GRESB®
REAL ESTATE

QTS Realty Trust

GRESB Real Estate Assessment 2020

SUBMITTED: 31 Jul 2020 10:29:14pm Fri UTC

Scorecards

Standing Investment

GRESB **Standing Investment** Benchmark Report

2020

GRESB Real Estate Assessment

QTS Realty Trust

QTS Realty Trust

2015 2016 2017 2018 2019 **80**

Status: Listed
Location: United States of America
Property type: Technology/Science: Data Center

2nd
out of 6

United States of America | Technology/Science

G R E S B
★ ★ ★ ★ ☆ 2020

Rankings

2nd
out of 6
GRESB Score within Technology/Science / Americas

N/A
GRESB Score within Technology/Science / Listed

22nd
out of 79
GRESB Score within Americas / Listed

104th
out of 319
Management Score within Americas

17th
out of 81
Management Score within Americas / Listed

17th
out of 81
Management Score within Americas / Listed

2nd
out of 6
Performance Score within Technology/Science / Americas

N/A
Performance Score within Technology/Science / Listed

24th
out of 79
Performance Score within Americas / Listed

GRESB Model

The 2020 GRESB Assessment structure fundamentally changed, establishing a new baseline for measuring Performance. This affects the comparability of benchmark scores with previous years. Please refer to the Results Communication to Stakeholders for guidance on interpreting the 2020 results.
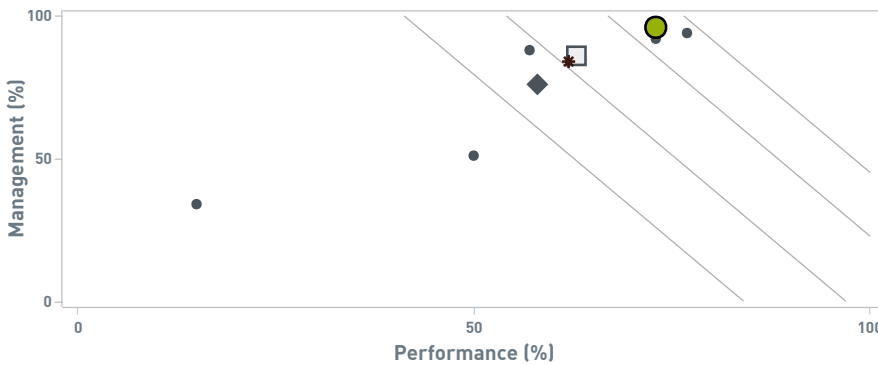
80/100 GRESB Score **Green Star**
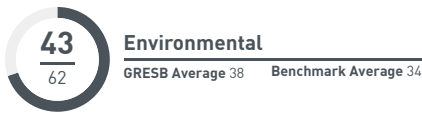GRESB Average 70   Peer Average 63

29/30 Management Score
GRESB Average 26   Benchmark Average 25

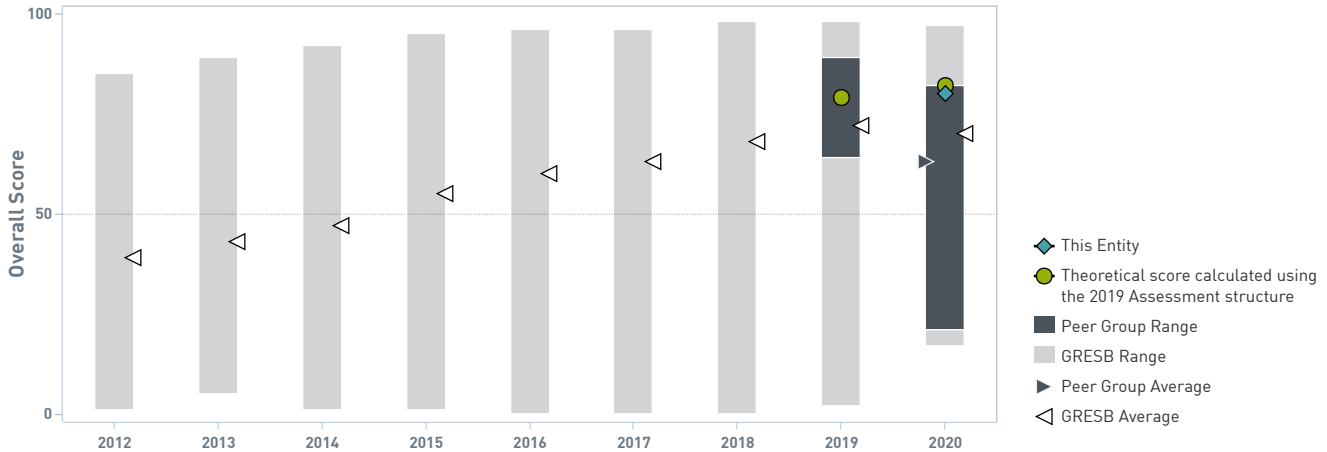**51**/70 Performance Score
GRESB Average 44   Benchmark Average 40

● This Entity ◆ Peer Group Avg. ● Peer Group ☐ GRESB Average ● GRESB Universe ✚ Asia
✕ Europe ✳ Americas ✱ Oceania # Globally Diversified
✕ Entities with only one component submitted

ESG Breakdown

43 / 62 — **Environmental**
GRESB Average 38   Benchmark Average 34

17 / 19 — **Social**
GRESB Average 15   Benchmark Average 13

19 / 20 — **Governance**
GRESB Average 17   Benchmark Average 15

Trend

Legend:
- This Entity
- Theoretical score calculated using the 2019 Assessment structure
- Peer Group Range
- GRESB Range
- Peer Group Average
- GRESB Average

Theoretical score

Methodology: this is an estimate that does not take into account changes to validation requirements or indicator specific scoring methodology.

The 2020 GRESB Assessment structure fundamentally changed, establishing a new baseline for measuring Performance. The split between Management and Performance components brings a stronger focus on consistent data collection and reporting.

GRESB advises against a direct comparison between 2020 GRESB Scores and prior year results. Changes to the 2020 Assessment produced inconsistent impacts regardless of geographic region, property type or investment strategy. Most participants experienced score shifts ranging +/- 4 points. A small number of participants experienced greater point swings, typically driven by shifts in portfolio structure rather than performance issues. Compounding the structural changes, Covid-19 negatively impacted data collection efforts across the industry, with disproportionate impact on certain regions and property types. Objective comparison between years is therefore not possible.
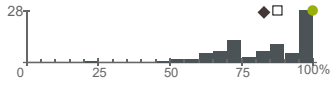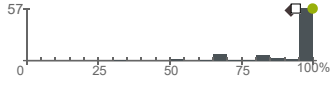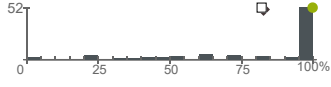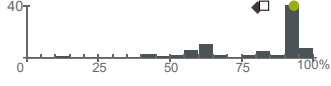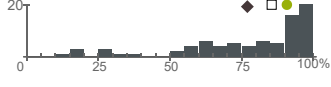
GRESB calculated a 2020 Theoretical Score to support the interpretation of this year's results, providing insight into the impact of the Assessment restructuring on a participant's results. This score provides an "estimate" based on the Indicator and Aspect weights compared to past year's. This year-on-year context will only be provided in 2020 GRESB Benchmark Reports. The goal of the Theoretical Score is to demonstrate the movement due to structural changes between the 2020 Benchmark and the 2019 Benchmark. It is not directly comparable with the 2019 GRESB Score and should only be used for directional guidance. This 2020 Theoretical Score calculation does not take into account 1) indicators removed from the 2020 GRESB Real Estate Assessment; 2) changes in score weightings of elements within an indicator (e.g. Data coverage weight within Energy consumption score), 3) changes in portfolio asset count or structure; 4) benchmarking at a more granular level within property types; or 5) updates to validation requirements.
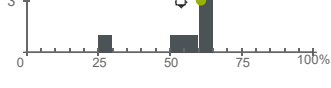
Aspects, Strengths & Opportunities

Legend:
- This Entity
- Peer Group Average

MANAGEMENT COMPONENT

Benchmark group: Americas | Listed (81 entities)

Aspect Number of points	Weight in Component	Weight in GRESB Score	Points Obtained	Benchmark Average	Benchmark Distribution
Leadership 7 points	23.33%	7%	7	5.8	
Policies 4.5 points	15%	4.5%	4.5	4.15	
Reporting 3.5 points	11.67%	3.5%	3.5	2.89	
Risk Management 5 points	16.67%	5%	4.67	4.02	
Stakeholder Engagement 10 points	33.33%	10%	9.06	7.7	

PERFORMANCE COMPONENT

Benchmark group: United States of America | Technology/Science (6 entities)

Aspect Number of points	Weight in Component	Weight in GRESB Score	Points Obtained	Benchmark Average	Benchmark Distribution
Risk Assessment 9 points	12.86%	9%	6.03	5.83	
Targets 2 points	2.86%	2%	2	1	
Tenants & Community 11 points	15.71%	11%	10.81	7.29	
Energy 14 points	20%	14%	10.33	8.27	
GHG 7 points	10%	7%	6.75	4.09	
Water 7 points	10%	7%	4.25	3.79	
Waste 4 points	5.71%	4%	3.69	2.41	
Data Monitoring & Review 5.5 points	7.86%	5.5%	1.83	2.47	
Building Certifications 10.5 points	15%	10.5%	5.45	5.1	

Entity & Peer Group Characteristics

This Entity

Geography:	United States of America
Sector:	Technology/Science
Legal Status:	Listed
Total GAV:	$3.22 Billion
Reporting Period:	Calendar Year

Peer Group (6 entities)

Peer Group Geography:	United States of America
Peer Group Sector:	Technology/Science
Legal Status:	Listed, Non-listed
Average GAV:	$8.22 Billion

Regional allocation of assets	**98% United States** **2% Netherlands**	**95% United States** **2% United Kingdom** **< 1% Netherlands** **< 1% Singapore** **< 1% Canada** **< 1% Japan** **< 1% Ireland** **< 1% Australia** **< 1% Hong Kong** **< 1% Germany** **< 1% France** **< 1% China** **< 1% Switzerland**
Sector allocation of assets	**99% Technology/Science: Data Center** **< 1% Office: Corporate** **< 1% Industrial: Distribution Warehouse**	**60% Technology/Science: Data Center** **35% Technology/Science: Laboratory/Life Sciences** **4% Office: Other** **< 1% Office: Corporate** **< 1% Other: Parking (Indoors)** **< 1% Industrial: Distribution Warehouse** **< 1% Retail: Restaurants/Bars** **< 1% Retail: Other**
Control	**100% Landlord controlled** **0% Tenant controlled**	**82% Landlord controlled** **18% Tenant controlled**

Peer Group Constituents

Alexandria Real Estate Equities, Inc.	Digital Realty	GI Partners
Longfellow Real Estate Partners, LLC	QTS Realty Trust	Switch Inc.

Validation

GRESB Validation

Automatic	Automatic validation is integrated into the portal as participants fill out their Assessments, and consists of errors and warnings displayed in the portal to ensure that Assessment submissions are complete and accurate.
Manual	Manual validation takes place after submission, and consists of document and text review to check that the answers provided in Assessment are supported by sufficient evidence. The manual validation process reviews the content of all Assessment submissions for accuracy and consistency.
Boundaries	The evidence provided in Performance R1.1 Reporting Characteristics is reviewed for a subset of participants to confirm that all direct real estate assets held by the reporting entity during the reporting year are included in the reporting boundaries. **Not selected**

Asset-level Data Validation

Logic Checks	There is a comprehensive set of validation rules implemented for asset-level reporting. These rules consist of logical checks on the relationships between different data fields in the Asset Portal. These errors appear in red around the relevant fields in the Asset Portal Data Editor, along with a message explaining the error. Participants cannot aggregate their asset data to the portfolio level, and therefore cannot submit their Performance Component, until all validation errors are resolved.
Outlier Detection	Based on statistical modelling, GRESB identifies outliers in reported performance data for selected indicators in the Real Estate Performance Component. This analysis is performed to ensure that all participating entities included in the benchmarking and scoring process are compared based on a fair, quality-controlled dataset.

Evidence Manual Validation

LE6	PO1	PO2	PO3	RM1	SE2.1	RP1	Annual Report Sustainability Report Integrated Report Corporate Website Reporting to Investors Other Disclosure
SE5	TC2.1	MR1	MR2	MR3	MR4		

■ = Accepted   ■ = Partially Accepted   ■ = Not Accepted/Duplicate   ■ = No Response

Manual Validation Decisions - Excluding Accepted Answers

Evidence

Indicator	Decision	Reason(s):
SE2.1	Partially accepted	Cannot confirm the nature of the survey (internal/external)

Other Answers

Indicator	Decision	Other answer provided:
SE3.2	Not accepted	Employee Assistance Programs - The Employee Assistance Program is a 24/7 resource that provides confidential and experienced help for employees dealing with issues that impact their personal and professional lives. This is an employee initiated assistance program.

Reporting Boundaries

Additional context on reporting boundaries

❝ The attached upload accurately represents the standing investments of the QTS Realty Trust portfolio at the close of the 2019 reporting period. QTS Realty Trust is part of a Joint Venture with Alinda Capital Partners on Manassas Data Center with 50% ownership. We have reported on the whole building, as QTS has full operational and management control of the asset.

Evidence provided (but not shared with investors)

Scorecards

Development

GRESB **Development** Benchmark Report

2020

GRESB Real Estate Assessment

QTS Realty Trust

QTS Realty Trust

2017 | 2018 | 2019 | **76**

Status: Listed
Location: United States of America
Property type: Technology/Science: Data Center
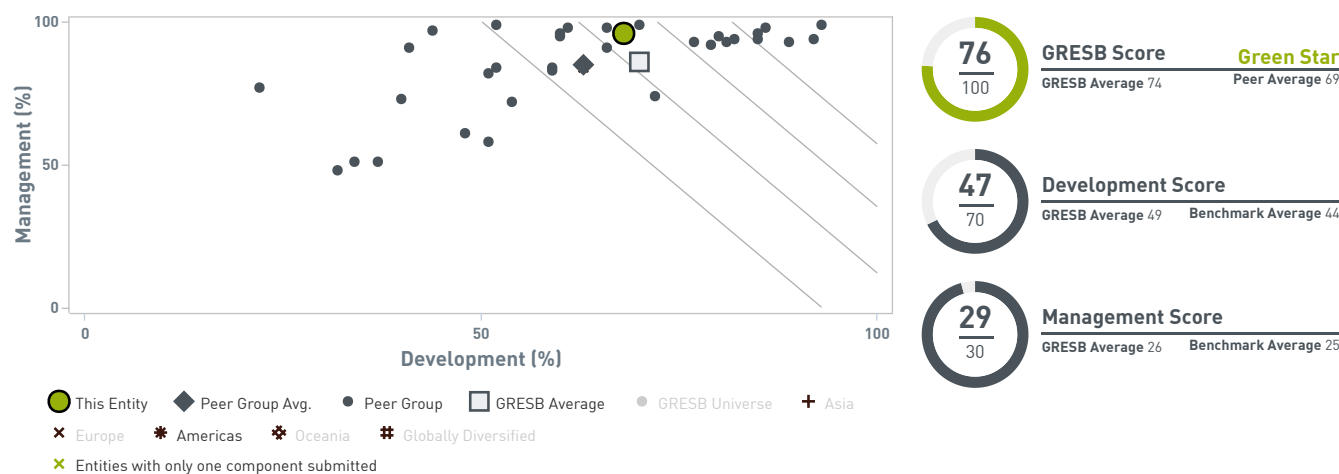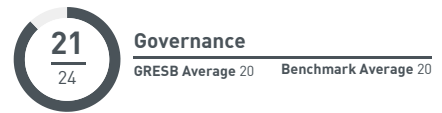
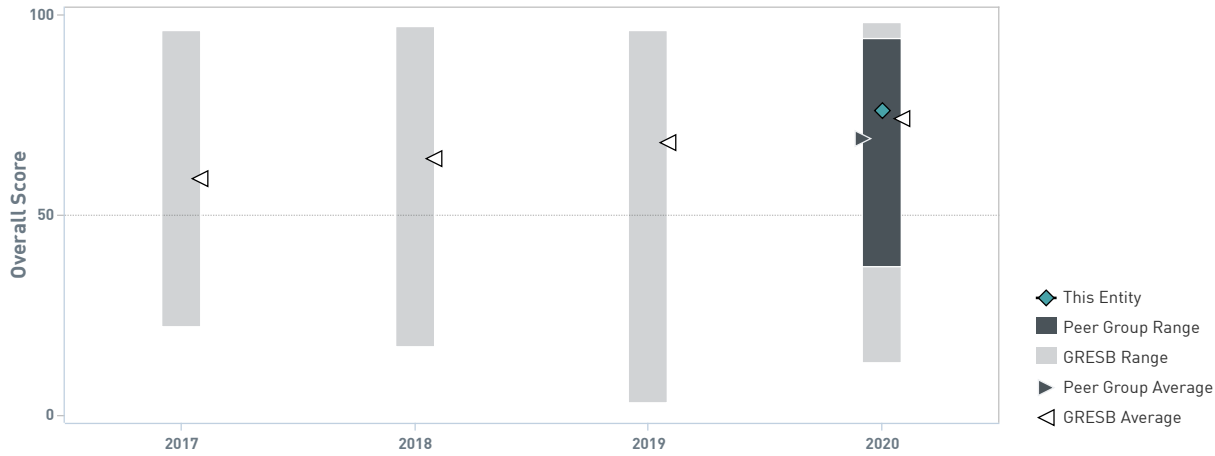**13**th United States of America | Listed
out of 34

G R E S B
★ ★ ★ ★ ★ 2020

Rankings

N/A GRESB Score within Technology/Science / Americas

N/A GRESB Score within Technology/Science / Listed

15th GRESB Score within Americas / Listed
out of 45

104th Management Score within Americas
out of 319

17th Management Score within Americas / Listed
out of 81

17th Management Score within Americas / Listed
out of 81

N/A Development Score within Technology/Science / Americas

N/A Development Score within Technology/Science / Listed

17th Development Score within Americas / Listed
out of 45

GRESB Model

The 2020 GRESB Assessment structure fundamentally changed, establishing a new baseline for measuring Performance. This affects the comparability of benchmark scores with previous years. Please refer to the Results Communication to Stakeholders for guidance on interpreting the 2020 results.

76/100 **GRESB Score** **Green Star**
GRESB Average 74   Peer Average 69

47/70 **Development Score**
GRESB Average 49   Benchmark Average 44

29/30 **Management Score**
GRESB Average 26   Benchmark Average 25

● This Entity ◆ Peer Group Avg. ● Peer Group ☐ GRESB Average ● GRESB Universe ✚ Asia
✕ Europe ✳ Americas ✺ Oceania ⊞ Globally Diversified
✕ Entities with only one component submitted

ESG Breakdown

32/51 — **Environmental**
GRESB Average 34   Benchmark Average 31

23/26 — **Social**
GRESB Average 20   Benchmark Average 19

21/24 — **Governance**
GRESB Average 20   Benchmark Average 20

Trend

Legend:
- ◆ This Entity
- ■ Peer Group Range
- ▨ GRESB Range
- ▶ Peer Group Average
- ◁ GRESB Average

Aspects, Strengths & Opportunities

- ◆ This Entity   ▨ Peer Group Average

MANAGEMENT COMPONENT

Benchmark group: Americas | Listed (81 entities)

Aspect Number of points	Weight in Component	Weight in GRESB Score	Points Obtained	Benchmark Average	Benchmark Distribution
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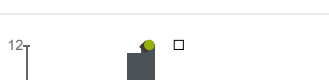
DEVELOPMENT COMPONENT

Benchmark group: United States of America | Listed (34 entities)

Aspect Number of points	Weight in Component	Weight in GRESB Score	Points Obtained	Benchmark Average	Benchmark Distribution
ESG Requirements 12 points	17.14%	12%	9.5	10.17	
Materials 6 points	8.57%	6%	4	3.37	
Building Certifications 13 points	18.57%	13%	4.82	5.63	
Energy Consumption 14 points	20%	14%	6	5.8	
Water Use 5 points	7.14%	5%	5	4.15	
Waste Management 5 points	7.14%	5%	4.38	4.25	
Stakeholder Engagement 15 points	21.43%	15%	13.71	10.47	

Entity & Peer Group Characteristics

This Entity

Geography:	United States of America
Sector:	Technology/Science
Legal Status:	Listed
Total GAV:	$3.22 Billion
Reporting Period:	Calendar Year

Peer Group (34 entities)

Peer Group Geography:	United States of America
Legal Status:	Listed
Average GAV:	$15.1 Billion

Regional allocation of assets	100% United States	100% United States < 1% Canada
Sector allocation of assets	100% Technology/Science: Data Center	23% Office: Corporate

21% Residential: Multi-Family
18% Retail: Retail Centers
8% Industrial: Distribution Warehouse
7% Technology/Science: Data Center
7% Office: Medical Office
6% Technology/Science: Laboratory/Life Sciences
4% Office: Other
3% Other: Self-Storage
1% Healthcare: Senior Homes
< 1% Residential: Family Homes
< 1% Retail: High Street
< 1% Retail: Restaurants/Bars
< 1% Mixed use: Office/Retail
< 1% Healthcare: Healthcare Center

Peer Group Constituents

Acadia Realty Trust	Aimco	Alexandria Real Estate Equities, Inc.
American Assets Trust Inc.	AvalonBay Communities, Inc.	Boston Properties
Brandywine Realty Trust	Brixmor Property Group	Brookfield Property REIT
Camden Property Trust	Corporate Office Properties Trust	Cousins Properties Incorporated
Duke Realty Corp	Equity Residential	Extra Space Storage Inc.
Federal Realty Investment Trust	First Industrial Realty Trust, Inc.	Granite REIT
Healthcare Realty Trust Incorporated	Healthcare Trust of America, Inc	Healthpeak Properties, Inc.
Highwoods Properties	HudsonPacificProperties, INC.	JBG SMITH
Kilroy Realty Corporation	Mid-America Apartment Communities, Inc.	QTS Realty Trust
Regency Centers Corporation	Simon Property Group, Inc.	Switch Inc.
Taubman	UDR, Inc.	Ventas, Inc.
Washington Real Estate Investment Trust		

Validation

GRESB Validation

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Evidence Manual Validation

LE6	PO1	PO2	PO3	RM1	SE2.1	RP1	Annual Report
							Sustainability Report
							Integrated Report
SE5	DRE1	DMA1	DEN1	DWT1	DSE5.2		Corporate Website
							Reporting to Investors
							Other Disclosure

■ = Accepted　　　■ = Partially Accepted　　　■ = Not Accepted/Duplicate　　　■ = No Response

Manual Validation Decisions - Excluding Accepted Answers

Evidence

Indicator	Decision	Reason(s):
SE2.1	Partially accepted	Cannot confirm the nature of the survey (internal/external)
DRE1	Partially accepted	Does not support some of the selected issues

Other Answers

Indicator	Decision	Other answer provided:
SE3.2	Not accepted	Employee Assistance Programs - The Employee Assistance Program is a 24/7 resource that provides confidential and experienced help for employees dealing with issues that impact their personal and professional lives. This is an employee initiated assistance program.

Management

Management

	Aspect Indicators	Score Max	Score Entity (p)	Score Benchmark (p)	Strengths & Opportunities
	Leadership	7p | 23.33%	7	5.8	N/A
LE1	ESG leadership commitments			Not scored	
LE2	ESG Objectives	1	1	0.96	14% of peers scored lower
LE3	Individual responsible for ESG	2	2	1.9	11% of peers scored lower
LE4	ESG taskforce/committee	1	1	0.96	11% of peers scored lower
LE5	ESG senior decision-maker	1	1	0.99	1% of peers scored lower
LE6	Personnel ESG performance targets	2	2	0.99	70% of peers scored lower
	Policies	4.5p | 15%	4.5	4.15	N/A
PO1	Policy on environmental issues	1.5	1.5	1.24	27% of peers scored lower
PO2	Policy on social issues	1.5	1.5	1.47	3% of peers scored lower
PO3	Policy on governance issues	1.5	1.5	1.44	9% of peers scored lower
	Reporting	3.5p | 11.67%	3.5	2.89	N/A
RP1	ESG reporting	3.5	3.5	2.89	35% of peers scored lower
RP2.1	ESG incident monitoring			Not scored	
RP2.2	ESG incident ocurrences			Not scored	
	Risk Management	5p | 16.67%	4.67	4.02	N/A
RM1	Environmental Management System (EMS)	2	1.67	1.17	38% of peers scored lower
RM2	Process to implement governance policies	0.5	0.5	0.5	1% of peers scored lower
RM3.1	Social risk assessments	0.5	0.5	0.46	12% of peers scored lower
RM3.2	Governance risk assessments	0.5	0.5	0.46	20% of peers scored lower
RM4	ESG due diligence for new acquisitions	1.5	1.5	1.43	7% of peers scored lower
	Stakeholder Engagement	10p | 33.33%	9.06	7.7	N/A
SE1	Employee training	1	1	0.87	44% of peers scored lower
SE2.1	Employee satisfaction survey	1	0.5	0.61	62% of peers scored higher
SE2.2	Employee engagement program	1	1	0.74	25% of peers scored lower
SE3.1	Employee health & well-being program	0.75	0.56	0.61	61% of peers scored higher
SE3.2	Employee health & well-being measures	1.25	1.25	1.04	35% of peers scored lower
SE4	Employee safety indicators	0.5	0.5	0.44	18% of peers scored lower
SE5	Inclusion and diversity	0.5	0.5	0.33	64% of peers scored lower
SE6	Supply chain engagement program	1.5	1.25	1.12	53% of peers scored higher
SE7.1	Monitoring property/asset managers	1	1	0.82	19% of peers scored lower
SE7.2	Monitoring external suppliers/service providers	1	1	0.65	38% of peers scored lower
SE8	Stakeholder grievance process	0.5	0.5	0.48	13% of peers scored lower

ESG Commitments and Objectives

> This aspect evaluates how the entity integrates ESG into its overall business strategy. The purpose of this section is to (1) identify public ESG commitments made by the entity, (2) identify who is responsible for managing ESG issues and has decision-making authority, (3) communicate to investors how the entity structures management of ESG issues, and (4) determine how ESG is embedded into the entity.

LE1   Not scored

ESG leadership commitments   Percentage of Benchmark

⊙ Yes	63%	▓▓▓▓▓▓▓▓▓░░

	ESG leadership standards and principles		
☐	Climate Action 100+	1%	▯
☐	Global Investor Coalition on Climate Change (including AIGCC, Ceres, IGCC, IIGCC)	2%	▯

☐	International Labour Organization (ILO) Standards	6%	
☐	Montreal Pledge	0%	
☐	OECD - Guidelines for multinational enterprises	2%	
☐	PRI signatory	5%	
☑	RE 100	4%	
☐	Science Based Targets initiative	10%	
☐	Task Force on Climate-related Financial Disclosures (TCFD)	30%	
☐	UN Environment Programme Finance Initiative	1%	
☐	UN Global Compact	5%	
☐	UN Sustainable Development Goals	32%	
☐	WorldGBC's Net Zero Carbon Buildings Commitment	2%	
☐	Other	37%	

Provide applicable hyperlink

Evidence provided

🔗 http://www.there100.org/companies

○ No	37%	

LE2   POINTS: 1/1

ESG Objectives   Percentage of Benchmark

⊙ Yes	100%	

The objectives relate to

☑ General sustainability	98%	
☑ Environment	96%	
☑ Social	96%	
☑ Governance	95%	
☑ Health and well-being	84%	

Business strategy integration

Percentage of Benchmark

⊙ ■ **[88%]** Fully integrated into the overall business strategy

○ ■ **[12%]** Partially integrated into the overall business strategy
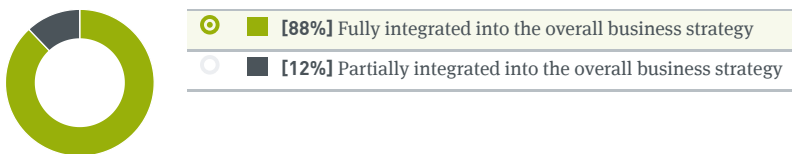
The objectives are

⊙ Publicly available	96%	

Provide applicable hyperlink

Evidence provided

🔗 https://www.qtsdatacenters.com/why-qts/corporate-sustainability

○ Not publicly available	4%	

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

> At QTS, sustainability is an embedded component of our long-term vision and core business philosophy. As evidenced by our Powered by People approach, we believe that how we deliver our services is just as important as what is delivered. This means caring for and improving the lives of current and future employees, customers, investors and community members, and taking equal care of the environment and natural resources we all share. Our commitment to environmental sustainability, social accountability, and corporate governance rooted in sound and trusted core values has never wavered, and this is demonstrated through ESG transparency and data-backed performance. In addition, QTS has a Sustainability Leadership Team, tasked with leading ESG initiatives across the company. The team reports to the CEO and Board of Directors, is led by the Vice President of Energy and Sustainability and is comprised of members across many diverse departments.

○ No   0%

ESG Decision Making

LE3   POINTS: 2/2

Individual responsible for ESG   Percentage of Benchmark

⦿ Yes   99%

The individual(s) is/are

☑ Dedicated employee(s) for whom ESG is the core responsibility   77%

☑ Employee(s) for whom ESG is among their responsibilities   93%

☑ External consultants/manager   62%

☐ Investment partners (co-investors/JV partners)   2%

○ No   1%

LE4   POINTS: 1/1

ESG taskforce/committee   Percentage of Benchmark

⦿ Yes   100%

Members of the taskforce or committee

☑ Board of Directors   47%

☑ C-suite level staff   90%

☐ Investment Committee   33%

☐ Fund/portfolio managers   41%

☐ Asset managers   70%

☐ ESG portfolio manager   32%

☐ Investment analysts   25%

☑ Dedicated staff on ESG issues   67%

☑ External managers or service providers   46%

☑ Investor relations   75%

☐ Other   62%

○ No   0%

LE5   POINTS: 1/1

ESG senior decision-maker   Percentage of Benchmark

⊙ Yes	99%	

The individual's most senior role is as part of

Percentage of Benchmark

- **[55%]** C-suite level staff
- **[43%]** Board of Directors
- **[1%]** No answer provided
- **[1%]** Other
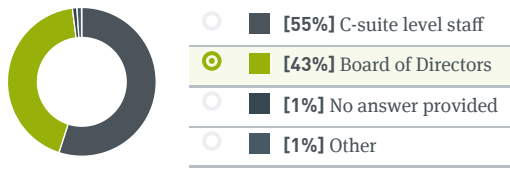
Process of informing the most senior decision-maker

> Chad Williams is the Chief Executive Officer at QTS, and oversees the Sustainability Leadership team, which is responsible for leading and implementing ESG initiatives across the company. In addition to overseeing the Sustainability Leadership Team, Chad presides as Chairmen of the QTS Board of Directors. As Chairmen of the Board, Chad is involved with key functions such as informed oversight of QTS' risk management process and corporate governance structure.

○ No	1%	

LE6   POINTS: 2/2

Personnel ESG performance targets		Percentage of Benchmark
⊙ Yes	77%	

Predetermined consequences

⊙ Yes	73%	
☑ Financial consequences	70%	

Personnel to whom these factors apply

☑ Board of Directors	14%	
☑ C-suite level staff	58%	
☐ Investment Committee	6%	
☐ Fund/portfolio managers	16%	
☑ Asset managers	30%	
☑ ESG portfolio manager	20%	
☐ Investment analysts	2%	
☑ Dedicated staff on ESG issues	52%	
☐ External managers or service providers	11%	
☑ Investor relations	22%	
☐ All employees	21%	
☐ Other	26%	

☑ Non-financial consequences	58%	

Personnel to whom these factors apply

☑ Board of Directors	16%	
☑ C-suite level staff	46%	

☐ Investment Committee	5%	
☐ Fund/portfolio managers	14%	
☑ Asset managers	27%	
☑ ESG portfolio manager	17%	
☐ Investment analysts	5%	
☑ Dedicated staff on ESG issues	42%	
☐ External managers or service providers	11%	
☑ Investor relations	22%	
☐ All employees	21%	
☐ Other	21%	

○ No	4%	

Provide applicable evidence

Evidence provided (but not shared with investors)   [ACCEPTED]

○ No	23%	

ESG Policies

This aspect confirms the existence and scope of the entity's policies that address environmental, social, and governance issues.

P01   POINTS: 1.5/1.5

Policy on environmental issues	Percentage of Benchmark	
⊙ Yes	94%	

Environmental issues included

☑ Biodiversity and habitat	44%	
☑ Climate/climate change adaptation	64%	
☑ Energy consumption	90%	
☑ Greenhouse gas emissions	81%	
☐ Indoor environmental quality	54%	
☐ Material sourcing	58%	
☑ Pollution prevention	44%	
☑ Renewable energy	48%	
☑ Resilience to catastrophe/disaster	69%	
☑ Sustainable procurement	62%	
☑ Waste management	85%	
☑ Water consumption	90%	
☐ Other	27%	

Provide applicable evidence
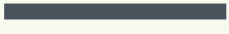
Evidence provided (but not shared with investors)   [ACCEPTED]

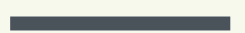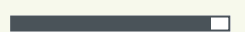○ No   6%
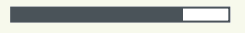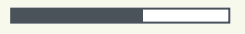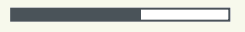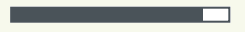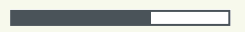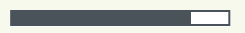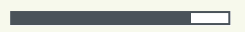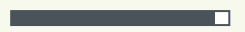
P02   POINTS: 1.5/1.5

Policy on social issues   Percentage of Benchmark

◉ Yes   100%

Social issues included

☑ Child labor   79%

☑ Community development   60%

☑ Customer satisfaction   59%

☑ Employee engagement   88%

☑ Employee health & well-being   95%

☑ Employee remuneration   75%

☑ Forced or compulsory labor   78%

☑ Freedom of association   46%

☑ Health and safety: community   49%

☑ Health and safety: contractors   64%

☑ Health and safety: employees   100%

☑ Health and safety: tenants/customers   83%

☑ Human rights   83%

☑ Inclusion and diversity   94%

☑ Labor standards and working conditions   85%

☑ Social enterprise partnering   26%

☑ Stakeholder relations   84%

☐ Other   21%

Provide applicable evidence

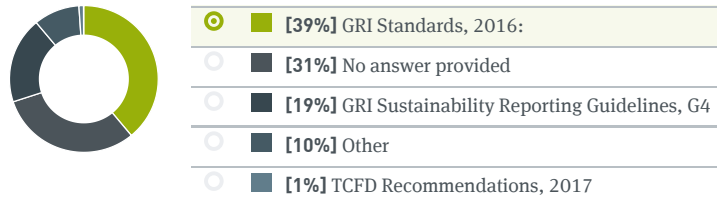Evidence provided (but not shared with investors)   [ACCEPTED]

○ No   0%

P03   POINTS: 1.5/1.5

Policy on governance issues   Percentage of Benchmark

◉ Yes   100%

Governance issues included

☑ Bribery and corruption   100%

☑ Cybersecurity   91%

☑ Data protection and privacy   99%

☑ Executive compensation	93%	
☑ Fiduciary duty	84%	
☑ Fraud	99%	
☑ Political contributions	84%	
☑ Shareholder rights	90%	
☑ Other	42%	

Whistleblower Protections   [ACCEPTED]

Provide applicable evidence

Evidence provided (but not shared with investors)   [ACCEPTED]

○ No	0%	

ESG Disclosure

Institutional investors and other shareholders are primary drivers for greater sustainability reporting and disclosure among investable entities. Real estate companies and managers share how ESG management practices performance impacts the business through formal disclosure mechanisms. This aspect evaluates how the entity communicates its ESG actions and/or performance.

RP1   POINTS: 3.5/3.5

ESG reporting	Percentage of Benchmark	
⊙ Yes	98%	

Types of disclosure

☑ Section in Annual Report	73%	

Reporting level

⊙ Entity	70%	
○ Investment manager	0%	
○ Group	2%	

Aligned with

⊙ ■ **[69%]** No answer provided	
○ ■ **[15%]** Other	
○ ■ **[9%]** GRI Standards, 2016	
○ ■ **[5%]** TCFD Recommendations, 2017	
○ ■ **[2%]** GRI Sustainability Reporting Guidelines, G4	

Third-party review

⊙ Yes	31%	
⊙ Externally checked	22%	
○ Externally verified	1%	
○ Externally assured	7%	
○ No	42%	

Provide applicable evidence

Evidence provided (but not shared with investors)   [ACCEPTED]

☑ **Stand-alone sustainability report(s)**   81%

Reporting level

◉ Entity   78%

○ Investment manager   4%

○ Group   0%

Aligned with

◉	**[39%]** GRI Standards, 2016:
○	**[31%]** No answer provided
○	**[19%]** GRI Sustainability Reporting Guidelines, G4
○	**[10%]** Other
○	**[1%]** TCFD Recommendations, 2017

Third-party review

◉ Yes   49%

   ◉ Externally checked   15%

   ○ Externally verified   9%

   ○ Externally assured   26%

○ No   32%

Provide applicable evidence

Evidence provided (but not shared with investors)   [ACCEPTED]

☐ **Integrated Report**   1%

☑ **Dedicated section on corporate website**   90%

Reporting level

◉ Entity   85%

○ Investment manager   2%

○ Group   2%

Evidence provided   [ACCEPTED]

🔗 https://www.qtsdatacenters.com/why-qts/corporate-sustainability

☑ **Section in entity reporting to investors**   48%

Aligned with

◉	**[79%]** No answer provided
○	**[11%]** Other
○	**[5%]** GRI Sustainability Reporting Guidelines, G4
○	**[4%]** GRI Standards, 2016
○	**[1%]** PRI Reporting Framework, 2018
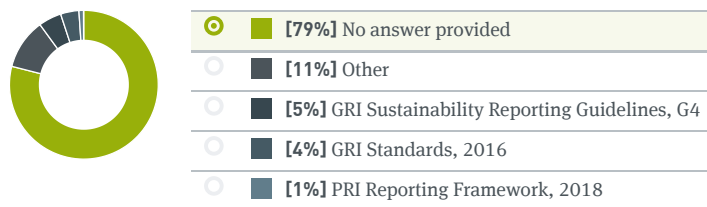
Third-party review

Percentage of Benchmark

- [52%] No answer provided
- [30%] No
- ⊙ [18%] Yes
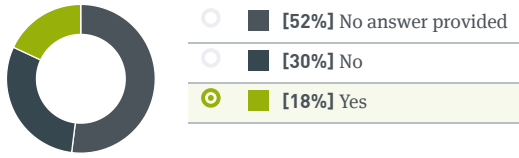
Provide applicable evidence

Evidence provided (but not shared with investors)   [ACCEPTED]

✅ Other   19%

ISS-Oekom 2018 disclosure response; ECO Vadis Submission   [ACCEPTED]

Reporting level

- ⊙ Entity   16%
- Investment manager   2%
- Group   0%

Aligned with

- [88%] No answer provided
- ⊙ [6%] Other: ISS-Oekom, Eco Vadis [ACCEPTED]
- [3%] GRI Standards, 2016
- [2%] PRI Reporting Framework, 2018
- [1%] TCFD Recommendations, 2017
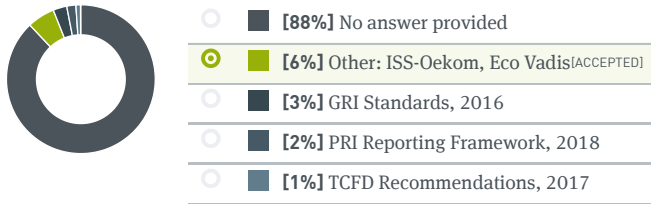
Third-party review

- ⊙ Yes   14%
  - ⊙ Externally checked   10%
  - Externally verified   1%
  - Externally assured   2%
- No   5%

Provide applicable evidence

Evidence provided (but not shared with investors)   [ACCEPTED]

- No   2%

ESG Incident Monitoring

RP2.1   Not scored

ESG incident monitoring   Percentage of Benchmark

- ⊙ Yes   90%

Stakeholders covered

- Clients/Customers   62%
- Community/Public   73%
- Contractors   54%
- ✅ Employees   80%

✅ Investors/Shareholders	80%	
☐ Regulators/Government	69%	
☐ Special interest groups (NGOs, Trade Unions, etc)	42%	
☐ Suppliers	49%	
☐ Other stakeholders	21%	

Process for communicating ESG-related incidents

❝ Operations leaders at QTS meet weekly to review ESG-related best practices and incidents. Additionally, QTS adheres to a Code of Business Conduct and Ethics, which applies to directors, officers and employees. The Code of Business conduct and Ethics aims to deter wrongdoing and promote honest and ethical conduct; full, fair, accurate, timely and understandable public disclosures; regulatory compliance; and accountability for adherence to this code. QTS provides employees with numerous outlets for reporting potential violations of the Code of Business Conduct, including an Ethics hotline, which grants employees anonymity and confidentiality when they are reporting.

○ No	10%	
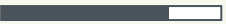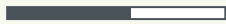
RP2.2   Not scored

ESG incident ocurrences   Percentage of Benchmark

○ Yes	0%	
◉ No	100%	

Risk Management

> This aspect evaluates the processes used by the entity to support ESG implementation and investigates the steps undertaken to recognize and prevent material ESG related risks.

RM1   POINTS: 1.67/2

Environmental Management System (EMS)   Percentage of Benchmark

◉ Yes	77%	
◉ Aligned with	57%	

Percentage of Benchmark

◉	**[57%]** ISO 14001
○	**[43%]** No answer provided

○ Third-party certified using	10%	
○ The EMS is not aligned with a standard nor certified externally	10%	

Provide applicable evidence

Evidence provided (but not shared with investors)   [ACCEPTED]

○ No	23%	

RM2   POINTS: 0.5/0.5

Process to implement governance policies   Percentage of Benchmark

◉ Yes	100%	

Systems and procedures used

☐ Compliance linked to employee remuneration	58%	

☑ Dedicated help desks, focal points, ombudsman, hotlines	85%	
☑ Disciplinary actions in case of breach, i.e. warning, dismissal, zero tolerance policy	98%	
☐ Employee performance appraisal systems integrate compliance with codes of conduct	72%	
☑ Investment due diligence process	94%	
☐ Responsibilities, accountabilities and reporting lines are systematically defined in all divisions and group companies	74%	
☑ Training related to governance risks for employees	95%	
☑ Regular follow-ups	91%	
☑ When an employee joins the organization	93%	
☑ Whistle-blower mechanism	100%	
☐ Other	7%	
○ No	0%	
○ Not applicable	0%	

Risk Assessments

RM3.1   POINTS: 0.5/0.5

Social risk assessments	Percentage of Benchmark	
◉ Yes	96%	

Issues included

☑ Child labor	52%	
☑ Community development	51%	
☑ Controversies linked to social enterprise partnering	15%	
☑ Customer satisfaction	79%	
☑ Employee engagement	85%	
☑ Employee health & well-being	86%	
☑ Forced or compulsory labor	47%	
☑ Freedom of association	33%	
☑ Health and safety: community	44%	
☑ Health and safety: contractors	57%	
☑ Health and safety: employees	89%	
☑ Health and safety: tenants/customers	70%	
☐ Health and safety: supply chain (beyond tier 1 suppliers and contractors)	20%	
☑ Human rights	54%	
☑ Inclusion and diversity	83%	

☑ Labor standards and working conditions	60%	
☑ Stakeholder relations	65%	
☐ Other	6%	
○ No	4%	

RM3.2   POINTS: 0.5/0.5

Governance risk assessments   Percentage of Benchmark

| ◉ Yes | 99% | |

Issues included

☑ Bribery and corruption	89%	
☑ Cybersecurity	95%	
☑ Data protection and privacy	95%	
☑ Executive compensation	94%	
☑ Fiduciary duty	72%	
☑ Fraud	81%	
☐ Political contributions	62%	
☑ Shareholder rights	84%	
☐ Other	10%	
○ No	1%	

RM4   POINTS: 1.5/1.5

ESG due diligence for new acquisitions   Percentage of Benchmark

| ◉ Yes | 98% | |

Issues included

☑ Biodiversity and habitat	40%	
☑ Building safety	95%	
☑ Climate/Climate change adaptation	63%	
☑ Compliance with regulatory requirements	98%	
☑ Contaminated land	95%	
☑ Energy efficiency	88%	
☑ Energy supply	79%	
☑ Flooding	94%	
☑ GHG emissions	56%	
☑ Health and well-being	68%	
☑ Indoor environmental quality	84%	
☑ Natural hazards	89%	

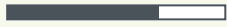|		
☑ Socio-economic	70%	▰▰▰▰▰▱
☑ Transportation	79%	▰▰▰▰▰▱
☑ Waste management	78%	▰▰▰▰▰▱
☑ Water efficiency	78%	▰▰▰▰▰▱
☑ Water supply	78%	▰▰▰▰▰▱
☐ Other	17%	▰▱▱▱▱▱
○ No	1%	▱▱▱▱▱▱
○ Not applicable	1%	▱▱▱▱▱▱

Employees

> Improving the sustainability performance of a real estate portfolio requires dedicated resources, a commitment from senior management and tools for measurement/management of resource consumption. It also requires the cooperation of other stakeholders, including employees and suppliers. This aspect identifies actions taken to engage with those stakeholders, as well as the nature of the engagement.

SE1 POINTS: 1/1

Employee training		Percentage of Benchmark
⊙ Yes	100%	▰▰▰▰▰▰
Percentage of employees who received professional training: 100%		Benchmark Average: 93 %
Percentage of employees who received ESG-specific training: 100%		Benchmark Average: 81 %

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

☑ Environmental issues	80%	▰▰▰▰▰▱
☑ Social issues	98%	▰▰▰▰▰▰
☑ Governance issues	85%	▰▰▰▰▰▱
○ No	0%	▱▱▱▱▱▱

SE2.1 POINTS: 0.5/1

Employee satisfaction survey		Percentage of Benchmark
⊙ Yes	83%	▰▰▰▰▰▱

The survey is undertaken

☑ Internally	31%	▰▰▱▱▱▱
Percentage of employees covered: 100%		Benchmark Average: 29 %
Survey response rate: 89%		Benchmark Average: 23 %
☑ By an independent third party	58%	▰▰▰▱▱▱
Percentage of employees covered: 100%		Benchmark Average: 57 %
Survey response rate: 100%		Benchmark Average: 46 %

Provide applicable evidence

Evidence provided (but not shared with investors)	[PARTIALLY ACCEPTED]

Quantitative metrics included

⊙ Yes	78%	▰▰▰▰▰▱

Metrics include

☑ Net Promoter Score	25%	▰▱▱▱▱▱

✅ Overall satisfaction score	69%	
Other	28%	
○ No	5%	

| ○ No | 17% | |

SE2.2　POINTS: 1/1
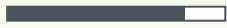
Employee engagement program　　　Percentage of Benchmark
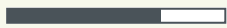
| ◉ Yes | 83% | |
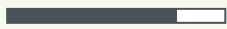
Program elements

✅ Planning and preparation for engagement	70%	
✅ Development of action plan	81%	
✅ Implementation	73%	
✅ Training	70%	
✅ Program review and evaluation	69%	
✅ Feedback sessions with c-suite level staff	78%	
✅ Feedback sessions with separate teams/departments	79%	
✅ Focus groups	53%	
Other	7%	

| ○ No | 4% | |
| ○ Not applicable | 14% | |

SE3.1　POINTS: 0.56/0.75
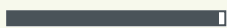
Employee health & well-being program　　　Percentage of Benchmark
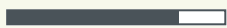
| ◉ Yes | 99% | |

The program includes

✅ Needs assessment	75%	
Goal setting	72%	
✅ Action	98%	
✅ Monitoring	79%	

| ○ No | 1% | |

SE3.2　POINTS: 1.25/1.25

Employee health & well-being measures　　　Percentage of Benchmark

| ◉ Yes | 96% | |

Measures covered

| ✅ Needs assessment | 73% | |

Monitoring employee health and well-being needs through

| ✅ Employee surveys on health and well-being | 64% | |

Benchmark Average: 60 %

Percentage of employees: 100%

☑ Physical and/or mental health checks   56%

Benchmark Average: 46 %

Percentage of employees: 80%

☑ Other   14%

Benchmark Average: 13 %

Employee Assistance Programs - The Employee Assistance Program is a 24/7   [NOT ACCEPTED]
resource that provides confidential and experienced help for employees dealing with issues
that impact their personal and professional lives. This is an employee initiated assistance
program.

Percentage of employees: 100%

☑ Goals address   73%

     ☐ Mental health and well-being   65%

     ☑ Physical health and well-being   68%

     ☐ Social health and well-being   59%

     ☐ Other   7%

☑ Health is promoted through   96%

     ☑ Acoustic comfort   49%

     ☐ Biophilic design   35%

     ☐ Childcare facilities contributions   20%

     ☑ Flexible working hours   75%

     ☑ Healthy eating   85%

     ☑ Humidity   44%

     ☑ Illumination   53%

     ☑ Inclusive design   68%

     ☐ Indoor air quality   73%

     ☑ Lighting controls and/or daylight   79%

     ☑ Noise control   48%

     ☑ Paid maternity leave in excess of legally required minimum   54%

     ☑ Paid paternity leave in excess of legally required minimum   48%

     ☑ Physical activity   89%

     ☑ Physical and/or mental healthcare access   93%

     ☑ Social interaction and connection   88%

     ☑ Thermal comfort   70%

     ☑ Water quality   68%

     ☑ Working from home arrangements   79%

     ☐ Other   22%

☑ Outcomes are monitored by tracking   80%

☐	Environmental quality	40%	
☑	Population experience and opinions	77%	
☐	Program performance	59%	
☐	Other	7%	

○ No	2%	
○ Not applicable	1%	

SE4   POINTS: 0.5/0.5

Employee safety indicators   Percentage of Benchmark

◉ Yes	94%	

Indicators monitored

☐	Work station and/or workplace checks	59%	
☑	Absentee rate	47%	
	0.0055		
☑	Injury rate	77%	
	1.05		
☑	Lost day rate	69%	
	0.3		
☐	Other metrics	22%	

Safety indicators calculation method

> The absentee rate is calculated by taking the total number of days missed in 2019 (the numerator) and dividing by the total days scheduled to be worked by all employees in 2019 (the denominator). The injury rate is calculated by taking the total number of instances of being injured in 2019 (the numerator) and dividing by the total hours worked by all employees in 2019 multiplied by 200,000 (the denominator). The lost day rate is calculated by taking the total number of days missed due to occupational accidents in 2019 (the numerator), and dividing by the total hours scheduled to be worked by the workforce in 2019 multiplied by 200,000 (the denominator)

○ No	6%	

SE5   POINTS: 0.5/0.5

Inclusion and diversity   Percentage of Benchmark

◉ Yes	99%	
☑ Diversity of governance bodies	96%	

Diversity metrics

☑	Age group distribution	83%	
☑	Board tenure	90%	
☐	Gender pay gap	38%	
☑	Gender ratio	94%	
	Women: 10%		Benchmark Average: 27 %
	Men: 90%		Benchmark Average: 66 %
☐	International background	27%	

✅ Racial diversity	62%	
☐ Socioeconomic background	9%	
✅ Diversity of employees	94%	

Diversity metrics

✅ Age group distribution	84%	

Under 30 years old: 10%   Benchmark Average: 15 %

Between 30 and 50 years old: 61%   Benchmark Average: 45 %

Over 50 years old: 29%   Benchmark Average: 25 %

✅ Gender pay gap	48%	
✅ Gender ratio	91%	

Women: 23%   Benchmark Average: 43 %

Men: 77%   Benchmark Average: 48 %

☐ International background	23%	
✅ Racial diversity	79%	
☐ Socioeconomic background	7%	

Additional context

> QTS' People Services team tracks the diversity metrics listed above for all employees at least annually. The technology sector presents a unique set of challenges and opportunities when it comes to diversity. The majority of the job applications QTS receives for technician and data center support roles come from men. This has had a negative impact on the overall gender makeup of the organization. In attempt to mitigate this discrepancy, QTS has poured additional time and resources into strengthening and expanding our diversity and inclusion practices in QTS data center operations, which is composed of full and part-time employees versus contracted employees. One of QTS' most exciting programs is the Women in Leadership (W.I.L.) initiatives which seeks to support and foster women at QTS and within the technology industry through discussion, education, and networking. QTS offers a curriculum track for QTS women, which is intended to have a broader impact on women in technology and to aid in closing the gender gap in our industry. QTS adhered to GRI Standard 405 when calculating the organizations diversity metrics.
>
> QTS adhered to GRI Standard 405-1 when determining company-wide diversity and inclusion metrics.

Provide applicable evidence

Evidence provided (but not shared with investors)   [ACCEPTED]

○ No	1%	

Suppliers

SE6   POINTS: 1.25/1.5

Supply chain engagement program		Percentage of Benchmark
◉ Yes	83%	

Program elements

✅ Developing or applying ESG policies	73%	
☐ Planning and preparation for engagement	57%	
☐ Development of action plan	42%	
☐ Implementation of engagement plan	44%	
☐ Training	23%	
☐ Program review and evaluation	51%	

| ☑ Feedback sessions with stakeholders | 32% | |
| ☐ Other | 9% | |

Topics included

☑ Business ethics	77%	
☑ Child labor	58%	
☑ Environmental process standards	72%	
☑ Environmental product standards	70%	
☑ Health and safety: employees	74%	
☑ Health and well-being	60%	
☑ Human health-based product standards	49%	
☑ Human rights	63%	
☑ Labor standards and working conditions	65%	
☐ Other	21%	

External parties to whom the requirements apply

☑ Contractors	81%	
☑ Suppliers	77%	
☑ Supply chain (beyond 1 tier suppliers and contractors)	26%	
☐ Other	14%	

| ◌ No | 17% | |

SE7.1   POINTS: 1/1

Monitoring property/asset managers		Percentage of Benchmark
◉ Yes	84%	

Monitoring compliance of

Percentage of Benchmark

- [48%] Both internal and external property/asset managers
- ◉ [36%] Internal property/asset managers
- [16%] No answer provided
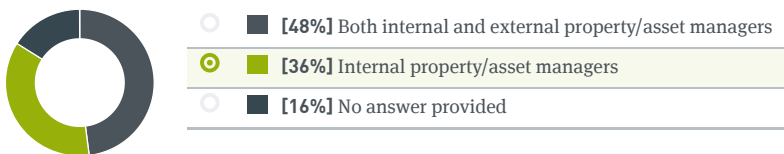
Methods used

☑ Checks performed by independent third party	28%	
☑ Property/asset manager ESG training	78%	
☑ Property/asset manager self-assessments	57%	
☑ Regular meetings and/or checks performed by the entity's employees	81%	
☐ Require external property/asset managers' alignment with a professional standard	12%	
☐ Other	14%	
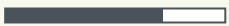
○ No	7%	
○ Not applicable	9%	

SE7.2 POINTS: 1/1

Monitoring external suppliers/service providers

Percentage of Benchmark

◉ Yes	72%	

Methods used

☐ Checks performed by an independent third party	27%	
☑ Regular meetings and/or checks performed by external property/asset managers	41%	
☑ Regular meetings and/or checks performed by the entity's employees	63%	
☐ Require supplier/service providers' alignment with a professional standard	31%	
☐ Supplier/service provider ESG training	19%	
☐ Supplier/service provider self-assessments	38%	
☐ Other	14%	
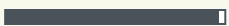
○ No	26%	
○ Not applicable	2%	
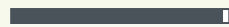
SE8 POINTS: 0.5/0.5

Stakeholder grievance process

Percentage of Benchmark
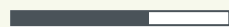
◉ Yes	98%	
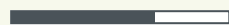
Process characteristics

☑ Accessible and easy to understand	98%	
☑ Anonymous	93%	
☑ Dialogue based	79%	
☑ Equitable & rights compatible	63%	
☑ Improvement based	65%	
☑ Legitimate & safe	95%	
☑ Predictable	52%	
☑ Prohibitive against retaliation	91%	
☑ Transparent	77%	
☐ Other	5%	
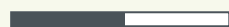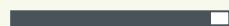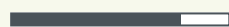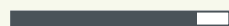
The process applies to

☑ Contractors	78%	
☐ Suppliers	72%	
☐ Supply chain (beyond tier 1 suppliers and contractors)	51%	
☑ Clients/Customers	85%	

☐ Community/Public	75%	
☑ Employees	98%	
☐ Investors/Shareholders	81%	
☐ Regulators/Government	54%	
☐ Special interest groups (NGO's, Trade Unions, etc)	43%	
☐ Other	14%	
○ No	2%	
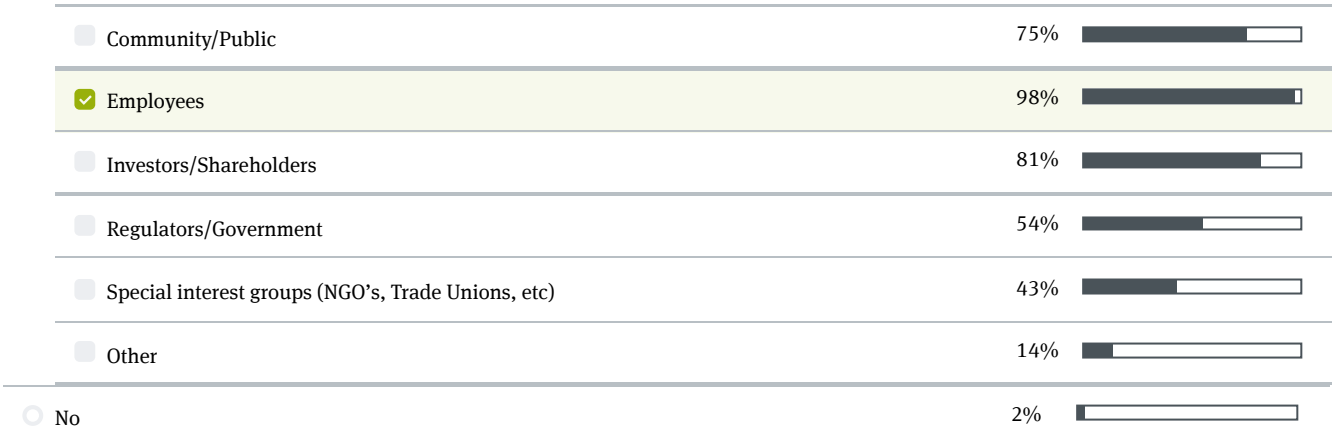
Performance

	Aspect / Indicators	Score Max	Score Entity (p)	Score Benchmark (p)	Strengths & Opportunities
	Risk Assessment	9p | 12.86%	6.03	5.83	N/A
RA1	Risk assessments performed on standing investments portfolio	3	3	2.5	16% of peers scored lower
RA2	Technical building assessments	3	0.53	0.87	50% of peers scored lower
RA3	Energy efficiency measures	1.5	1.25	1.21	50% of peers scored lower
RA4	Water efficiency measures	1	1	0.83	33% of peers scored lower
RA5	Waste management measures	0.5	0.25	0.42	66% of peers scored higher
	Targets	2p | 2.86%	2	1	N/A
T1.1	Portfolio improvement targets	2	2	1	50% of peers scored lower
T1.2	Science-based targets		Not scored		
	Tenants & Community	11p | 15.71%	10.81	7.29	N/A
TC1	Tenant engagement program	1	1	0.77	66% of peers scored lower
TC2.1	Tenant satisfaction survey	1	1	0.48	83% of peers scored lower
TC2.2	Program to improve tenant satisfaction	1	1	0.67	33% of peers scored lower
TC3	Fit-out & refurbishment program for tenants on ESG	1.5	1.5	0.5	83% of peers scored lower
TC4	ESG-specific requirements in lease contracts (green leases)	1.5	1.5	1	33% of peers scored lower
TC5.1	Tenant health & well-being program	0.75	0.56	0.47	50% of peers scored lower
TC5.2	Tenant health & well-being measures	1.25	1.25	0.82	50% of peers scored lower
TC6.1	Community engagement program	2	2	2	0% of peers scored lower
TC6.2	Monitoring impact on community	1	1	0.58	50% of peers scored lower
	Energy	14p | 20%	10.33	8.27	N/A
EN1	Energy consumption	14	10.33	8.27	N/A
	GHG	7p | 10%	6.75	4.09	N/A
GH1	GHG emissions	7	6.75	4.09	N/A
	Water	7p | 10%	4.25	3.79	N/A
WT1	Water use	7	4.25	3.79	N/A
	Waste	4p | 5.71%	3.69	2.41	N/A
WS1	Waste management	4	3.69	2.41	N/A

Aspect Indicators		Score Max	Score Entity (p)	Score Benchmark (p)	Strengths & Opportunities
	Data Monitoring & Review	5.5p | 7.86%	1.83	2.47	N/A
MR1	External review of energy data	1.75	0.58	0.87	33% of peers scored higher
MR2	External review of GHG data	1.25	0.42	0.63	33% of peers scored higher
MR3	External review of water data	1.25	0.42	0.56	33% of peers scored lower
MR4	External review of waste data	1.25	0.42	0.42	33% of peers scored lower
	Building Certifications	10.5p | 15%	5.45	5.1	N/A
BC1.1	Building certifications at the time of design/construction	7	4.46	2.78	50% of peers scored lower
BC1.2	Operational building certifications	8.5	0	1.7	50% of peers scored higher
BC2	Energy ratings	2	0.99	0.89	50% of peers scored lower

The score of indicators BC1.1 and BC1.2 are summed and capped at a maximum of 8.5 points.

Portfolio Impact

Absolute footprint	Like-for-like change and impact	Portfolio Improvement Targets
Energy Consumption 1,211,605 MWh 98 % Data Coverage 284,563 MWh Renewable Energy	+10% +105,719 MWh 93% LFL Portfolio Coverage Equivalent to **8 678 Homes**	Target type: No target

Data externally **checked**

GHG Emissions 403,773 tCO$_2$ 98 % Data Coverage 0 tCO$_2$ GHG Offsets	-9,932 tCO$_2$ -2% 93% LFL Portfolio Coverage Equivalent to **2 100 Automobiles**	Target type: Absolute Long-term target: 100% Baseline target: 2018 End year: 2025

Data externally **checked**

Water Consumption 1,317,514 m³ 97 % Data Coverage 34,826 m³ Water Reuse	+14% +161,654 m³ 88% LFL Portfolio Coverage Equivalent to **65 Olympic Swimming Pools**	Target type: Intensity-based Long-term target: 35% Baseline target: 2018 End year: 2025

Data externally **checked**

Absolute footprint	Like-for-like change and impact	Portfolio Improvement Targets

Waste Weight

2,141 t

97 %
Data Coverage

1,650 t

Diverted Waste

Equivalent to
236 Truck loads

Target type: **Absolute**
Long-term target: **90%**
Baseline target: **2018**
End year: **2025**

Data externally **checked**

Targets

Portfolio Improvement Targets (Summary)   POINTS: 2 / 2

	Type	Long-term target	Baseline year	End year	Externally communicated
⚑ Renewable energy use	Absolute	100%	2018	2025	Yes
☁ GHG emissions*	Absolute	100%	2018	2025	Yes
◊ Water consumption	Intensity-based	35%	2018	2025	No
🗑 Waste diverted from landfill	Absolute	90%	2018	2025	Yes
₪ Building Certifications	Absolute	90%	2018	2025	Yes
Data Coverage	Absolute	100%	2018	2025	No

*This target is science-based and was not approved by the Science-Based Target initiative (Scope 1+2 | location-based)

Reported Consumption and Emissions

Energy Consumption

Total: **1,211,605 MWh**

99.9% | Technology/Science (Data coverage: 97.4%)
0.1% | Office (Data coverage: 100.0%)
0.0% | Industrial (Data coverage: 100.0%)
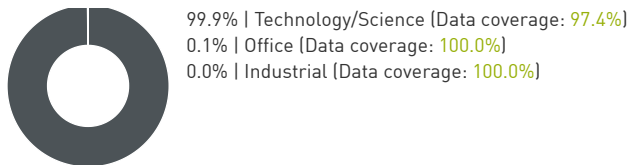
GHG Emissions

Total: **403,773 tCO$_2$**

99.8% | Technology/Science (Data coverage: 97.4%)
0.1% | Office (Data coverage: 100.0%)
0.0% | Industrial (Data coverage: 100.0%)
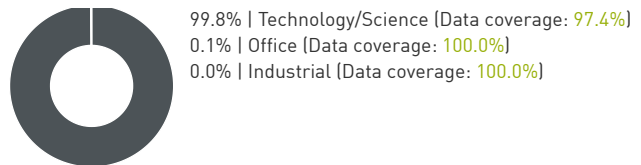
Water Consumption

Total: **1,317,514 m^3**

99.6% | Technology/Science (Data coverage: 98.2%)
0.2% | Industrial (Data coverage: 100.0%)
0.2% | Office (Data coverage: 100.0%)
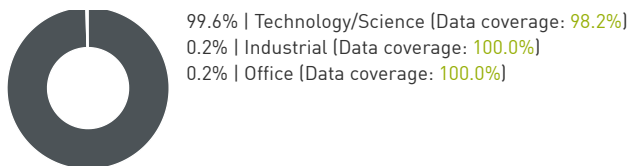
Waste Management

Total: **2,141 t**

98.3% | Technology/Science (Data coverage: 97.4%)
1.7% | Industrial (Data coverage: 100.0%)
0.0% | Office (Data coverage: 0.0%)
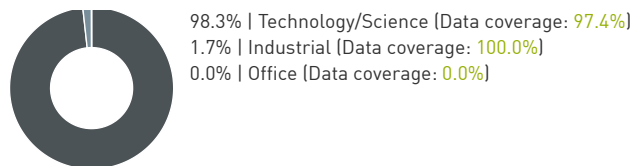
Note that the Consumption and Emissions contributions breakdown per Property Sector displayed above is solely based on the reported values by the entities. In the case of an incomplete Data Coverage for any Property Sector, the visuals may not provide a fully complete and accurate view on each contribution.

Building Certifications

Building certifications at the time of design/construction

		Portfolio			
		Certified Area	**Certified GAV****	**Total Certified Assets**	**Total Assets**
LEED	Total	19.531%		8	N/A
	Building Design and Construction (BD+C) | Gold	4.255%		1	
	Building Design and Construction (BD+C) | Silver	1.052%		1	
	Building Design and Construction (BD+C) | Certified	7.231%		1	
	Interior Design and Construction (ID+C) | Gold	6.699%		4	
	Interior Design and Construction (ID+C) | Silver	0.294%		1	
Total		19.531%*	26.184%	8	18

*In case of assets certified more than once, this number is capped at 100%.

**Given that this field was optional in the 2020 Real Estate Assessment, it may not be provided for all reporting entities.

Operational building certifications

	Portfolio			
	Certified Area	**Certified GAV****	**Total Certified Assets**	**Total Assets**
Total	0.000%*	0.000%	0	18

*In case of assets certified more than once, this number is capped at 100%.

**Given that this field was optional in the 2020 Real Estate Assessment, it may not be provided for all reporting entities.

Energy Ratings

	Portfolio			
	Rated Area	**Rated GAV***	**Total Rated Assets**	**Total Assets**
Energy Star Portfolio Manager	27.167%		4	N/A
Total	27.167%	37.566%	4	18

*Given that this field was optional in the 2020 Real Estate Assessment, it may not be provided for all reporting entities.

Risk Assessment

This aspect identifies the physical and transition risks that could adversely impact the value or longevity of the real estate assets owned by the entity. Moreover, it tracks the efficiency measures implemented by the entity over a period of three years.

RA1   POINTS: 3/3

Risk assessments performed on standing investments portfolio

Percentage of Benchmark

⊙ Yes — 83%

Issues included

☑ Biodiversity and habitat — 67%
Percentage of portfolio covered: 50%

☑ Building safety and materials — 83%
Percentage of portfolio covered: 100%

☑ Climate/climate change adaptation — 83%
Percentage of portfolio covered: 100%

☐ Contaminated land — 67%

☑ Energy efficiency — 83%
Percentage of portfolio covered: 100%

☑ Energy supply	83%	
Percentage of portfolio covered: 100%		

☑ Flooding	83%	
Percentage of portfolio covered: 100%		

☑ GHG emissions	67%	
Percentage of portfolio covered: 100%		

☑ Health and well-being	83%	
Percentage of portfolio covered: 100%		

☑ Indoor environmental quality	83%	
Percentage of portfolio covered: 100%		

☑ Natural hazards	83%	
Percentage of portfolio covered: 100%		

☑ Regulatory	67%	
Percentage of portfolio covered: 100%		

☑ Resilience	83%	
Percentage of portfolio covered: 100%		

☑ Socio-economic	50%	
Percentage of portfolio covered: 100%		

☐ Transportation	50%	

☑ Waste management	67%	
Percentage of portfolio covered: 100%		

☑ Water efficiency	67%	
Percentage of portfolio covered: 100%		

☑ Water supply	83%	
Percentage of portfolio covered: 100%		

☐ Other	0%	

Aligned with

○ Yes	67%	
◉ No	17%	

Use of risk assessment outcomes

❝ The reports generated by these analyses include potential mitigation opportunities, and as well as anticipated expense of implementing a mitigation opportunity when possible. When improvement projects are undertaken, property managers oversee the projects and report regularly on progress.

○ No	17%	

RA2   POINTS: 0.53/3

Technical building assessments

Topics	Portfolio		Benchmark Group	
	Portfolio Coverage	Total Assets	Portfolio Coverage	Total Assets
Energy	17%	2	32%	115
Water	27%	2	31%	59
Waste			20%	13

Efficiency Measures

RA3   POINTS: 1.25/1.5

Energy efficiency measures

	Portfolio		Benchmark Group	
	Portfolio Coverage	Total Assets	Portfolio Coverage	Total Assets
Automatic meter readings (AMR)	41%	7	44%	121
Automation system upgrades / replacements	31%	3	24%	21
Management systems upgrades / replacements	38%	5	38%	129
Installation of high-efficiency equipment and appliances	100%	18	45%	146
Installation of on-site renewable energy	0%	0	2%	7
Occupier engagement / informational technologies	0%	0	18%	20
Smart grid / smart building technologies	0%	0	1%	8
Systems commissioning or retro-commissioning	0%	0	22%	39
Wall / roof insulation	11%	1	27%	29
Window replacements	0%	0	21%	14

RA4   POINTS: 1/1

Water efficiency measures

	Portfolio		Benchmark Group	
	Portfolio Coverage	Total Assets	Portfolio Coverage	Total Assets
Automatic meter readings (AMR)	17%	5	28%	19
Cooling tower	11%	1	22%	19
Drip / smart irrigation	0%	0	8%	4
Drought tolerant / native landscaping	25%	3	32%	29
High efficiency / dry fixtures	0%	0	25%	30
Leak detection system	81%	9	30%	19
Metering of water subsystems	0%	0	22%	11
On-site waste water treatment	0%	0	6%	1
Reuse of storm water and/or grey water	22%	2	28%	23

RA5   POINTS: 0.25/0.5

Waste management measures

	Portfolio		Benchmark Group	
	Portfolio Coverage	Total Assets	Portfolio Coverage	Total Assets
Composting landscape and/or food waste	0%	0	3%	16
Ongoing waste performance monitoring	0%	0	36%	113
Recycling	22%	2	48%	88
Waste stream management	0%	0	34%	22
Waste stream audit	0%	0	7%	2

Tenants/Occupiers

> This aspect identifies actions to engage with tenants and community, as well as the nature of the engagement.

TC1   POINTS: 1/1

Tenant engagement program		Percentage of Benchmark

⊙ Yes   83%

Engagement methods

☑ Building/asset communication   83%

⊙	[83%] ≥75, ≤100%	
○	[17%] No answer provided	

☑ Feedback sessions with individual tenants   83%

⊙	[50%] ≥75, ≤100%	
○	[17%] 0%, <25%	
○	[17%] ≥50%, <75%	
○	[16%] No answer provided	
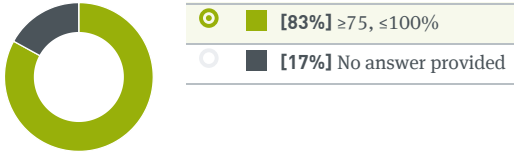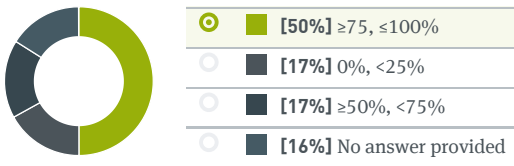
☑ Provide tenants with feedback on energy/water consumption and waste   50%

○	[50%] No answer provided	
⊙	[33%] ≥75, ≤100%	
○	[17%] ≥50%, <75%	
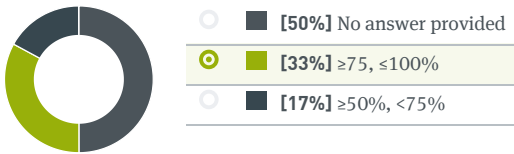
☑ Social media/online platform   50%

⊙	[50%] ≥75, ≤100%	
○	[50%] No answer provided	
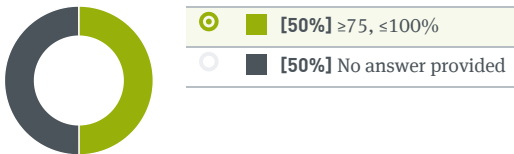
☑ Tenant engagement meetings   83%

○	[33%] 0%, <25%	
○	[33%] ≥75, ≤100%	
⊙	[17%] ≥50%, <75%	
○	[17%] No answer provided	
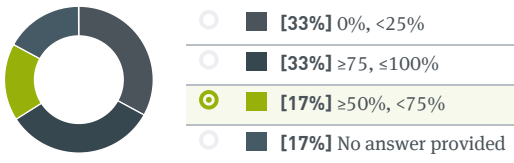
☐ Tenant ESG guide   33%

☐ Tenant ESG training   33%

☐ Tenant events focused on increasing ESG awareness   33%

☐ Other   17%

Program description and methods used to improve tenant satisfaction

> QTS implements a variety of programs focused on continued education, transparent reporting and communication, and opportunities for feedback. Aspects of our tenant engagement program include a quarterly business review, where account managers and customer experience managers host a quarterly discussion with customers to review relationship milestones, active implementations, and future business planning. After every customer interaction, a Net Promoter Score Survey is independently administered to calculate overall satisfaction and brand perception. QTS partakes in joint community engagement projects that harness the power of our employees and the tenants to service the local community.
>
> Additionally, QTS created a Service Delivery Platform (SDP) that grants tenants access to on-demand, real-time data analytics. This increases tenant visibility, access, and control of various metrics across their respective IT deployment, with the goal of helping our customers identify areas for improved efficiency and innovation. Environmental disclosure and transparency is something QTS takes seriously, and the SDP expands the number of tenants that are activated and engaged on ESG issues.

○ No	17%	

TC2.1   POINTS: 1/1

Tenant satisfaction survey   Percentage of Benchmark

◉ Yes	83%	

The survey is undertaken

☑ Internally	50%	
Percentage of tenants covered: 100%		Benchmark Average: 50 %
Survey response rate: 17%		Benchmark Average: 18 %
☑ By an independent third party	50%	
Percentage of tenants covered: 100%		Benchmark Average: 40 %
Survey response rate: 17%		Benchmark Average: 17 %

Quantitative metrics included

◉ Yes	83%	

Metrics include

☑ Net Promoter Score	33%	
☑ Overall satisfaction score	67%	
☑ Satisfaction with communication	83%	
☑ Satisfaction with property management	67%	
☑ Satisfaction with responsiveness	83%	
☑ Understanding tenant needs	83%	
☐ Value for money	67%	
☐ Other	0%	
○ No	0%	

Provide applicable evidence

Evidence provided (but not shared with investors)		[ACCEPTED]
○ No	17%	

TC2.2   POINTS: 1/1

Program to improve tenant satisfaction   Percentage of Benchmark

◉ Yes	83%	

Program elements

☑ Development of an asset-specific action plan	83%	

☑ Feedback sessions with asset/property managers   50%

☑ Feedback sessions with individual tenants   83%

☐ Other   0%

Program description

❝❞ QTS strives to create a safe, positive, and productive environment for their building occupants. Tenants are surveyed on a monthly basis, but feedback is not limited to these surveys as QTS promotes open lines of communications with all tenants. Tenants most often contact the property manager to provide feedback, who will then make adjustments as needed. QTS also regularly reviews the tenant satisfaction survey results and feedback collected in other ways and takes steps to make improvements based on the feedback on an ongoing basis, including but not limited to the steps above. In 2019, QTS received an NPS score of 88, which is an industry leading score.

○ No   0%

○ Not applicable   17%

TC3   POINTS: 1.5/1.5

Fit-out & refurbishment program for tenants on ESG   Percentage of Benchmark

◉ Yes   50%

Topics included

☐ Fit-out and refurbishment assistance for meeting the minimum fit-out standards   33%

☑ Tenant fit-out guides   50%

- ○ ■ **[50%]** No answer provided
- ◉ ■ **[33%]** ≥25%, <50%
- ○ ■ **[17%]** 0%, <25%
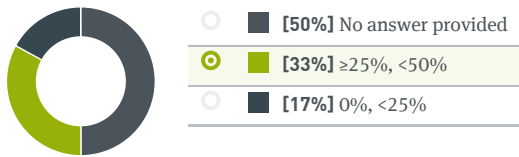
☑ Minimum fit-out standards are prescribed   50%

- ○ ■ **[50%]** No answer provided
- ◉ ■ **[33%]** ≥75, ≤100%
- ○ ■ **[17%]** 0%, <25%
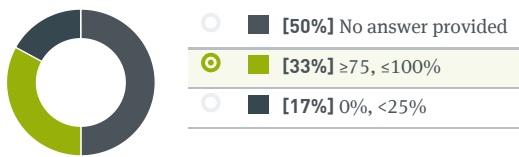
☑ Procurement assistance for tenants   50%

- ○ ■ **[50%]** No answer provided
- ○ ■ **[33%]** 0%, <25%
- ◉ ■ **[17%]** ≥25%, <50%
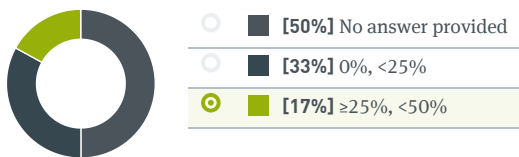
☑ Other   17%

Additional assistance for energy efficiency projects and retrofits   [ACCEPTED]

- ○ ■ **[83%]** No answer provided
- ◉ ■ **[17%]** ≥75, ≤100%
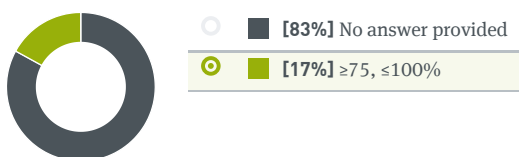
○ No   50%

TC4   POINTS: 1.5/1.5

ESG-specific requirements in lease contracts (green leases)	Percentage of Benchmark	
⦿ Yes	67%	▰▰▰▱
Percentage of contracts with ESG clause: 92%		

Topics included

☑ Cooperation and works:	67%	▰▰▰▱
☑ Environmental initiatives	67%	▰▰▰▱
☐ Enabling upgrade works	50%	▰▰▱▱
☑ ESG management collaboration	50%	▰▰▱▱
☐ Premises design for performance	33%	▰▱▱▱
☑ Managing waste from works	50%	▰▰▱▱
☑ Social initiatives	33%	▰▱▱▱
☐ Other	0%	▱▱▱▱
☑ Management and consumption:	67%	▰▰▰▱
☑ Energy management	67%	▰▰▰▱
☑ Water management	67%	▰▰▰▱
☑ Waste management	50%	▰▰▱▱
☑ Indoor environmental quality management	67%	▰▰▰▱
☐ Sustainable procurement	17%	▰▱▱▱
☑ Sustainable utilities	33%	▰▱▱▱
☐ Sustainable transport	17%	▰▱▱▱
☐ Sustainable cleaning	33%	▰▱▱▱
☐ Other	0%	▱▱▱▱
☑ Reporting and standards:	67%	▰▰▰▱
☑ Information sharing	50%	▰▰▱▱
☐ Performance rating	33%	▰▱▱▱
☐ Design/development rating	33%	▰▱▱▱
☐ Performance standards	33%	▰▱▱▱
☐ Metering	50%	▰▰▱▱
☑ Comfort	33%	▰▱▱▱
☐ Other	0%	▱▱▱▱
○ No	33%	▰▱▱▱

TC5.1 POINTS: 0.56/0.75

Tenant health & well-being program	Percentage of Benchmark	
⦿ Yes	83%	▰▰▰▱

The program includes

☑ Needs assessment	67%	
☑ Goal setting	50%	
☑ Action	83%	
☐ Monitoring	50%	
○ No	17%	

TC5.2 POINTS: 1.25/1.25

Tenant health & well-being measures   Percentage of Benchmark

◉ Yes	83%	

Measures include

☑ Needs assessment	67%	

Monitoring methods

☑ Tenant survey	67%	
☑ Community engagement	50%	
☐ Use of secondary data	17%	
☐ Other	0%	

☑ Goals address	50%	
☐ Mental health and well-being	33%	
☐ Physical health and well-being	33%	
☑ Social health and well-being	33%	
☐ Other	0%	

☑ Health is promoted through	83%	
☑ Acoustic comfort	33%	
☐ Biophilic design	17%	
☑ Community development	33%	
☑ Physical activity	67%	
☑ Healthy eating	50%	
☑ Hosting health-related activities for surrounding community	50%	
☑ Improving infrastructure in areas surrounding assets	50%	
☑ Inclusive design	83%	
☑ Indoor air quality	67%	
☑ Lighting controls and/or daylight	50%	
☑ Physical and/or mental healthcare access	33%	
☑ Social interaction and connection	67%	

☑ Thermal comfort	67%	
☑ Urban regeneration	67%	
☑ Water quality	50%	
☐ Other activity in surrounding community	0%	
☐ Other building design and construction strategy	17%	
☐ Other building operations strategy	17%	
☐ Other programmatic intervention	0%	
☑ Outcomes are monitored by tracking	50%	
☐ Environmental quality	17%	
☐ Program performance	33%	
☑ Population experience and opinions	33%	
☐ Other	17%	
○ No	0%	
○ Not applicable	17%	

Community

TC6.1 POINTS: 2/2

Community engagement program   Percentage of Benchmark

⦿ Yes	100%	

Topics included

☑ Community health and well-being	100%	
☑ Effective communication and process to address community concerns	83%	
☐ Enhancement programs for public spaces	67%	
☑ Employment creation in local communities	83%	
☑ Research and network activities	83%	
☑ Resilience, including assistance or support in case of disaster	50%	
☑ Supporting charities and community groups	83%	
☑ ESG education program	67%	
☐ Other	0%	

Program description
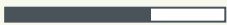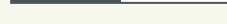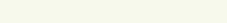
❝ QTS aims to improve the lives of those affected by our business. This does not stop with employees and customers. QTS proudly extends this mission to the communities in which we do business. Our Community Impact program was created in 2012 to provide financial support, technical resources, and employees' time to benefit local programs and agencies that strive to enhance our communities. To help support the Community Impact program, we created the QTS 1/1/1 goal to commit 1% of our Time, Talent and Treasure to help those in need, encouraging and facilitating employees serving their communities. Every QTS employee is allocated three full work-days/year of volunteer time at QTS' expense.

QTS contributes to charitable organizations across the country supporting organizations like Big Brothers and Big Sisters, Children's Advocacy Groups, Habitat for Humanity, local food depositories and other charities that support the needs of children, veterans, emergency

services personnel, the hungry and homeless. QTS matches employee charitable donations for eligible organizations for up to $250 per year. In 2019 alone, QTS employees contributed over 3,000 volunteer hours to various communities and provided 80+ different organizations with charitable contributions amounting to over $700,000.

QTS takes additional steps during the construction and operation phases to involve the local community, involving the local workforce and community involvement during the site selection process.

In 2019, QTS hosted events that were focused on sharing best practices around sustainability and helping drive progress toward low carbon objectives, such as Engie's Energy Exchange and EUCI's Utilities Conference.

○ No	0%

TC6.2   POINTS: 1/1

Monitoring impact on community	Percentage of Benchmark
◉ Yes	67%

Topics included

☐ Housing affordability	17%
☐ Impact on crime levels	17%
☐ Livability score	17%
☐ Local income generated	17%
☑ Local residents' well-being	50%
☑ Walkability score	67%
☑ Other	50%
installation of infrastructure such as local lighting, sidewalks, street conditions, and public park development on land in applicable locations [ACCEPTED]	
○ No	33%

Energy

Industrial: Distribution Warehouse (0.16% of GAV)

Portfolio Characteristics

Overall	Intensities *	Like-for-like **
1 Assets	**1 Asset**	**1 Asset**
35,000 sq. ft.	**35,000 sq. ft.**	**35,000 sq. ft.**
100% Landlord Controlled area		
0% Tenant Controlled area		

*Includes only asssets with 100% data coverage

** Includes only assets eligible for inclusion in the like-for-like portfolio

Energy Overview

2019

Energy Consumption

24 MWh

100 % Data Coverage

0 MWh — Renewable Energy

Additional information provided by the participant:

N/A

Data Coverage (Area/Time)　　　　POINTS: 8.5 / 8.5

Landlord Controlled	This Entity	100%
	Benchmark †	60%
Tenant Controlled	This Entity	N/A
	Benchmark †	N/A

Energy Intensities

Entity	Benchmark
	9.9
0.7	
kWh/sq. ft.	kWh/sq. ft.

ESG transparency is the foundation for improving the operational performance of assets in real estate portfolios and making progress towards sustainable real assets.

This year, thanks to an industry-wide commitment to reporting energy data at the asset level, we are able to provide clearer and more granular ESG data and insights as well as introduce a new asset-level validation process with more automated error and outlier checks. The algorithms are iterative, they will be developed based on feedback provided on an on-going basis. The results provide access to consolidated ESG performance at the portfolio level that is underscored by improved data quality at the asset level.

Energy intensities are a fundamental metric of the environmental performance of an asset. These metrics can be used for measuring asset performance over time and for comparison against local/national targets and global goals.

Calculation methodology

The average Energy intensity for This Entity is calculated for all assets from this Property Sub-Type where the Data Coverage (in terms of floor area and time) is 100% and it is weighted by floor area.

- If Data Coverage (Area/Time) = 100%, the energy consumption was reported for the full Gross Floor Areas (GFA) and the entire ownership period of the asset in the reporting year.
- If Data Coverage (Area/Time) < 100%, the asset is excluded from the calculation to minimize any potential skew relating to underlying data bias (e.g. consumption heterogeneity or seasonal effects).

GRESB uses the eligible assets' GFA as a denominator for determining intensities*, and displays calculated values in either kWh/m2 or kWh/sq.ft. depending on the unit selected by the participant.

Assets with identified outliers substantially higher than the upper thresholds as defined in the GRESB Data Validation Process are excluded from the calculations.

Future developments

We will continue to refine the intensities calculation methodology to account for three additional normalization factors: Vacancy Rate, Data Coverage (Area & Time) and Weather Conditions. In 2020, GRESB started collecting the necessary data points, including asset geolocation data, to calculate these factors. Having this universal baseline allows for the consistent calculation of intensities and metrics across the entire GRESB Universe. This in turn will serve as a basis for future calculations of normalized intensities for all reported assets in a format that can then be incorporated into the benchmarking and scoring mechanisms.

*In 2020 all GRESB participants are required to use the GFA to report the size of their assets. Participants with information on the Lettable Floor Area (LFA) only were allowed to estimate the size of their common areas (difference between GFA and LFA) using ratio ranges pre-determined by GRESB.

Like-for-like performance for Energy   POINTS: 2.5 / 2.5

Landlord controlled

This Entity	Benchmark
-13%	+0%

100%
Portfolio Coverage

Tenant controlled

This Entity	Benchmark
N/A	N/A

Total

This Entity
-13%

100%
Portfolio Coverage

Renewable Energy

POINTS: 0 / 3

Renewable energy (%)

2018   2019

🟧 This entity   ⬛ Benchmark

Renewable energy composition

This entity

No data available

Benchmark

No data available

Office: Corporate: Low-Rise Office (0.67% of GAV)

Portfolio Characteristics

Overall

1 Assets
47,199 sq. ft.
100% Landlord Controlled area
0% Tenant Controlled area

Intensities *

1 Asset
47,199 sq. ft.

Like-for-like **

1 Asset
47,199 sq. ft.

*Includes only asssets with 100% data coverage
** Includes only assets eligible for inclusion in the like-for-like portfolio

Energy Overview

2019

Energy Consumption

1,190 MWh

100 % Data Coverage

0 MWh   Renewable Energy

Additional information provided by the participant:

❝ N/A
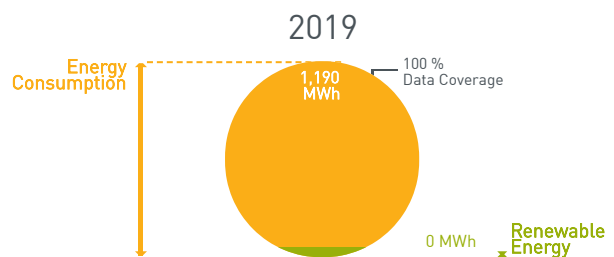
Data Coverage (Area/Time)

POINTS: 8.5 / 8.5

Landlord Controlled	This Entity — 100%
	Benchmark † — 90%
Tenant Controlled	This Entity — N/A
	Benchmark † — N/A

Energy Intensities

Entity	Benchmark
25.2	**19.1**
kWh/sq. ft.	kWh/sq. ft.

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Energy intensities are a fundamental metric of the environmental performance of an asset. These metrics can be used for measuring asset performance over time and for comparison against local/national targets and global goals.

Calculation methodology

The average Energy intensity for This Entity is calculated for all assets from this Property Sub-Type where the Data Coverage (in terms of floor area and time) is 100% and it is weighted by floor area.

- If Data Coverage (Area/Time) = 100%, the energy consumption was reported for the full Gross Floor Areas (GFA) and the entire ownership period of the asset in the reporting year.
- If Data Coverage (Area/Time) < 100%, the asset is excluded from the calculation to minimize any potential skew relating to underlying data bias (e.g. consumption heterogeneity or seasonal effects).

GRESB uses the eligible assets' GFA as a denominator for determining intensities*, and displays calculated values in either kWh/m2 or kWh/sq.ft. depending on the unit selected by the participant.

Assets with identified outliers substantially higher than the upper thresholds as defined in the GRESB Data Validation Process are excluded from the calculations.
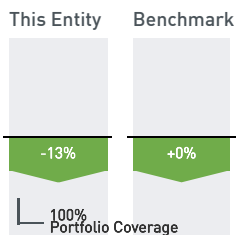
Future developments

We will continue to refine the intensities calculation methodology to account for three additional normalization factors: Vacancy Rate, Data Coverage (Area & Time) and Weather Conditions. In 2020, GRESB started collecting the necessary data points, including asset geolocation data, to calculate these factors. Having this universal baseline allows for the consistent calculation of intensities and metrics across the entire GRESB Universe. This in turn will serve as a basis for future calculations of normalized intensities for all reported assets in a format that can then be incorporated into the benchmarking and scoring mechanisms.

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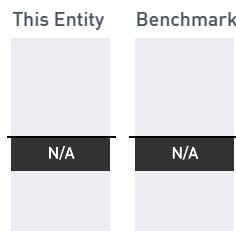
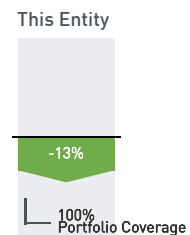## Like-for-like performance for Energy   POINTS: 0.5 / 2.5
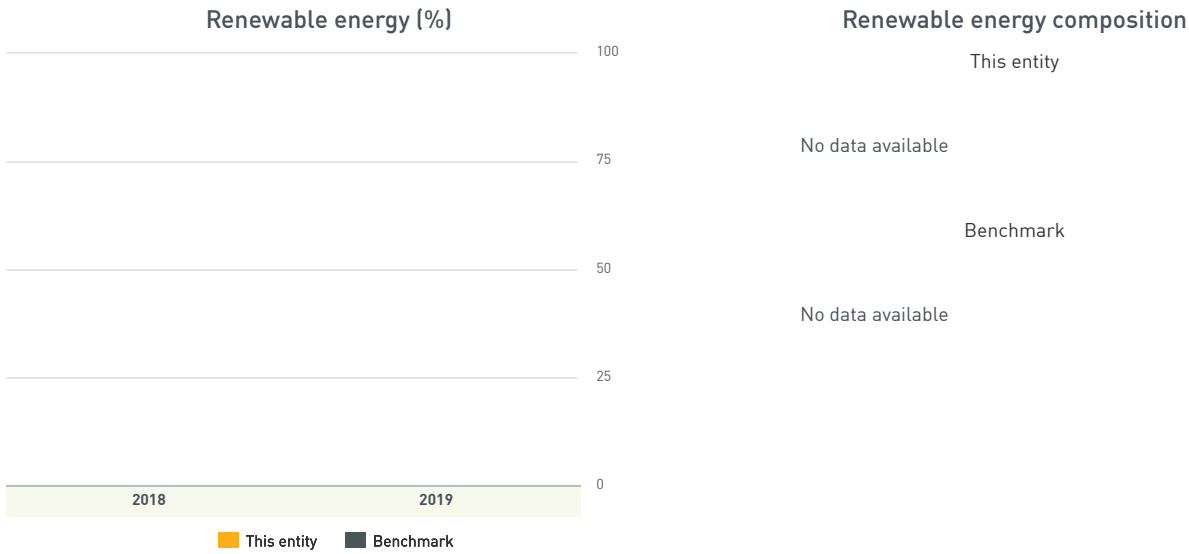
Landlord controlled

This Entity	Benchmark
+8%	-1%

100% Portfolio Coverage

Tenant controlled

This Entity	Benchmark
N/A	N/A

Total

This Entity
+8%

100% Portfolio Coverage

Renewable Energy

POINTS: 0 / 3

Renewable energy (%)

	2018	2019

🟧 This entity ⬛ Benchmark

Renewable energy composition

This entity

No data available

Benchmark

No data available

Technology/Science: Data Center (99.17% of GAV)

Portfolio Characteristics

Overall

16 Assets
6,072,070 sq. ft.
100% Landlord Controlled area
0% Tenant Controlled area

Intensities *

13 Assets
5,796,031 sq. ft.

Like-for-like **

12 Assets
5,351,032 sq. ft.

*Includes only asssets with 100% data coverage
** Includes only assets eligible for inclusion in the like-for-like portfolio

Energy Overview

2019

Energy Consumption

1,210,391 MWh

97 % Data Coverage

284,563 MWh

Renewable Energy

Additional information provided by the participant:

❝❝ N/A
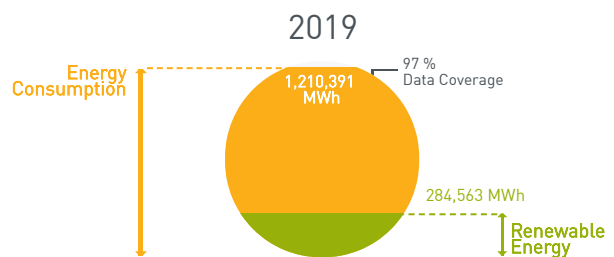
Data Coverage (Area/Time)

POINTS: 8.28 / 8.5

	This Entity	Benchmark †
Landlord Controlled	97%	74%
Tenant Controlled	N/A	N/A

Energy Intensities

Entity

203.8

kWh/sq. ft.

Benchmark

268.3

kWh/sq. ft.

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Energy intensities are a fundamental metric of the environmental performance of an asset. These metrics can be used for measuring asset performance over time and for comparison against local/national targets and global goals.

Calculation methodology

The average Energy intensity for This Entity is calculated for all assets from this Property Sub-Type where the Data Coverage (in terms of floor area and time) is 100% and it is weighted by floor area.

- If Data Coverage (Area/Time) = 100%, the energy consumption was reported for the full Gross Floor Areas (GFA) and the entire ownership period of the asset in the reporting year.
- If Data Coverage (Area/Time) < 100%, the asset is excluded from the calculation to minimize any potential skew relating to underlying data bias (e.g. consumption heterogeneity or seasonal effects).

GRESB uses the eligible assets' GFA as a denominator for determining intensities*, and displays calculated values in either kWh/m2 or kWh/sq.ft. depending on the unit selected by the participant.

Assets with identified outliers substantially higher than the upper thresholds as defined in the GRESB Data Validation Process are excluded from the calculations.
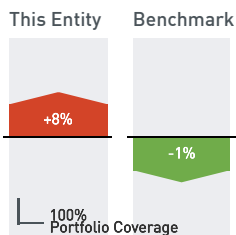
Future developments

We will continue to refine the intensities calculation methodology to account for three additional normalization factors: Vacancy Rate, Data Coverage (Area & Time) and Weather Conditions. In 2020, GRESB started collecting the necessary data points, including asset geolocation data, to calculate these factors. Having this universal baseline allows for the consistent calculation of intensities and metrics across the entire GRESB Universe. This in turn will serve as a basis for future calculations of normalized intensities for all reported assets in a format that can then be incorporated into the benchmarking and scoring mechanisms.

*In 2020 all GRESB participants are required to use the GFA to report the size of their assets. Participants with information on the Lettable Floor Area (LFA) only were allowed to estimate the size of their common areas (difference between GFA and LFA) using ratio ranges pre-determined by GRESB.
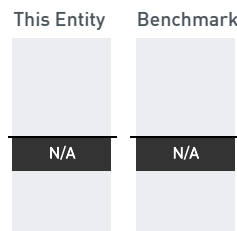
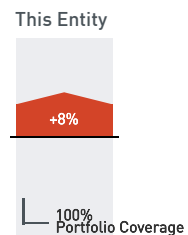## Like-for-like performance for Energy   POINTS: 0.5 / 2.5
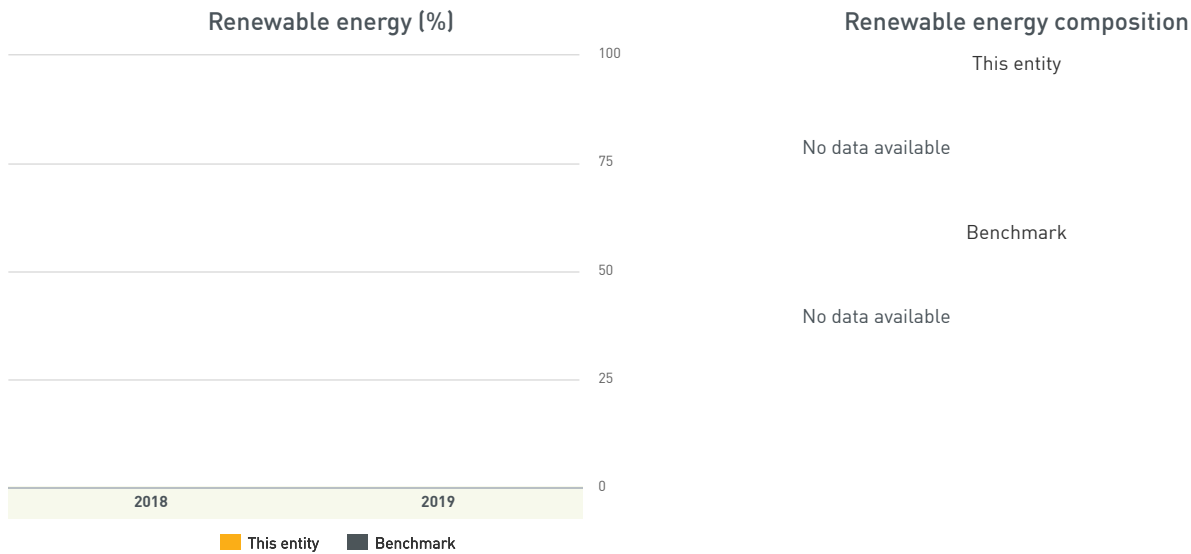
Landlord controlled

This Entity   Benchmark

+10%   **+1%**

93%
Portfolio Coverage

Tenant controlled

This Entity   Benchmark

N/A   N/A

Total

This Entity

+10%

93%
Portfolio Coverage

Renewable energy (%)

Renewable energy composition

This entity
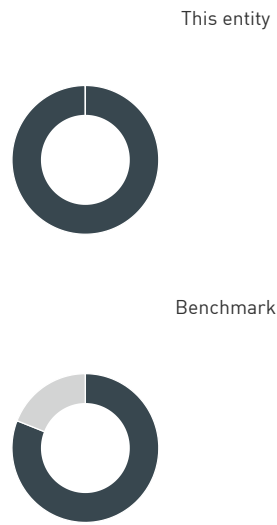
Benchmark

■ Generated off-site and purchased by landlord (100% | 81%)*
□ Generated off-site and purchased by tenant (0% | 19%)*
* (This entity | Benchmark)

Industrial: Distribution Warehouse (0.16% of GAV)

Portfolio Characteristics

Overall

1 Assets
35,000 sq. ft.
100% Scope I & II
0% Scope III

Intensities *

1 Asset
35,000 sq. ft.

Like-for-like **

1 Asset
35,000 sq. ft.

*Includes only asssets with 100% data coverage

** Includes only assets eligible for inclusion in the like-for-like portfolio

GHG Overview

2019

GHG Emissions

15 tCO$_2$

100 % Data Coverage

0 tCO$_2$ GHG Offsets

Scope I	Scope II (Location-based)	Scope II (Market-based)	Scope III
N/A	15 t	N/A	N/A

GRESB classifies all emissions relating to tenant areas as Scope III.

Additional information on:
(a) 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

N/A

Data Coverage (Area/Time)   POINTS: 5 / 5

Scopes I & II
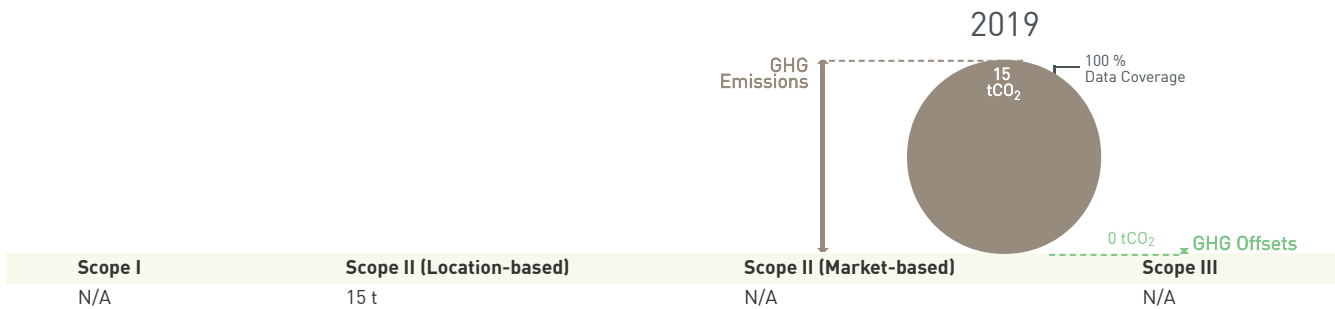
This Entity — 100%
Benchmark [†] — 60%

Scope III

This Entity — N/A
Benchmark [†] — N/A

GHG Intensities

Entity   Benchmark

2.2

0.4

kgCO$_2$/sq. ft.   kgCO$_2$/sq. ft.

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GHG intensities are a fundamental metric of the environmental performance of an asset. These metrics can be used for measuring asset performance over time and for comparison against local/national targets and global goals.

Calculation methodology

The average GHG intensity for This Entity is calculated for all assets from this Property Sub-Type where the Energy and GHG Data Coverages (in terms of floor area and time) are 100%, and it is weighted by floor area.

- If Data Coverage (Area/Time) = 100%, GHG emissions were reported for the full Gross Floor Areas (GFA) and the entire ownership period of the asset in the reporting year.
- If Data Coverage (Area/Time) < 100%, the asset is excluded from the calculation to minimize any potential skew relating to underlying data bias (e.g. emissions heterogeneity or seasonal effects).

GRESB uses the eligible assets' GFA as a denominator for determining intensities*, and displays calculated values in either tCO2/m2 or tCO2/sq.ft. depending on the unit selected by the participant.

Assets with identified outliers substantially higher than the upper thresholds as defined in the GRESB Data Validation Process are excluded from the calculations.

Future developments

We will continue to refine the intensities calculation methodology to account for three additional normalization factors: Vacancy Rate, Data Coverage (Area & Time) and Weather Conditions. In 2020, GRESB started collecting the necessary data points, including asset geolocation data, to calculate these factors. Having this universal baseline allows for the consistent calculation of intensities and metrics across the entire GRESB Universe. This in turn will serve as a basis for future calculations of normalized intensities for all reported assets in a format that can then be incorporated into the benchmarking and scoring mechanisms.

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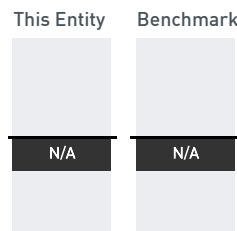

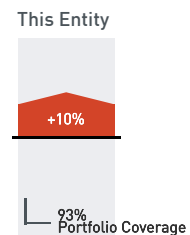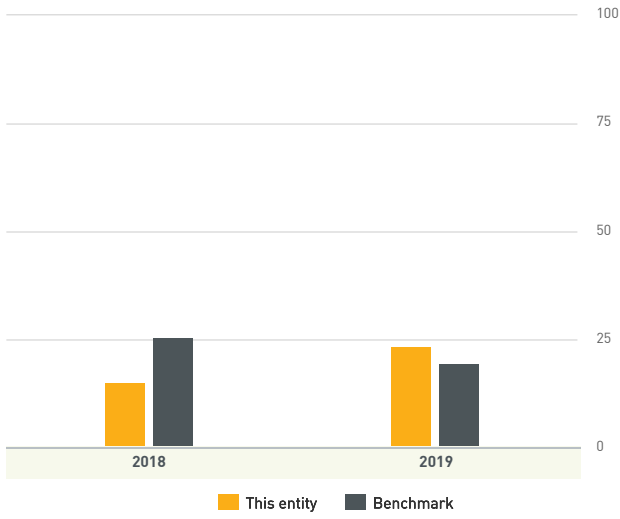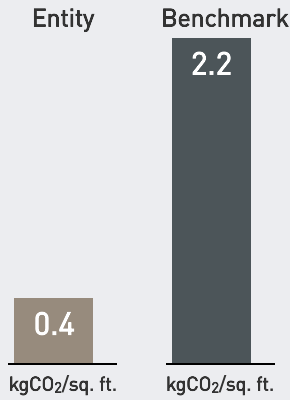## Like-for-like performance for GHG   POINTS: 2 / 2

Scope 1 & 2	Scope 3	Total

Scope 1 & 2: This Entity -13%, Benchmark -2%, 100% Portfolio Coverage

Scope 3: This Entity N/A, Benchmark N/A

Total: This Entity -13%, 100% Portfolio Coverage

Office: Corporate: Low-Rise Office (0.67% of GAV)

Portfolio Characteristics

Overall	Intensities *	Like-for-like **
1 Assets	**1 Asset**	**1 Asset**
47,199 sq. ft.	**47,199 sq. ft.**	**47,199 sq. ft.**
100% Scope I & II		
0% Scope III		

*Includes only asssets with 100% data coverage

** Includes only assets eligible for inclusion in the like-for-like portfolio

GHG Overview

2019

GHG Emissions

591 tCO$_2$

100 % Data Coverage

0 tCO$_2$ — GHG Offsets

Scope I	Scope II (Location-based)	Scope II (Market-based)	Scope III
N/A	591 t	N/A	N/A

GRESB classifies all emissions relating to tenant areas as Scope III.

Additional information on:
(a) 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

❝❞ N/A

Data Coverage (Area/Time)   POINTS: 5 / 5

Scopes I & II

This Entity	100%
Benchmark [†]	87%

Scope III

This Entity	N/A
Benchmark [†]	N/A

GHG Intensities

Entity
12.5
kgCO$_2$/sq. ft.

Benchmark
5.0
kgCO$_2$/sq. ft.

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GHG intensities are a fundamental metric of the environmental performance of an asset. These metrics can be used for measuring asset performance over time and for comparison against local/national targets and global goals.

Calculation methodology

The average GHG intensity for This Entity is calculated for all assets from this Property Sub-Type where the Energy and GHG Data Coverages (in terms of floor area and time) are 100%, and it is weighted by floor area.

- If Data Coverage (Area/Time) = 100%, GHG emissions were reported for the full Gross Floor Areas (GFA) and the entire ownership period of the asset in the reporting year.
- If Data Coverage (Area/Time) < 100%, the asset is excluded from the calculation to minimize any potential skew relating to underlying data bias (e.g. emissions heterogeneity or seasonal effects).

GRESB uses the eligible assets' GFA as a denominator for determining intensities*, and displays calculated values in either tCO2/m2 or tCO2/sq.ft. depending on the unit selected by the participant.

Assets with identified outliers substantially higher than the upper thresholds as defined in the GRESB Data Validation Process are excluded from the calculations.

Future developments

We will continue to refine the intensities calculation methodology to account for three additional normalization factors: Vacancy Rate, Data Coverage (Area & Time) and Weather Conditions. In 2020, GRESB started collecting the necessary data points, including asset geolocation data, to calculate these factors. Having this universal baseline allows for the consistent calculation of intensities and metrics across the entire GRESB Universe. This in turn will serve as a basis for future calculations of normalized intensities for all reported assets in a format that can then be incorporated into the benchmarking and scoring mechanisms.

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Like-for-like performance for GHG   POINTS: 0 / 2

Scope 1 & 2

This Entity   Benchmark

+8%   -1%

100%
Portfolio Coverage

Scope 3

This Entity   Benchmark

N/A   N/A

Total

This Entity

+8%

100%
Portfolio Coverage

Technology/Science: Data Center (99.17% of GAV)

Portfolio Characteristics

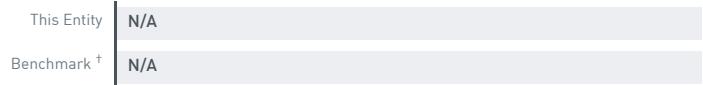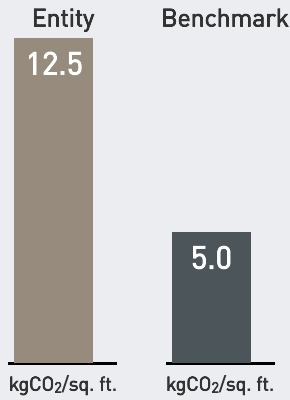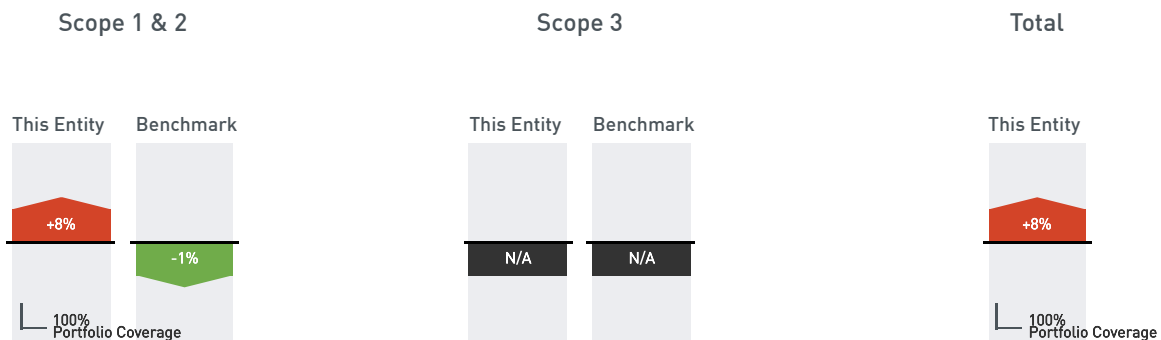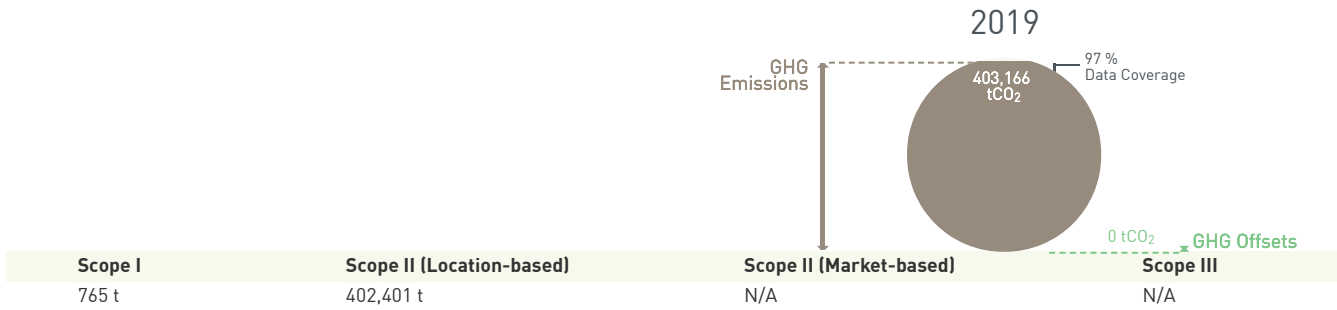| Overall	Intensities *	Like-for-like **
16 Assets	**13 Assets**	**12 Assets**
6,072,070 sq. ft.	**5,796,031 sq. ft.**	**5,351,032 sq. ft.**
100% Scope I & II		
0% Scope III		

*Includes only asssets with 100% data coverage

** Includes only assets eligible for inclusion in the like-for-like portfolio

GHG Overview

2019

GHG Emissions

403,166 tCO$_2$

97 % Data Coverage

0 tCO$_2$ — GHG Offsets

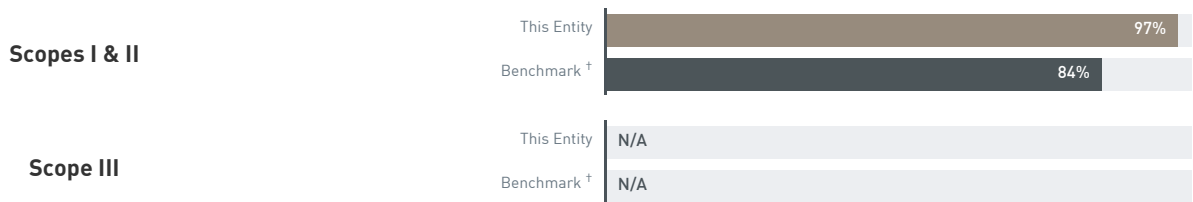| Scope I	Scope II (Location-based)	Scope II (Market-based)	Scope III
765 t	402,401 t	N/A	N/A

GRESB classifies all emissions relating to tenant areas as Scope III.

Additional information on:
(a) 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

❝❞ N/A
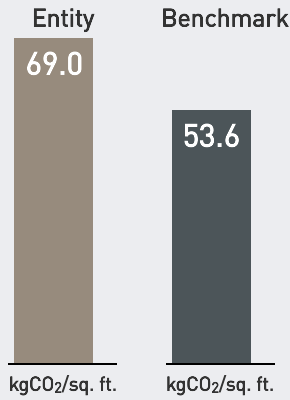
Data Coverage (Area/Time)

POINTS: 4.87 / 5

Scopes I & II

This Entity	97%
Benchmark †	84%

Scope III

This Entity	N/A
Benchmark †	N/A

GHG Intensities

Entity
69.0
kgCO$_2$/sq. ft.

Benchmark
53.6
kgCO$_2$/sq. ft.

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GHG intensities are a fundamental metric of the environmental performance of an asset. These metrics can be used for measuring asset performance over time and for comparison against local/national targets and global goals.

Calculation methodology

The average GHG intensity for This Entity is calculated for all assets from this Property Sub-Type where the Energy and GHG Data Coverages (in terms of floor area and time) are 100%, and it is weighted by floor area.

- If Data Coverage (Area/Time) = 100%, GHG emissions were reported for the full Gross Floor Areas (GFA) and the entire ownership period of the asset in the reporting year.
- If Data Coverage (Area/Time) < 100%, the asset is excluded from the calculation to minimize any potential skew relating to underlying data bias (e.g. emissions heterogeneity or seasonal effects).

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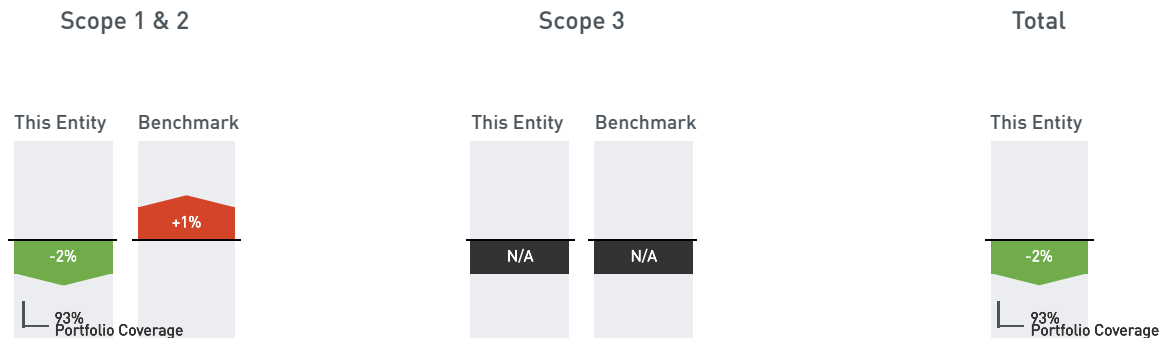
Future developments

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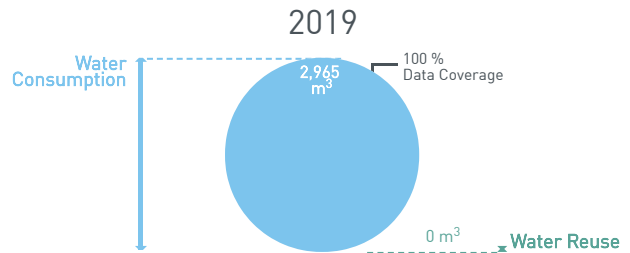
Like-for-like performance for GHG
POINTS: 1.89 / 2

Scope 1 & 2

This Entity   Benchmark
-2%   +1%
93%
Portfolio Coverage

Scope 3

This Entity   Benchmark
N/A   N/A

Total

This Entity
-2%
93%
Portfolio Coverage

Water

Industrial: Distribution Warehouse (0.16% of GAV)

Portfolio Characteristics

Overall	Intensities *	Like-for-like **
1 Assets	**1 Asset**	**1 Asset**
35,000 sq. ft.	**35,000 sq. ft.**	**35,000 sq. ft.**
100% Landlord Controlled area		
0% Tenant Controlled area		

*Includes only asssets with 100% data coverage

** Includes only assets eligible for inclusion in the like-for-like portfolio

Water Overview

2019

Water Consumption

2,965 m³

100 % Data Coverage

0 m³ — Water Reuse

Additional information provided by the participant:

❝❞ N/A

Data Coverage (Area/Time)

POINTS: 4 / 4

Landlord Controlled

This Entity	100%
Benchmark †	65%

Tenant Controlled

This Entity	N/A
Benchmark †	N/A

Water Intensities

Entity   Benchmark

47.1

21.4

dm^3/sq. ft.   dm^3/sq. ft.

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Water intensities are a fundamental metric of the environmental performance of an asset. These metrics can be used for measuring asset performance over time and for comparison against local/national targets and global goals.

Calculation methodology

The average Water intensity for This Entity is calculated for all assets from this Property Sub-Type where the Data Coverage (in terms of floor area and time) is 100% and it is weighted by floor area.

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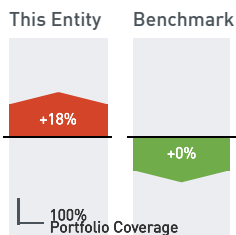
Future developments

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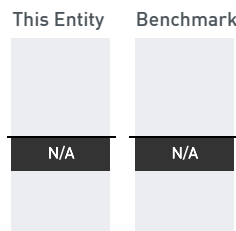
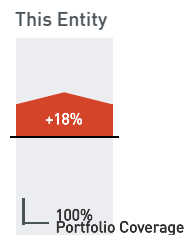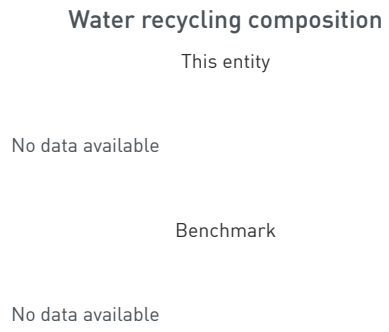## Like-for-like performance for Water   POINTS: 0 / 2

Landlord controlled

This Entity   Benchmark

+18%

+0%

100%
Portfolio Coverage

Tenant controlled

This Entity   Benchmark

N/A   **N/A**

Total

This Entity

+18%

100%
Portfolio Coverage

Water reuse and recycling

Water reuse and recycling (%)

	2018	2019

■ This entity   ■ Benchmark

Water recycling composition

This entity

No data available

Benchmark

No data available

Office: Corporate: Low-Rise Office (0.67% of GAV)

Portfolio Characteristics

Overall	Intensities *	Like-for-like **
1 Assets	**1 Asset**	**1 Asset**
47,199 sq. ft.	**47,199 sq. ft.**	**47,199 sq. ft.**
100% Landlord Controlled area		
0% Tenant Controlled area		

*Includes only asssets with 100% data coverage
** Includes only assets eligible for inclusion in the like-for-like portfolio

Water Overview

2019

Water Consumption   2,510 m³   100 % Data Coverage

0 m³   Water Reuse

Additional information provided by the participant:

" N/A

Data Coverage (Area/Time)

Landlord Controlled

This Entity	100%
Benchmark †	83%

Tenant Controlled

This Entity	N/A
Benchmark †	N/A

Water Intensities

Entity	Benchmark
53.2	58.0
dm³/sq. ft.	dm³/sq. ft.

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Water intensities are a fundamental metric of the environmental performance of an asset. These metrics can be used for measuring asset performance over time and for comparison against local/national targets and global goals.

Calculation methodology

The average Water intensity for This Entity is calculated for all assets from this Property Sub-Type where the Data Coverage (in terms of floor area and time) is 100% and it is weighted by floor area.

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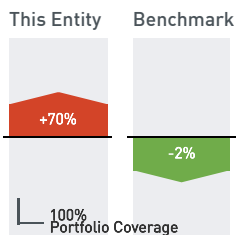
Future developments

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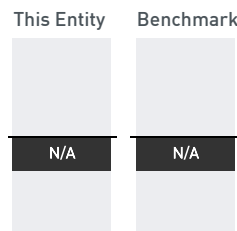
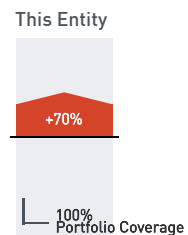## Like-for-like performance for Water   POINTS: 0 / 2
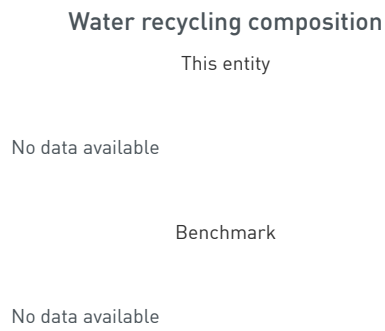
Landlord controlled

This Entity	Benchmark
+70%	-2%
100% Portfolio Coverage	

Tenant controlled

This Entity	Benchmark
N/A	N/A

Total

This Entity
+70%
100% Portfolio Coverage

Water reuse and recycling

POINTS: 0 / 1

Water reuse and recycling (%)

100

75

50

25

0

2018   2019

■ This entity   ■ Benchmark

Water recycling composition

This entity

No data available

Benchmark

No data available

Technology/Science: Data Center (99.17% of GAV)

Portfolio Characteristics

Overall	Intensities *	Like-for-like **
16 Assets	**13 Assets**	**12 Assets**
6,072,070 sq. ft.	**5,796,031 sq. ft.**	**5,351,032 sq. ft.**
100% Landlord Controlled area		
0% Tenant Controlled area		

*Includes only asssets with 100% data coverage
** Includes only assets eligible for inclusion in the like-for-like portfolio

Water Overview

2019

Water Consumption

1,312,039 m³

98 % Data Coverage

34,826 m³ Water Reuse

Additional information provided by the participant:

❝ N/A

Data Coverage (Area/Time)

POINTS: 3.93 / 4

Landlord Controlled

This Entity	98%
Benchmark †	80%

Tenant Controlled

This Entity	N/A
Benchmark †	N/A

Water Intensities

Entity
215.0
dm³/sq. ft.

Benchmark
88.1
dm³/sq. ft.

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Water intensities are a fundamental metric of the environmental performance of an asset. These metrics can be used for measuring asset performance over time and for comparison against local/national targets and global goals.

Calculation methodology

The average Water intensity for This Entity is calculated for all assets from this Property Sub-Type where the Data Coverage (in terms of floor area and time) is 100% and it is weighted by floor area.

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Future developments

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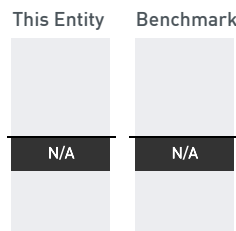

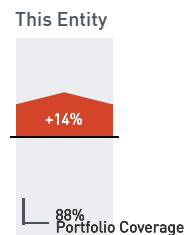## Like-for-like performance for Water   POINTS: 0 / 2
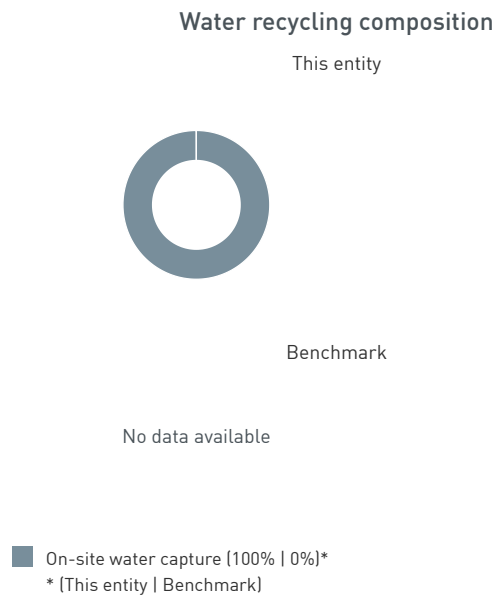
Landlord controlled

This Entity   Benchmark

+14%   -1%

88%
Portfolio Coverage

Tenant controlled

This Entity   Benchmark

N/A   N/A

Total

This Entity

+14%

88%
Portfolio Coverage

Water reuse and recycling

POINTS: 0.32 / 1

Water reuse and recycling (%)

100

75

50

25

0

2018   2019

■ This entity   ■ Benchmark

Water recycling composition

This entity

Benchmark

No data available

■ On-site water capture (100% | 0%)*
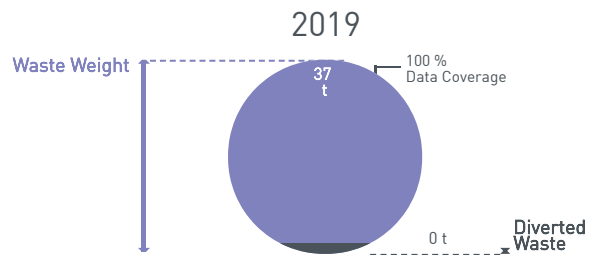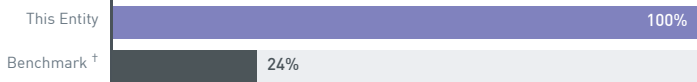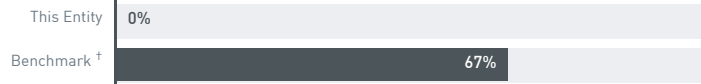* (This entity | Benchmark)

Waste

Industrial: Distribution Warehouse (0.16% of GAV)

Portfolio Characteristics

Overall

1 Assets
35,000 sq. ft.
100% Landlord Controlled area
0% Tenant Controlled area

Waste Overview

2019

Waste Weight | 37 t | 100 %
Data Coverage

0 t | Diverted Waste

Additional information provided by the participant:

❝ N/A

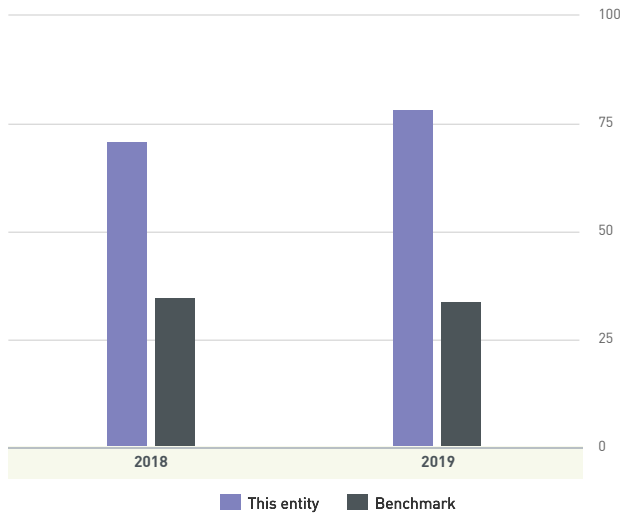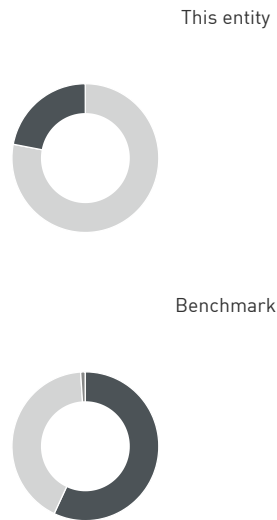### Data Coverage (Area/Time)   POINTS: 2 / 2

Landlord Controlled

This Entity	100%
Benchmark †	24%

Tenant Controlled

This Entity	N/A
Benchmark †	N/A

Waste Management

Diverted waste (%)

100

75

50

25

0

2018   2019

■ This entity   ■ Benchmark

Total Waste by disposal route

This entity
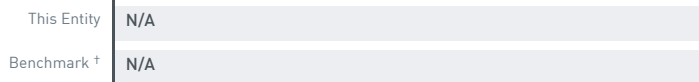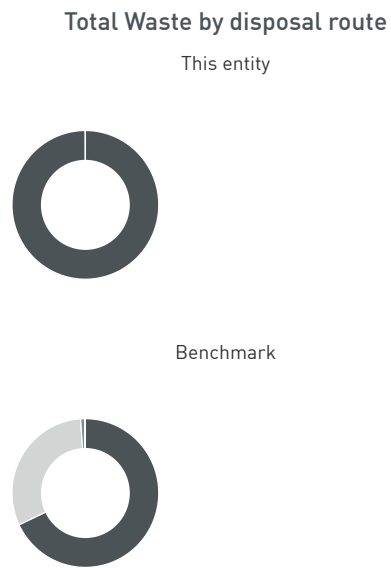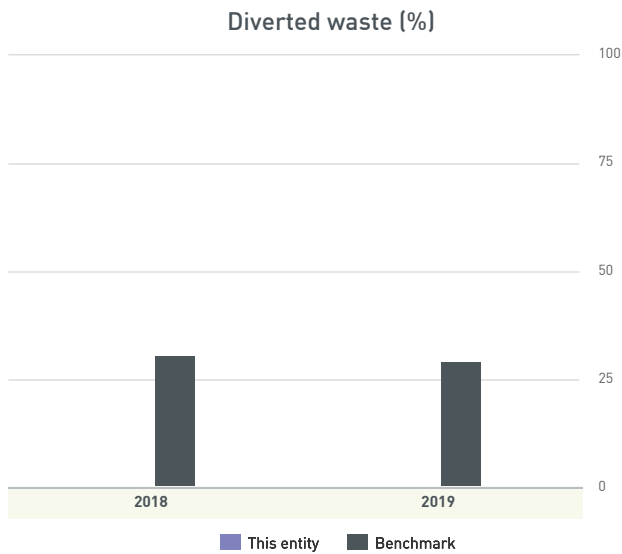
Benchmark

■ Landfill (100% | 68%)*
■ Recycling (diverted) (0% | 31%)*
■ Incineration (0% | 1%)*
   * (This entity | Benchmark)

Office: Corporate: Low-Rise Office (0.67% of GAV)

Portfolio Characteristics

Overall

1 Assets
47,199 sq. ft.
100% Landlord Controlled area
0% Tenant Controlled area

Waste Overview

2019

0 %
Data Coverage

Waste Weight   0 t   0 t   Diverted Waste

Additional information provided by the participant:

❝❞ N/A
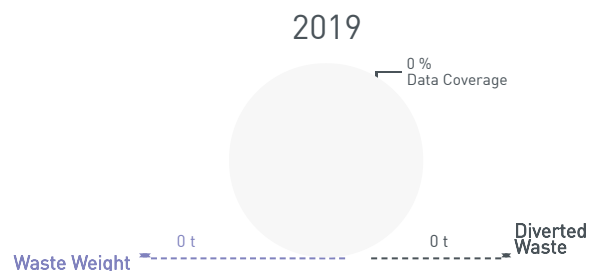
Data Coverage (Area/Time)

POINTS: 0 / 2

Landlord Controlled

This Entity   0%

Benchmark †   67%

Tenant Controlled

This Entity   N/A

Benchmark †   N/A
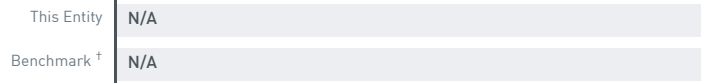
Waste Management

POINTS: 0 / 2

Diverted waste (%)
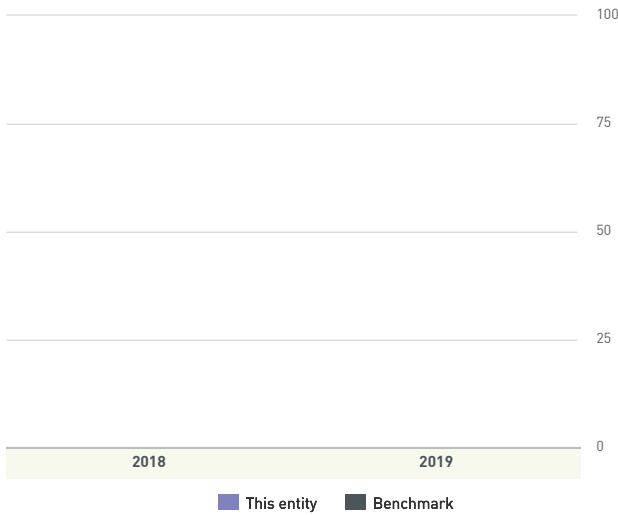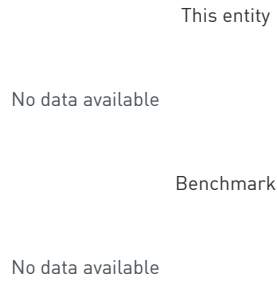
100

75

50

25

0

| 2018 | 2019 |

■ This entity   ■ Benchmark

Total Waste by disposal route

This entity

No data available

Benchmark

No data available

Technology/Science: Data Center (99.17% of GAV)

Portfolio Characteristics

Overall

16 Assets
6,072,070 sq. ft.
100% Landlord Controlled area
0% Tenant Controlled area

Waste Overview

2019

Waste Weight   2,105 t

97 %
Data Coverage

1,650 t

Diverted Waste

Additional information provided by the participant:

❝❞ N/A
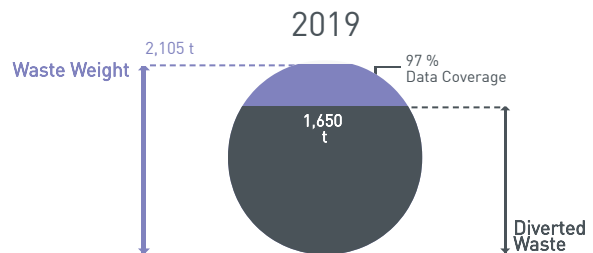
Data Coverage (Area/Time)

POINTS: 1.95 / 2

Landlord Controlled

This Entity   97%
Benchmark †   77%

Tenant Controlled

This Entity   N/A
Benchmark †   N/A
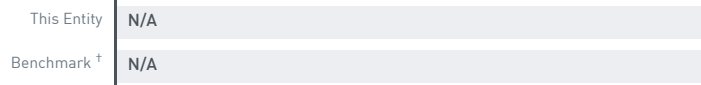
Waste Management

POINTS: 1.77 / 2

Diverted waste (%)

■ This entity   ■ Benchmark

Total Waste by disposal route

This entity

Benchmark

■ Recycling (diverted) (78% | 42%)*
■ Landfill (22% | 57%)*
■ Reuse (diverted) (0% | 1%)*
   * (This entity | Benchmark)

Review, verification and assurance of ESG data

Submitting ESG data for third-party review improves data quality and provides investors with confidence regarding the integrity and reliability of the reported information. This aspect recognizes the existence and level of third party review of energy, GHG emissions, water, and waste data.

MR1   POINTS: 0.58/1.75

External review of energy data   Percentage of Benchmark
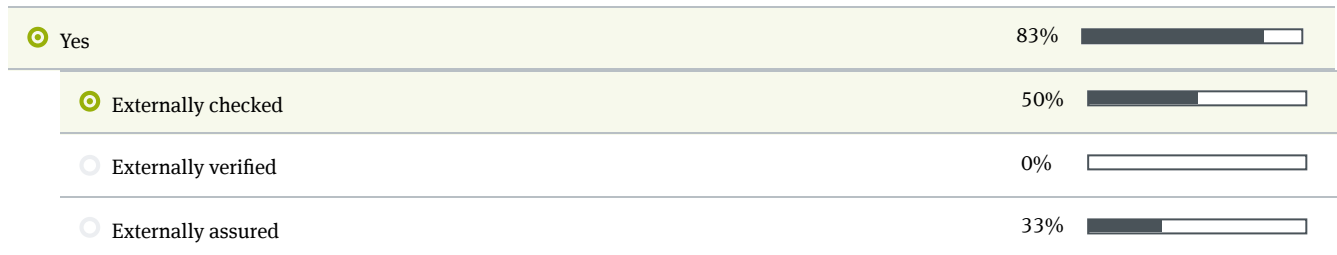
⊙ Yes	83%	
⊙ Externally checked	50%	
○ Externally verified	0%	
○ Externally assured	33%	
Provide applicable evidence		
Evidence provided (but not shared with investors)	[ACCEPTED]	
○ No	17%	
○ Not applicable	0%	

MR2   POINTS: 0.42/1.25

External review of GHG data   Percentage of Benchmark

⊙ Yes   83% ▰▰▰▰▰▱

    ⊙ Externally checked   50% ▰▰▰▱▱▱

    ○ Externally verified   0%   ▱▱▱▱▱▱

    ○ Externally assured   33% ▰▰▱▱▱▱

Provide applicable evidence

Evidence provided (but not shared with investors)   [ACCEPTED]

○ No   17% ▰▱▱▱▱▱

○ Not applicable   0%   ▱▱▱▱▱▱

MR3   POINTS: 0.42/1.25

External review of water data   Percentage of Benchmark

⊙ Yes   67% ▰▰▰▰▱▱

    ⊙ Externally checked   33% ▰▰▱▱▱▱

    ○ Externally verified   0%   ▱▱▱▱▱▱

    ○ Externally assured   33% ▰▰▱▱▱▱

Provide applicable evidence

Evidence provided (but not shared with investors)   [ACCEPTED]

○ No   17% ▰▱▱▱▱▱

○ Not applicable   17% ▰▱▱▱▱▱

MR4   POINTS: 0.42/1.25

External review of waste data   Percentage of Benchmark

⊙ Yes   67% ▰▰▰▰▱▱

    ⊙ Externally checked   50% ▰▰▰▱▱▱

    ○ Externally verified   0%   ▱▱▱▱▱▱

    ○ Externally assured   17% ▰▱▱▱▱▱

Provide applicable evidence

Evidence provided (but not shared with investors)   [ACCEPTED]

○ No   17% ▰▱▱▱▱▱

○ Not applicable   17% ▰▱▱▱▱▱

Building Certifications

This aspect assesses the entity's use of green building certifications and energy ratings. Publicly disclosed asset-level building certifications and ratings provide third-party verified recognition of sustainability performance in new construction, refurbishment and operations. Building certifications affirm that individual assets are designed and/or operated in ways that are consistent with independently developed sustainability criteria."

Industrial: Distribution Warehouse (0.16% of GAV)

Portfolio Characteristics

Overall

1 Assets
35,000 sq. ft.

BC1.1 Building certifications at the time of design/construction   POINTS: 0/7

	Portfolio				Benchmark		
	Certified Area	Certified GAV**	Total Certified Assets	Total Assets	Certified Area	Total Certified Assets	Total Assets
Total	0.000%*	0.000%	0	1	6.435% ***	616 ***	10892

*In case of assets certified more than once, this number is capped at 100%.

**Given that this field was optional in the 2020 Real Estate Assessment, it may not be provided for all reporting entities.

***These figures represent all certified assets in the Benchmark, regardless of certification brand. It includes certifications with brands that are not included in this Entity's portfolio.

BC1.2 Operational building certifications   POINTS: 0/8.5

	Portfolio				Benchmark		
	Certified Area	Certified GAV**	Total Certified Assets	Total Assets	Certified Area	Total Certified Assets	Total Assets
Total	0.000%*	0.000%	0	1	14.561% ***	714 ***	10892

*In case of assets certified more than once, this number is capped at 100%.

**Given that this field was optional in the 2020 Real Estate Assessment, it may not be provided for all reporting entities.

***These figures represent all certified assets in the Benchmark, regardless of certification brand. It includes certifications with brands that are not included in this Entity's portfolio.

BC2 Energy Ratings   POINTS: 0/2

	Portfolio				Benchmark		
	Rated Area	Rated GAV*	Total Rated Assets	Total Assets	Rated Area	Total Rated Assets	Total Assets
Total	0.000%	0.000%	0	1	36.896% **	2257 **	10892

*Given that this field was optional in the 2020 Real Estate Assessment, it may not be provided for all reporting entities.

**These figures represent all rated assets in the Benchmark, regardless of rating brand. It includes ratings with brands that are not included in this Entity's portfolio.

Office: Corporate: Low-Rise Office (0.67% of GAV)

Portfolio Characteristics

Overall

1 Assets
47,199 sq. ft.

BC1.1 Building certifications at the time of design/construction　　　POINTS: 0/7

	Portfolio				Benchmark		
	Certified Area	Certified GAV**	Total Certified Assets	Total Assets	Certified Area	Total Certified Assets	Total Assets
Total	0.000%*	0.000%	0	1	15.384% ***	164 ***	1476

*In case of assets certified more than once, this number is capped at 100%.

**Given that this field was optional in the 2020 Real Estate Assessment, it may not be provided for all reporting entities.

***These figures represent all certified assets in the Benchmark, regardless of certification brand. It includes certifications with brands that are not included in this Entity's portfolio.

BC1.2 Operational building certifications　　　POINTS: 0/8.5

	Portfolio				Benchmark		
	Certified Area	Certified GAV**	Total Certified Assets	Total Assets	Certified Area	Total Certified Assets	Total Assets
Total	0.000%*	0.000%	0	1	31.577% ***	437 ***	1476

*In case of assets certified more than once, this number is capped at 100%.

**Given that this field was optional in the 2020 Real Estate Assessment, it may not be provided for all reporting entities.

***These figures represent all certified assets in the Benchmark, regardless of certification brand. It includes certifications with brands that are not included in this Entity's portfolio.

BC2 Energy Ratings　　　POINTS: 0/2

	Portfolio				Benchmark		
	Rated Area	Rated GAV*	Total Rated Assets	Total Assets	Rated Area	Total Rated Assets	Total Assets
Total	0.000%	0.000%	0	1	69.120% **	848 **	1476

*Given that this field was optional in the 2020 Real Estate Assessment, it may not be provided for all reporting entities.

**These figures represent all rated assets in the Benchmark, regardless of rating brand. It includes ratings with brands that are not included in this Entity's portfolio.

Technology/Science: Data Center (99.17% of GAV)

Portfolio Characteristics

Overall

16 Assets
6,072,070 sq. ft.

BC1.1 Building certifications at the time of design/construction　　　POINTS: 4.5/7

		Portfolio				Benchmark		
		Certified Area	Certified GAV**	Total Certified Assets	Total Assets	Certified Area	Total Certified Assets	Total Assets
LEED	Total	19.795%	26.404%	8	N/A			N/A
	Building Design and Construction (BD+C) | Gold	4.312%	4.147%	1				
	Building Design and Construction (BD+C) | Silver	1.066%	1.502%	1				
	Building Design and Construction (BD+C) | Certified	7.329%	13.043%	1				
	Interior Design and Construction (ID+C) | Gold	6.790%	7.108%	4				
	Interior Design and Construction (ID+C) | Silver	0.298%	0.604%	1				
Total		19.795%*	26.404%	8	16	11.934% ***	60 ***	263

*In case of assets certified more than once, this number is capped at 100%.

**Given that this field was optional in the 2020 Real Estate Assessment, it may not be provided for all reporting entities.

***These figures represent all certified assets in the Benchmark, regardless of certification brand. It includes certifications with brands that are not included in this Entity's portfolio.

BC1.2 Operational building certifications   POINTS: 0/8.5

	Portfolio				Benchmark		
	Certified Area	Certified GAV**	Total Certified Assets	Total Assets	Certified Area	Total Certified Assets	Total Assets
Total	0.000%*	0.000%	0	16	17.369% ***	12 ***	263

*In case of assets certified more than once, this number is capped at 100%.

**Given that this field was optional in the 2020 Real Estate Assessment, it may not be provided for all reporting entities.

***These figures represent all certified assets in the Benchmark, regardless of certification brand. It includes certifications with brands that are not included in this Entity's portfolio.

BC2 Energy Ratings   POINTS: 1/2

	Portfolio				Benchmark		
	Rated Area	Rated GAV*	Total Rated Assets	Total Assets	Rated Area	Total Rated Assets	Total Assets
Energy Star Portfolio Manager	27.534%	37.882%	4	N/A			N/A
Total	27.534%	37.882%	4	16	48.649% **	68 **	263

*Given that this field was optional in the 2020 Real Estate Assessment, it may not be provided for all reporting entities.

**These figures represent all rated assets in the Benchmark, regardless of rating brand. It includes ratings with brands that are not included in this Entity's portfolio.

Development

	Aspect Indicators	Score Max	Score Entity (p)	Score Benchmark (p)	Strengths & Opportunities
	ESG Requirements	**12p | 17.14%**	**9.5**	**10.17**	**N/A**
DRE1	ESG strategy during development	4	1.5	2.78	79% of peers scored higher
DRE2	Site selection requirements	4	4	3.45	17% of peers scored lower
DRE3	Site design and development requirements	4	4	3.94	5% of peers scored lower
	Materials	**6p | 8.57%**	**4**	**3.37**	**N/A**
DMA1	Materials selection requirements	6	4	3.37	47% of peers scored lower
DMA2.1	Life cycle assessments			Not scored	
DMA2.2	Embodied carbon disclosure			Not scored	
	Building Certifications	**13p | 18.57%**	**4.82**	**5.63**	**N/A**
DBC1.1	Green building standard requirements	4	3.5	2.23	67% of peers scored lower
DBC1.2	Green building certifications	9	1.32	3.4	50% of peers scored higher
	Energy Consumption	**14p | 20%**	**6**	**5.8**	**N/A**
DEN1	Energy efficiency requirements	6	6	5.12	55% of peers scored lower
DEN2.1	On-site renewable energy	6	0	0.57	38% of peers scored higher
DEN2.2	Net-zero carbon design and standards	2	0	0.11	11% of peers scored higher
	Water Use	**5p | 7.14%**	**5**	**4.15**	**N/A**
DWT1	Water conservation strategy	5	5	4.15	50% of peers scored lower
	Waste Management	**5p | 7.14%**	**4.38**	**4.25**	**N/A**
DWS1	Waste management strategy	5	4.38	4.25	52% of peers scored higher
	Stakeholder Engagement	**15p | 21.43%**	**13.71**	**10.47**	**N/A**
DSE1	Health & well-being	2	1.75	1.32	73% of peers scored lower
DSE2.1	On-site safety	1.5	1.5	1.5	0% of peers scored lower
DSE2.2	Safety metrics	1.5	1.13	0.68	58% of peers scored lower
DSE3.1	Contractor ESG requirements	2	2	1.69	23% of peers scored lower
DSE3.2	Contractor monitoring methods	2	2	1.24	44% of peers scored lower
DSE4	Community engagement program	2	2	1.59	23% of peers scored lower
DSE5.1	Community impact assessment	2	2	1.65	17% of peers scored lower
DSE5.2	Community impact monitoring	2	1.33	0.8	70% of peers scored lower

Development

ESG Requirements

Integrating ESG requirements into construction activities can help mitigate the negative impact on ecological systems, and at the same time improve the environmental efficiency of buildings in the operational phase. This aspect assesses the entity's efforts to address ESG-issues during the design, construction, and site development of new buildings.

DRE1   POINTS: 1.5/4

ESG strategy during development	Percentage of Benchmark

⊙ Yes   91%

Strategy elements

☑	Biodiversity and habitat	53%	▰▰▰▰▱
☑	Building safety	76%	▰▰▰▰▱
☑	Climate/climate change adaptation	65%	▰▰▰▰▱
☑	Energy consumption	88%	▰▰▰▰▰
☑	Green building certifications	71%	▰▰▰▰▱
☑	Greenhouse gas emissions	62%	▰▰▰▰▱
☑	Health and well-being	82%	▰▰▰▰▰
☑	Indoor environmental quality	65%	▰▰▰▰▱
☑	Life-cycle assessments/embodied carbon	29%	▰▰▱▱▱
☐	Location and transportation	68%	▰▰▰▰▱
☐	Material sourcing	74%	▰▰▰▰▱
☐	Net-zero/carbon neutral design	9%	▰▱▱▱▱
☑	Pollution prevention	65%	▰▰▰▰▱
☑	Renewable energy	59%	▰▰▰▰▱
☑	Resilience to catastrophe/disaster	71%	▰▰▰▰▱
☐	Site selection and land use	56%	▰▰▰▱▱
☑	Sustainable procurement	65%	▰▰▰▰▱
☑	Waste management	91%	▰▰▰▰▰
☑	Water consumption	85%	▰▰▰▰▰
☐	Other	18%	▰▱▱▱▱

The strategy is

Percentage of Benchmark
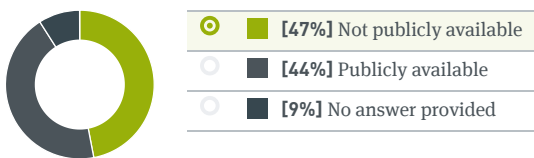
- ◉ ■ **[47%]** Not publicly available
- ○ ■ **[44%]** Publicly available
- ○ ■ **[9%]** No answer provided

Provide applicable evidence

Evidence provided (but not shared with investors)   [PARTIALLY ACCEPTED]

Business strategy integration

❝ QTS' sustainability initiatives are woven throughout our entire company; the Sustainability Leadership Team is comprised of representatives from departments across the company, and the initiatives they pursue are cross-departmental as well. To ensure our business is conducted in the safest, most resilient locations, we take great care in selecting sites for future QTS data centers. Before moving forward with any new potential site, we evaluate not only feasibility of cost and timing, but hundreds of other issues regarding internal and external diligence, land zoning and entitlements, power sources, water sources, and connectivity. Each question on the site selection scorecard is given a score, and only sites with the highest scores across all categories are pursued.

In addition to this rigorous site selection process, QTS is also a leader in brownfield development. Whenever possible, QTS focuses on converting underutilized, infrastructure-rich properties into cutting-edge facilities. By reusing existing infrastructures, we significantly reduce the environmental impact associated with creating and shipping new building materials.

We believe that in order to accomplish our mission of empowering people and technology, we need to focus on our business results, but also

equally important, the conduct and manner in which we achieve our goals. This means reducing our environmental impact wherever possible, including during the construction and renovation process
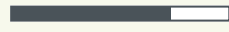
○ No	9%	

DRE2   POINTS: 4/4

Site selection requirements		Percentage of Benchmark
◉ Yes	88%	

Criteria included

☑ Connect to multi-modal transit networks	74%	
☑ Locate projects within existing developed areas	79%	
☐ Protect, restore, and conserve aquatic ecosystems	65%	
☐ Protect, restore, and conserve farmland	41%	
☐ Protect, restore, and conserve floodplain functions	65%	
☑ Protect, restore, and conserve habitats for native, threatened and endangered species	76%	
☑ Protect, restore, and conserve historical and heritage sites	56%	
☑ Redevelop brownfield sites	71%	
☐ Other	3%	
○ No	12%	
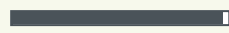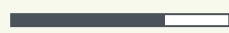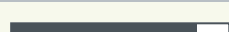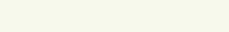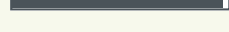
DRE3   POINTS: 4/4

Site design and development requirements		Percentage of Benchmark
◉ Yes	100%	

Criteria included

☑ Manage waste by diverting construction and demolition materials from disposal	97%	
☑ Manage waste by diverting reusable vegetation, rocks, and soil from disposal	71%	
☐ Minimize light pollution to the surrounding community	65%	
☐ Minimize noise pollution to the surrounding community	56%	
☑ Perform environmental site assessment	85%	
☑ Protect air quality during construction	85%	
☑ Protect and restore habitat and soils disturbed during construction and/or during previous development	79%	
☑ Protect surface water and aquatic ecosystems by controlling and retaining construction pollutants	97%	
☐ Other	12%	
○ No	0%	

Development

Materials

Consideration of the environmental attributes of materials during the design of development projects can reduce the overall life cycle emissions. In addition, consideration of health attributes for materials affects the on-site health and safety of personnel and health and well-being of occupants once the development is completed. This aspect assesses criteria on material selection related to (1) environmental and health attributes and (2) life cycle emissions, as well as disclosure on embodied carbon emissions.

DMA1   POINTS: 4/6

Materials selection requirements   Percentage of Benchmark

⦿ Yes	79%	

Issues addressed

☐ Requirement for disclosure about the environmental and/or health attributes of building materials (multiple answers possible)	53%	
☑ Material characteristics	79%	
☑ Locally extracted or recovered materials	65%	
☐ Low embodied carbon materials	21%	
☑ Low-emitting VOC materials	74%	
☑ Materials and packaging that can easily be recycled	56%	
☑ Materials that disclose environmental impacts	53%	
☑ Materials that disclose potential health hazards	53%	
☐ Rapidly renewable materials and recycled content materials	65%	
☐ "Red list" of prohibited materials or ingredients that should not be used on the basis of their human and/or environmental impacts	21%	
☐ Third-party certified wood-based materials and products	44%	
☐ Other	3%	

Provide applicable evidence

Evidence provided (but not shared with investors)   [ACCEPTED]

◯ No	21%	

DMA2.1   Not scored

Life cycle assessments   Percentage of Benchmark

◯ Yes	12%	
⦿ No	88%	

DMA2.2   Not scored

Embodied carbon disclosure   Percentage of Benchmark

◯ Yes	9%	
⦿ No	85%	
◯ Not applicable	6%	

Development

Building Certifications

DBC1.1   POINTS: 3.5/4

Green building standard requirements   Percentage of Benchmark

| ⊙ Yes | | 85% | ▓▓▓▓▓▓▓▓▓▓░ |

Requirements

| ☑ Projects required to align with requirements of a third-party green building rating system | | 50% | ▓▓▓▓▓░░░░░ |
| Green building rating systems (include all that apply):: LEED | [FULL POINTS] | | |

○	▓ **[50%]** No answer provided
⊙	▓ **[32%]** ≥75, ≤100%
○	▓ **[18%]** 0%, <25%
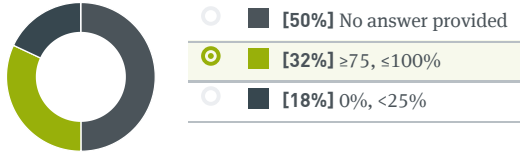
| ☑ Projects required to achieve certification with a green building rating system | | 32% | ▓▓▓░░░░░░░ |
| Green building rating systems (include all that apply):: LEED | [FULL POINTS] | | |

○	▓ **[67%]** No answer provided
○	▓ **[15%]** 0%, <25%
○	▓ **[12%]** ≥75, ≤100%
⊙	▓ **[6%]** ≥25%, <50%
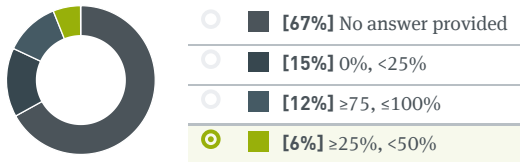
| ☐ Projects required to achieve a specific level of certification | 32% | ▓▓▓░░░░░░░ |

| ○ No | 15% | ▓░░░░░░░░░ |

DBC1.2   POINTS: 1.32/9

Green building certifications   Percentage of Benchmark

| ⊙ Yes | 59% | ▓▓▓▓▓▓░░░░ |

Certification schemes used

| ☑ Projects registered to obtain a green building certificate | 47% | ▓▓▓▓░░░░░░ |

Scheme name / sub-scheme name	Area Registered (sq. ft.)	% portfolio covered by floor area 2019	Number of assets	% GAV covered – optional 2019
LEED/Building Design and Construction (BD+C)	22575	0.4	1	

| ☐ Projects that obtained a green building certificate or official pre-certification | 41% | ▓▓▓▓░░░░░░ |

| ○ No | 32% | ▓▓▓░░░░░░░ |

| ○ Not applicable | 9% | ▓░░░░░░░░░ |

Development

Energy

This aspect describes the entity's strategy to integrate energy efficiency measures, incorporate on-site renewable energy generation and approach to define and achieve net-zero energy performance throughout design and construction activities.

DEN1   POINTS: 6/6

Energy efficiency requirements   Percentage of Benchmark

| ⊙ Yes | 94% | ▓▓▓▓▓▓▓▓▓░ |

| ☑ Requirements for planning and design | 85% | ▓▓▓▓▓▓▓▓░░ |

| ☑ Development and implementation of a commissioning plan | 62% | ▓▓▓▓▓▓░░░░ |

| ☑ Integrative design process | 71% | ▓▓▓▓▓▓▓░░░ |

☐	To exceed relevant energy codes or standards	56%	
☑	Requirements for minimum energy use intensity post-occupancy	29%	
☐	Other	12%	

Provide applicable evidence

Evidence provided (but not shared with investors)   [ACCEPTED]

☑	Energy efficiency measures	94%	
	☑ Air conditioning	88%	
	☑ Commissioning	74%	
	☑ Energy modeling	74%	
	☑ High-efficiency equipment and appliances	85%	
	☑ Lighting	94%	
	☑ Occupant controls	76%	
	☐ Passive design	15%	
	☑ Space heating	71%	
	☑ Ventilation	91%	
	☐ Water heating	74%	
	☐ Other	6%	
☑	Operational energy efficiency monitoring	79%	
	☑ Building energy management systems	65%	
	☑ Energy use analytics	74%	
	☑ Post-construction energy monitoring	71%	
	For on average years: 1		
	☑ Sub-meter	59%	
	☐ Other	3%	
○ No		6%	

DEN2.1   POINTS: 0/6

On-site renewable energy   Percentage of Benchmark

○ Yes	38%	
◉ No	62%	
○ Not applicable	0%	

DEN2.2   POINTS: 0/2

Net-zero carbon design and standards   Percentage of Benchmark

○ Yes	12%	
◉ No	88%	

Development

Water Conservation

> This aspect describes the entity's strategy to integrate water conservation measures in development projects.
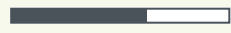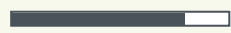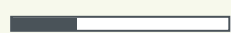
DWT1   POINTS: 5/5

Water conservation strategy   Percentage of Benchmark

◉ Yes   97%
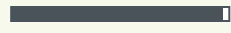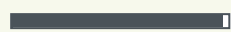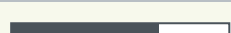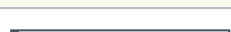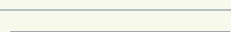
Strategy elements

☑ Requirements for planning and design include   79%

   ☐ Development and implementation of a commissioning plan   47%

   ☑ Integrative design for water conservation   62%

   ☑ Requirements for indoor water efficiency   79%

   ☑ Requirements for outdoor water efficiency   68%

   ☑ Requirements for process water efficiency   29%

   ☑ Requirements for water supply   38%

   ☑ Requirements for minimum water use intensity post-occupancy   15%

   ☐ Other   6%

Provide applicable evidence

Evidence provided (but not shared with investors)   [ACCEPTED]

☑ Common water efficiency measures include   97%

   ☑ Commissioning of water systems   47%

   ☐ Drip/smart irrigation   85%

   ☑ Drought tolerant/low-water landscaping   97%

   ☑ High-efficiency/dry fixtures   88%

   ☑ Leak detection system   62%

   ☑ Occupant sensors   68%

   ☐ On-site wastewater treatment   21%

   ☑ Reuse of stormwater and greywater for non-potable applications   56%

   ☐ Other   3%

☑ Operational water efficiency monitoring   82%

   ☑ Post-construction water monitoring   59%

     For on average years: 1

   ☑ Sub-meter   65%

   ☑ Water use analytics   62%

   ☑ Other   6%

     Water utilization effectiveness (WUE)   [ACCEPTED]

○ No	3%	

Development

Waste Management

This aspect describes the entity's strategy to integrate efficient on-site waste management during the construction phase of its development projects.

DWS1   POINTS: 4.38/5

Waste management strategy	Percentage of Benchmark	
◉ Yes	100%	

Efficient solid waste management promotion strategies

☑ Management and construction practices (multiple answers possible)	97%	
☑ Construction waste signage	82%	
☐ Diversion rate requirements	44%	
☑ Education of employees/contractors on waste management	79%	
☑ Incentives for contractors for recovering, reusing and recycling building materials	26%	
☑ Targets for waste stream recovery, reuse and recycling	59%	
☑ Waste management plans	88%	
☑ Waste separation facilities	65%	
☐ Other	0%	
☑ On-site waste monitoring	74%	
☐ Hazardous waste monitoring/audit	62%	
☑ Non-hazardous waste monitoring/audit	68%	
☐ Other	3%	
○ No	0%	

Development

Health, Safety & Well-being

This aspect identifies actions to engage with contractors and community, as well as the nature of the engagement during the project development phase.

DSE1   POINTS: 1.75/2

Health & well-being	Percentage of Benchmark	
◉ Yes	97%	
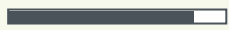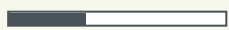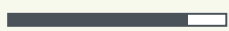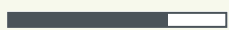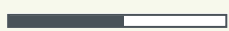
Design promotion activities

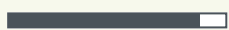|		
☑ Requirements for planning and design	59%	
☐ Health Impact Assessment	15%	
☑ Integrated planning process	59%	
☐ Other planning process	3%	
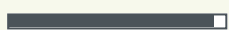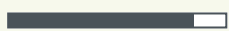
☑ Health & well-being measures	94%	
☑ Acoustic comfort	47%	
☑ Active design features	53%	
☐ Biophilic design	35%	
☐ Commissioning	68%	
☑ Daylight	85%	
☑ Ergonomic workplace	35%	
☑ Humidity	53%	
☑ Illumination	65%	
☑ Inclusive design	35%	
☐ Indoor air quality	79%	
☐ Natural ventilation	71%	
☑ Occupant controls	82%	
☑ Physical activity	50%	
☑ Thermal comfort	74%	
☑ Water quality	53%	
☐ Other	18%	
☑ Monitoring health and well-being performance through	53%	
☑ Occupant education	41%	
☑ Post-construction health and well-being monitoring	44%	
For on average years: 1		
☐ Other	6%	
○ No	3%	

DSE2.1   POINTS: 1.5/1.5

On-site safety   Percentage of Benchmark

⊙ Yes	100%	
On-site safety promotion activities		
☐ Availability of medical personnel	29%	
☑ Communicating safety information	97%	
☑ Continuously improving safety performance	88%	
☑ Demonstrating safety leadership	94%	
☑ Entrenching safety practices	85%	
☑ Managing safety risks	94%	
☑ On-site health and safety professional (coordinator)	50%	

☑ Personal Protective and Life Saving Equipment	94%	
☑ Promoting design for safety	91%	
☑ Training curriculum	76%	
☐ Other	9%	
○ No	0%	

DSE2.2   POINTS: 1.13/1.5

Safety metrics   Percentage of Benchmark

⊙ Yes	68%	

Indicators monitored

☑ Injury rate	47%	

1.29

Explain the injury rate calculation method (maximum 250 words)

> The injury rate is expressed as a percentage and was calculated by taking the total number of instances of being injured (recordable injuries) arising from operations divided by total number of employees in 2019. The lost day rate was calculated by taking the total number of lost days divided by the total hours worked in 2019, multiplied by 200,000.

☐ Fatalities	62%	
☐ Near misses	35%	
☑ Lost day rate	35%	
0.64		
☐ Severity rate	12%	
☑ Other metrics	15%	
Safety training hours [ACCEPTED]		
Rate of other metric(s): 11204		
○ No	32%	

Supply Chain

DSE3.1   POINTS: 2/2

Contractor ESG requirements   Percentage of Benchmark

⊙ Yes	91%	
Percentage of projects covered: 100%		Benchmark Average: 91 %

Topics included

☑ Business ethics	76%	
☑ Child labor	62%	
☐ Community engagement	41%	
☑ Environmental process standards	74%	
☑ Environmental product standards	65%	
☑ Health and well-being	47%	

☑ Human rights	62%	
☑ Human health-based product standards	50%	
☑ Occupational safety	91%	
☑ Labor standards and working conditions	59%	
☐ Other	3%	
○ No	9%	

DSE3.2   POINTS: 2/2

Contractor monitoring methods   Percentage of Benchmark

⦿ Yes	71%	

Methods used

☑ Contractor ESG training	21%	
☑ Contractors provide update reports on environmental and social aspects during construction	41%	
☐ External audits by third party	29%	
☑ Internal audits	32%	
Projects internally audited: 25%		Benchmark Average: 28 %
☑ Weekly/monthly (on-site) meetings and/or ad hoc site visits	68%	
Projects' meetings and/or site visits: 100%		Benchmark Average: 68 %
☐ Other	9%	
○ No	24%	
○ Not applicable	6%	

Community Impact and Engagement

DSE4   POINTS: 2/2

Community engagement program   Percentage of Benchmark

⦿ Yes	82%	

Topics included

☐ Community health and well-being	53%	
☑ Effective communication and process to address community concerns	79%	
☑ Employment creation in local communities	59%	
☑ Enhancement programs for public spaces	65%	
☐ ESG education program	24%	
☐ Research and network activities	38%	
☐ Resilience, including assistance or support in case of disaster	47%	
☐ Supporting charities and community groups	74%	
☐ Other	0%	

Program description

> QTS hosts community engagement meetings in the pre-construction phase of development to invite feedback from the community into the planning of QTS sites. QTS incorporates feedback into community infrastructure improvements such as greenspace development on QTS sites, improved sidewalk and street infrastructure, and improvements to local lighting surrounding QTS facilities. We incorporate greenspace design for public use at a number of our sites, including our Phoenix, Atlanta-Metro and our soon to open Hillsboro Data Centers. Additionally, QTS partners with Community groups to host community-focused events such as backpack drives and food banks.

○ No	18%	

DSE5.1   POINTS: 2/2

Community impact assessment		Percentage of Benchmark
◉ Yes	82%	

Assessed areas of impact

☐ Housing affordability	50%	
☐ Impact on crime levels	50%	
☐ Livability score	50%	
☑ Local income generated	71%	
☑ Local job creation	59%	
☑ Local residents' well-being	65%	
☑ Walkability score	68%	
☑ Other	12%	

Local lighting, sidewalks, street conditions, public park development on land in applicable locations   [ACCEPTED]

○ No	18%	

DSE5.2   POINTS: 1.33/2

Community impact monitoring		Percentage of Benchmark
◉ Yes	68%	

Monitoring process includes

☐ Analysis and interpretation of monitoring data	38%	
☐ Development and implementation of a communication plan	62%	
☐ Development and implementation of a community monitoring plan	41%	
☑ Development and implementation of a risk mitigation plan	56%	
☑ Identification of nuisance and/or disruption risks	62%	
☐ Identification of stakeholders and impacted groups	65%	
☐ Management practices to ensure accountability for performance goals and issues identified during community monitoring	41%	
☐ Other	3%	

Process description

> QTS adheres to a Method of Procedure (MOP) each time new construction equipment is run to mitigate the nuisance and disruption risks of construction at development sites. Additionally, QTS completes property line noise surveys on development sites to mitigate harmful noise exposure that might otherwise cause health issues to local community members such as sleep disturbance and hearing impairments from

prolonged noise exposure. Each development site must adhere to requirements for roadway site lines to ensure that rooftop equipment is screened.

Provide applicable evidence

Evidence provided (but not shared with investors)   [ACCEPTED]

○ No   32% ▮▮▮▯▯▯▯▯

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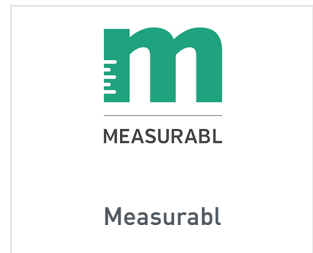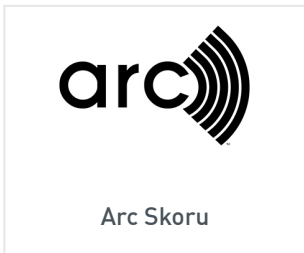
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