page 32 referencing all of the above factors in new construction/design: biodiversity, energy consumption (which directly relate to greenhouse gas emissions), green building certifications, health and well-being, location and transportation, renewable energy, site selection and land use, waste management, water consumption, resilience, pollution prevention, material sourcing.

- Green building certifications: See the 2023 Corporate Impact Report, p. 12, which states that we evaluate all new developments for LEED Certification, targeting LEED Gold or Silver.

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

Indicate where in the evidence the relevant information can be found

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

☐ Show investors

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

Indicate where in the evidence the relevant information can be found

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

☐ Show investors

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

Indicate where in the evidence the relevant information can be found

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

☐ Show investors

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

Indicate where in the evidence the relevant information can be found

See the entire document, specifically:

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

☐ Show investors

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

Indicate where in the evidence the relevant information can be found

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

☐ Show investors

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

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

☐ No

DRE2

[2026 Scoring Update](#)  Max. score 3 | Score 2025: 4/4  Pre-filled from 2025

Site Selection Requirements

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

☒ Yes

Select all criteria included (multiple answers possible)

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

☐ No

DRE3

[2026 Scoring Update](#)  Max. score 2 | Score 2025: 4/4  Pre-filled from 2025

Site Design and Construction Requirements

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

☒ Yes

Select all criteria included (multiple answers possible)

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

☐ No

Materials Selection Requirements

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

☒ Yes

Select all issues addressed (multiple answers possible)

- ☒ Requirement for disclosure about the environmental and/or health attributes of building materials (multiple answers possible)
 - ☒ Environmental Product Declarations
 - ☒ Health Product Declarations
 - ☐ Other types of required health and environmental disclosure:
- ☒ Material characteristics specification preferences, including (multiple answers possible)
 - ☒ Locally extracted or recovered materials
 - ☒ Low embodied carbon materials
 - ☒ Low-emitting VOC materials
 - ☒ Materials and packaging that can easily be recycled
 - ☒ Materials that disclose environmental impacts
 - ☒ Materials that disclose potential health hazards
 - ☒ Rapidly renewable materials and recycled content materials
 - ☐ "Red list" of prohibited materials or ingredients that should not be used on the basis of their human and/or environmental impacts
 - ☐ Third-party certified wood-based materials and products
 - ☐ Other

Provide hyperlink

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

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

Indicate where in the evidence the relevant information can be found

See page 31 of our 2023 Corporate Impact Report, outlining our policies for new construction and renovation, including:

Site selection: We consider proximity to pedestrian, bicycle, and mass-transit networks, as well as biodiversity and the surrounding habitat, including the protection, restoration, and conservation of aquatic ecosystems, farmland, floodplain functions, and habitats for threatened and endangered species. We also include green and outdoor spaces.

- Sustainable construction materials: Preference for using construction materials that disclose environmental impacts and potential health hazards, are locally extracted or recovered, are low-emitting or rapidly renewable, contain low embodied carbon or recycled content, can easily be recycled, and minimize pollutants.
- Climate resiliency: We consider physical climate risks of the region, including sea level rise, wildfire, heat stress, and water stress, as well as local compliance requirements, in the integrative design process
- Healthy buildings: We consider health and well-being in our new development, including implementing standards set by Fitwel and WELL.
- Efficiency measures: We implement efficiency measures for energy, water, and waste management in our new construction, which may include:
- Wetland preservation
- Water-efficient landscaping and rainwater runoff ponds, xeriscaping/drought tolerant landscaping
- View glass windows to control temperature
- Renewable energy, including solar, as well as green power
- LED lighting
- Water-saving features, such as low-flow fixtures and cooling towers
- Energy optimization for lab buildings, such as use of magnetic-bearing chillers and energy metering
- Electric vehicle charging stations, vanpool parking spots, bicycle sharing program, and storage
- Green roofs
- Recycling initiatives

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

Indicate where in the evidence the relevant information can be found

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

☐ Show investors

[DMA1.pdf](#)

Indicate where in the evidence the relevant information can be found

See evidence cover sheet and entire document

☐ Show investors

[Centennial Medical Center MOB LEED Project Final Report \(002\).pdf](#)

Indicate where in the evidence the relevant information can be found

As stated previously, Healthpeak has set a goal to evaluate all new developments for LEED certification, targeting LEED Gold or Silver. Centennial Medical Center was awarded a LEED v4 BD+C: Core and Shell LEED Gold in October 2023 (within the reporting year). For additional evidence of the use of Environmental Product Declarations within our developments, please see page 9 of the evidence attached where LEED points were awarded based on this declaration.

☐ Show investors

☐ No

Embodied Carbon Measurement & Disclosure

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

☒ Yes

Select the life cycle stages included in scope:

- ☒ A1
- ☒ A2
- ☒ A3
- ☒ A4
- ☒ A5

Select the building layers included in the scope:

- ☒ Substructure
- ☒ Superstructure
- ☒ Envelope
- ☒ Finishes
- ☒ Building services (MEP)
- ☐ Other

Percentage of projects for which embodied carbon was measured during the year:

 %

Does the entity measure the embodied carbon of its new construction projects completed during the year?

☒ YesAverage embodied carbon intensity (kgCO₂e/m²):Total embodied carbon emissions (kgCO₂e):

Percentage of new construction projects included:

 %☐ No☐ Not applicable

Does the entity measure the embodied carbon of its major renovation projects completed during the year?

☒ YesAverage embodied carbon intensity (kgCO₂e/m²):Total embodied carbon emissions (kgCO₂e):

Percentage of major renovation projects included:

 %☐ No☐ Not applicable

Has the entity disclosed the embodied carbon emissions of its development projects?

☒ Yes

Provide applicable evidence

Provide hyperlink

<https://healthpeak.com/wp-content/uploads/2026/06/Corporate-Impact-Report-2025vF.pdf>

Indicate where in the evidence the relevant information can be found

☐ No

Explain the embodied carbon calculation method applied and the results of the assessment (maximum 250 words)

Embodied Carbon Calculation methodology and assumptions for new construction:

- Material quantities were obtained from the architectural and structural Revit models and IFC drawing packages
- A1-A3 emissions for Post-Completion LCAs are based on product-specific emissions data based on available product submittals. Baseline LCA model uses industry-wide EPDs and remained as such in Post-Completion in the absence of product data.
- A4 Emissions are derived from the default source-to-site distance in an LCA tool
- A5, B4-B5, and C1-C4 Emissions are calculated using the default assumptions and accounting methodology in an LCA tool

Healthpeak measures and discloses embodied carbon for new construction (development) projects with substantial completion dates within the reporting year, for which Healthpeak is the developer and/or majority owner-lessor. This is reported as a standalone Embodied Carbon line item in Healthpeak's Corporate Impact Report.

Embodied carbon associated with major renovation and redevelopment activities is captured separately under Scope 3, Category 2 (Purchased Goods and Services and Capital Goods) using a spend-based approach applying EPA USEEIO emissions factors for spend during the current fiscal year, as documented in Healthpeak's GHG Emissions Inventory Management Plan. This treatment ensures upstream embodied impacts from renovation activities are fully accounted for while avoiding double-counting with the new construction embodied carbon category.

☐ No

Green Building Standard Requirements

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

☒ Yes

Select all applicable options (multiple answers possible)

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

Percentage of portfolio covered

100 %

Green building rating systems (include all that apply):

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

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

LEED - evaluated for all development; LEED Gold or Silver - targeted for all development; ENERGY STAR (rating of 75 or higher) evaluated and targeted for all Outpatient Medical development No □ □ □ □

☐ No

Green Building Certifications

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

Yes

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

- ☐ Projects registered to obtain a green building certificate at the end of reporting year
- ☒ Projects that obtained a green building certificate or official pre-certification

Scheme name / sub-scheme name / level	Area Certified (sq. ft.)	% portfolio certified by floor area 2025	Number of assets	% of GAV certified - optional 2025	
LEED/Building Design and Construction (BD+C) Gold	1,010,849	25	7		x
LEED/Interior Design and Construction (ID+C) Platinum	171,626	4	1		x
LEED/Building Design and Construction (BD+C) Silver	149,747	4	1		x
LEED/Interior Design and Construction (ID+C) Silver	49,022	1	1		x

Add new

- No
- Not applicable

Energy Efficiency Requirements

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

☒ Yes

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

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

☒ Common energy efficiency measures include (multiple answers possible)

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

☒ Operational energy efficiency monitoring (multiple answers possible)

- ☒ Building energy management systems
- ☒ Energy use analytics
- ☒ Post-construction energy monitoring
 - For on average years

2
- ☒ Sub-meter
- ☐ Other

☐ No

On-site Renewable Energy and Low Carbon Technologies

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

☒ Yes

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

☐ Biofuels

☐ Geothermal Steam

☐ Hydro

☒ Solar/photovoltaic

Percentage of all projects

100 %

☐ Wind

☐ Other

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

5 %

☐ No

☐ Not applicable

Net Zero Carbon Design and Standards

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

☐ Yes

☒ No

Water Conservation

DWT1

⌚ Max. score 5 | Score 2025: 5/5 ✓ Pre-filled from 2025

Water Conservation Strategy

Does the entity promote water conservation in its development projects?

☒ Yes

The entity promotes water conservation through (multiple answers possible)

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

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

☒ Common water efficiency measures include (multiple answers possible)

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

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

For on average years

- ☒ Sub-meter
- ☒ Water use analytics
- ☐ Other

☐ No

DWS1	🕒 Max. score 5 Score 2025: 5/5 ✔ Pre-filled from 2025
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Waste Management Strategy

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

☒ Yes

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

☒ Management and construction practices (multiple answers possible)

- ☒ Construction waste signage
- ☒ Education of employees/contractors on waste management
- ☒ Waste management plans
- ☒ Waste separation facilities
- ☐ Other

☐ End of life embodied carbon of building materials

☒ On-site waste monitoring (multiple answers possible)

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

☐ No

Health & Well-Being

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

☒ Yes

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

- ☒ Requirements for planning and design, including (multiple answers possible)
 - ☒ Health Impact Assessment
 - ☒ Integrated planning process
 - ☐ Other planning process
- ☒ Common occupant health and well-being measures, including (multiple answers possible)
 - ☒ Acoustic comfort
 - ☒ Active design features
 - ☒ Biophilic design
 - ☒ Commissioning
 - ☒ Daylight
 - ☒ Ergonomic workplace
 - ☒ Humidity
 - ☒ Illumination
 - ☒ Inclusive design
 - ☒ Indoor air quality
 - ☒ Natural ventilation
 - ☒ Occupant controls
 - ☒ Physical activity
 - ☒ Thermal comfort
 - ☒ Water quality
 - ☐ Other
- ☒ Provisions to verify health and well-being performance include (multiple answers possible)
 - ☒ Occupant education
 - ☒ Post-construction health and well-being monitoring (e.g., occupant comfort and satisfaction)

For on average years

1
 - ☐ Other

☐ No

On-Site Safety

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

☒ Yes

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

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

☐ No

Safety Metrics

Does the entity monitor safety indicators at construction sites?

☒ Yes

Select all applicable options (multiple answers possible)

☒ Injury rate

Explain the injury rate calculation method (maximum 250 words)

Our development partners are required to comply with OSHA and follow the OSHA Recordable Incident Rate methodology. To our knowledge, there were no incidents in 2025 that led to an injury.

☒ Fatalities

☐ Near misses

☒ Lost day rate

☒ Severity rate

☐ Other metrics

☐ No

DSE3.1

[⚠ 2026 Scoring Update](#)  Max. score 1 | Score 2025: 2/2  Pre-filled from 2025

Contractor Sustainability-Related Requirements

Does the entity have sustainability-related requirements in place for its contractors?

- ☒ Yes
- Select all topics included (multiple answers possible)

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

Percentage of projects covered

100 %

- ☐ No

DSE3.2

 Max. score 2  Pre-filled from 2025

Contractor Monitoring Methods

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

- ☒ Yes
- Select all methods used (multiple answers possible)

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

Percentage of projects visited during the reporting year

100 %

- ☐ Other

- ☐ No
- ☐ Not applicable

DSE4
Max. score 2 | Score 2025: 2/2 Pre-filled from 2025

Community Engagement Program

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

Yes

Select all topics included (multiple answers possible)

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

Describe the community engagement program (maximum 250 words)

Our Social Responsibility Committee drives engagement related to supporting charities and local community groups and is responsible for overseeing our charitable and volunteer activities. The Committee partners with organizations that share our desire to support research, education, and other healthcare-related activities (in line with our company's core business strategy) and emergency disaster relief (in line with our commitment to addressing climate risk). It also aims to support local community initiatives in the areas where our employees work and live by partnering with and donating to local organizations. In 2023, we donated over \$757,700 to 100+ charitable organizations aligned with the Committee's mission to advance health and well-being, healthcare, emergency disaster relief, and educational support for underrepresented communities. The Committee engages local healthcare organizations supporting our mission and invites representatives to present and speak at meetings before making a charitable contribution decision. As part of the monitoring process, the representative is asked to come back and provide an updated presentation to the Committee to show how the contributions were used and the progress made. Some recent examples include contributions to the UC San Diego Foundation, supporting our healthcare partners, research, and innovation; Jesse Rees Foundation, which supports children battling cancer, aligning with public health and wellness; Ferguson Charitable Foundation, which offers educational opportunities and resources to underprivileged and underrepresented students in the community (aligning with social initiatives); and donations to diversity initiatives at universities.

No

DSE5.1
Max. score 2 | Score 2025: 2/2 Pre-filled from 2025

Community Impact Assessment

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

Yes

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

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

No

Community Impact Monitoring

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

☒ Yes

The entity's process includes (multiple answers possible)

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

Describe the monitoring process (maximum 250 words)

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

Provide applicable evidence

2025 Validation Status: Accepted

[DSE5.2SupportingDocuments.pdf](#)

Indicate where in the evidence the relevant information can be found

We regularly analyze and monitor data throughout the development process to determine impacts on stakeholders. We take the following steps through a comprehensive plan: (i) identify stakeholders and impacted groups, such as the community; (ii) establish clear, measurable objectives at the outset of a project to determine risk and mitigation strategies, including nuisance and disruption risks, such as traffic flow or noise pollution; (iii) communicate the objectives to contractors and suppliers, and if necessary, other stakeholders such as the community; (iv) receive and analyze real-time data in each phase of the project; and (v) work with contractors and stakeholders to assess results against risks and objectives, determine whether a mitigation plan is needed, and determine whether future adjustments are required. For example, as part of community impact due to new construction, Healthpeak performs a Traffic Impact Study (TIS) plan, which includes traffic impact analysis (see example from 2019, which is reflective of similar plans used during the 2023 reporting year). This initiative enables Healthpeak and the community to see the impact of traffic due to a new development facility. Similarly, see an example of our Development Agreement Scope of Services, showing a consultant's obligation to hold meetings with tenants throughout construction "to provide updates to the progress of the construction and potential disruptions." With all developments, goals are established at the outset and communicated to stakeholders, including the community. Management, monitoring, and mitigation plans are outlined, along with annual surveys and triennial audits, to assess and communicate performance results. See Evidence Cover Page for supporting evidence.

☐ Show investors

[Sierra_Pt_TDMFinal.pdf](#)

Indicate where in the evidence the relevant information can be found

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

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

☐ Show investors

☐ No

Targets

DT1	⦿ Max. score 0
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Embodied Carbon Targets

Has the entity set a target for the upfront embodied carbon emissions of its development projects?

- ☐ Yes
- ☒ No