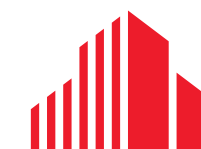


SUSTAINABILITY & ESG SERVICES

NETHERLANDS

2022

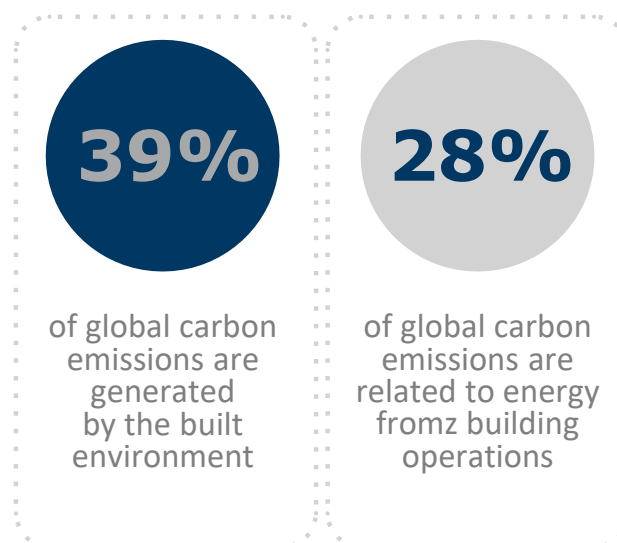


**CUSHMAN &
WAKEFIELD**

REAL ESTATE OF EMERGENCY

Focus on climate change is gathering pace following the sobering assessment of climate risk by the UN's Intergovernmental Panel on Climate Change (IPCC) and the subsequent COP26 Summit in Glasgow.

The built environment contributes almost 40% of the world's carbon emissions which must be reduced by half in order to achieve the globally stated carbon emission targets by 2030, and to net zero by 2050. At the same time, climate change poses a rising threat to physical assets, which investors and occupiers need to account for and mitigate.



The drivers of climate action are multi-layered:

REGULATORY LAYER

Regulatory changes and global frameworks are being adopted at pace across the EU to support country-level net zero ambitions and societal expectations, including clean energy transition regulations, reporting and disclosure requirements, coal pledges, carbon reduction policies and more. One such framework that has major consequences for real estate is the EU Green Deal. Mandatory disclosures under the Green Deal are (amongst others): SFDR and CSRD.

CORPORATE & PORTFOLIO LAYER

ESG (Environmental, Social, Governance) is playing an increasing role in shaping organizational decisions, contracting, and partnering opportunities. **Financial and non-financial risks of climate change** are sharply rising which is driving demand for sustainability due diligence and mitigation planning among real estate investors and occupiers. The management of these risks are now increasingly linked to the directors' fiduciary duty through TCFD and the CSRD.

ASSET LAYER

DESIGN & CONSTRUCTION

The need to address **embodied and upfront carbon** in building materials and fit-outs, as well as lowering operational energy intensity, is required to realize a lower emissions future. The **way a property is designed and how that design is executed and certified** is crucial in the potential ESG performance of the property. Every piece of the value chain counts.

OPERATIONS & MANAGEMENT

For a building or tenancy to reduce its carbon footprint, it is crucial to address the **operational carbon, environmental & social certifications, retrofitting options, re-location footprint scenarios**. With high volume of ageing buildings in Europe, upgrading existing stock / retrofitting rather than building new assets generates fewer life-cycle emissions and presents significant overall emissions reduction opportunities.

LEADING WHAT'S NEXT IN SUSTAINABLE REAL ESTATE

Sustainability has not only become a priority, but a mandate for many companies. As a top global real estate professional services firm, Cushman & Wakefield is leading the way to drive responsible business practices.

Our strength is our ability to combine a range of disciplines into one seamless, end-to-end delivery solution and translate organizational goals and aspirations to asset level action plans. As a real estate services firm, we are specifically qualified to understand the nuances of our industry and the levers to pull to benefit from the ESG movement. With our expertise in property and location, our team thinks beyond the sustainability services, engaging with our colleagues in capital markets, agency, project development services, asset services, research and valuations to leverage the benefits of Cushman & Wakefield's multi-disciplinary service, delivering a unique, fit for purpose solution.

Depending on your needs, our teams can actively advise and deliver in the following areas:

REPORTING & DISCLOSURE

Page 6



SUSTAINABILITY & ESG STRATEGY

Page 5



TECHNICAL SERVICES & ASSET OPTIMIZATION

Page 8



CERTIFICATIONS & ASSESSMENTS

Page 7

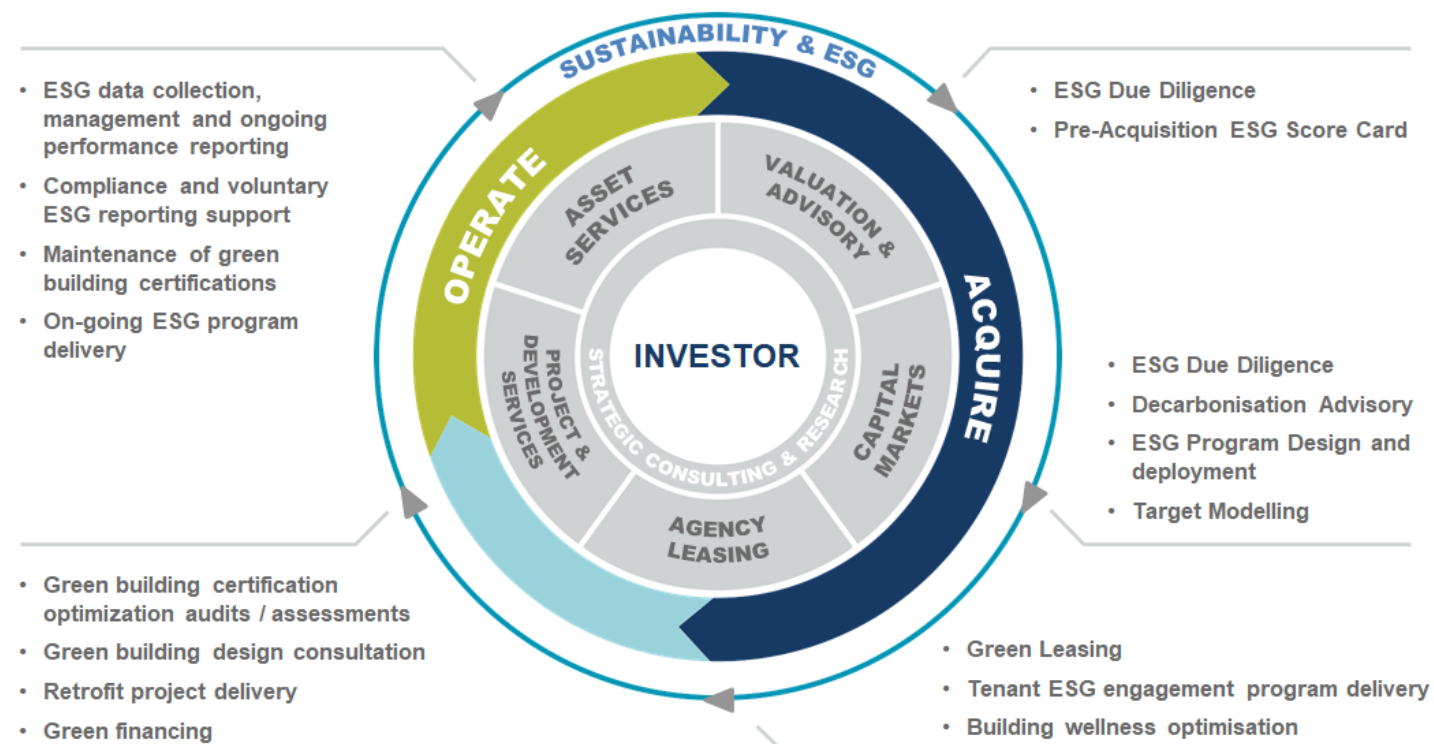


ESG THROUGHOUT THE PROPERTY LIFECYCLE

Whether you are an investor or occupier, Cushman & Wakefield has a successful track record of delivering end-to-end ESG, climate and building performance services.

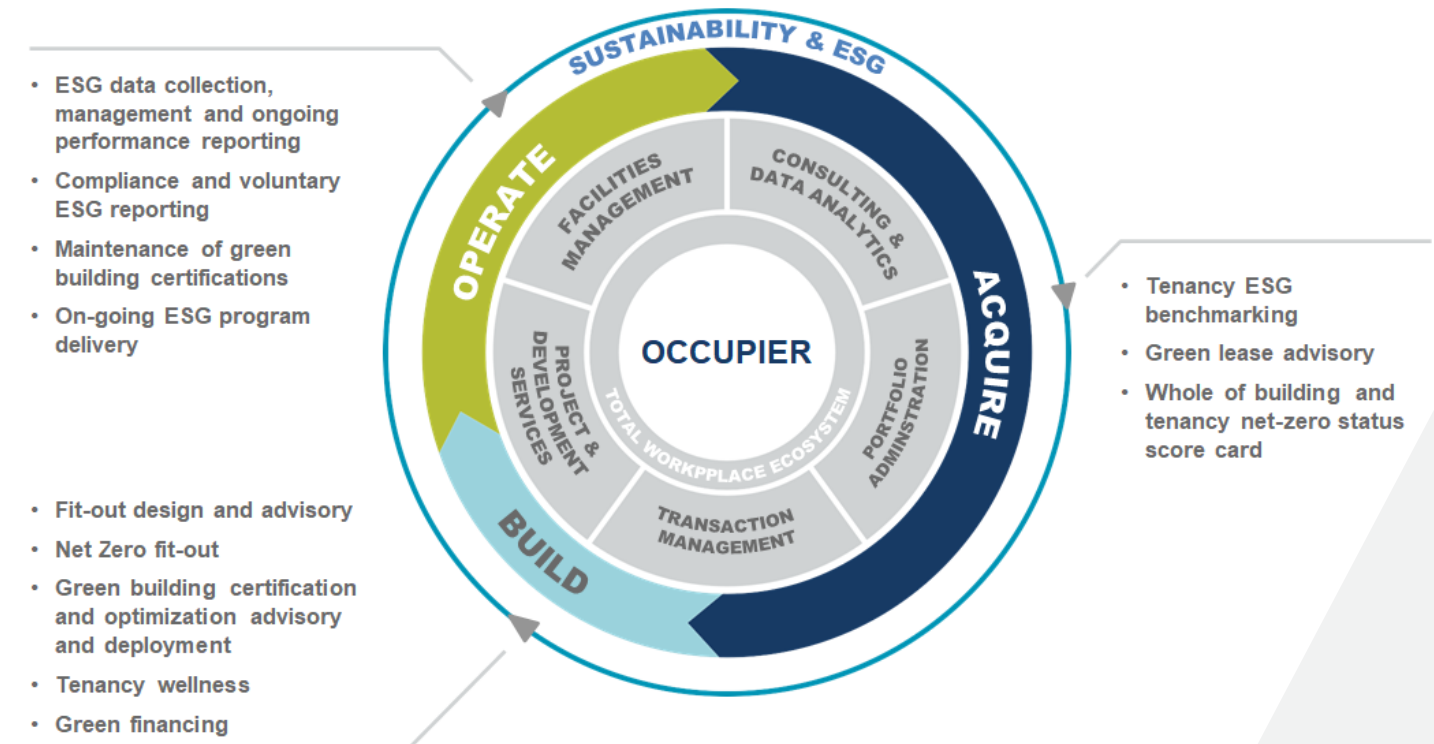
INVESTOR LIFECYCLE & SERVICES

Our investor-focused professionals provide advice, strategies and actionable solutions that transform assets and managed properties - translating corporate goals to tangible property-level actions.



OCCUPIER LIFECYCLE & SERVICES

Our occupier-focused teams create environments where employees flourish, driving ESG and wellness by supporting with the identification and optimization of tenancies to realize ESG benefit.



OUR SERVICES:

SUSTAINABILITY & ESG STRATEGY

ESG (Environmental, Social, Governance) is playing an increasing role in shaping organizational decisions, contracting, and partnering opportunities. Financial and non-financial risks of climate change are sharply rising which is driving demand for sustainability due diligence and mitigation planning among real estate investors and occupiers.

Our team of specialist ESG advisors act as a catalyst for our clients to prosper in the face of shifting consumer demands, investor expectations and regulatory changes. Our teams are experienced in identifying and implementing ESG programs that mitigate operational and reputational risks for our clients while providing actionable outcomes to drive value.

Experience across a diverse range of industries ensures best practice learnings are applied to each project, whilst tailored to the client's specific needs. By translating insights from analysis into delivery strategies and implementation plans, our advice drives tangible, sustainable performance and cost reduction outcomes.

Our services include:

- ESG strategy and advisory
- GHG target setting (including SBTi)
- Net Zero Carbon and Low Carbon Planning and Advisory
- ESG Due Diligence
- Climate Risk Analysis & Resilience
- Asset Sustainability Strategy
- Green Financing
- Green Leasing

ORGANISATIONAL LEVEL

- Developing and Implementing ESG Strategy program
- Developing and modelling goals and targets, including SBTi
- Carbon footprint calculations and modelling
- Portfolio view of an organization's decarbonization pathway

Combining a top-down and bottom-up approach



AT THE ASSET LEVEL

- Building level audits
- Project management of CAPEX upgrades to realize efficiency
- Asset focused decarbonization pathways
- Cumulative reporting of how initiatives roll up to positively contribute to organizational goals

OUR SERVICES:

REPORTING & DISCLOSURE

Regulatory changes and global frameworks are being adopted at pace across the region to support country-level net zero ambitions and societal expectations, including clean energy transition regulations, reporting and disclosure requirements, coal pledges, carbon reduction policies and more.

Reporting is fundamental to any successful ESG program. Cushman & Wakefield are experts in regulatory and voluntary ESG reporting requirements, contributing to or delivering the entire data management process on behalf of our clients.

Cushman & Wakefield employs a dedicated cross-border team of real estate energy and sustainability reporting experts who provide ESG support to our clients and their assets. This includes supporting ESG reporting across funds, portfolios and individual assets; providing property managers with tools and resources around Global Real Estate Sustainability Benchmark (GRESB), and other ESG reporting structures. Our reporting services complement clients site-specific ESG efforts such as sustainability and wellness certifications, and energy and carbon assessments to determine cost effective means of reducing greenhouse gas emissions and setting targets for Net Zero Carbon.

Our services include:

- EU Legislation (SFDR, EU Taxonomy and CSRD)
- Annual Reporting Standards (GRI, EPRA, PRI)
- Global Real Estate Sustainability Reporting Benchmark (GRESB)
- Benchmarking and Reporting Score Optimization
- Corporate ESG Target (including SBT) Modelling and Tracking
- TCFD gap analysis and implementation services

Mandatory Reporting



Voluntary Reporting



OUR SERVICES:

CERTIFICATIONS & ASSESSMENTS

Certifications offer tangible, visible opportunities to push your ESG strategy forward on an asset-level. We offer a holistic supervision of processes including LEED, WELL and BREEAM to engage stakeholders, reduce costs, maximize sustainable impact and incorporate benefits into every stage of the asset lifecycle.

The benefits of green building certifications include, but are not limited to:



Lowered operating costs



Lowered emissions



Tax incentives and funding opportunities



Enhanced rental returns



Improved occupancy rates



Demonstrated commitment to responsible business practices

Our services include:

BREEAM®



fitwel®

OUR SERVICES:

TECHNICAL SERVICES & ASSET OPTIMIZATION

Technical solutions to improve energy performance of buildings are fundamental to ensure compliance with Net Zero strategies, Building Certifications and Local Regulations. We offer detailed energy audits and strategies during acquisition, new construction, major refurbishment & fit-out and operational phases of a building.



Our services include:

/ ACQUISITION

- ESG Due Diligence outlining the current sustainability performance of the asset
- Energy Due Diligence to identify current and future energy performance of the asset against legislation requirements

/ NEW CONSTRUCTION

- Energy Strategy to meet local and national standards
- Energy Calculations to demonstrate compliance and award point under building certifications

/ REFURBISHMENT & FIT-OUT

- Energy Strategy to meet local and national standards
- Energy Strategy to meet corporate fit-out guides
- Energy Calculations to demonstrate compliance and award point under building certifications

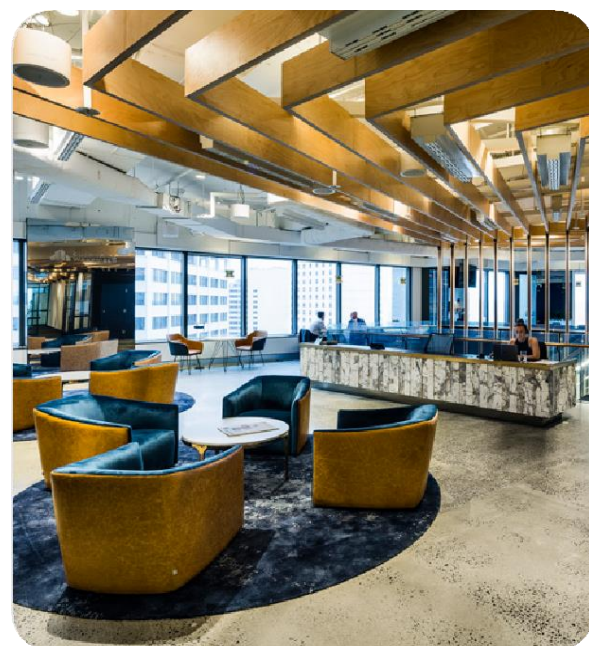
/ OPERATION

- Energy audits to identify energy saving measures to meet local and national standards
- Net Zero strategies for existing buildings
- Energy Calculations to demonstrate compliance and award point under building certifications

OUR COMMITMENT TO A SUSTAINABLE FUTURE

As one of the largest real estate services firms, Cushman & Wakefield is committed to making a meaningful impact for our people, clients, shareholders, vendors, suppliers and communities.

We envision a world of healthy, sustainable buildings that put the wellbeing of people and the planet first. Our goal is to elevate the commercial real estate industry and beyond by taking bold action that will reduce our and our clients' impact on the environment to make a meaningful contribution to a sustainable future.



Our net zero commitment through business ambition for 1.5°C

Cushman & Wakefield has had our emissions reduction targets approved by the Science Based Targets initiative (SBTi) as consistent with levels required to meet the goals of the Paris Agreement.

OUR SBTI COMMITMENT



TARGET #1:

Reduce absolute scope 1 and 2 greenhouse gas 50% by 2030



TARGET #2:

Engage 70% of client related emissions across properties we manage (scope 3) to set science-based targets by 2025



TARGET #3:

Reach net zero value chain emissions (scopes 1, 2 and 3) by 2050

Our corporate social responsibility report

Cushman & Wakefield's Corporate Social Responsibility (CSR) Report outlines our progress and efforts across key areas of environmental, social and governance. We demonstrate our commitment to:

- Putting ethics and integrity at the center of everything we do
- Reducing our environmental impact
- Delivering exceptional services and insights to our clients
- Advancing diversity, equity and inclusion (DEI) in our firm and industry

Watch the video on our [SBTI Targets](#)



Find out more about our [Science Based Targets and Net Zero commitment](#)



Learn more about our commitments: [Download the CSR Report](#)



OUR RESEARCH AND INSIGHTS



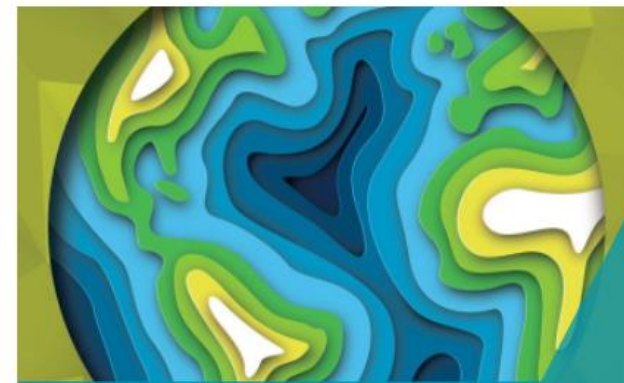
RESEARCH • SUSTAINABILITY

Why ESG Matters to the Future of Investing



INSIGHTS • SUSTAINABILITY

GRESB



ARTICLE • SUSTAINABILITY

COP26 Glasgow Climate Summit: Implications for Real Estate



INSIGHTS • SUSTAINABILITY

Climate risk



RESEARCH • SUSTAINABILITY

Sustainability 101: Your Guide to Critical Definitions



RESEARCH • WORKPLACE

Healthy working: how to bring wellness and sustainability into your workplace



INSIGHTS • SUSTAINABILITY

A city full of green is not valued enough

For more Sustainability insights visit [our webpage](#).



CONTACTS

SUSTAINABILITY & ESG SERVICES

NETHERLANDS
2022



ANDREW SOLIANA
Partner | Strategic Consulting & ESG Advisory
Andrew.Soliana@cushwake.com



MARTIJN GEURTS
Lead Sustainability Project & Development Services
Martijn.Geurts@cushwake.com



PASCAL ROKEBRAND
Lead Sustainability Asset Services
Pascal.Rokebrand@cushwake.com



LUCY MATCHETT
Senior Strategy Consultant Sustainability
Lucy.Matchett@cushwake.com



STERRE WIENK
Consultant Sustainability
Sterre.Wienk@cushwake.com



MARTIJN NIJLAND
Partner | Debt Advisory & Green Financing
Martijn.Nijland@cushwake.com



MARA GROSSO
Senior Strategy Consultant Sustainability
Mara.Grosso@cushwake.com



BERBER VEENSTRA
Consultant Sustainability
Berber.Veenstra@cushwake.com



SOPHIE SCHULLER
Partner | Lead Scientific Research and Insights
Sophie.Schuller@cushwake.com



ANOUK DONKERVOORT
Senior Strategy Consultant Sustainability
Anouk.Donkervoort@cushwake.com



MARLEEN LUBBERDING
Consultant Sustainability
Marleen.Lubberding@cushwake.com



DAVE SIE
Partner | Strategic Consulting
Dave.Sie@cushwake.com

ABOUT CUSHMAN & WAKEFIELD

Cushman & Wakefield (NYSE: CWK) is a leading global real estate services firm that delivers exceptional value for real estate occupiers and owners. Cushman & Wakefield is among the largest real estate services firms with approximately 50,000 employees in over 400 offices and 60 countries. In 2020, the firm had revenue of \$7.8 billion across core services of property, facilities and project management, leasing, capital markets, valuation, sustainability and other services. To learn more, visit www.cushmanwakefield.com or follow @CushWake on Twitter.

