



## Leading Australian investors join global peers to “Green” real estate investment initiative

*Global Real Estate Sustainability Benchmark scrutinises energy efficiency of property portfolio*

**March 30, 2011 - Local Government Super (LGS) and Victorian Funds Management Corporation (VFMC) together with some of the world’s largest asset managers, representing \$1.4 trillion in assets under management, have joined forces with some of the leading real estate industry associations to create the Global Real Estate Sustainability Benchmark (“GRESB”) Foundation.**

The GRESB Foundation will conduct an annual survey of the sustainability of fund managers in the real estate industry. The goal is to simultaneously create shareholder value and reduce the sector’s substantial carbon footprint through greater transparency in the environmental sustainability of real estate investment managers.

The Global Real Estate Sustainability Benchmark follows the 2009 initiative by European pension asset managers APG, PGGM and USS, who cooperated with Maastricht University (Netherlands) to measure the energy efficiency and sustainability of their real estate investments. The results of this survey are a starting point for engagement measures.

### Global Coverage of Private and Listed Real Estate Investment Managers

The GRESB Foundation launched its first survey on March 28, and the collected data will provide input for the 2011 benchmark. GRESB is unique in scope and coverage encompassing private and listed entities across the global property market.

As well as LGS and VFMC, the international asset managers are ATP (the largest pension fund in Denmark), the Ontario Teachers’ Pension Fund (the largest pension fund in Canada), Mn Services (the third largest pension asset manager in the Netherlands), Hermes Pension fund (the largest UK pension delivery organization), Aviva Investors (UK) and the US-based Paramount Group. Leading investment industry associations, including the Australian Council for Superannuation Investors, the Asia Pacific Real Estate Association and Jones LangLaSalle are actively supporting the GRESB Foundation.

### A Catalyst for Environmental Engagement

By using information collected by GRESB, institutional investors will be able to compare the environmental performance of individual property investments with their environmental real estate targets. The intention is that this benchmarking will serve as a catalyst for environmental engagement in real estate investments. The results of the survey, which are expected in September of this year, will form the basis for a collective effort towards a more resource efficient institutional real estate industry.

Commenting on VFMC’s decision to join the GRESB Foundation, CEO Justin Arter said “VFMC takes an active approach to ESG and believes that both investor value and sustainable practices can be enhanced through proper management of ESG risks. By participating in the GRESB Foundation we are



joining other like minded global investors and managers who support a more sustainable property sector”.

Peter Lambert, CEO of Local Government Super added, “LGS is proud to be one of the inaugural Australian signatories of the GRESB. We recognise that our property holdings have significant carbon and environmental footprints and we want to encourage all property investors to look at means to reduce their impact. Since 2004 LGS has made significant improvements in energy, water, carbon efficiency and waste recycling to our direct property portfolio and we are now starting to see financial benefits from this in terms of higher yields and superior occupancy rates.”

More information about the GRESB Foundation and the Benchmark can be found at [www.gresb.com](http://www.gresb.com).

ENDS

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