

Green Building Certification Disclosures

Industry awards, ratings, and certifications described below are provided by third parties, which may receive submission or membership fees or project registration and certification fees in connection with these awards, ratings, and certification programs. Please see the table below for more information on programs referenced in our 2024-2025 Annual ESG Report.

Data below is as of December 31, 2024.

PROGRAM NAME	NUMBER OF ASSETS	CERTIFYING BODY	CERTIFICATION PERIOD	FURTHER DETAILS
LEED Building Design + Construction	163	Green Business Certification Inc. (GBCI)	Certifications are issued at the time of building development or major renovation and last in perpetuity. Rankings range from Certified to Platinum level for individual properties.	Includes certifications under Building Design + Construction (BD+C), Core & Shell (C+S), Interior Design + Construction (ID+C), and Homes. Properties must pay registration and review fees to pursue LEED certifications.
LEED Building Operations + Maintenance	9	Green Business Certification Inc. (GBCI)	Certifications are issued on a rolling basis and are valid for three years. Properties must re-certify to maintain certification standing. Rankings range from Certified to Platinum level for individual properties.	Properties must pay registration and review fees to pursue LEED certifications.
Fitwel	25	The Center for Active Design (CfAD)	Certifications are issued on a rolling basis and are valid for three years. Properties must re-certify to maintain certification standing. Rankings range from One to Three Stars for individual properties.	Properties must pay registration and review fees to pursue Fitwel certifications.
Fitwel Social Performance	6	The Center for Active Design (CfAD)	Certifications are issued on a rolling basis and are valid for one year. Properties must re-certify to maintain certification standing.	Properties must pay registration and review fees to pursue Fitwel certifications.
WELL Health-Safety Rating	1	International WELL Building Institute™	Certifications are issued on a rolling basis and are valid for one year. Properties must renew annually to maintain certification standing.	Properties must pay registration and certification fees to pursue the WELL™ Health-Safety Rating.
IREM Certified Sustainable Property (CSP)	134	Institute of Real Estate Management (IREM)	Certifications are issued on a rolling basis and are valid for three years. Properties must re-certify to maintain certification standing.	Properties must pay certification fees to pursue IREM certifications.
National Green Building Standard	11	National Association of Home Builders	Certifications are issued on a rolling basis and last in perpetuity for individual properties.	Properties must pay certification fees to pursue a National Green Building Standard certification.
ENERGY STAR	62	U.S. Environmental Protection Agency and the U.S. Department of Energy	Certifications are issued on a rolling basis and are valid for one year. Properties must re-certify to maintain certification standing.	-
ENERGY STAR Multifamily New Construction Certification	1	U.S. Environmental Protection Agency and the U.S. Department of Energy	Certifications are issued at the time of building development and last in perpetuity.	-
EarthCraft Multifamily	5	Southface Institute	Certifications are issued on a rolling basis and last in perpetuity.	Properties must pay registration and certification fees to pursue EarthCraft Multifamily certification.
UL Healthy Buildings Certification	1	UL Solutions	Certification marks are issued on a rolling basis. Air quality testing is required twice a year to keep mark valid.	Properties must pay certification fees to pursue a UL Healthy Buildings Certification.
CALGreen	72	California Building Standards Commission (CBSC)	Certifications are issued at the time of building development and last in perpetuity.	-
Austin Energy Green Building Rating	4	Austin Energy Green Building	Certifications are issued on a rolling basis and last in perpetuity. Rankings range from One to Three Stars for individual properties.	Properties must pay registration fees to pursue Austin Energy Green Building Rating.
Florida Green Building Standard	2	Florida Green Building Coalition	Certifications are issued at the time of building development and last in perpetuity. Rankings range from Bronze, Silver, Gold, to Platinum.	Properties must pay registration and certification fees to pursue Florida Green Building Standard certification.
Energy Performance Certificate (EPC)	53	Country Specific Governing Bodies	Certificates are issued on a rolling basis and are valid for 10 years. Properties must re-certify to maintain certification standing. Ratings range from A-G for individual properties.	Properties must pay certification fees to pursue an EPC.
BREEAM In-Use	30	BRE Global Ltd.	Certifications are issued on a rolling basis and are valid for three years. Rankings range from Pass to Outstanding for individual properties.	Properties must pay registration and certification fees to pursue BREEAM certifications.
BREEAM New Construction	26	BRE Global Ltd.	Certifications are issued on a rolling basis and are valid in perpetuity. Rankings range from Pass to Outstanding for individual properties.	Properties must pay registration and certification fees to pursue BREEAM certifications.
DGNB Existing Buildings	2	German Sustainable Building Council (DGNB)	Certifications are issued up to three years following a building's completion and last in perpetuity. Rankings range from Certified to Platinum level for individual properties.	Properties must pay certification fees to pursue DGNB certification.
DGNB New Construction Certificate	9	DGNB	Certifications are issued up to three years following a building's completion and last in perpetuity. Rankings range from Certified to Platinum level for individual properties.	Properties must pay certification fees to pursue DGNB certification.

Rating Programs & Industry Awards Disclosures

Firm- or Fund-Level Rating Program Disclosures

Data below is as of March 31, 2025

PROGRAM NAME	CLARION PARTICIPATION 2024-2025	GOVERNING BODY	RATING PERIOD	FURTHER DETAILS
GRESB	Nine commingled funds and separate accounts advised by Clarion Partners participated in the 2024 GRESB survey (based on 2023 data)	GRESB BV	The GRESB rating is conducted during the calendar year and is based on previous calendar year data. All scores referenced in this document relate to 2024 data and surveys covering the 2023 calendar year.	Funds and separate accounts pay a submission fee to participate in the GRESB survey.
UN-supported Principles for Responsible Investment (UNPRI)	Clarion Partners corporate participation	PRI Association Board	Rating is conducted during the calendar year and is based on the previous calendar year's reported data.	Clarion pays a submission fee to participate in the assessment.
Green Lease Leaders	Clarion Partners corporate participation	Institute for Market Transformation (IMT)	The Green Lease Leader designation is valid for three years, after which recipients are invited to reapply. Clarion received Gold-level recognition in 2023 (valid until 2026). Designations range from silver to platinum.	Clarion did not pay a fee to apply for this award.

Firm-Level Rating Industry Award Disclosures

Data below is as of March 31, 2025

AWARD NAME	DATE RECEIVED	GOVERNING BODY	FURTHER DETAILS
Pension & Investments Best Place to Work in Money Management	December 2022, December 2023, and December 2024	Pension & Investments	Awarded for companies sized 100-399 employees. The standard survey covering up to 250 randomly selected employees is free; however, Clarion paid a fee to survey all 300+ of our employees, add custom questions, and receive an analysis of our results.
ENERGY STAR Partner of the Year	March 2023 and March 2024	U.S. Environmental Protection Agency (EPA) and the U.S. Department of Energy (DOE)	Clarion did not pay a fee to apply for this award.
Kingsley Excellence Award	February 2023, February 2024, and February 2025	Grace Hill – Kingsley Surveys	All Grace Hill Kingsley Survey clients can be eligible for the award and are not solicited to participate. Clarion Partners pays an annual fee to Grace Hill for participating in the data-gathering process.