

CHAPTER 7

MINIMIZE OUR ENVIRONMENTAL FOOTPRINT

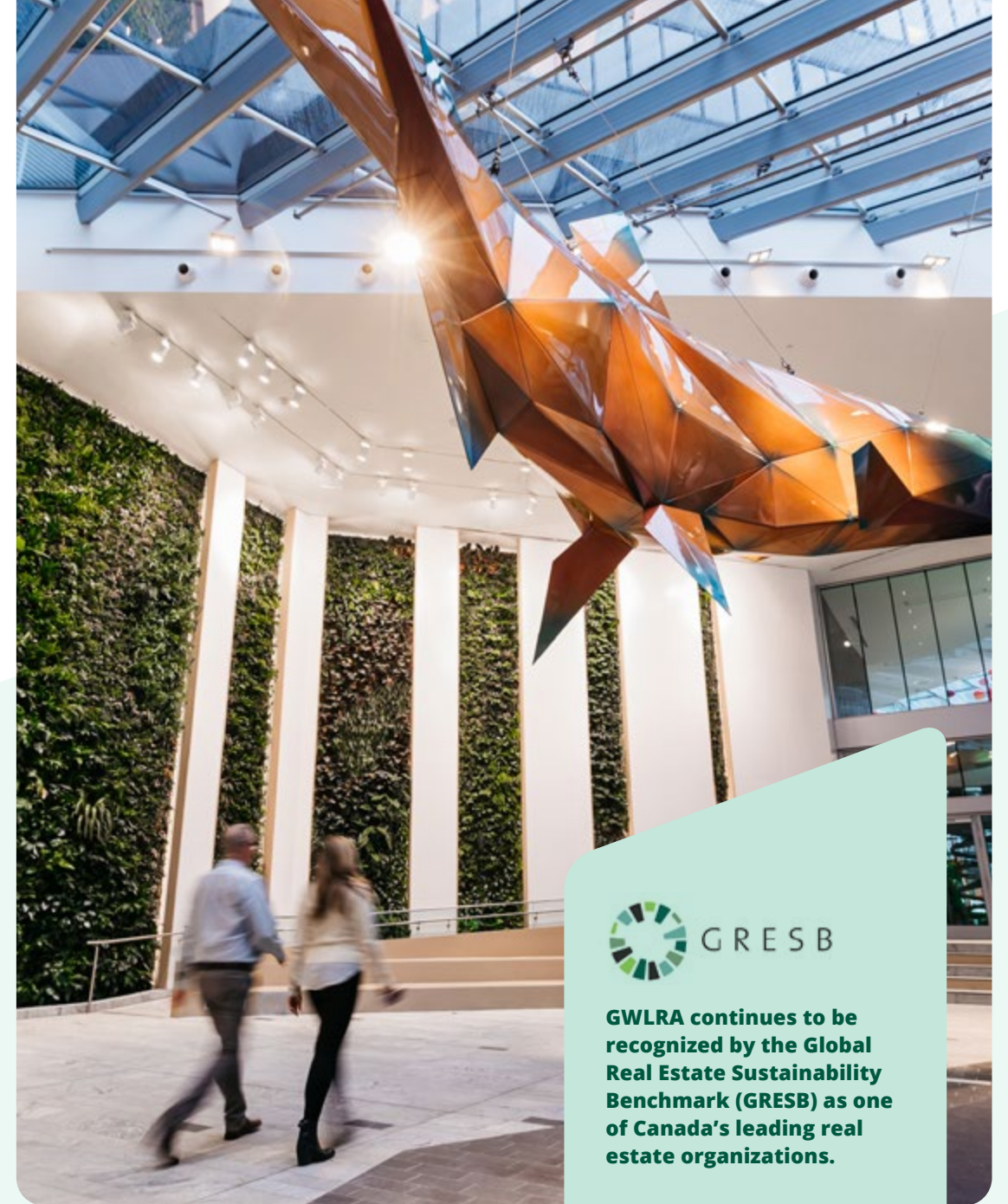
MINIMIZE OUR ENVIRONMENTAL FOOTPRINT

Last year, we made a [commitment](#) to achieve net-zero carbon emissions for our assets under management by 2050, which followed a similar commitment from our parent company, Great-West Lifeco Inc. To advance this important work, we hired a specialized consultant to assist in helping to identify priority assets and build out an organizational strategy to meet our ambitions.

In the past two years, our teams conducted 22 assessments for reducing carbon emissions for high-priority, high-opportunity office and residential assets with another 20 scheduled in the next 18 months. We also launched our first carbon emission reduction project at 840 Howe, in Vancouver, which when complete will see a reduction of 110 tonnes CO₂e/yr through the conversion of conventional gas heating equipment to electric over the next five years.

In addition to our decarbonization work, we made progress on assessing key assets that are at elevated physical risk from natural and climate-related hazards. The work — and the knowledge we gain — will help us safeguard the long-term value of our buildings. It also led us to formally update our Investment Policy in 2022 to include the requirement to conduct natural hazard and climate resiliency assessments as part of the due diligence process for all new acquisitions.

By being innovative, engaging tenants and developing new risk assessment, we are meaningfully weaving sustainability across our organization. Indeed, our industry peers are recognizing this work. In 2022, we were awarded the [Stakeholder Engagement Innovator Award](#) and the [Climate Leader Award](#) at the HOOPP LEAP Awards Show. Organized by the Healthcare of Ontario Pension Plan (HOOPP), the LEAP (Leadership in Environmental Advancement Program) awards celebrate property managers and tenants for excellence in areas such as sustainability and stakeholder engagement.



GWLRA continues to be recognized by the Global Real Estate Sustainability Benchmark (GRESB) as one of Canada's leading real estate organizations.



At the property level, our teams pursue green building certifications, predominantly BOMA BEST® and LEED®. By year's end, 86% of managed assets (by floor area) had one or more green building certifications within our eligible portfolio.

On the international front, we continued to be recognized by GRESB (formerly the Global Real Estate Sustainability Benchmark) as one of Canada's leading real estate organizations, earning our sixth consecutive 5-Star (top quintile) rating. In addition, our Canadian Real Estate Investment Fund No. 1 (CREIF) also earned a GRESB 5-Star (top quintile) rating; CREIF continues to serve as an example that investment objectives and sustainability goals do not just coexist but are [mutually beneficial](#).

We are keen to take advantage of the opportunities that pursuing net-zero presents for the assets we manage, our clients and our tenants. While we anticipate challenges in meeting this ambition, we are buoyed by both our progress to date — 28% GHG emissions reduction from 2013–2022 across our office and residential assets — and the enthusiasm of our employees, clients and other stakeholders in undertaking this journey.



86%
of managed assets (by floor area) had one or more green building certifications within our eligible portfolio by year's end



PURSuing
GREEN BUILDING CERTIFICATIONS



ENVIRONMENTAL RESULTS

The environmental data for our office and residential portfolios is externally assured by an independent third party under ISAE 3410: Assurance Engagements on Greenhouse Gas Statements and is reported in line with the World Resource Institute's GHG Protocol Corporate Accounting and Reporting Standard, demonstrating our commitment to transparency and to improving asset value through better environmental performance.

Since 2013, we have reduced the carbon intensity of our office and residential portfolios by 33%, representing 47,247 tonnes of CO₂e.

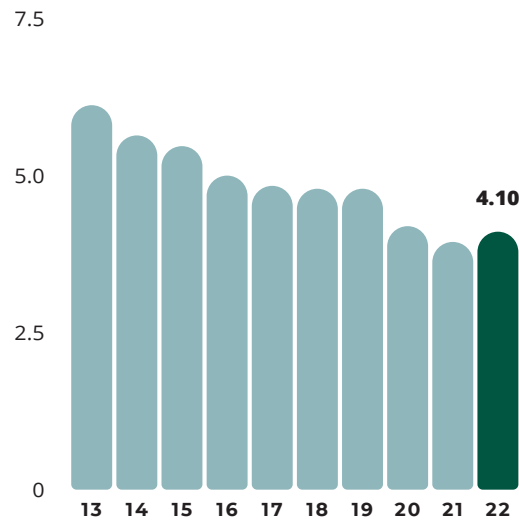


The Bowline (North Vancouver, BC)

33%
reduction in carbon intensity within our office and residential portfolios since 2013

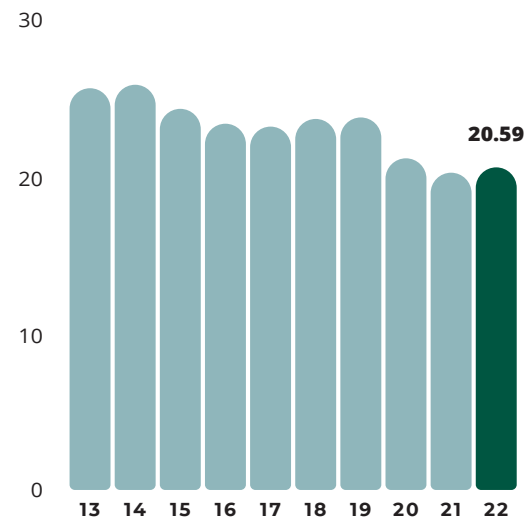
GHG EMISSIONS INTENSITY

(t CO₂e/1,000 sq. ft.)



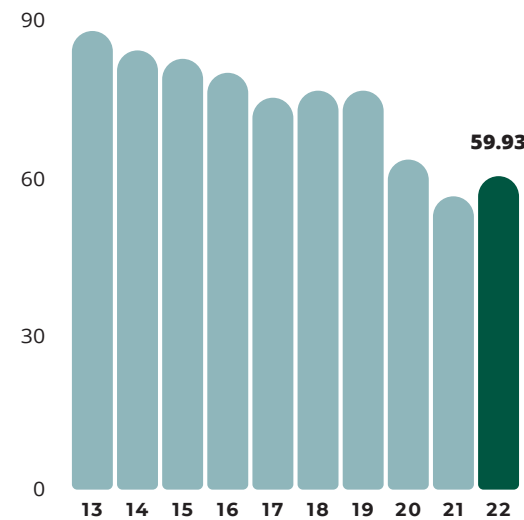
ENERGY USE INTENSITY

(ekWh/sq. ft.)



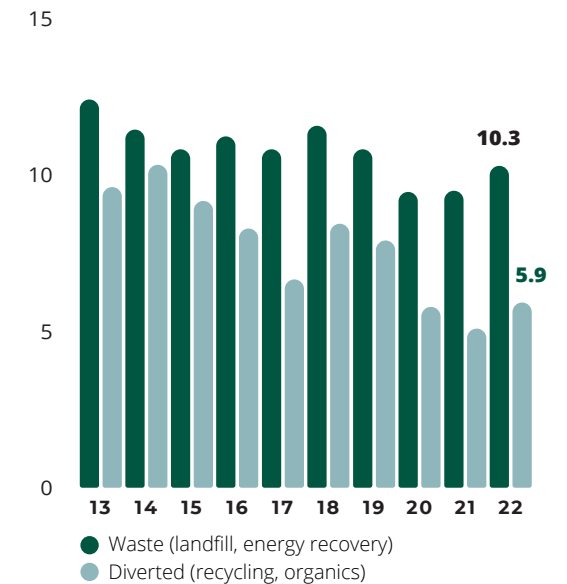
WATER USE INTENSITY

(L/sq. ft.)



WASTE AND WASTE DIVERSION

(thousand tonnes)



REDUCING E-WASTE IN THE GTA

The teams from eight GWLRA properties across Toronto have partnered with an outside service, Electrobac, to make e-waste diversion accessible to their building occupants. Electrobac is a Canadian company that supports the circular economy by increasing accessibility to proper e-waste collection, reuse, recycling, and disposal.

At participating locations, teams set up e-waste collection bins, which accept broken and unwanted electronics including cellphones and tablets, cables and chargers, ink cartridges, and more. Tenants and visitors can easily drop off their devices in one of the secure bins, while embedded sensors track the contributed items.

Once a bin is ready for pick-up, the bins are emptied and the provider permanently destroys all information on the devices. Each item is reviewed to determine whether it could be immediately reused, or refurbished and then reused, which avoids all waste by re-entering the device into circulation. If the electronics are deemed to be at end-of-life, they are recycled by Recycler Qualification Office (RQO) approved recyclers. Through the e-waste recycling process, precious metals are salvaged and then used to manufacture new devices.

In 2022, Electrobac collected 7,650 end-of-life or unwanted electronics from GWLRA properties, or 1,319 pounds of e-waste. Diverting these electronics from landfill avoids adverse environmental effects, including the leaching of toxic chemicals that would occur when buried in a standard landfill.

580
mature trees
preserved

9,637
litres
of oil not burned

21,737
plastic water
bottles recycled

