



FOCUSED ON THE FUTURE

2018

AEW Global Sustainability Report

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Sitting in the lobby of AEW's Boston office is the front end of a 1950 Edsel. The piece was purchased by Peter Aldrich, one of AEW's founders, to represent the dangers of organizational hubris, as The Ford Motor Company did not listen to the customer when designing it, and the car was considered a major failure. The Edsel in the lobby serves as a reminder to listen to our clients and to always put them first.

ABOUT THIS REPORT

AEW is committed to investing in properties and implementing improvements that further sustainability. To this end, the following report outlines the ways in which AEW has a fully integrated ESG program across its portfolios.

For questions regarding this report, contact your AEW representative.

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A MESSAGE FROM OUR GLOBAL CHAIRMAN



At AEW, we are proud to be known as leaders in corporate social responsibility. We work diligently to engage stakeholders in our commitment to making a positive, long-lasting impact.

Spearheaded by the ESG Steering Committee, we have made great strides and continue to push ourselves to do more. Business as usual is not enough, nor has it ever been for AEW. By incorporating ESG into our policies, assets, funds, and overarching investment strategies, we are steering our clients towards the best opportunities possible and adding value while reducing risk.

AEW understands what is at stake and we work to diligently continue to raise the bar. In 2018, in addition to a variety of properties earning an array of green building certifications, we set out to be leaders in the industry:

- Three Ballston Plaza in Virginia is the first office tower in the U.S. to be certified using the BREEAM USA In-Use standard for existing buildings.
- Europe earned an A+ in Strategy & Governance in its 2019 PRI Assessment.
- AEW corporate headquarters in Boston became WELL Certified Gold making it the largest space in Massachusetts to earn this prestigious designation for existing spaces, at that time.
- AEW is an active member of GRESB (formerly known as the Global Real Estate Sustainability Benchmark) and a signatory to Principles for Responsible Investment (PRI).

We are focused on conservation across our assets. By tracking energy, water, and waste data throughout the year we can identify opportunities that are a strong fit and illustrate our vision of prudent property stewardship that enhances sustainability. AEW Capital Management is committed to reducing the amount of energy, emissions, water and waste across its funds by 15% over the next ten years. Globally, this work is oriented to also progress the 17 Sustainable Development Goals established by the United Nations.

Climate change may seem far off into the distance for some, but we believe it to be fast approaching. AEW is *Focused on the Future of Real Estate*, and that future includes being a responsible steward for clients, employees, tenants, and community members.

Jeff Furber

Global Chairman, AEW

About AEW

Founded in 1981, AEW provides real estate investment management services to investors worldwide. As one of the world's leading real estate investment advisors, AEW manages \$74.8/ €65.4 billion of property and securities globally (as of December 31, 2018). AEW has over 695 employees with offices in Boston, Los Angeles, London, Paris, Düsseldorf, Hong Kong, Singapore and Sydney, as well as additional offices in six European cities.

Grounded in research and experienced in the complexities of the real estate and capital markets, AEW actively manages portfolios in both the public and private property markets and across the risk/return spectrum. AEW offers strategies which are available through customized, separately managed accounts and a variety of commingled investment funds.

\$74.8/ €65.4

billion in direct and listed assets under management
in North America, Europe and Asia Pacific

NORTH AMERICA DIRECT REAL ESTATE INVESTMENTS

\$36.3 Billion Under Management

275+ Employees

2 Offices

EUROPE DIRECT REAL ESTATE INVESTMENTS

\$35.9 Billion Under Management

390+ Employees

9 Offices

ASIA PACIFIC DIRECT REAL ESTATE INVESTMENTS

\$2.6 Billion Under Management

29+ Employees

4 Offices



Gross asset value as of December 31, 2018. Total AEW AUM of \$74.8 billion includes \$35.1 billion in assets managed by AEW SA and its affiliates and \$603 million in advisory/subadvisory, wrap and other accounts for which AEW Capital Management provides only a model portfolio. Client staff and offices include AEW Capital Management and AEW SA. AEW includes (i) AEW Capital Management, L.P. in North America and its wholly owned subsidiaries, AEW Global Advisors (Europe) Ltd., AEW Asia Pte. Ltd. and AEW Asia Limited and (ii) affiliated company AEW SA and its subsidiaries. AEW Capital Management is AEW SA's sister company and is commonly owned by Natixis Investment Managers.



BOSTON, MASSACHUSETTS

AEW's U.S. Headquarters

AEW is committed to providing a healthy work environment for its employees. We have taken a strong stance within our U.S. corporate headquarters at Two Seaport Lane in Boston, Massachusetts where we occupy 66,000 square feet on two, full floors. Over our tenancy, we have taken numerous measures to improve our green practices and to create an environment that supports the health and well-being of our employees.

AEW was awarded WELL Certification at the Gold level for our corporate headquarters in Boston by the International WELL Building Institute (IWBI) on September 14th, 2018. The WELL Building Standard is a performance-based certification that marries best practices in design and construction with evidence-based scientific research offering building performance that meets a high-level of quality in air, water, light, nourishment, fitness, comfort and mind. The following page highlights features of AEW's corporate headquarters.



SINGLE-STREAM RECYCLING PROGRAM



PUBLIC TRANSPORTATION INCENTIVES



**30% OF WORKSTATIONS HAVE
ADJUSTABLE HEIGHT**



**LEED® FOR BUILDING OPERATIONS AND MAINTENANCE:
EXISTING BUILDINGS CERTIFICATION**



SENSOR ACTIVATED LED LIGHTING



SUBSIDIZED ZIPCAR MEMBERSHIP



ON-SITE FITNESS CENTER



TINYPULSE EMPLOYEE SURVEY PROGRAM



**ON-SITE DINING WITH OVER 50% OF AVAILABLE
OPTIONS CONSISTING OF FRUITS AND VEGETABLES**



**FREE MEMBERSHIP TO BLUE BIKES —
BOSTON'S BIKE SHARE PROGRAM**



ESG Objectives

AEW is committed to a vision of prudent property stewardship with the goal to develop or enhance the sustainability measures of its commercial property investments. AEW has instituted a systematic approach to improve the operating metrics of its investments by incorporating ESG elements – environmental, social and governance – into its asset analyses, inclusive of underwriting, due diligence and asset management. This commitment is embodied in both our short-and long-term ESG objectives. We identify and present sustainability issues and goals to our Investment Committee as part of each investment's underwriting, and we include ESG goals in each asset's annual business plan. Further, we report overall progress on ESG matters annually to AEW's Risk Management Committee. Our long-term ESG objectives are as follows.



ENVIRONMENTAL

Reduce Consumption, Lower Operating Expenses, and Decrease Risk

- AEW Capital Management is committed to reducing the amount of energy, emissions, water and waste by 15% over the next ten years (or 1.5% annual reduction)
- Implement conscientious management practices to measure and monitor all energy, emissions, water and waste within our control
- Evaluate our real estate portfolio regularly to identify sustainability measures as well as pilot innovative practices to lower operating expenses and increase the efficiency and long-term value of our properties
- Seek opportunities to utilize low carbon and renewable energy sources in an effort to reduce our carbon footprint
- Enhance the position of assets in their markets, reduce obsolescence and promote resiliency
- Pursue ENERGY STAR certification for all eligible buildings annually
- Explore and apply for third-party, green building certifications such as LEED, BREEAM, IREM CSP, as well as health and wellness certifications like WELL and Fitwel
- Conduct annual proprietary ESG assessments of our listed securities, identify strengths and weakness, and monitor progress of companies over time



SOCIAL

Stakeholder Engagement, Awareness, and Communication of our ESG Practices

- Create healthy work environments for AEW's employees and tenants at our buildings, where possible, to stimulate productivity and promote sustainable communities
- Communicate the importance of ESG to our property managers, leasing agents and joint venture partners through property management and joint venture agreements and green leases
- Provide training, resources, communication and support to our third-party property managers on ESG best practices
- Encourage engagement with local communities through building and tenant outreach, as well as volunteerism amongst our managers, tenants and employees
- Enhance disaster response and recovery plans to address potential storm impacts; effectively communicate plans to tenants
- Monitor and improve employee engagement through the deployment of regular employee surveys
- Support and encourage supplier responsibilities pertaining to sustainable best practices
- Proactively engage with managements of listed securities on relevant ESG issues to encourage ESG best practices across all property types



GOVERNANCE

Transparency and Accountability of our ESG Program

- Identify specific sustainability issues and establish goals for assets under management, as well as firm-wide goals
- Conduct annual portfolio-level assessment of environmental and energy issues and present to AEW's Risk Management Committee
- Monitor and manage compliance with government benchmarking requirements and any additional policy or regulatory changes
- Continue to provide and improve training to our employees on governance topics including our Compliance Program and Code of Ethics
- Demonstrate transparency and accountability to our investors through regular disclosure of our ESG practices and performance in quarterly investor reports and reporting frameworks such as GRESB, UN PRI, and INREV
- Continue to participate in annual proxy voting for listed securities, which includes a review of supplemental ESG guidelines for owned companies

UNITED NATIONS SUSTAINABLE DEVELOPMENT GOALS

AEW Capital Management supports the aims and objectives of the United Nations Sustainable Development Goals (SDGs), a collection of 17 global goals set by the United Nations General Assembly in 2015 for the year 2030. These 17 goals serve as a universal call to action to end poverty, protect the planet, and ensure that all people enjoy peace and prosperity.

AEW's stewardship extends beyond property-level changes. In addition to implementing ESG across the portfolio, we will identify how the program contributes to a more sustainable world. AEW will integrate the 17 United Nations Sustainable Development Goals (SDGs) to portfolio-wide activities to track the numerous ways in which we are being a valuable global steward. Incorporating the SDGs into our framework allows us to be further embedded in the fabric of the communities in which our properties, tenants, employees and visitors are located.



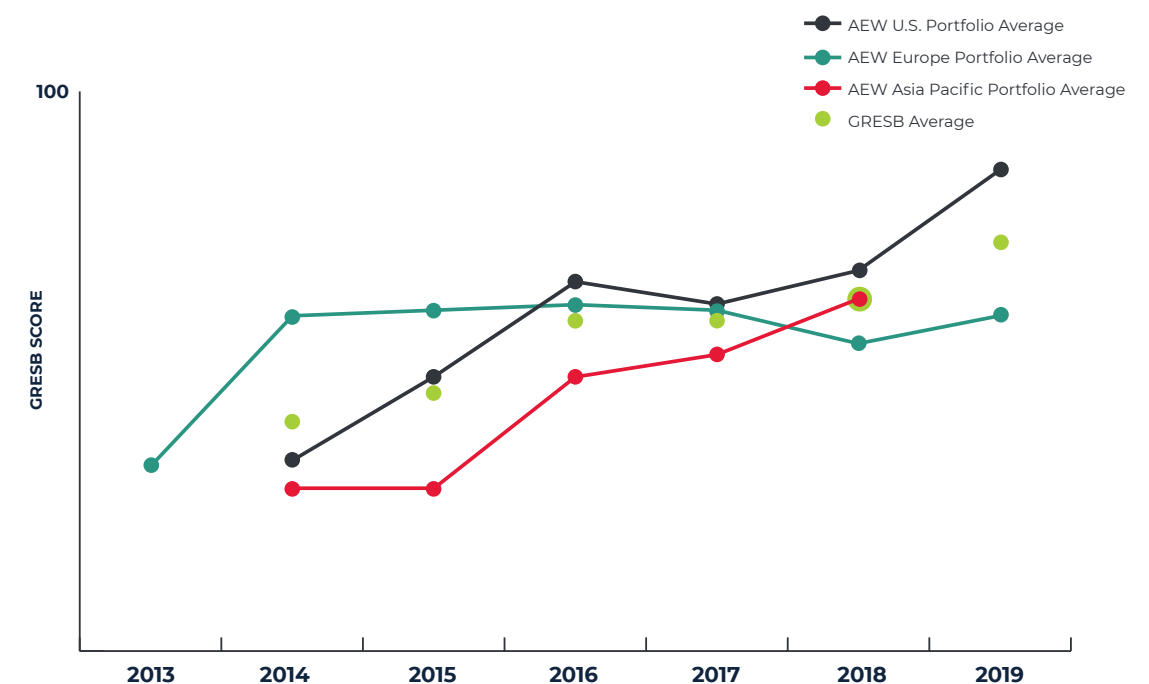
- | | | |
|-------------------------------------|--|--|
| 1 No Poverty | 7 Affordable and Clean Energy | 13 Climate Action |
| 2 Zero Hunger | 8 Decent Work and Economic Growth | 14 Life Below Water |
| 3 Good Health and Well-being | 9 Industry, Innovation and Infrastructure | 15 Life on Land |
| 4 Quality Education | 10 Reduced Inequalities | 16 Peace, Justice and Strong Institutions |
| 5 Gender Equality | 11 Sustainable Cities and Communities | 17 Partnerships for the Goals |
| 6 Clean Water and Sanitation | 12 Responsible Consumption and Production | |

For more information on the United Nations Sustainable Development Goals (SDGs), please visit www.un.org

Performance Verification

GRESB

GRESB (formerly known as “Global Real Estate Sustainability Benchmark”) is an international assessment used to measure the sustainability performance of direct real estate portfolios across the globe. GRESB seeks to foster transparency in the sustainability performance of property companies and funds. The information reported in the annual assessment is a disclosure of material environmental, social, and governance (ESG) performance at the portfolio level, such as energy and water consumption, green building and energy certifications, and sustainability risk assessments, as well as indicators related to governance and stakeholder engagement. GRESB is industry-driven and is backed by more than 70 institutional investors. AEW has reported to GRESB since 2013.



Principles for Responsible Investing

The Principles for Responsible Investment (PRI), launched by the United Nations in 2006, is the world's leading proponent of responsible investment. It looks at the investment implications of ESG factors and works to support investor signatories in incorporating these factors into their investment and ownership decisions. Europe became a signatory to the PRI initiative in 2009, and North America and Asia Pacific became a signatory in 2017.

The PRI carries out the annual assessment based on how a signatory has progressed year-over-year and relative to peers. Signatories report on their responsible investment activities by responding to asset specific modules in the Reporting Framework. Each module houses a variety of indicators that address specific topics of responsible investment. Signatories' answers are then assessed and results are compiled into an Assessment Report.

Being a PRI signatory since 2009, Europe has proven its commitment to establish a strong ESG profile. In its 2019 PRI Assessment, Europe earned an A+ in Strategy & Governance – scoring far above the median score of A. It also earned an A in the Property category, which placed it in the top 50% of its peer group.

NORTH AMERICA & ASIA PACIFIC

2019 Principles for Responsible Investment (PRI) Initial Assessment Scores

AUM	Module	Score	North America & Asia Pacific	Median
	0.1 Strategy and Governance	A		
Direct and Active Ownership Modules				
10-50%	10. Listed Equity – Incorporation	B		
10-50%	11. Listed Equity – Active Ownership	C		
>50%	17. Property	B		

EUROPE

2019 Principles for Responsible Investment (PRI) Assessment Scores

AUM	Module	Score	Europe	Median
	0.1 Strategy and Governance	A+		
Direct and Active Ownership Modules				
>50%	17. Property	A		



Environmental

AEW's Environmental Commitment

AEW is committed to a vision of prudent property stewardship with the goal to develop or enhance the sustainability measures of our commercial property investments. We strive to stay at the forefront of environmental aspects of sustainability in all regions across the globe in which AEW operates.



ENERGY

Reviewing properties for opportunities to decrease energy consumption is essential to achieving our overarching sustainability goals. In addition to tracking energy use over time, we assess energy efficiency opportunities, review regional incentives, and implement projects and programs that will have the greatest impact. By tracking energy use and implementing strategic upgrades we actively address climate action (13) across our portfolio.



GREENHOUSE GAS EMISSIONS

Energy reduction at the property level is an important part of overall GHG emission reduction. As part of our due diligence process, we review any efficiency upgrades at the property. Reducing our energy consumption can have important impacts such as decreasing property-level costs and reducing the strain on local and regional grids. Several of our properties also have on-site solar installations or purchase renewable energy credits, both of which are low carbon and low water energy sources. AEW understands the choices we make contribute to affordable and clean energy (7), building sustainable cities and communities (11), and cultivating industry, innovation and infrastructure (9).



WATER

By implementing water saving measures at properties, we can work to reduce our overall consumption. Common water efficiency projects include installing low-flow plumbing fixtures, smart irrigation systems, and other water-sensing technology. Many of our properties also offer clean filtered water options to visitors and guests. As the climate continues to change, droughts are likely to become more prevalent and extreme. Implementing water saving projects and providing readily available access to clean water, therefore, becomes even more important to promoting clean water and sanitation (6) and good health and well-being (3).



WASTE

AEW implements a comprehensive approach to waste management and takes steps to reduce waste on the front end and minimize its impact on the environment once it has reached its usable life. We are increasing the number of properties that have a preferred purchasing policy, which prioritizes materials and vendors that incorporate recycled materials and reuse among other waste reduction strategies. More and more of our properties across the globe are also implementing unique and diverse waste streams including grease, batteries, plastic film, yard waste, and food waste in addition to more typical glass, paper, aluminum, and plastics recycling. These conscientious practices will further our responsible consumption and production (12) and help promote healthy life on land (15).





Regional Focus

AEW understands sustainability extends beyond the footprint of a building. As a global company with international headquarters and investments, we are adamant that our environmental commitment integrates many facets of stewardship. Our positive impact can be seen across the globe and is illustrated by our comprehensive approach in locations where we operate and are a part of the community.

NORTH AMERICA

For our assets in the U.S., we require property management to track energy, water, and waste in the U.S. Environmental Protection Agency's ENERGY STAR Portfolio Manager. The online tool generates an ENERGY STAR score from 1-100, and qualifying properties with a score of at least 75 can apply annually for ENERGY STAR certification. All eligible buildings are required by AEW to certify or re-certify every year. In addition to pursuing green building ratings and certifications, we frequently evaluate our properties to identify suitable candidates for energy efficiency projects such as LED lighting retrofits, electric vehicle charging station (EVCS) installation, HVAC upgrades, renewable energy pursuits, and resilience projects.

EUROPE

We encourage our property management teams in Europe to implement energy-saving policies, practices, and initiatives. We review our portfolio to analyze the potential for improving lighting, equipment, operations, and sustainability technology. These improvements may include smart meter installation, efficient appliance upgrades, and achieving energy efficiency certificates. Educating building tenants, residents, and guests about the sustainability initiatives at a property is key to the success of our projects.

ASIA PACIFIC

We aim to keep our Asia Pacific assets up-to-date with current energy efficiency trends, including on-site renewable energy generation, EVCS, energy storage and batteries, and utility resilience. In addition to pursuing region-specific green building certifications and ratings, a number of properties benchmark energy, water, and waste usage.

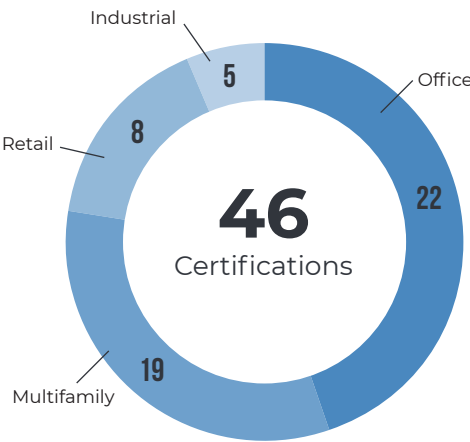


GREEN BUILDING CERTIFICATIONS

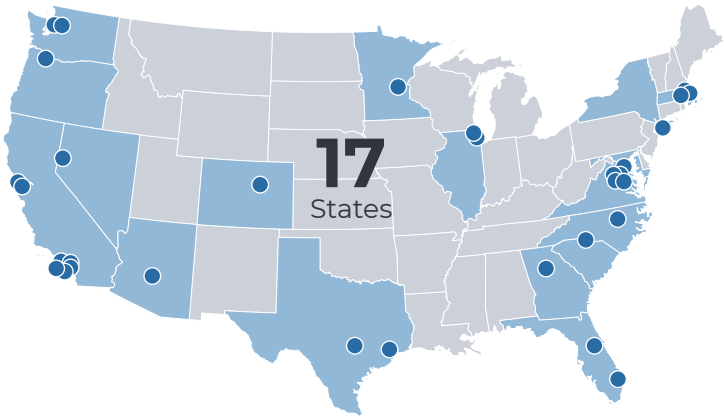
United States

From Florida to Washington, 17 states are home to 46 AEW properties that have achieved green building certifications. A wide variety of green building certification types compose the count including USGBC LEED, IREM CSP, and BOMA 360, among others. This is an intentional effort by AEW with properties purchased with green building certifications and the potential for certification in mind. Whether certified for new construction or for existing operations and maintenance, AEW understands the value in providing spaces that are beneficial for both people and our planet. Pursuing green building certifications demonstrates our commitment and a third-party review provides an increased level of transparency and reliability that could not be achieved without the certification.

BY PROPERTY TYPE



BY REGION



CERTIFICATIONS



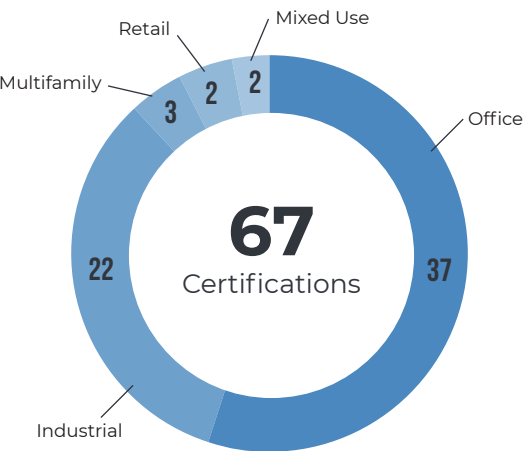
For more information on each type of green building certification our assets achieved, see [page 47](#) for a glossary of terms.

GREEN BUILDING CERTIFICATIONS

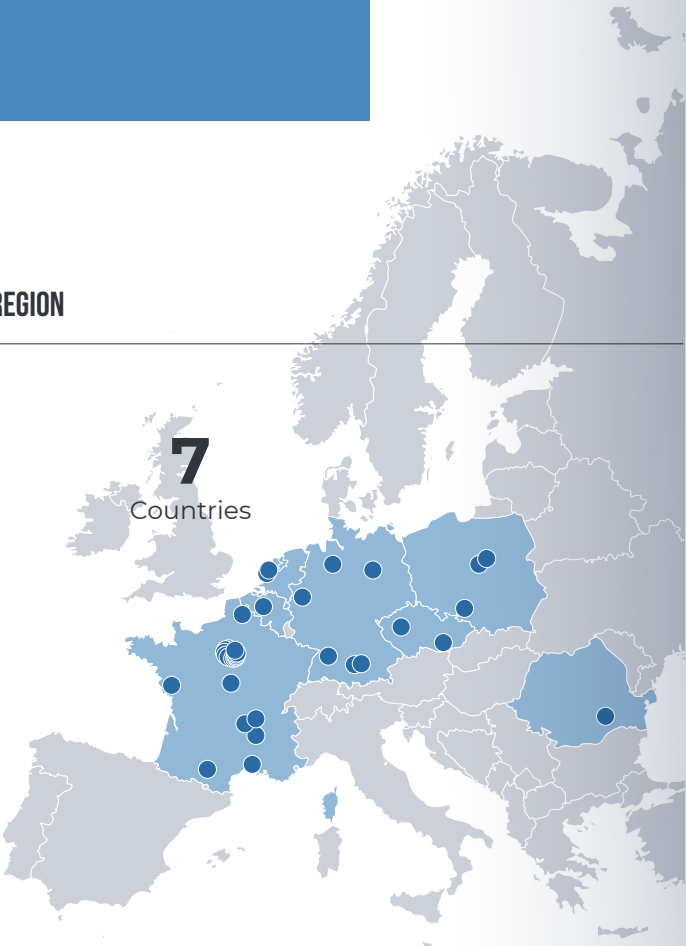
Europe

Spanning seven countries, our properties in Europe host an impressive 67 green building certifications. Office properties alone have more than half, earning 37 of the certifications. By certifying properties across our portfolio, we reduce our environmental impact. Some of the more common certifications pursued within Europe are BREEAM, DGNB and HQE. In 2018 alone, nearly two million square meters were certified, with seven of the buildings earning BREEAM certification.

BY PROPERTY TYPE



BY REGION



CERTIFICATIONS



GREEN BUILDING CERTIFICATIONS

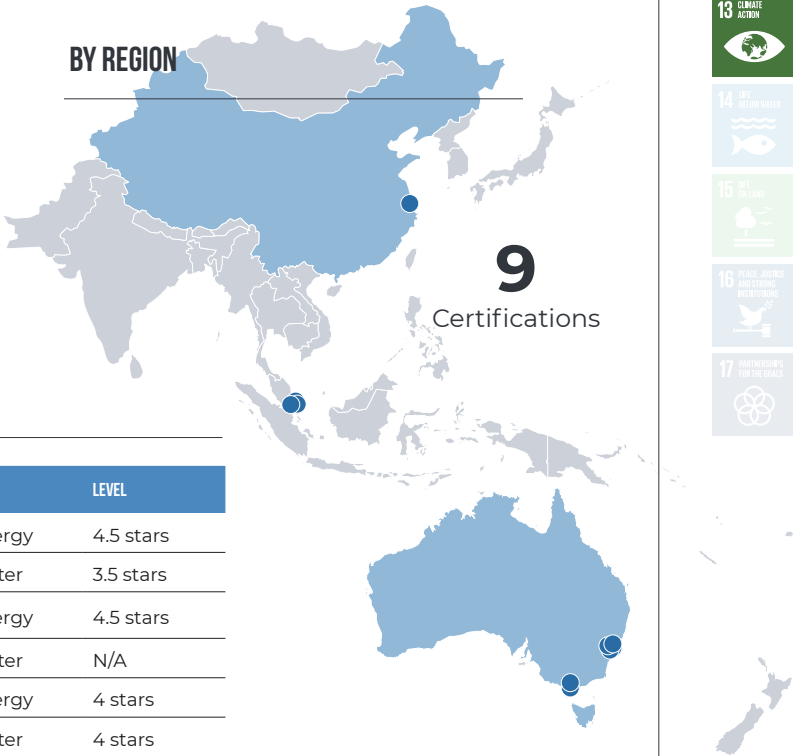
Asia Pacific

We regularly review our Asia Pacific assets for opportunities to pursue ongoing green building rating systems in addition to green building certifications. Unlike certifications, ratings like NABERS must be completed annually allowing properties to show improvements over time and find areas where upgrades need to be made. These ratings along with certifications including BCA Greenmark and USGBC LEED are an important component to implementing and maintaining conservation efforts. In addition, as companies continue to expand and have a global footprint, green building certifications that are universally recognized, like USGBC LEED, become a more essential part of sustainable business practices.

CERTIFICATIONS



BY REGION



PROPERTY BREAKDOWN

BUILDING NAME	PROPERTY TYPE	LOCATION	CERTIFICATION TYPE	LEVEL
50 Pitt	Office	Sydney, Australia	NABERS Energy	4.5 stars
			NABERS Water	3.5 stars
10 Barrack	Office	Sydney, Australia	NABERS Energy	4.5 stars
			NABERS Water	N/A
54 Miller	Office	Sydney, Australia	NABERS Energy	4 stars
			NABERS Water	4 stars
19 Harris	Office	Pyrmont, Australia	NABERS Energy	3.5 stars
			NABERS Water	3 stars
20 Anson	Residential	Singapore	BCA Greenmark	Platinum
55 Market Street	Office	Singapore	BCA Greenmark	Gold

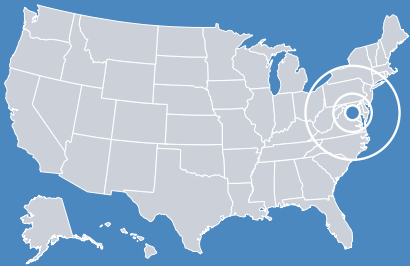
For more information on each type of green building certification our assets achieved, see page 47 for a glossary of terms.



CASE STUDY

Three Ballston Plaza

Arlington, VA



First office tower in the U.S. to be certified using the BREEAM USA standard for existing buildings

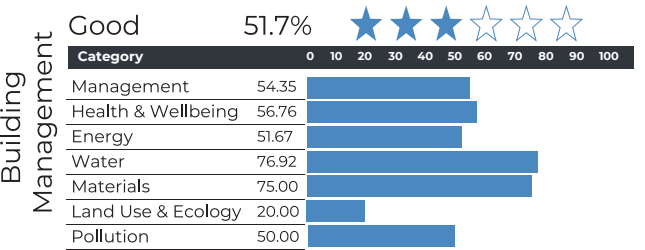
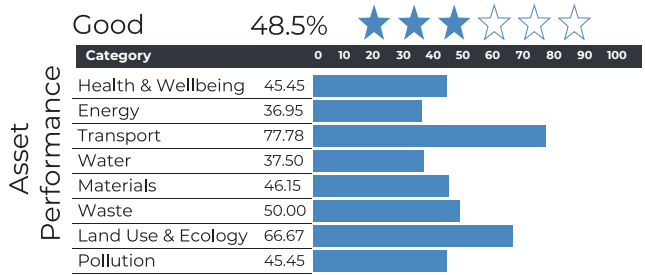
In October 2018, Three Ballston Plaza in Arlington, Virginia became the first office tower in the U.S. to be certified using the BREEAM USA In-Use standard for existing buildings. BREEAM was developed in 1990 by BRE, a world leading, multi-disciplinary building science organization, and today is the world's longest established and most widely used environmental assessment method.

Three Ballston Plaza is a 342,280 square foot, Class A, office building located just five miles from the heart of Washington, D.C. The building was built in 1990 and underwent major renovations in 2013, with upgrades including low-flow water fixtures, fitted garage LED lights with timers, irrigation set-point adjustments, and the installation of a recycling compactor.

Today, Three Ballston Plaza's strengths include efficient operations, a unique and connected location, great building design, use of outdoor space, access to amenities, and efficient building management. The BREEAM In-Use scheme strengthened and formalized already adopted best practices.

Project highlights include:

- Policies and strategies in place to minimize VOCs
- Improvement targets set for energy, water, and waste/recycling
- All refrigerants have a low Global Warming Potential (GWP).
- Proactive maintenance policy to maintain water systems
- Emergency plans in place to protect people, property, and the environment



BREEAM® USA



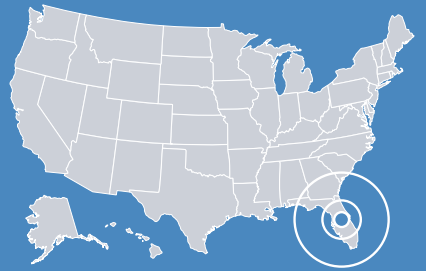
Anne Peck
Vice President
AEW

“Our job is to find innovative solutions that offer added-value to our real estate investors and using the BREEAM In-Use standard delivered that to Three Ballston Plaza. We are continually looking to raise the bar on the sustainability of our portfolio, and the outcome from completing the BREEAM process has been a much more efficient operations team and ultimately, a more efficiently-run building.”

CASE STUDY

100 Southpark Center

Orlando, Florida



100 SouthPark Center is a 149,778 square foot, Class A, office building located in Orlando, Florida. The building sits on an 11-acre site, and is part of a 15-building office park. The property has achieved the prestigious LEED v4 for Building Operations and Maintenance: Existing Buildings Certification. Project highlights include the following:

**LOCATION AND TRANSPORTATION**

Reduced emissions from conventional commuting trips by 23%. This reduction was attributed to the use of fuel efficient vehicles by building occupants.

**WATER EFFICIENCY**

Reduced indoor plumbing water use by 25% compared to standard fixtures. Existing high efficiency fixtures will reduce water usage by approximately 463,000 gallons per year.

**ENERGY AND ATMOSPHERE**

Earned EPA's ENERGY STAR Certification. 100 SouthPark Center is currently ENERGY STAR certified with a score of 91. This score ranks in the top 10% in energy efficiency among similar properties.

Implemented low-cost Energy Conservation Measures (ECM). The following ECMs were identified in the ASHRAE Level II Audit and completed during the performance:

- Replaced 2-Pin CFL's in Lobby with LED lamps
- Retrofitted bollard lamps with LEDs lamps

These ECMs are estimated to save 1,745 kWh annually and will result in a reduction of 1.3 Metric Tons of CO₂.

**MATERIALS AND RESOURCES**

Implemented a sustainable purchasing and waste policy. The scope of the policy includes ongoing consumables, durable goods, and waste.

Eliminated mercury content in lamps. The property implemented a lamp purchasing plan to reduce the average mercury content of all lamps used in the building.

**INDOOR ENVIRONMENTAL QUALITY**

Purchased 97% sustainable cleaning products during the performance period. Sustainable purchases included Green Seal®-certified cleaning chemicals, as well as paper products with recycled content.

91

ENERGY
STAR® score

23%

reduction in
conventional
commuting trips

25%

reduction in
indoor water
use



CASE STUDY

Velizy Connect Campus

Velizy-Villacoublay, France



Spanning over 40,000 squared meters, the Velizy Connect Campus started intensive renovations in 2015 that were only recently completed in 2018. AEW worked to reposition the property into a space composed of two office buildings, a multipurpose building and a services building.

Renovation highlights include:

- Refurbished ceilings and carpets in the office building
- Heating and ventilation system underwent a major overhaul
- Lighting upgrades included LED light slabs and LED strip lighting
- Meeting rooms at the property are equipped with variable rate boxes that improve thermal comfort and the efficiency of the space
- All the chillers at the building were replaced with efficient heating pumps
- Roof insulation was added to reduce energy use at the property

The property scored a BREEAM Very Good rating, with a score of 64% and an Excellent through the HQE Renovation green building certification system. The property also achieved a BBC Effinergie Renovation label.

3 Green Building Certifications



HQE RENOVATIONS
Excellent Rating



BREEAM
Very Good



BBC EFFINERGIE RENOVATION

CASE STUDY

Düsseldorf Harbour I & II

Düsseldorf, Germany



Düsseldorf Harbour I & II were built in 2016 and achieved DGNB Gold for New Construction Industrial properties. The industrial facility scored highest in economic quality followed by social-cultural and functional quality. The property scored an overall 68% – a minimum of 50% is required to earn a DGNB certification. Other areas of the building that were reviewed include ecological quality, process quality, and total degrees of fulfillment.



CASE STUDY

50 Pitt Street

Sydney, Australia



50 Pitt Street is a 106,272 square foot office building located in Sydney, Australia. Acquired in November 2017, this building has a NABERS Energy Rating of 4.5 and a Water Rating of 3.5. Several building improvements have been made to increase the property's performance including:

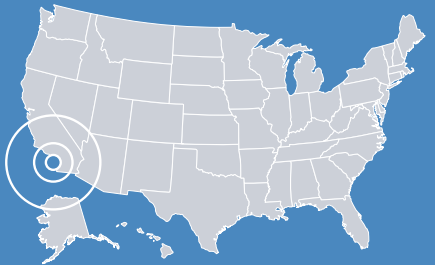
- Completion of a LED lighting retrofit in the fire stairs and basement areas
- Installation of high efficiency water chillers and gas boilers
- Improvements to the building management system and energy monitoring platform
- Placement of carbon dioxide sensors throughout the entire building to monitor indoor air quality



CASE STUDY

Imperial Center East

Brea, California



Imperial Center East is a 221,224 square foot shopping center in Brea, California. The Center currently has around 30 tenants, including Trader Joe's, TJ Maxx, and Albertson's. The property achieved IREM Certified Sustainable Property certification in 2018 in recognition of its high energy efficiency and responsible management practices.

A sampling of Imperial Center East's energy efficiency features are highlighted below:



A LIGHTING RETROFIT WAS COMPLETED IN 2016 FOR COMMON AREAS AND EXTERIOR LIGHTING (A TOTAL OF 404 FIXTURES WERE CONVERTED TO LED EFFICIENT FIXTURES)

8.4%

ENERGY USE DECREASED BY 8.4% FROM 2017 TO 2018



LIGHTING SENSORS TURN OFF ARTIFICIAL LIGHTS WHEN SUFFICIENT DAYLIGHT IS AVAILABLE



THE SHOPPING CENTER'S ROOFING IS WHITE TO ALLEVIATE THE DEMAND FOR AIR CONDITIONING

In addition to the energy efficiency attributes, the property has a 35% waste diversion rate. Other sustainability features at the property are bike racks to encourage healthy alternative transportation, and the use of ENERGY STAR labeled printers and double-sided printing in the management office.



Stakeholder Engagement



AEW is a strong and vibrant organization with a supportive culture offering employees diverse opportunities and rewarding work. Our workplace experience is designed to attract and retain the best and brightest in the industry. This is achieved by creating healthy work environments, professional development opportunities, and competitive benefits.

EMPLOYEE ENGAGEMENT

AEW seeks to foster an environment of respectful engagement and diversity that encourages the professional development of employees. In this spirit, we have established a Tuition Reimbursement Program to provide financial assistance for continuing education related to the employee's position with AEW. All regular full-time and regular part-time employees are eligible to receive tuition reimbursement. AEW will reimburse the cost of tuition, books and pertinent laboratory fees for eligible courses up to \$5,000 per employee per calendar year. AEW also offers financial support for the pursuit of the CFA and CPA designations.

Awards identify different core values of AEW and serve as an opportunity for employees to be recognized for their dedication and performance. The Eastman Award, named after one of the firm's founders Tom Eastman, identifies employees who emulate excellence and teamwork. Our Distinguished Service Award, in which employees are nominated by their peers, highlights those who embody AEW's core values. A new award, the Christopher A. Kazantis Real Estate Challenge, named in memory of an AEW colleague, rewards a team who delivers the best solutions on real estate case studies.

AEW engages employees across the globe with internal employee feedback surveys. The surveys and responses are distributed electronically and are anonymous. The anonymity allows employees to give thorough and honest feedback that helps the company evolve to meet the needs of employees while balancing the needs of all stakeholders. Information provided via these surveys has shaped the AEW Maternity Policy, discount programs available to employees, and student loan assistance.

At AEW's headquarters in Boston, we have implemented green practices to improve the health and well-being of employees. The WELL Gold certified office space has adjustable standing desks, an on-site fitness center with showers, healthy food options, and sensor-activated LED lighting. In addition, employees are given public transportation incentives, subsidized Zipcar memberships, and free Blue Bikes bike-share memberships.





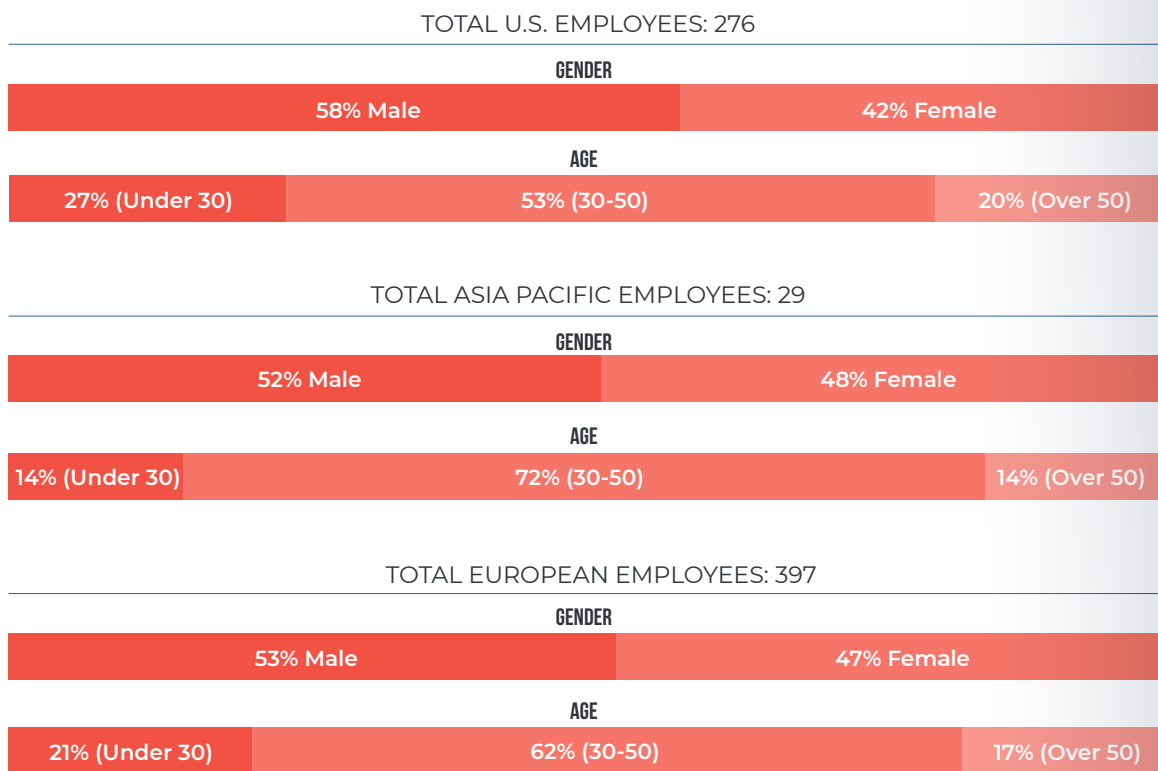
Top row: AEW's Boston office assembled trail mix bags with Building Impact for homeless elders through Hearth, Inc. Outreach. Bottom left: AEW's Los Angeles office participated in Movember, the leading global organization committed to changing the face of men's health. Bottom right: AEW's Milan office spent two days volunteering with SOS Villaggi dei Bambini - Italia in Vincenza, Italy. The charity offers a community for children without parental care and is active in 136 countries globally.

DIVERSITY & INCLUSION

AEW is committed to providing equal employment opportunity as well as creating and maintaining an inclusive climate of mutual respect and trust, free of any discrimination or harassment. In 2018, AEW partnered with the Pension Real Estate Association in its Sponsors for Educational Opportunity program by making both a financial commitment to the program and by hiring interns from diverse backgrounds and under-served and underrepresented communities. In 2019, AEW will be forming a Diversity and Inclusion Committee.

DIVERSITY METRICS

We understand it is not only best practices, but our responsibility to progress diversity at a corporate level. Below is a breakdown of our nearly 300 employees based in the U.S. and nearly 400 employees based in Europe. Across our U.S. headquarters, 43% of employees and 100% of leadership within the AEW Sustainability Committee identify as female. Our overarching commitment to the SDGs includes the prioritization of gender equality (5) and reduced inequalities (10).



COMMUNITY ENGAGEMENT

Community is a core element of AEW policies and practices. Employees in the North America, Europe, and Asia Pacific offices dedicate time to bettering the communities in which they live and work. Communities are engaged through building and tenant outreach as well as volunteerism amongst managers, tenants and investment professionals. AEW organizes an annual, firm-wide Volunteer Day at all office locations for employees to give back during a specified workday. In the past, these events have included assisting with land restoration and beach cleanups and working with large charitable organizations such as the YMCA, Cradles to Crayons and an outward-bound facility called Thompson Island.

The AEW Charitable Contributions Committee also encourages its employees to bring forth local causes that are meaningful to them on a personal level or to their community-at-large. Some of the organizations in which AEW has been involved as a firm include: Hurricane Relief Funds, Boston Children's Hospital, Best Buddies, Aids Action Committee, ALS Association/For Pete's Sake, SOS Children's Villages, Willing Hearts Soup Kitchen and The LN4 Hand Project.

It is the goal of AEW to use the Firm's limited financial and human resources wisely in contributing to the common good, while at the same time expanding AEW's public presence in the communities where we do business. Our desire is to maximize the effect of corporate investment in a limited number of community matters of special interest to the Firm and its employees. By employee votes, AEW's current targeted areas are community service, public education, and homelessness. The firm also supports employee commitments in other areas, including youth/teen development, the environment, health issues, and animal well-being. In addition, although our primary focus is local to our offices, we also direct corporate support to charities that aid in disaster relief.

AEW has Charitable Contributions Committees in the U.S., Asia and Europe, which meet regularly and have a combined annual budget of \$90,000 to use for philanthropic and community engagement work. Several senior managers engage in annual community projects and are active on boards of charities such as the United Way, a charity devoted to improving lives by mobilizing the caring power of communities around the world to advance the common good. AEW employees provide annual

STAKEHOLDER ENGAGEMENT



Top: Employees at AEW's Boston office participate in World Down Syndrome Day. Bottom: Hong Kong employees volunteered Food Angel, a sustainable food rescue and assistance program.

donations, individually and on a corporate basis, for initiatives and organizations like Boston Strong and Champions for Children's Hospital. AEW may stay in touch with community leaders or visit the facilities repeatedly to assess impact and continue fostering these relationships.

The above initiatives allow AEW to impact the greater good of the communities in which it operates via its properties and its employees.

SOME OF THE ORGANIZATIONS IN WHICH AEW HAS BEEN INVOLVED AS A FIRM INCLUDE:





AEW teamed up with Building Impact to make seedling packets for the patrons at The Price Center.



Singapore employees volunteered at Willing Hearts Soup Kitchen.



AEW employees donated 205 gifts this December for Christmas in the City.



AEW employees competed in the Boston Children's Hospital Corporate Cup at Harvard to raise lifesaving funds.



AEW's Milan office volunteered with SOS Villaggi dei Bambini - Italia in Vincenza, Italy. Staff painted buildings, sorted waste, helped children with homework and assisted with general maintenance tasks.

PROPERTY ENGAGEMENT

Based on AEW's operational structure, we do not directly manage the assets we own. Therefore, we work closely with third-party property management companies to ensure ESG issues are clearly embedded in management practices. Property management teams are trained, provided a variety of resources, and encouraged to engage tenants in AEW's overarching environmental, social, and governance practices.

At the tenant level this typically includes opportunities to connect with others, whether it be fellow tenants, residents, visitors, or customers. We offer the tools and resources for property teams to provide increased property stewardship for the betterment of the community-at-large. AEW recognizes that each asset always has an impact on the physical and social environment of which it is a part. By empowering property management teams, we ensure the impact our properties have are positive and supportive of our values.

Events engage individuals while contributing to the health and wellbeing of the community. At the end of the day, we strive for our properties to provide an environment that helps others flourish.

HEALTH & WELLNESS

AEW's North America headquarters at Two Seaport Lane in Boston, Massachusetts has met the rigorous standards of the International Well Building Institute and has earned its prestigious WELL Gold Certification. The WELL Building Standard is a performance-based certification that marries best practices in design and construction with evidence-based research offering building performance that meets a high-level of quality in air, water, light, nourishment, fitness, comfort and mind. In addition to a healthy indoor environment, AEW prioritizes the well-being of its employees by providing free memberships to the Boston bike-share program, an on-site fitness center, sit-stand desk options, added filters on all water sources, and an open stairway between floors.



Governance

TRANSPARENCY

At AEW, we embrace corporate responsibility, accountability, fairness, and transparency not only in the way we manage our own affairs, but also in how we manage our relationships with clients and the investments we make on their behalf. Notwithstanding any other considerations, investments must be made and managed in accordance with client guidelines and requirements, and AEW’s duty to its clients must take precedence over any other considerations.

In order to assess the ESG performance of our real estate portfolio, AEW participates in GRESB (formerly known as “Global Real Estate Sustainability Benchmark”) submission, UN Principles for Responsible Investment, investor ESG reporting and Global Reporting Initiative (GRI) reports, and holds annual conferences to report overall progress on ESG matters.

RISK

AEW’s Investment and Risk Management Committees are dedicated to making sound investment decisions that take into consideration ESG-related issues that could impact our portfolios and ultimately, our investors and tenants alike. Comprised of the most senior investment professionals across the firm, these committees provide guidance on operational and investment risk, review new investment opportunities, and approve annual business plans and dispositions. New investments require unanimous approval by the Firm’s Investment Committee. In addition, a portfolio-level assessment of ESG issues is presented and approved annually to AEW’s Risk Management Committee.

AEW’s process for monitoring and controlling risk is robust and disciplined. The Risk Management Committee approves all new investment strategies and also provides guidance on operational and investment risk in our funds. ESG assessments are completed during the acquisition due diligence period to analyze properties’ sustainability components.

ETHICS & CODE OF CONDUCT

One of the most valued assets of the Firm is the dedication, service and integrity of its employees. AEW strives to maintain the highest level of ethical business practices, which its clients expect and deserve.

AEW has a comprehensive compliance program which is overseen by AEW’s Chief Compliance Officer. AEW maintains a Code of Ethics which articulates the standard of conduct and business practices expected of each employee. The Code of Ethics establishes guidelines for professional conduct, particularly with respect to potential conflicts of interest and personal trading restrictions, including pre-clearance and reporting obligations. The Code of Ethics also prohibits employees from engaging in, or helping others engage in, insider trading.

Employees of AEW receive training on a regular basis in various formats regarding the Code of Ethics. Such training may include e-mail reminders, online tutorials or in person training sessions. On an annual basis, a mandatory formal training in either online or in person format is conducted on the Code of Ethics and compliance policies generally. Additionally, AEW maintains an Employee Handbook which outlines AEW’s professional expectations of its personnel.





ANTI-BRIBERY & ANTI-CORRUPTION

As a fiduciary, AEW holds a position which requires the utmost integrity, veracity and confidence with respect to its clients. It is incumbent upon employees to avoid actual or perceived conflicts of interest. No employee of AEW should ever appear to personally profit from being in a position to control the investment of client funds. AEW's Gift & Entertainment Policy establishes dollar limits on acceptable business related gifts and entertainment. The Gift and Entertainment Policy also sets forth specific policies related to gifts and entertainment of foreign government officials and political figures.

AEW as a firm, will not make or solicit any contributions for any federal, state or local elective office. Any employee who wishes to make a contribution to any incumbent or candidate for any federal, state or local elective office is subject to strict dollar limits and must pre-clear and report all such contributions.

DATA PRIVACY & CYBER SECURITY

Firm personnel are required to comply with applicable federal securities laws at all times, including privacy and security of client non-public information. AEW is committed to maintaining the confidentiality, integrity, and security of personal data in our control. AEW employees are required to protect the confidentiality of personal data. We maintain physical, electronic and procedural safeguards, as appropriate, to protect personal data.

AEW's extensive technology platform is maintained by a team of information technology professionals, including a security and compliance staff that oversee the firm's cybersecurity program. This information security program aligns with the National Institute of Standards and Technology Cybersecurity Framework, and provides guidance for securing the firm's data and resources while still allowing its employees to work effectively to meet the needs of the Firm and its clients.



Flooding in Houston, TX after Hurricane Harvey (2017)

RESILIENCE & CLIMATE CHANGE

Our overall objective is to improve our portfolio sustainability metrics by reducing emissions and operating costs. AEW strives to enhance the position of assets in their markets, reduce obsolescence and promote resiliency. As climate change becomes more prevalent, resilience initiatives will increase in importance and scope. We are creating processes to help ensure that our buildings are resilient to the adverse effects of climate change. This includes policy and technology risks as markets around the world transition to a low carbon economy. In addition to transition risks, we review the physical risk components of climate change. This includes reviewing potential mitigation strategies brought on by physical shock or stressors. Our capacity to adapt to changing conditions allows our assets to maintain or regain functionality and vitality in the face of stress or disturbance.

AEW seeks to enhance disaster response and recovery plans to address potential storm impacts and effectively communicate plans to tenants and property management. During our due diligence process, AEW seeks to identify and evaluate potential climate risks and opportunities related to physical stressors and transitional policies that may affect the asset. Our investment strategies are developed to include solutions that mitigate climate risks on a case-by-case basis and to capitalize on opportunities presented by a transition to a low-carbon economy.

AEW's Crisis Management Team consists of key personnel from across the firm, as well as separate Technical and Physical Recovery Teams. Emergency operation centers have been established for the Crisis Management Team to utilize if necessary, as well as detailed procedural checklists that include all tasks to be completed by the Team in the event of an emergency. All members of the Team are provided with a mobile application that contains detailed information for responding to a disruptive event.





KEY MEMBERSHIPS & COMMITMENTS

Principles for Responsible Investment (PRI)

Signing the internationally recognized PRI allows our organization to publicly demonstrate our commitment to responsible investment, and positions AEW at the heart of a global community.

GRESB (formerly known as "Global Real Estate Sustainability Benchmark")

As an Investor Member and Real Estate Manager Member of GRESB Real Estate, AEW has access to the necessary data and analytical tools to evaluate the sustainability performance of our investment portfolios and to engage with investment managers.

International WELL Building Institute (IWBI)

IWBI is a public benefit corporation whose mission is to improve human health and well-being in buildings and communities across the world through its WELL Building Standard.

ENERGY STAR

ENERGY STAR is a U.S. EPA voluntary program that helps businesses and individuals protect our climate through superior energy efficiency.

Green Lease Leader (Department of Energy)

Green Lease Leaders recognizes forward-thinking companies and real estate practitioners who break down barriers to high-performance buildings by revolutionizing leases to incorporate energy efficiency and sustainability.

CIRCOLAB — Founding Member

CIRCOLAB aims to develop the circular economy in the field of real estate and construction.

Green Rating Alliance (GRA) — Founding Member

The GRA is a not-for-profit group of global RE leaders who work together to shape emerging ESG factors to assure materiality for the sector, while setting the global standards for integrating reliable data methodologies that are streamlined and economically viable.

The Institutional Investors Group on Climate Change (IIGCC)

The IIGCC, is the European forum for investor collaboration on climate action and the voice of investors taking action for a prosperous, low carbon, future.

Observatoire de l'immobilier Durable (OID)

Created in 2012, OID aims to promote the environmental, social and societal performance of French real estate and to value all the steps that contribute to it.

Women Talk Real Estate

Women Talk Real Estate is a non-profit organization dedicated to increasing the visibility of women in the European real estate industry.

Urban Land Institute (ULI)

ULI's mission is to provide leadership in the responsible use of land and in creating and sustaining thriving communities worldwide.

CREW Boston

CREW Boston (formerly known as NEWiRE) is the region's leading professional organization promoting the advancement of women within the commercial real estate industry.

National Association of Industrial and Office Parks (NAIOP)

Leading organization for developers, owners and investors of office, industrial, retail and mixed-use real estate. NAIOP comprises 19,000+ members and provides strong advocacy, education and business opportunities through a powerful North American network.

PREA SEO

The PREA Foundation has formalized a partnership with SEO to establish its first-ever Real Estate Track, dedicated to increasing diverse employment in the commercial real estate industry.

National Association of Real Estate Investment Managers (NAREIM)

NAREIM provides the organizational platform, programs, information and tools to help real estate investment managers establish important relationships with fellow industry leaders, benchmark their companies relative to their peers, maximize understanding of industry knowledge and enhance the skills and knowledge of their operations teams.

CFA Institute

CFA Institute is a global association of investment professionals. The organization offers the Chartered Financial Analyst (CFA) designation, the Certificate in Investment Performance Measurement (CIPM) designation, and the Investment Foundations Certificate.





GREEN BUILDING CERTIFICATION GLOSSARY

BREEAM (All regions): The Building Research Establishment Environmental Assessment Method analyzes the environmental, social, and economic sustainability performance of an asset. It recognizes and reflects the value in higher performing assets across the built environment lifecycle, from new construction to in-use and refurbishment.

LEED (All regions): Leadership in Energy and Environmental Design certification is one of the most widely used and recognized green building certification programs worldwide. LEED includes rating systems for the design, construction, operations, and maintenance of green buildings, and aims to help building owners and operators be more environmentally responsible and resource efficient.

BOMA 360 (U.S.): Building Owners and Managers Association 360 is a commercial real estate designation that recognizes all-around excellence in building operations and management. The program benchmarks building performance in six key areas: operations and management; security and safety; training and education; energy; environment and sustainability; and tenant relations.

Built Green (U.S.): Built Green recognizes environmentally sound design, construction, and development practices in Washington’s cities and communities. Homes, remodels, apartments, and communities can be certified.

CALGreen (U.S.): CALGreen is California’s first green building code and first in the nation state-mandated green building code. The purpose of CALGreen is to improve public health, safety, and general welfare through enhanced design and construction of buildings using concepts which reduce negative impacts and promote those principles which have a positive environmental impact and encourage sustainable construction practices.

IREM CSP (U.S.): The Institute of Real Estate Management Certified Sustainable Property certification is an attainable recognition program for office, multifamily, and retail properties that demonstrate high performance and efficiency as well as quality, responsible management.

NGBS (U.S.): The National Green Building Standard certification is awarded to buildings or land developments that are designed and built to achieve high performance in six key areas: site design, resource efficiency, water efficiency, energy efficiency, indoor environmental quality, and building operation and maintenance.

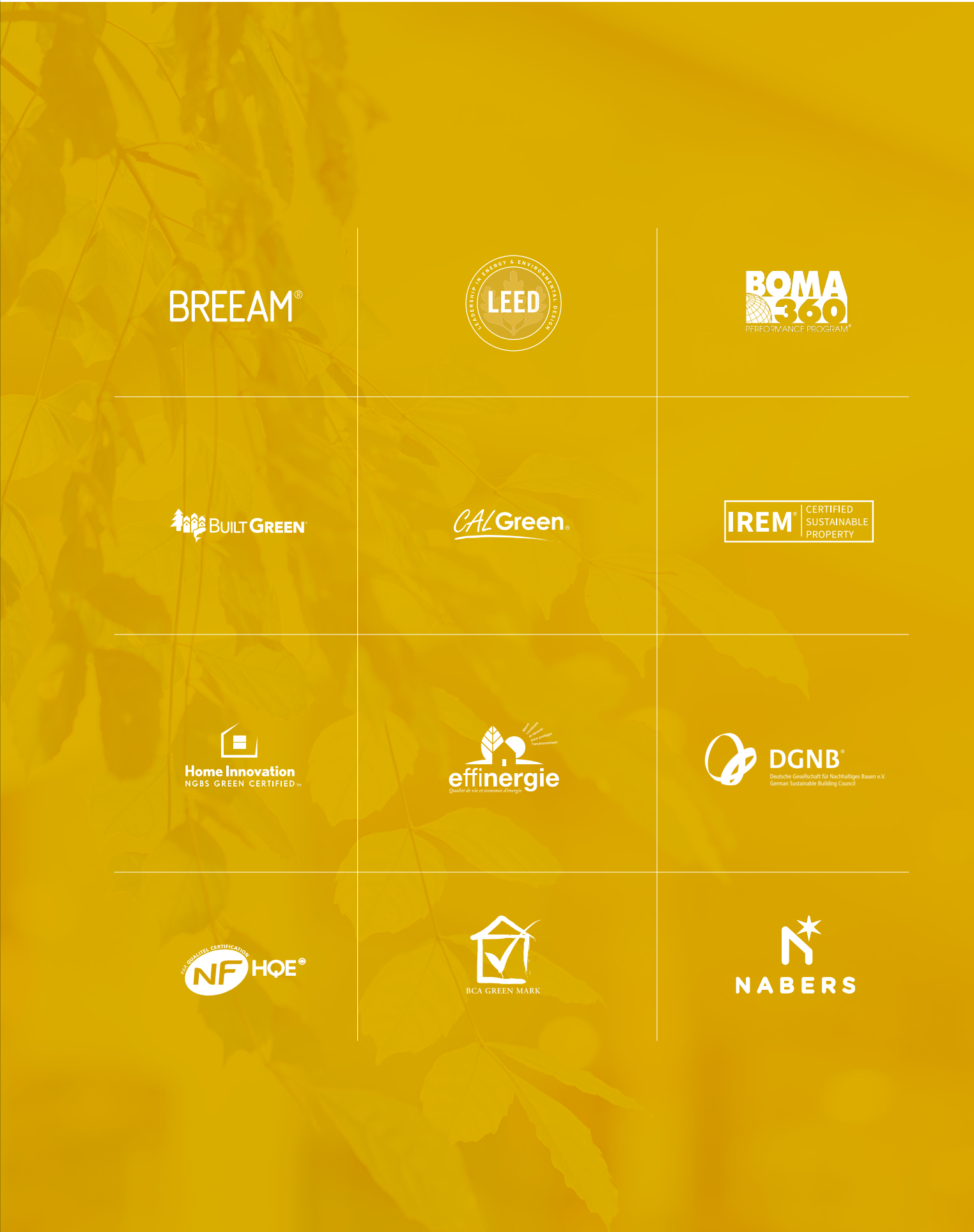
BBC (Europe): The Low Consumption Building label certifies buildings that consume less energy than standard dwellings, and as a result offers tax breaks and financial benefits.

DGNB (Europe): The German Sustainable Building Council system provides an objective description and assessment of the sustainability of buildings and urban districts. The system is unique in that quality is assessed comprehensively over the entire life cycle of the building.

HQE (Europe): The High Environmental Quality certification is awarded to buildings with sustainable performance objectives that give substantial consideration to the life cycle analysis on a building scale and to the impacts of a project on health, comfort, and the indoor environment.

BCA (Singapore): The Building and Construction Authority certification champions the development of excellent buildings in Singapore.

NABERS (Australia): The National Australian Built Environment Rating System measures a building’s energy efficiency, carbon emissions, water usage, waste management, and indoor air quality and compares it to similar buildings.





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