

REAL ESTATE RESPONSIBLE INVESTMENT GUIDELINES

OBJECTIVE

Desjardins Global Asset Management (DGAM) has chosen to incorporate environmental, social and governance (ESG) factors into its investment strategies, including real estate investment practices. DGAM firmly believes that taking these factors into account will have a positive impact on long-term investment returns for its clients. These guidelines support Desjardins Group's mission, vision and values of promoting economic development that is respectful of individuals and the environment.

DGAM's objective is to integrate ESG considerations in all stages of investment management, from the investment decision to the asset ownership.

IMPLEMENTATION

DGAM aims to provide responsible investment guidance to the real estate investments operations teams in order to respect DGAM's commitments to the PRI. To ensure ESG is considered in all stages of investment management, DGAM is committed to:

- Integrate ESG considerations in real estate development, investment and asset management decisions;
- Include ESG considerations when selecting and monitoring property managers;
- Set objectives on ESG aspects and measure performance against objectives;
- Monitor annually key environmental and social performance indicators for all assets in the portfolio;
- Encourage real estate stakeholders, such as employees, tenants, property managers, investment partners, communities and interest organizations, to integrate ESG factors in their management decisions;
- Report on responsible investment activities on an annual basis to clients and partners using PRI and GRESB for instance;
- Support the Guidelines through guidance documents, procedures and best practices to be promoted by DGAM's employees, property managers and tenants.

RESPONSIBILITIES

The Real Estate Investments Department is responsible for enforcing and reviewing these Guidelines every five years, supported by the Real Estate ESG Committee. These guidelines apply to all DGAM Real Estate Investments and Developments.



Michel Bédard
Vice-President – Real Estate Investment

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Date

APPENDIX

ESG Considerations

To align ESG implementation with real estate industry best practices DGAM aspires to:

- Ensure compliance with all environment, health, safety and accessibility regulations at all assets
- Protect against fraud, money laundering, corruption in investment deals
- Minimize energy and water usage, waste sent to landfill and greenhouse gas emissions and monitor asset performance against benchmarks
- Certify development and properties to third-party building standards, where appropriate
- Address tenant and community health and safety and enhance wellbeing
- Manage risks from climate change and mitigate DGAM's contribution on climate change
- Promote innovation and performance in the area of sustainable development and take advantage of business opportunities arising from the green economy
- Ensure fair contracting practices with respect to working conditions and human rights
- Address environmental and social impacts in the supply chain