



PRESIMA

September 2024

Presima Responsible Investment Policy

1. Introduction

Presima Securities ULC (“Presima” or, “we”) is a wholly owned subsidiary of Slate Asset Management L.P. (“Slate”). Slate maintains an ESG Policy (“Slate ESG Policy”) that applies to its subsidiaries and business lines including Presima. We adhere to the vision, values and commitments of the Slate ESG Policy. This Presima Responsible Investment Policy (this “Policy”) focuses on Presima’s management of portfolios of publicly listed securities and how we incorporate ESG considerations in our investment process and operations. This Policy should be read together with the Slate ESG Policy.

In pursuing our investment activities and commitment to responsible investing, Presima believes that risk factors such as environmental, social and governance (ESG) issues can have an impact on long-term financial returns. As such, ESG considerations are integrated into security valuations, complementing traditional financial indicators to capture a holistic view of a potential investment’s risk profile.

This Policy applies to all of Presima’s assets under management (AUM).

2. Governance & Accountability

We believe that sustainability governance is a shared responsibility that broadly permeates the firm’s activities from investment decisions to corporate operations.

Presima’s Board of Directors oversees the strategic direction on ESG matters. The Board includes certain Slate partners and the Head of Presima.

Slate’s ESG Committee oversees Presima’s Responsible Investment Committee and is composed of certain Slate partners and Slate’s Global Head of ESG.

The Responsible Investment Committee oversees the firm’s implementation and adherence to the Slate ESG Policy and this Policy. It reviews and updates this Policy as needed. The Responsible Investment Committee also sets objectives on ESG matters, oversees initiatives and delegates responsibility, and monitors the progress on ESG related projects. The Responsible Investment Committee is comprised of representatives from the Investment, Client Service and Compliance team.

The Investment team integrates sustainability considerations in their portfolio analysis and is responsible for evaluating investment opportunities by way of continuous monitoring and active ownership engagement practices.

3. Sustainability in The Investment Process

At Presima, ESG factors are embedded in our investment process and ESG issues are given appropriate consideration consistent with our fiduciary duties to our clients. Presima believes that forward-thinking, sustainably oriented companies that excel along a broad spectrum of ESG considerations should be rewarded with a lower risk premium than peers with a lesser responsible orientation.

Presima does not employ negative ESG screening when selecting investments. Instead, we integrate ESG considerations into the valuations of securities in our investment universe alongside more conventional financial indicators to capture a holistic view of a potential investment’s risk profile. The firm uses ESG risk ratings from Sustainalytics, a third-party provider, to influence a cost-of-equity adjustment factor to each security in our investment universe quarterly.

Although Canada's Modern Slavery Act, which compels business that meet certain criteria to report on issues of forced and child labour in their global supply chains, does not apply to Presima, Presima considers Modern Slavery risks in its investment process using Sustainalytics' ESG risk ratings. Sustainalytics' ESG risk ratings identify differences in the levels of potential labour-related risks between different real estate subcategories. REITs, which comprise the majority of Presima's investment universe, are ranked as low risk.

4. Stewardship

Presima is committed to active ownership of our investments. Presima believes that active ownership is a powerful strategy that can drive long-term value and promote sustainable practices within the companies in which it invests. As an asset manager, we can influence change through collaborative dialogues and encourage companies to take steps towards better environmental, social, and governance performance.

Presima demonstrates its active ownership through engagement with companies and policy makers and through proxy voting.

Engagement with companies:

With respect to ESG, we engage with companies in efforts to educate them on our concerns, influence meaningful change in their management of ESG-related risks and opportunities and deepen our understanding of ESG issues.

Presima employs a variety of engagement methods, including in-person meetings with management teams, phone/video calls, emails, and asset visits. Engagement activities are logged in Presima's proprietary portfolio management system, which allows for monitoring progress over time and reporting on defined objectives.

The Responsible Investment Committee sets engagement objectives for the investment team on ESG matters. Investment team members are encouraged to pursue engagement activities on ESG matters relevant to their individual coverage area. Engagement objectives vary over time according to market conditions, client requirements and corporate-level sustainability initiatives; and every objective is established with a defined timeline, success indicator(s) and tracking mechanism.

Engagement with policy makers:

As part of our responsible investment approach, we engage with policymakers from time-to-time to contribute to the development of policy proposals on ESG related matters. Presima engages in regulatory consultations where we communicate our stance on ESG-related matters to regulatory bodies.

Engagement through proxy voting:

We've established processes and oversight to meet our fiduciary responsibility to vote proxies in our clients' long-term best interests, which includes voting on proposals related to environmental, social and governance issues.

Presima uses Institutional Shareholder Services ("ISS") as a proxy advisory firm that provides independent voting recommendations that help guide our Portfolio Managers. We typically vote in alignment with ISS recommendations on management or shareholder's proposals. However, if there's a strong reason to believe a different approach would better serve our client's interests, we may choose to deviate from ISS's advice.

In the event that ISS's recommendation differs from that of a company's management, we actively engage with the company to provide an explanation of our voting intentions. We believe that engaging directly with companies

allows us to influence our perspective and provides them with the opportunity to share additional information on their rationale.

5. Corporate Operations

In addition to Slate's commitment to integrating ESG throughout corporate operations by focusing on factors that are important to its employees and communities, we encourage all Presima employees to stay informed to deepen their understanding of key ESG risks and opportunities within the real estate space. To help facilitate improved knowledge on the subject Presima conducts regular presentations from either member of the Responsible Investment Committee or third-party subject experts.

6. Reporting

UN PRI signatories are required to report on their responsible investment activities annually. Starting in 2024, following Slate's commitment as a UN PRI Signatory, Slate is responsible for completing the organizational overview, strategy, and governance modules. Presima completes its own module on securities and reports to Slate.

Presima's responsible investment progress is also demonstrated through quarterly reporting to our clients. The ESG section in these reports includes the portfolio's ESG risk score compared to the relevant indices, a proxy voting update, and Presima's progress towards its annual engagement goals.

Presima Board of Directors oversees the overall strategic direction of the firm on ESG matters while Slate ESG Committee oversees specific Presima's ESG matters. Both groups receive quarterly reports from the Responsible Investment Committee.

7. Revision History

Version 1 November 2018

Version 2 December 2019