



CLIMATE TRANSPARENCY REPORT

2019

CIM Group

About the Climate-related Disclosure Indicators

Climate has been identified as a top priority for PRI signatories, with over 70% of asset owners reporting this as the most important long-term trend they are acting on.

The FSB Task Force's guidance on climate-related financial disclosure aim to create a single framework for disclosure on assessment and management of climate-related risk. The recommendations, supported by investors representing US\$22 trillion, identify four main disclosures, Governance, Strategy, Risk Management, Metrics and Targets, and include specific guidance for asset owners and managers.

As a result, the PRI introduced climate-related disclosure indicators that can be used to align with the TCFD recommendations in the 2019 PRI Reporting Framework.

About this report

This report is an export of only the climate-related indicators from the 2019 Reporting Framework response. The full Public Transparency Report is available here (https://reporting.unpri.org/surveys/PRI-reporting-framework-2019/-39520D0E-67A3-49BE-AB5E-9DF9B217C905/00000000-0000-0000-0000-000000000000/doc/2/-%7C%7C*complete*%7C*public*/Merged/). It shows the responses to all the completed climate indicators, even those you chose to keep private. It is designed for your internal review or – if you wish - to share with your stakeholders.

The PRI will not publish this report on its website if you have designated your 2019 climate reporting as “private”. Otherwise, you will be able to access the Climate Transparency Report of your organisation and that of other signatories on the [PRI website](#) and on the [Data Portal](#).

To easily locate information, there is a **Recommendation index** which summarises the indicators that signatories complete and disclose. The report presents information exactly as it was reported as per signatory preference. Where an indicator offers a response option that is multiple-choice, all options that were available to the signatory are presented in this report.

TCFD Recommendations Index

Strategy and Governance - CC			TCFD Recommendation			
Indicator	Reported	Disclosure	Governance	Strategy	Risk Management	Metrics & Targets
SG 01.1	✓	Public				
SG 01.2	✓	Public				
SG 01.3	✓	Public				
SG 01.4	✓	Public				
SG 01.5	✓	Public				
SG 01.6 CC	✓	Public				
SG 01.7 CC	✓	Public				
SG 01.8 CC	-	Public				
SG 01.9 CC	✓	Public				
SG 01.10 CC	✓	Public				
SG 01.11 CC	✓	Public				
SG 01.12 CC	✓	Public				
SG 02.2	✓	Public				
SG 07.5 CC	✓	Public				
SG 07.6 CC	-	Public				
SG 07.7 CC	-	Public				
SG 07.8 CC	-	Public				
SG 13.1	✓	Public				
SG 13.2	✓	Public				
SG 13.4 CC	✓	Public				
SG 13.5 CC	✓	Public				
SG 13.6 CC	✓	Public				
SG 13.7 CC	✓	Public				
SG 13.8 CC	✓	Public				
SG 14.1	✓	Private				
SG 14.2	✓	Private				
SG 14.3	✓	Private				
SG 14.4	-	Private				
SG 14.5	✓	Private				
SG 14.6 CC	-	Public				
SG 14.7 CC	-	Public				
SG 14.8 CC	✓	Public				
SG 14.9 CC	-	Public				
SG 15.1	✓	Private				
SG 15.2	-	Private				
SG 15.3	-	Private				

Symbol	Status
✓	The signatory has completed this sub-indicator
-	The signatory did not complete this sub-indicator.
	This indicator is relevant to the named TCFD recommendation
Within the first column "Indicator", indicators marked in blue are mandatory to complete. Indicators marked in grey are voluntary to complete.	

ORGANISATIONAL OVERVIEW

This section provides an overview of your organisation. These characteristics are used to define your peer groups.

MAIN CHARACTERISTICS	
Name	CIM Group
Signatory Category	Fund Management - Majority
Signatory Type	Investment Manager
Size	US\$ > 50 billion AUM
Main Asset Class	>50% Property Internally Managed
Signed PRI Initiative	2017
Region	North America
Country	United States
Disclosure of Voluntary Indicators	12% from 38 Voluntary indicators

CIM Group

Reported Information

Public version

Strategy and Governance

PRI disclaimer

This document presents information reported directly by signatories. This information has not been audited by the PRI Secretariat or any other party acting on their behalf. While this information is believed to be reliable, no representations or warranties are made as to the accuracy of the information presented, and no responsibility or liability can be accepted for any error or omission.

Investment policy

SG 01

Mandatory

Public

Core Assessed

General

New selection options have been added to this indicator. Please review your prefilled responses carefully.

SG 01.1

Indicate if you have an investment policy that covers your responsible investment approach.

Yes

SG 01.2

Indicate the components/types and coverage of your policy.

Select all that apply

Policy components/types	Coverage by AUM
<input checked="" type="checkbox"/> Policy setting out your overall approach <input checked="" type="checkbox"/> Formalised guidelines on environmental factors <input checked="" type="checkbox"/> Formalised guidelines on social factors <input type="checkbox"/> Formalised guidelines on corporate governance factors <input checked="" type="checkbox"/> Fiduciary (or equivalent) duties <input type="checkbox"/> Asset class-specific RI guidelines <input type="checkbox"/> Sector specific RI guidelines <input type="checkbox"/> Screening / exclusions policy <input type="checkbox"/> Other, specify (1) <input type="checkbox"/> Other, specify(2)	<input checked="" type="radio"/> Applicable policies cover all AUM <input type="radio"/> Applicable policies cover a majority of AUM <input type="radio"/> Applicable policies cover a minority of AUM

SG 01.3

Indicate if the investment policy covers any of the following

- Your organisation's definition of ESG and/or responsible investment and it's relation to investments
- Your investment objectives that take ESG factors/real economy influence into account
- Time horizon of your investment
- Governance structure of organisational ESG responsibilities
- ESG incorporation approaches
- Active ownership approaches
- Reporting
- Climate change
- Understanding and incorporating client / beneficiary sustainability preferences
- Other RI considerations, specify (1)
- Other RI considerations, specify (2)

SG 01.4

Describe your organisation's investment principles and overall investment strategy, interpretation of fiduciary (or equivalent) duties, and how they consider ESG factors and real economy impact.

CIM has systematically developed its real asset discipline over the past 20+ years. The Firm's three Founding Principals have worked together since inception, continue to direct the business of the Firm and are actively involved in the day-to-day management along with 12 other Principals of the Firm's leadership team. The Firm's track record is anchored by CIM's community-oriented approach to real assets as well as several other competitive advantages, including its use of low leverage, underwriting approach, disciplined capital deployment, vertically-integrated capabilities and strong network of relationships. CIM believes that current market conditions are creating attractive opportunities to acquire real estate with strong fundamentals at a discount to values that CIM will be able to obtain in the long term.

SG 01.5

Provide a brief description of the key elements, any variations or exceptions to your investment policy that covers your responsible investment approach. [Optional]

CIM believes the most effective implementation of its Sustainability Policy is through bottom-up awareness, as illustrated by the fact that the Investments, Development and Onsite Property Management Teams each have specific policies on how to incorporate the firm's ESG principles into their day-to-day operations. These policies reflect CIM's vertical integration and the firm's ability to identify and manage ESG risk throughout the asset's lifecycle, creating value for the firm's partners and co-investors, tenants and surrounding communities. A summary of the department policies is outlined below:

Real Estate Assets

The Investments team seeks to maximize sustainable practices throughout CIM's activities while also maintaining the responsibility of maximizing returns to partners and co-investors. Each Investment Committee memo includes a section addressing the asset's compliance with the Investments Sustainability Policy. Further, the team seeks to maximize the following sustainable factor throughout the lifecycle of each asset:

Sustainable Location - adhere to CIM's asset strategy, which is inherently sustainable by virtue of focusing on acquisitions in densely-populated districts that promote walkability, provide access to mass transit, utilize existing infrastructure and maximize the responsible use of land

Sustainable Asset Management - ensure that all asset managers, including internal and third-party, abide by the CIM Property Management Sustainability Policy, which promotes energy efficiency, water conservation, recycling and the use of sustainable fixtures and materials with low life-cycle costs. The Investments Team will consider the CIM Property Management Sustainability Policy when approving operating budgets, capital expenditures and renovation programs

Sustainable Development - ensure that all development activities, including both those managed by CIM and by third-parties, abide by the CIM Development Sustainability Policy, which promotes sustainable site selection, sustainable construction type/material selection, an appropriate serviceability factor and ongoing sustainability analysis

Infrastructure Assets

In evaluating new development projects, CIM's Infrastructure Investments Team works with their infrastructure development partners to optimize the sustainability of the projects, while taking into account CIM's overarching fiduciary duty to partners and co-investors to maximize returns. The primary factors reviewed are as follows:

Acquisition Approval - evaluate whether an acquisition will contribute to the sustainability of the community in which the infrastructure is being developed. Criteria that the teams evaluate include whether the infrastructure asset: (1) contributes to improvement in the management or more efficient allocation of limited natural resources, such as water resources; (2) reduces the carbon footprint of constituents in the community by creating public transportation, facilitating the use of existing public transportation, or encourages pedestrian activity; (3) facilitates the use of renewable energy resources in favor of fossil fuels; (4) reduces the need for physical transportation by introducing communication technology

Site Selection - assess the location of a project and its relative access to existing infrastructure, such as transmission lines for electricity projects or water conveyances for water projects

Construction Type/Material Selection - work with development partners to analyze the best materials and construction type

Development Team

In evaluating new development projects, CIM's Development team, alongside the Investments Team, works with design consultants to optimize the sustainability of the project while taking into account CIM's overarching fiduciary duty to partners and co-investors to maximize returns. The primary factors reviewed

are as follows:

Construction Type/Material Selection - optimize recycled content and minimize cost and the environmental effect of transporting construction materials. Additionally, analyze materials and construction type (steel, concrete, wood) in an attempt to exceed industry standards for sustainable practices by utilizing local materials and responsibly selecting the best materials for the project and the environment

Green Building Design - recognizing the importance and value embedded within the green building design principles such as LEED, Energy Star and others, endeavor to follow these principles or ensure any third party working on the development follows them and strive to seek certification where feasible

Sustainability Analysis - assess the level of sustainability in a project by emphasizing environmental preservation while maintaining the overall serviceability of the project

Onsite Property Management Team

CIM's sustainability approach is based on its operational efficiency orientation. This orientation factors into its adherence of environmental best practices while implementing its preventative maintenance programs. The maintenance programs are designed to prolong the life of the asset in the most cost effective and environmentally sensitive manner. More specifically, CIM's Onsite Property Management team will:

Seek to reduce energy, water and other resource consumption, reduce waste and use renewable or recyclable materials and measure the reductions through the implementation of Environmental Management Systems in each property throughout the country

Energy Consumption - strive to reduce energy consumption through proactive monitoring, management and updating of building systems that consume energy

Energy Star - seek to enroll all of its commercial properties in the Energy Star program. By logging utility consumption information on this nationwide benchmarking system, CIM is able to track and compare utility performance of its assets with the intent to reduce consumption. A target score of 80 or better is expected.

Green Building Certification - identify and pursue green building certifications (e.g., LEED, Energy Star, BOMA 360, etc.) on an asset-by-asset basis

No

I confirm I have read and understood the Accountability tab for SG 01

I confirm I have read and understood the Accountability tab for SG 01

SG 01 CC	Voluntary	Public	Descriptive	General
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SG 01.6 CC	Indicate the climate-related risks and opportunities that have been identified and factored into the investment strategies and products, within the organisation's investment time horizon.
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CIM's investment strategy, in and of itself, is a model for environmentally sustainable real estate investing. By focusing investment and development activities in developed densely-populated communities, CIM facilitates the reuse/repurposing of infrastructure and building stock in response to growth and changing market demands. As a result, CIM's investment and development strategy results in (i) the development of more pedestrian and transit oriented communities, reducing vehicle miles traveled, (ii) resource recycling, (iii) the preservation of open and agricultural land and natural resources and (iv) energy conservation.

As an outgrowth of our investing strategy, CIM has also focused on, and developed an expertise in, environmentally-conscious infrastructure development such as water resource and renewable energy systems. CIM believes this form of resource development will be a key driver behind continued energy efficiency and environmentally friendly development in North America.

CIM believes that focusing on a bottoms-up awareness of sustainability issues and approaches is most likely to result in the identification and implementation of effective sustainable practices that are consistent with CIM's fiduciary duty to investors.

CIM's Investments team seeks to maximize sustainable practices throughout CIM's investment and Credit activities while also maintaining the responsibility of maximizing returns to investors. Each investment and credit committee memo includes a section addressing compliance with the Investments Sustainability Policy. This

policy addresses factors such as:

- 1) Sustainable Investment Location - Adhere to CIM's investment strategy, which is inherently sustainable by virtue of focusing investments in densely-populated districts that promote walkability, provide access to mass transit, utilize existing infrastructure, and maximize the responsible use of land.
- 2) Sustainable Property Management - Ensure that all property managers, including internal and third-party, abide by the CIM Property Management Sustainability Policy, which promotes energy efficiency, water conservation, recycling, and the use of sustainable fixtures and materials with low life-cycle costs. The CIM Property Management Sustainability Policy is considered when approving operating budgets, capital expenditures, and renovation programs.
- 3) Sustainable Development - Ensure that all development activities, including both those managed by CIM and by third-parties, abide by the CIM Development Sustainability Policy, which promotes sustainable site selection, sustainable construction type/material selection, an appropriate serviceability factor, and ongoing sustainability analysis. For a new development project, the Investments team will evaluate whether the development should seek LEED certification.

CIM strives to reduce energy consumption throughout its portfolio through proactive monitoring, management, and updating of building systems that consume energy. Energy (gas, water, and electricity) consumption is closely monitored by CIM's Operating Engineer staff. Heating, ventilating, and air conditioning equipment is monitored daily for optimum efficiency of operation. Daily and seasonal adjustments are also made. Evaluation of existing equipment (boilers, chillers, cooling towers, fan motors, water closets, lavatories, light fixtures, temperature control equipment) is performed annually and on a project-by-project basis. Opportunities for updating and modernizing to more efficient equipment are taken advantage of whenever possible.

SG 01.7 CC	Indicate whether the organisation has assessed the likelihood and impact of these climate risks?
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- Yes
 No

SG 01.9 CC	Indicate whether the organisation publicly supports the TCFD?
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- Yes
 No

	Explain the rationale
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We are currently developing a climate change risk assessment checklist to be used by onsite property management along with preventative maintenance planners for implementation in 2020.

SG 01.10 CC	Indicate whether there is an organisation-wide strategy in place to identify and manage material climate-related risks and opportunities.
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- Yes
 No

**SG 01.11
CC**

Describe how and over what time frame the organisation will implement an organisation-wide strategy that manages climate-related risks and opportunities.

Our new ESG Policy, for implementation in Q2 2019, will address an organization-wide strategy that manages climate-related risks and opportunities

**SG 1.12
CC**

Indicate the documents and/or communications the organisation uses to publish TCFD disclosures.

- Public PRI Climate Transparency Report
- Annual financial filings
- Regular client reporting
- Member communications
- Other

specify

TCFD disclosures are not currently published by CIM.

SG 02

Mandatory

Public

Core Assessed

PRI 6

New selection options have been added to this indicator. Please review your prefilled responses carefully.

SG 02.1

Indicate which of your investment policy documents (if any) are publicly available. Provide a URL and an attachment of the document.

- Policy setting out your overall approach
- Formalised guidelines on environmental factors
- Formalised guidelines on social factors
- Fiduciary (or equivalent) duties
- We do not publicly disclose our investment policy documents

SG 02.2

Indicate if any of your investment policy components are publicly available. Provide URL and an attachment of the document.

- Your organisation's definition of ESG and/or responsible investment and it's relation to investments
- Your investment objectives that take ESG factors/real economy influence into account
- Governance structure of organisational ESG responsibilities
- ESG incorporation approaches
- Reporting
- We do not publicly disclose any investment policy components

Governance and human resources

SG 07 CC

Voluntary

Public

Descriptive

General

SG 07.5 CC	Indicate the roles in the organisation that have oversight, accountability and/or management responsibilities for climate-related issues.
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Other Chief-level staff or head of department

- Oversight/accountability for climate-related issues
- Assessment and management of climate-related issues
- No responsibility for climate-related issues

ESG issues in asset allocation

SG 13	Mandatory	Public	Descriptive	PRI 1
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SG 13.1	Indicate whether the organisation undertakes scenario analysis and/or modelling and provide a description of the scenario analysis (by asset class, sector, strategic asset allocation, etc.).
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- Yes, to assess future ESG factors

Describe

ESG factors are a part of the investment model and memo.

- Yes, to assess future climate-related risks and opportunities

Describe

Climate-related risks are a part of the ESG review.

- No, not to assess future ESG/climate-related issues

SG 13.2	Indicate if your organisation considers ESG issues in strategic asset allocation and/or allocation of assets between sectors or geographic markets.
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We do the following

- Allocation between asset classes
- Determining fixed income duration
- Allocation of assets between geographic markets
- Sector weightings
- Other, specify

ESG issues are considered in strategic asset allocation.

- We do not consider ESG issues in strategic asset allocation

SG 13 CC	Voluntary	Public	Descriptive	General
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SG 13.4 CC	Describe how the organisation is using scenario analysis to manage climate-related risks and opportunities, including how the analysis has been interpreted, the results and any future plans.
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- Initial assessment

Describe

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Site Selection - assess the location of a project and its relative access to existing infrastructure, such as transmission lines for electricity projects or water conveyances for water projects

Construction Type/Material Selection - work with development partners to analyze the best materials and construction type

- Incorporation into investment analysis

Describe

Real Estate Assets

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Site Selection - assess the location of a project and its relative access to existing infrastructure, such as transmission lines for electricity projects or water conveyances for water projects

Construction Type/Material Selection - work with development partners to analyze the best materials and construction type

Inform active ownership

Other

**SG 13.5
CC**

Indicate who uses this analysis.

Board members, trustees, C-level roles, Investment Committee

Portfolio managers

Dedicated responsible investment staff

External managers

Investment consultants/actuaries

Other

**SG 13.6
CC**

Indicate whether the organisation has evaluated the impacts of climate-related risk, beyond the investment time-horizon, on the organisations investment strategy.

Yes

Describe

The Investments team evaluates the impacts of climate-related risk in their underwriting. Onsite property management teams utilize Emergency Action Plans and preventative maintenance planners as a means of forethought and prevention.

No

**SG 13.7
CC**

Indicate whether a range of climate scenarios is used.

Yes, including analysis based on a 2°C or lower scenario

Yes, not including analysis based on a 2°C or lower scenario

No, a range is not used

**SG 13.8
CC**

Indicate the climate scenarios the organisation uses.

Provider	Scenario used
IEA	<input type="checkbox"/> Beyond 2 Degrees Scenario (B2DS)
IEA	<input type="checkbox"/> Energy Technology Perspectives (ETP) 2 Degrees scenario
IEA	<input checked="" type="checkbox"/> Sustainable Development Scenario (SDS)
IEA	<input type="checkbox"/> New Policy Scenario (NPS)
IEA	<input type="checkbox"/> Current Policy Scenario (CPS)
IRENA	<input type="checkbox"/> RE Map
Greenpeace	<input type="checkbox"/> Advanced Energy [R]evolution
Institute for Sustainable Development	<input type="checkbox"/> Deep Decarbonisation Pathway Project (DDPP)
Bloomberg	<input type="checkbox"/> BNEF reference scenario
IPCC	<input type="checkbox"/> Representative Concentration Pathway (RCP) 8.5
IPCC	<input type="checkbox"/> RPC 6
IPCC	<input type="checkbox"/> RPC 4.5
IPCC	<input type="checkbox"/> RPC 2.6
Other	<input type="checkbox"/> Other (1)
Other	<input type="checkbox"/> Other (2)
Other	<input type="checkbox"/> Other (3)

SG 14	Mandatory to Report Voluntary to Disclose	Private	Additional Assessed	PRI 1
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SG 14.1

Some investment risks and opportunities arise as a result of long term trends. Indicate which of the following are considered.

- Changing demographics
- Climate change
- Resource scarcity
- Technological developments
- Other, specify(1)
- Other, specify(2)
- None of the above

SG 14.2

Indicate which of the following activities you have undertaken to respond to climate change risk and opportunity

- Established a climate change sensitive or climate change integrated asset allocation strategy
- Targeted low carbon or climate resilient investments
- Phase out your investments in your fossil fuel holdings
- Reduced portfolio exposure to emissions intensive or fossil fuel holdings
- Used emissions data or analysis to inform investment decision making
- Sought climate change integration by companies
- Sought climate supportive policy from governments
- Other, specify

other description

CIM strives to reduce energy and water, consumption through proactive monitoring (Energy Star), management, and updating of building systems that consume resources.

- None of the above

SG 14.3

Indicate which of the following tools the organisation uses to manage climate-related risks and opportunities.

- Scenario analysis
- Disclosures on emissions risks to clients/trustees/management/beneficiaries
- Climate-related targets
- Encouraging internal and/or external portfolio managers to monitor emissions risks
- Emissions-risk monitoring and reporting are formalised into contracts when appointing managers
- Weighted average carbon intensity
- Carbon footprint (scope 1 and 2)
- Portfolio carbon footprint
- Total carbon emissions
- Carbon intensity
- Exposure to carbon-related assets
- Other emissions metrics
- Other, specify
- None of the above

SG 14.5	Additional information [Optional]
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Climate-related targets and Carbon footprint - Targets to reduce energy and water consumption and waste by default are climate-related targets.

Per GRESB, CIM has a number of bulidings that use Energy Star Portfolio Manager.

SG 14 CC	Voluntary	Public	General
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SG 14.6 CC	Please provide further details on these key metric(s) used to assess climate related risks and opportunities.
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Metric Type	Coverage	Purpose	Metric Unit	Metric Methodology
Climate-related targets	<input type="checkbox"/> All assets <input type="checkbox"/> Majority of assets <input type="checkbox"/> Minority of assets			
Carbon footprint (scope 1 and 2)	<input type="checkbox"/> All assets <input type="checkbox"/> Majority of assets <input type="checkbox"/> Minority of assets			
Other emissions metrics	<input type="checkbox"/> All assets <input type="checkbox"/> Majority of assets <input type="checkbox"/> Minority of assets			

SG 14.7 CC	Describe in further detail the key targets.
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Targettype	Time Frame	Description	Attachments
<input type="checkbox"/> Absolute target <input type="checkbox"/> Intensity target			
<input type="checkbox"/> Absolute target <input type="checkbox"/> Intensity target			
<input type="checkbox"/> Absolute target <input type="checkbox"/> Intensity target			
<input type="checkbox"/> Absolute target <input type="checkbox"/> Intensity target			
<input type="checkbox"/> Absolute target <input type="checkbox"/> Intensity target			

SG 14.8 CC	Indicate whether climate-related risks are integrated into overall risk management and explain the risks management processes for identifying, assessing, and managing climate-related risks.
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- Process for climate-related risks is integrated into overall risk management

	Please describe
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Climate-related risks are a part of the asset risk evaluation.

- Process for climate-related risks is not integrated into our overall risk management

SG 15	Mandatory to Report Voluntary to Disclose	Private	Descriptive	PRI 1
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SG 15.1	Indicate if your organisation allocates assets to, or manages, funds based on specific environmental and social themed areas.
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- Yes
- No