



G R E S B[®]

Global Real Estate
Sustainability Benchmark

HCP, Inc.

GRESB Survey 2014

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ENTITY AND REPORTING CHARACTERISTICS

Entity Characteristics

EC2

Nature of ownership

Listed entity

Please specify ISIN

421915109

Non-listed entity

EC3

The reporting period is

Calendar year

Fiscal year

EC4

Is the organization a member of a real estate association?

Yes (multiple answers possible)

ANREV

APREA

BPF

EPRA

INREV

IVBN

NAREIT

PREA

REALpac

Other

No

ENTITY AND REPORTING CHARACTERISTICS

Reporting Characteristics

RC1

Values are reported in

United States Dollars (USD)

RC2

What was the gross asset value (GAV in million) of the entity at the end of the reporting period?

21677

RC3

Metrics are reported in

m2

sq. ft.

RC4

Did your entity have operating buildings during the reporting period?

Yes

Management of standing investments only

Management of standing investments and new construction and major renovation projects

No, new construction and major renovation projects only

ENTITY AND REPORTING CHARACTERISTICS

Standing Investments

RC5.1

Describe the composition of the entity’s portfolio during the reporting period:

Property Type	% of GAV	Number of Assets	Floor Area		Units	% Indirectly Managed Assets
			ft ²	Floor Area Type		
Retail, High Street	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Retail, Shopping Center	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Retail, Warehouse	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Office	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Industrial, Distribution Warehouse	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Industrial, Manufacturing	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Residential	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Hotels	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Healthcare	<input type="text" value="100"/>	<input type="text" value="1153"/>	<input type="text" value="78342734"/>	<input type="text" value="Gross Lettable Floor Area"/>	<input type="text"/>	<input type="text" value="66.6"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Totals:						

Note: The table above defines the scope of your 2014 GRESB Submission and should include the total portfolio

RC5.2

Provide additional context for the reporting boundaries (maximum 250 words)

Ms. Isaiu at GRESB confirmed via telephone on June 23 that because HCP is a Health Care REIT, we should report all of our properties under the Healthcare Property Type. Accordingly, for 2013 all 1153 facilities are being reported under the Healthcare Property Type which includes the 339 reported buildings within our reporting boundary.

RC6

Which countries are included in the entity's portfolio?

Country	% of GAV
United States	100
Total % GAV	

ENTITY AND REPORTING CHARACTERISTICS

New Construction & Major Renovations

RC-NC1

Describe the composition of the entity's new construction projects during the reporting period:

Property Type	In progress at the end of reporting period			Completed during reporting period		
	Number of Assets	Gross Floor Area	GAV* in millions	Number of Assets	Gross Floor Area	GAV* in millions
Retail, High Street	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Retail, Shopping Center	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Retail, Warehouse	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Office	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Industrial, Distribution Warehouse	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Industrial, Manufacturing	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Residential	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Hotels	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Healthcare	<input type="text" value="1"/>	<input type="text" value="115000"/>	<input type="text" value="14.5"/>	<input type="text" value="1"/>	<input type="text" value="70031"/>	<input type="text" value="20.3"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

* GAV either according to fair value or based on construction costs

RC-NC1 (continued)

Property Type	In progress at the end of reporting period			Completed during reporting period		
	Number of Assets	Gross Floor Area	GAV* in millions	Number of Assets	Gross Floor Area	GAV* in millions
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

* GAV either according to fair value or based on construction costs

RC-NC2

Describe the composition of the entity's major renovation projects during the reporting period:

Property Type	In progress at the end of reporting period			Completed during reporting period		
	Number of Assets	Gross Floor Area	GAV* in millions	Number of Assets	Gross Floor Area	GAV* in millions
Retail, High Street	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Retail, Shopping Center	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Retail, Warehouse	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Office	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Industrial, Distribution Warehouse	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Industrial, Manufacturing	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Residential	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

* GAV either according to fair value or based on construction costs

RC-NC2 (continued)

Property Type	In progress at the end of reporting period			Completed during reporting period		
	Number of Assets	Gross Floor Area	GAV* in millions	Number of Assets	Gross Floor Area	GAV* in millions
Hotels	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Healthcare	<input type="text" value="6"/>	<input type="text" value="550218"/>	<input type="text" value="153.4"/>	<input type="text" value="3"/>	<input type="text" value="245139"/>	<input type="text" value="64.2"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

* GAV either according to fair value or based on construction costs

RC-NC3

Which countries are included in the entity's portfolio of new construction and major renovation projects?

Country	% of GAV
United States	<input type="text" value="100"/>
Total % GAV	

MANAGEMENT

Sustainability Objectives

1.1

Does the entity have specific sustainability objectives?

 Yes

The objectives are

 Publicly available OnlineHyperlink Offline - separate document

Communicate the objectives (maximum 250 words)

Our sustainability goals ("objectives") are established annually and are determined for the short-, medium- and long term. Our short- and medium-term objectives (1-5 years) include further development of green business, improved efficiency of our properties, and the continued development and implementation of best practices, such as participation in sustainability reporting initiatives. Our long-term objectives (5+ years) include attaining our future goals of minimizing carbon emissions, reducing energy consumption and maximizing energy efficiency. This long term strategy has also led to increased focus on best operating practices within each of our identified segments, including training of personnel, development of energy reduction goals and monitoring and reporting of results. Furthermore, these long term initiatives will be enhanced by the development of detailed and systematic processes to invest in more energy efficient technologies related to lighting, HVAC and building control systems. While these long term energy conscious practices have been established regardless of climate change, they also serve as a good protection against climate change risks. Our sustainability objectives, approach and performance are further outlined and publicly available in our Annual Sustainability Reports as well as our annual CDP Response, all located on our sustainability webpage.

 Not publicly available No

1.2

Does the entity incorporate its sustainability objectives in the overall business strategy?

Yes

Describe how the objectives are incorporated (maximum 250 words)

Our primary objective of our overall business strategy is to increase stockholder value through profitable growth, and this strategy has been increasingly focused on implementing sustainability practices and objectives throughout HCP. Our short- and medium-term sustainability objectives (to further develop green business, improve property efficiency and the continued development of best practices), as well as our long-term sustainability objectives (attaining future goals of minimizing carbon emissions and reducing energy consumption) are not only complimentary to our primary business strategy, but our financial objectives as well. We linked our business strategy to an absolute emissions reduction target based on our defined boundary (1.1% per year). Our boundary is defined as 339 buildings in our MOB, life science portfolios and assisted living facilities, all of which are under our operational control. Our next steps in terms of further alignment, is to evaluate and potentially implement an integrated reporting strategy with respect to our Annual Report and our Sustainability Report.

No

Not applicable

2

Who is responsible for implementing the entity's sustainability objectives? (multiple answers possible)

Dedicated employee(s) for whom sustainability is the core responsibility

Provide the details for the most senior of these employees

Name

Gillian Hughes

Job title

Manager - Sustainability

E-mail (optional)

ghughes@hcpi.com

Employee(s) for whom sustainability is one of the responsibilities

Provide the details for the most senior of these employees

Name

Tom Klaritch

Job title

EVP - Medical Office Properties, and Chair of the Sustainability Committee

E-mail (optional)

tklaritch@hcpi.com

External consultants/manager

Name of the organization ISOS Group

Other

Name of the organization

PwC provides external assurance

None of the above

MANAGEMENT

Sustainability Decision-Making

3

Does the organization have a sustainability taskforce or committee that is applicable to the entity?

Yes

Select the members of this taskforce or committee (multiple answers possible)

Board of Directors

Senior Management Team

Fund/portfolio managers

Asset managers

Property managers

External consultants

Name of the organization

Other

No

4

Is the entity's most senior decision-maker on sustainability issues part of:

Board of Directors

Provide the details for the most senior decision-maker on sustainability issues

Name

Job title

E-mail (optional)

Senior Management Team

Fund/portfolio managers

Asset managers

Property managers

Other

Not applicable

5

Does the entity have a formal process to inform the most senior decision-maker about its sustainability performance?

Yes

Describe the process (maximum 250 words)

Monthly Management Meetings – HCP's CEO conducts monthly meetings with senior executive officers and the leaders of each of the Company's healthcare segments, which are diversified among distinct sectors: senior housing, post-acute/skilled nursing, life science, medical office building and hospital, as well as officers from tax and internal audit. In addition to presenting a discussion regarding financial performance and operational information, each business leader (i.e., an executive vice president) reports on each sector's sustainability initiatives, environmental performance, awards and other practices that have occurred since the previous meeting.

Board Meetings - Sustainability is a standing agenda item to update the Board regarding sustainability initiatives.

No

Not applicable

6

Does the organization include sustainability factors in the annual performance targets of the employees responsible for this entity?

Yes

Select the employees to whom these factors apply (multiple answers possible)

Board of Directors

Senior Management Team

Fund/portfolio managers

Asset managers

Property managers

Other

Other selected. Please describe

Sustainability Committee Members

No

POLICY AND DISCLOSURE

Sustainability Disclosure

7.1

Does the organization disclose its sustainability performance?

Yes (multiple answers possible)

Section in Annual Report

Upload supporting evidence

[HCP 2013 Annual Report.pdf](#)

OR

Document name AND

HCP 2013 Annual Report

Publication date

March 21, 2014 (www.hcpi.com)

Select the applicable reporting level

Entity

Investment manager

Group

Aligned with

Stand-alone sustainability report(s)

Upload supporting evidence

[HCP Annual GRI Sustainability Report FY2012 \[07.29.13\] FINAL.pdf](#)

OR

Document name AND

Annual Sustainability Report

Publication date

July 2013 (FY 2012) and July 2014 (FY 2013)

Select the applicable reporting level

Entity

Investment manager

Group

Aligned with

Integrated Report

Dedicated section on the corporate website

Provide the applicable hyperlink

Select the applicable reporting level

Entity

Investment manager

Group

Section in entity reporting to investors

Upload supporting evidence

[HCP Supplemental Information Package 4Q2013.pdf](#)

OR

Document name AND

HCP Supplemental Information Package

Publication date

(PDF pages 5, 7 and 20)

Aligned with (choose one)

Other

Other selected. Please describe

Press Releases

Upload supporting evidence

[Sustainability Press Releases.pdf](#)

OR

Document name AND

Publication date

Select the applicable reporting level

Entity

Investment manager

Group

Aligned with (choose one)

No

7.2

Is the organization's sustainability disclosure reviewed by an independent third party?

Yes

Select all applicable options (multiple answers possible, selections must match selections in Q7.1)

Section in Annual Report

Stand-alone sustainability report

Externally checked by

Externally verified by

Externally assured by

PwC

using AA1000AS

Integrated Report

Section in entity reporting to investors

Other

No

Not applicable

POLICY AND DISCLOSURE

Sustainability Policies

8

Does the organization have a policy/policies in place, applicable to the entity level, that address environmental issues?

Yes

Select all environmental issues included (multiple answers possible)

Energy consumption/management

GHG emissions/management

Water consumption/management

Waste management

Climate change

Other

Upload supporting evidence

[Q8 Supporting Documentation.pdf](#)

OR

Document name AND

Publication date

No

9

Does the organization have a policy/policies in place that address the entity's risks from exposure to bribery and corruption?

Yes

Upload supporting evidence

[Code of Business Conduct and Ethics \(Amended 10.24.13\) FINAL.pdf](#)

OR

Document name AND

HCP Code of Business Conduct and Ethics

Publication date

Last amended October 2013

No

10

Does the organization have a stakeholder engagement policy in place that applies to the entity?

Yes

Select all stakeholders included (multiple answers possible)

Employees

Tenants/occupiers

Supply chain

Community

Local community

Investors

Consumers

Other

Upload supporting evidence

[HCP Annual GRI Sustainability Report FY2012 \(07.29.13\) FINAL.pdf](#)

OR

Document name AND

Annual Sustainability Report

Publication date

annual publication to our website

No

11

Does the organization have an employee policy in place that applies to the employees responsible for this entity?

Yes

Select all issues included (multiple answers possible)

Diversity

Remuneration

Performance & career development

Health & safety

Cyber security

Other

Upload supporting evidence

[HCP Employee Handbook \(Revised Feb. 2013\).pdf](#)

OR

Document name AND

Publication date

No

RISKS AND OPPORTUNITIES

Bribery & Corruption

12

Does the organization assess the entity's risk of exposure to bribery and corruption?

Yes

Describe the process (maximum 250 words)

Our Internal Audit (IA) group, which reports its assessment to the Audit Committee of the Board of Directors, performs an annual fraud risk assessment at the entity level to prevent, identify, and detect types of fraud related to 1) corruption, bribery, kick-backs and self-dealings; 2) financial reporting; and 3) misappropriation of assets. Updates to the annual assessment may be performed periodically to address changes in operations and revisions to fraud risks identified during monitoring activities or anti-fraud programs.

Our IA Group facilitates fraud risk discussions with Management, and asks them to identify and evaluate risk factors or schemes that could enable fraud to occur. Management then assesses each identified scheme according to impact and likelihood, and also identifies mitigating controls and activities already in place to prevent or detect fraud.

IA is then responsible for evaluating the potential for the occurrence of fraud, and also assessing how the organization manages fraud risk. As such, IA reviews management's identified fraud schemes and their related assessment of impact and likelihood. IA then assesses the adequacy of the identified anti-fraud controls and activities, and provides recommendations where additional mitigation activities could be added to strengthen the overall control environment.

No

13

Does the organization have systems and procedures in place to facilitate effective implementation of the bribery and corruption policy in Q9? (refer to Q9 in Policy & Disclosure Aspect)

Yes

Select all applicable options (multiple answers possible)

Whistle-blower mechanism

Investment due diligence process

Training related to bribery and corruption risks for employees (multiple answers possible)

When an employee joins the organization

Regular follow-ups

Other

Other selected. Please describe

Other systems in place include our Code of Conduct, our Vendor Code of Conduct and our Corporate Governance G

No

Not applicable

14

Is the organization involved in any legal cases regarding corrupt practices?

Yes

No

RISKS AND OPPORTUNITIES

Risk Assessments

15.1

Does the entity perform sustainability risk assessments as a standard part of its due diligence process for new acquisitions?

Yes

Select all issues included (multiple answers possible)

Energy efficiency

Water efficiency

Building safety and materials

Building certifications and energy ratings

Environmental

Climate

Climate change

Socio-economic

Regulatory

Other

Upload supporting evidence

[Q15_1 Phase I Report Backup Doc1.pdf](#)

OR

Document name AND

Publication date

No

Not applicable

15.2

Has the entity performed sustainability risk assessments of its standing investments during the last three years?

Yes

Select all issues included (multiple answers possible)

Environmental

Climate Climate change Socio-economic Regulatory Other

Describe how the outcomes of the sustainability risk assessments are used in order to mitigate the selected risks (maximum 250 words)

Risk Exposure. Our risk management procedures are integrated into multi-disciplinary company wide risk management processes. Risks are identified and applied by the leaders of each of our business segments and our executive management, with findings presented to and reviewed by the Board quarterly. These assessments include a discussion of the potential impact, directional trend and likelihood of the risk, as well as a determination as to whether the risk is growing, stable or declining.

Mitigation. Regulatory changes are an identified risk driver requiring mitigation. For example, the enactment of more strict U.S. building efficiency codes and ratings similar to European building ratings would expose us to higher capital costs to purchase equipment that is more energy efficient. To mitigate such risks, we proactively retrofit our buildings to higher-than-required standards in advance of any newly mandated building codes. This enables us to schedule, implement and complete upgrades efficiently over an extended period of time, thus mitigating the risk of waiting to upgrade until new standards are enacted and having to complete those upgrades in the shorter period of time imposed by such new standards.

Monitoring. Our semi-annual Enterprise Risk Assessment survey assesses and monitors key business risks, including sustainability risks. As part of this process, our executive team reviews the top risks and potential risks and determines if any should be removed or added to the risk universe.

 No Not applicable

RISKS AND OPPORTUNITIES

Energy Efficiency

16

Has the entity performed technical building assessments during the last three years to identify energy efficiency opportunities within the portfolio?

Yes

Select applicable options (multiple answers possible)

In-house assessment

External assessment

Upload supporting evidence

[Q16 Energy Eff In House Doc.pdf](#)

OR

Document name AND

Publication date

No

Has the entity implemented measures during the last three years to improve the energy efficiency of the portfolio?

Yes

Describe the measures using the table below.

Measure	% portfolio covered	Estimated savings (MWh)	Estimated ROI (%)	Scope
Lighting upgrades/ replacements	0%, <25%	2676	24.5	Whole building
HVAC upgrades/ replacements	0%, <25%	1110	41	Whole building
Building energy management systems	0%, <25%	1769	29.9	Whole building

No

Not applicable

RISKS AND OPPORTUNITIES

Water Efficiency

Has the entity implemented measures during the last three years to improve the water efficiency of the portfolio?

Yes

Describe the measures using the table below.

Measure	% portfolio covered	Estimated savings (m ³)	Estimated ROI (%)	Scope
High-efficiency fixtures	0%, <25%	2835	91	Whole building
Rain sensing devices, automatic sp	0%, <25%	9032	10.5	Whole building
Catastrophic leak management, sh	0%, <25%	37	56.5	Whole building

No

Not applicable

RISKS AND OPPORTUNITIES

Environmental Fines & Penalties

19

Has the entity received any environmental fines and/or penalties?

Yes

No

MONITORING AND EMS

Environmental Management Systems

20.1

Does the organization have an Environmental Management System (EMS) that applies to the entity level?

Yes

Upload supporting evidence

[Q20_1 GRESB EMS Documentation.pdf](#)

OR

Document name AND

Publication date

No

20.2

Is the Environmental Management System (EMS) in Q20.1 aligned with a standard and/or verified or certified by an independent third party?

Yes

Aligned with

EPA ENERGY STAR

Externally verified by

Externally certified by

Upload supporting evidence
[Q21.2 ECOVA and ENERGY STAR.pdf](#)

OR

Document name AND

Publication date

No

Not applicable

MONITORING AND EMS

Data Management Systems

21.1

Does the organization have a data management system in place that applies to the entity level?

Yes

Percentage of portfolio covered

Select one of the following

Developed internally

Tailor-made internal system developed by a third party

External system

Name of the system

ECOVA

Select the aspects included (multiple answers possible)

Energy consumption/management

Water consumption/management

GHG emissions/management

Waste management

Refrigerants

Other

No

21.2

Is the data management system in Q21.1 aligned with a standard and/or verified or certified by an independent third party?

Yes

Aligned with

USGBC LEED

Externally verified by

Externally certified by

Upload supporting evidence
[Q21.2 ECOVA and ENERGY STAR.pdf](#)

OR

Document name AND

Publication date

No

Not applicable

MONITORING AND EMS

Monitoring Consumption

22.0

Does the entity monitor the energy consumption of the portfolio?

Yes

Frequency with which energy consumption is monitored

Type of monitoring: (multiple answers possible)

Automatic meter readings

Percentage of the whole portfolio covered by floor area

Based on invoices

Percentage of the whole portfolio covered by floor area

Manual-visual readings

Provided by the tenant

Other

No

Not applicable

23.0

Does the entity monitor the water consumption of the portfolio?

Yes

Frequency with which energy consumption is monitored

Type of monitoring: (multiple answers possible)

Automatic meter readings

Percentage of the whole portfolio covered by floor area

Based on invoices

Percentage of the whole portfolio covered by floor area

Manual-visual readings

Provided by the tenant

Other

No

Not applicable

Q24.1 (continued)

Managed Assets Base Building		Absolute Consumption					Like-for-Like Consumption		
		2012	2013			2012	2013	Like-for-Like Change	
		Consumption (MWh)	Consumption (MWh)	Data coverage (ft ²)	Maximum coverage (ft ²)	Floor area type	Consumption (MWh)	Consumption (MWh)	%
4	Shared services / central plant	Fuels							
5		District Heating & Cooling							
6		Electricity							
7	Outdoor/Exterior areas / Parking	Fuels		N/A	N/A	N/A			
8		Electricity		N/A	N/A	N/A			
9	Total energy consumption of Base Building			N/A	N/A	N/A			

Managed Assets Tenant space		Absolute Consumption					Like-for-Like Consumption		
		2012	2013			2012	2013	Like-for-Like Change	
		Consumption (MWh)	Consumption (MWh)	Data coverage (ft ² / units)	Maximum coverage (ft ² / units)	Floor area type	Consumption (MWh)	Consumption (MWh)	%
10	Purchased by landlord	Fuels							
11		District Heating & Cooling							

Q24.1 (continued)

Managed Assets Tenant space		Absolute Consumption					Like-for-Like Consumption		
		2012	2013			2012	2013	Like-for-Like Change	
		Consumption (MWh)	Consumption (MWh)	Data coverage (ft ² / units)	Maximum coverage (ft ² / units)	Floor area type	Consumption (MWh)	Consumption (MWh)	%
12	Electricity								
13	Purchased by tenant	Fuels							
14		District Heating & Cooling							
15		Electricity							
16	Total energy consumption of Tenant Areas			N/A	N/A				

Managed Assets Whole building		Absolute Consumption					Like-for-Like Consumption		
		2012	2013			2012	2013	Like-for-Like Change	
		Consumption (MWh)	Consumption (MWh)	Data coverage (ft ²)	Maximum coverage (ft ²)	Floor area type	Consumption (MWh)	Consumption (MWh)	%
17	Combined consumption common areas + tenant space	Fuels	137975	141002	20198369	26235275	Lettable floor area	137975	135557
18		District Heating & Cooling	3673	5081	20198369	26235275	Lettable floor area	3673	4961

Q24.1 (continued)

Managed Assets Whole building		Absolute Consumption					Like-for-Like Consumption		
		2012	2013				2012	2013	Like-for-Like Change
		Consumption (MWh)	Consumption (MWh)	Data coverage (ft ²)	Maximum coverage (ft ²)	Floor area type	Consumption (MWh)	Consumption (MWh)	%
19	Electricity	400117	407590	20198369	26235275	Lettable floor area	400117	386916	
20	Total energy consumption of Whole Building			N/A	N/A	N/A			
21	Total energy consumption of Managed Assets			N/A	N/A	N/A			

Indirectly Managed Assets Whole building		Absolute Consumption					Like-for-Like Consumption		
		2012	2013				2012	2013	Like-for-Like Change
		Consumption (MWh)	Consumption (MWh)	Data coverage (ft ²)	Maximum coverage (ft ²)	Floor area type	Consumption (MWh)	Consumption (MWh)	%
22	Fuels	0	0	0	52107459	Lettable floor area	0	0	
23	District Heating & Cooling	0	0	0	52107459	Lettable floor area	0	0	
24	Electricity	0	0	0	52107459	Lettable floor area	0	0	
25	Fuels	0	0	N/A	N/A	N/A	0	0	
26	Electricity	0	0	N/A	N/A	N/A	0	0	

Q24.1 (continued)

Indirectly Managed Assets Whole building	Absolute Consumption					Like-for-Like Consumption		
	2012	2013			2012	2013	Like-for-Like Change	
	Consumption (MWh)	Consumption (MWh)	Data coverage (ft ²)	Maximum coverage (ft ²)	Floor area type	Consumption (MWh)	Consumption (MWh)	%
27 Total energy consumption of Indirectly Managed Assets			N/A	N/A	N/A			
28 Total energy consumption of Whole Portfolio			N/A	N/A	N/A			

Explain (a) assumptions made in reporting, (b) limitations in the ability to collect data and (c) exclusions from like-for-like portfolio (maximum 250 words)

(a) Assumptions. We report on 239 Medical Office Buildings, 80 Life Science Buildings and 20 Senior Housing communities that are under HCP operational control boundary (managed assets within HCP's healthcare portfolio). (b) Limitations. The remaining 814 buildings are indirectly managed and sustainability data is difficult to obtain due to the lease structures with tenants and operators being of a triple net or similar lease agreement. Our goal is to eventually be able to obtain this data from our indirectly managed assets. (c) Exclusions. The 2012 and 2013 absolute consumption data is assured, while the 2013 like for like data has been adjusted so it can be compared to the 2012 absolute data. The 2013 data was adjusted to account for any acquisitions, dispositions and changes in our boundary operational control conditions.

The information above is correct and complete for all Healthcare assets

Q24.2

Energy use intensity rates Healthcare

Does the entity report Energy use intensity (can be calculated using participants' own calculation method)?

Yes

If optional base-line year data is provided, specify year of the data

	Optional base-line year	2012	2013
Energy use intensity	27.532	27.532	27.411
% of portfolio covered	25.9	25.9	25.7

Explain (a) the Energy use intensity calculation method and (b) assumptions made in the calculation (maximum 250 words)

We calculate the energy intensity of our managed building portfolio by taking the total energy usage in MWh and dividing by the building square feet in thousands of square feet which is under HCP's operational control. The energy use intensity is in units of Mwh per 1,000 square feet. The 2012 and 2013 absolute consumption data is assured, while the 2013 like for like data has been adjusted so it can be compared to the 2012 absolute data. The 2013 data was adjusted to account for any acquisitions, dispositions and changes in our boundary operational control conditions.

No

Q24.3

Renewable energy generated Healthcare

Does the entity collect renewable energy consumption and generation data in the whole portfolio for this property type?

Yes

No

Q24.4

Review, verification and assurance of Energy Consumption data

Has the entity's Energy Consumption data reported above been reviewed by an independent third party?

Yes

Externally checked

Externally verified

Externally assured

Assured by

Using scheme

Upload supporting evidence

[PwC Report - HCP 2013 Sustainability Assurance \(05.30.14\) FINAL.pdf](#)

OR

Document name AND

Publication date

No

Not applicable

PERFORMANCE INDICATORS

Healthcare > GHG Emissions

Q25.0

Does the entity collect GHG emissions data for Healthcare?

Yes

No

Q25.1

GHG Emissions for Healthcare

Report absolute values and like-for-like consumption for 2012 and 2013. All assets in the portfolio for Healthcare should be included

		Absolute Consumption				Like-for-Like Consumption			
		2012	2013			2012	2013	Like-for-Like Change	
		Emissions (tonnes)	Emissions (tonnes)	Data coverage (ft ²)	Maximum coverage (ft ²)	Floor area type	Emissions (tonnes)	Emissions (tonnes)	%
1	Scope 1	28940	29325	20198369	26235275	Lettable floor area	28940	28222	
2	Scope 2	216887	223136	20198369	26235275	Lettable floor area	216887	210942	
3	Scope 3 (optional)	445	5460	20198369	26235275	Lettable floor area	445	460	

Explain the GHG emissions calculation including (a) standard/methodology/protocol (b) emission factors (c) level of uncertainty in data accuracy (d) explicitly state exclusions from like-for-like portfolio (e) explain Scope 3 emissions (maximum 250 words)

a) Methodology. The Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standard (Revised Edition), and US EPA Climate Leaders: Direct HFC and PFC Emissions from Use of Refrigeration and Air Conditioning Equipment; b) Emission Factors. Natural gas: 130.81 lb CO₂e per million BTU; Diesel/Gas oil: 22.40 lb CO₂e per gallon; Motor gasoline: 19.56 lb CO₂ per gallon; Liquefied petroleum gas (LPG): 12.643 lb CO₂e per gallon; Electricity (see CDP Supporting documentation) lb CO₂ per MWh; c) Uncertainty Level. Scope 1 and 2: more than 5% but less than 10%; d) Like-for-Like Exclusions. The 2012 and 2013 absolute consumption data is assured, while the 2013 like for like data has been adjusted so it can be compared to the 2012 absolute data. The 2013 data was adjusted to account for any acquisitions, dispositions and changes in our boundary operational control conditions. In 2012, buildings were acquired May through October and adjustments were made to 2013 data for like-for-like comparison; e) Scope 3 emissions. Scope 3 includes employee commuting in vehicles and 300Kg CO₂e per tonne estimates for landfill waste.

The information above is correct and complete for all Healthcare assets

Q25.2

GHG emissions intensity rates Healthcare

Does the entity report GHG emissions intensity (can be calculated using participants' own calculation method)?

Yes

If optional base-line year data is provided, specify year of the data

	Optional base-line year	2012	2013
GHG emissions intensity	0.012482	0.012482	0.012441
% of portfolio covered	25.9	25.9	25.7

Explain (a) the GHG emissions intensity calculation method and (b) assumptions made in the calculation (maximum 250 words)

The GHG emissions intensity is calculated by taking the total CO2e of the buildings under operational control minus the CO2e of any transport fuel and any external lighting, and dividing the CO2e in metric tonnes by the area of buildings under operational control in square feet. The 2012 data was adjusted to show a 2012 rolling base year so it could be compared to 2013.

No

Q25.3

Review, verification and assurance of GHG Emissions data

Has the entity's GHG Emissions data reported above been reviewed by an independent third party?

Yes

Externally checked

Externally verified

Externally assured

Assured by PwC

Using scheme AA1000AS

Upload supporting evidence

[PwC Report - HCP 2013 Sustainability Assurance \(05.30.14\) FINAL.pdf](#)

OR

Document name AND

Publication date

No

Not applicable

PERFORMANCE INDICATORS

Healthcare › Water Use

Q26.0

Does the entity collect water use data for Healthcare?

Yes

No

Q26.1

Water Use for Healthcare

Report absolute values and like-for-like consumption for 2012 and 2013. **All assets in the portfolio for Healthcare should be included**

Managed Assets		Absolute Consumption					Like-for-Like Consumption		
		2012	2013			2012	2013	Like-for-Like Change	
		Consumption (m ³)	Consumption (m ³)	Data coverage (ft ²)	Maximum coverage (ft ²)	Floor area type	Consumption (m ³)	Consumption (m ³)	%
1	Base building	Common areas							
2		Outdoor / Exterior areas / Parking		N/A	N/A	N/A			
3	Total water usage Base Building			N/A	N/A	N/A			
4	Tenant space	Purchased by landlord							
5		Purchased by tenant							
6	Total water usage Tenant Areas			N/A	N/A	N/A			
7	Whole building	Combined consumption common areas + tenant space	2779541	2831029	20198369	26235275	Lettable floor area	2779541	2676005
8	Total water usage Whole Building			N/A	N/A	N/A			
9	Total water usage Managed Assets			N/A	N/A	N/A			

Indirectly Managed Assets		Absolute Consumption					Like-for-Like Consumption		
		2012	2013				2012	2013	Like-for-Like Change
		Consumption (m ³)	Consumption (m ³)	Data coverage (ft ²)	Maximum coverage (ft ²)	Floor area type	Consumption (m ³)	Consumption (m ³)	%
10	Whole Building	0	0	0	52107459	Lettable floor area	0	0	
11	Outdoor / Exterior areas / Parking	0	0	N/A	N/A	N/A	0	0	
12	Total water usage Indirectly Managed Assets			N/A	N/A	N/A			
13	Total water usage Whole Portfolio			N/A	N/A	N/A			

Explain (a) assumptions made in reporting, (b) limitations in the ability to collect data and (c) exclusions from like-for-like portfolio (maximum 250 words)

We report on 239 Medical Office Buildings, 80 Life Science Buildings and 20 Senior Housing communities that are under HCP operational control boundary (Managed Assets within HCP's healthcare portfolio). The remaining 814 buildings are indirectly managed and sustainability data is difficult to obtain due to the lease structures with the tenants and operators being of a triple net or similar lease agreements. It is HCP's goal to eventually be able to obtain this data from our indirectly managed assets. The 2012 and 2013 absolute consumption data is assured, while the 2013 like for like data has been adjusted so it can be compared to the 2012 absolute data. The 2013 data was adjusted to account for any acquisitions, dispositions and changes in our boundary operational control conditions.

The information above is correct and complete for all Healthcare assets

Q26.2

Water use intensity rates Healthcare

Does the entity report Water use intensity (can be calculated using participants' own calculation method)?

Yes

No

Q26.3

Review, verification and assurance of Water Use data

Has the entity's Water Use data reported above been reviewed by an independent third party?

Yes

Externally checked

Externally verified

Externally assured

Assured by

Using scheme

Upload supporting evidence

[PwC Report - HCP 2013 Sustainability Assurance \(05.30.14\) FINAL.pdf](#)

OR

Document name AND

Publication date

No

Not applicable

PERFORMANCE INDICATORS

Healthcare > Waste Management

Q27.0

Does the entity collect waste management data for Healthcare?

Yes

No

Q27.1

Waste Management for Healthcare

Report absolute values and like-for-like consumption for 2012 and 2013. **All assets in the portfolio for Healthcare should be included**

		Absolute Measurement		Like-for-Like		
		2012	2013	2012	2013	Like-for-Like Change (%)
1	Managed Assets	Total weight of hazardous waste in metric tonnes				
2		Total weight of non-hazardous waste in metric tonnes	15317	17757	15317	17063
3		% managed portfolio covered	80.7	77	N/A	N/A
4	Indirectly Managed Assets	Total weight of hazardous waste in metric tonnes				
5		Total weight of non-hazardous waste in metric tonnes				
6		% indirectly managed portfolio covered	0	0	N/A	N/A
7	Proportion of waste by disposal route (% of total by weight)	Recycling	7.1	6.1	7.1	6.2
8		Incineration				
9		Landfill	92.9	93.9	92.9	93.8

Explain (a) assumptions made in reporting, (b) limitations in the ability to collect data and (c) exclusions from like-for-like portfolio (maximum 250 words)

We report on 239 Medical Office Buildings, 80 Life Science Buildings and 20 Senior Housing communities that are under HCP operational control boundary (Managed Assets within HCP's healthcare portfolio). The remaining 814 buildings are indirectly managed and sustainability data is difficult to obtain due to the lease structures with the tenants and operators being of a triple net or similar lease agreements. It is HCP's goal to eventually be able to obtain this data from our indirectly managed assets. The 2012 and 2013 absolute consumption data is assured, while the 2013 like for like data has been adjusted so it can be compared to the 2012 absolute data. The 2013 data was adjusted to account for any acquisitions, dispositions and changes in our boundary operational control conditions.

The information above is correct and complete for all Healthcare assets

Q27.2

Review, verification and assurance of Waste Management data

Has the entity's Waste Management data reported above been reviewed by an independent third party?

Yes

Externally checked

Externally verified

Externally assured

Assured by

Using scheme

Upload supporting evidence

[PwC Report - HCP 2013 Sustainability Assurance \(05.30.14\) FINAL.pdf](#)

OR

Document name AND

Publication date

No

Not applicable

Targets

Q28

Has your entity set long-term reduction targets?

Yes

Area	Target type	Long-term target	Baseline year	End year	2013 target	Are these targets communicated externally?
Energy Consumption	Like-for-like	15	2011	2020	2	Yes
GHG Emissions	Like-for-like	15	2011	2020	2	Yes
Water consumption	Like-for-like	15	2011	2020	2	Yes
Waste diverted from landfill	Like-for-like	15	2011	2020	2	Yes

No

BUILDING CERTIFICATIONS

Healthcare > Green Building Certificates

29.1

Does the entity's portfolio include standing investments that obtained a green building certificate at the time of construction?

Yes

Specify the certification scheme(s) used and the percentage of the portfolio certified (multiple answers possible)

Certification Scheme	% portfolio by floor area
LEED Building Design and Construction	<input type="text" value="1"/>
LEED Interior Design and Construction	<input type="text" value="1"/>

No

29.2

Does the entity's portfolio include standing investments that obtained a green building certificate assessing the operational performance of the asset?

Yes

Specify the certification scheme(s) used and the percentage of the portfolio certified (multiple answers possible)

Certification Scheme	% portfolio by floor area
LEED Building Operations and Maintenance	<input type="text" value="0.3"/>

No

BUILDING CERTIFICATIONS

Healthcare > Energy Ratings

30

Does the entity's portfolio include standing investments that obtained an energy rating?

Yes

Specify the rating scheme used and the percentage of the portfolio rated (multiple answers possible).

EU EPC (Energy Performance Certificate) for % of the portfolio based on floor area

NABERS Energy

Energy Star

Percentage of portfolio covered by floor area

4.2

Floor area weighted score

83.9

Other

No

Not applicable

STAKEHOLDER ENGAGEMENT

Employees

31.1

Does the organization have a remuneration policy in place applicable to the entity level?

Yes

Select all applicable options (multiple answers possible)

Policy includes performance-related long-term incentives

Policy includes performance-related incentives, but not long-term

Other

Other selected. Please describe

Proxy Statement outlines disclosure of HCP's compensation discussion and analysis (pgs. 16-42), and is publicly available

Upload supporting evidence

OR

Document name AND

HCP, Inc. 2014 Performance Incentive Plan

Publication date

8-K Filed with the Securities and Exchange Commission on May 6, 2014 (see HCP website under Investor Relations, Financial Information)

No

31.2

Does the organization have an independent remuneration committee?

Yes

No

Not applicable

32

Do the employees responsible for the entity receive annual performance and career development reviews?

Yes

Percentage of employees covered

No

33

Do the employees responsible for the entity receive regular training?

Yes

Percentage of the employees receiving general training

Percentage of the employees receiving sustainability-specific training

No

34.1

Does the organization undertake an employee satisfaction survey?

Yes

No

34.2

Does the organization have a program in place to improve its employee satisfaction based on the outcomes of the survey referred to in Q 34.1?

Yes

No

Not applicable

STAKEHOLDER ENGAGEMENT

Health and Safety

35.1

Has the organization undertaken health and safety checks during the last three years?

Yes

Select all applicable options (multiple answers possible)

Written surveys for

Physical health checks for

Work station checks for

Other

Other selected. Please describe

HCP offered flu shots to all of its employees

for % employees

100

No

Not applicable

35.2

Does the organization report on employee occupational health and safety indicators?

Yes

Select all applicable options (multiple answers possible)

Lost day rate

Absentee rate

0.014

Other

No

STAKEHOLDER ENGAGEMENT

Tenants/Occupiers

36

Does the entity have a tenant engagement program in place that includes sustainability-specific issues?

Yes

Select all issues included (multiple answers possible)

Tenant sustainability guide

% portfolio covered

Tenant engagement meetings

% portfolio covered

Tenant sustainability training

% portfolio covered

Events focused on increasing sustainability awareness

% portfolio covered

Provide tenants with feedback on energy/water consumption and waste

% portfolio covered

Building/asset communication

% portfolio covered

Other

No

37.1

Does the entity undertake tenant satisfaction surveys?

Yes

The survey is undertaken (multiple answers possible)

Internally

By an independent third party

Percentage of tenants covered

Name of the organization

Survey response rate

Upload supporting evidence

[HCP 2013 Tenant Satisfaction Assessment.pdf](#)

OR

Document name AND

[pending document]

Publication date

No

Not applicable

37.2

Does the entity have a program in place to improve its tenant satisfaction based on the outcomes of the survey referred to in Q 37.1?

Yes

Select all applicable options (multiple answers possible)

Feedback sessions with asset/property managers

Feedback sessions with individual tenants

Development of an asset specific action plan

Other

Describe the tenant satisfaction improvement program (maximum 250 words)

In 2013, our tenant satisfaction survey was delivered via a web based methodology to 2,534 of our tenants and we achieved an industry leading response rate of 89.1%. The survey included 27 questions related to Green Initiatives including tenant satisfaction with our commitment to sustainability, their likelihood of participating in various programs, how various initiatives would influence their rental decision and the importance of sustainability to their employees and customers. Our satisfaction improvement program team reviews feedback received from our property managers and tenants and prepares an implementation plan to incorporate the feedback as well as other improvements.

No

Not applicable

38

Does the entity have a fit-out and refurbishment program in place for tenants that includes sustainability-specific issues?

Yes

Select all topics included (multiple answers possible)

Tenant fit-out guides for

Minimum fit-out standards are prescribed for

Percentage of portfolio covered

Fit-out and refurbishment assistance for meeting the minimum fit-out standards for

Procurement assistance for tenants for

Other

No

Not applicable

39

Does the entity include specific sustainability-specific requirements in its standard lease contracts?

Yes

No

Not applicable

STAKEHOLDER ENGAGEMENT

Supply chain

40

Does the organization include sustainability-specific requirements in its procurement process applicable to the entity level?

Yes

Select the parties to whom the requirements apply (multiple answers possible)

External property/asset managers

External contractors

External service providers

External suppliers

Other

Upload supporting evidence

OR

Document name AND

Vendor Code of Business Conduct and Ethics

Publication date

December 2013 (HCP website)

No

Not applicable

41.1

Does the organization monitor external property/asset managers' compliance with the sustainability-specific requirements in place for this entity?

Yes

Select all topics included (multiple answers possible)

Receive update reports from external property/asset managers

Regular meetings with external property/asset managers

Checks performed by organization's employees

Checks performed by external consultants

Check external property/asset managers' alignment with applicable professional standards

Other

Other selected. Please describe

Through our Vendor Code of Conduct acknowledgements

No

Not applicable

41.2

Does the organization monitor other direct external suppliers' and/or service providers' compliance with the sustainability-specific requirements in place for this entity?

Yes

Select all topics included (multiple answers possible)

Receive update reports from suppliers

Regular meetings with suppliers

Checks performed by external consultants

Check external suppliers' and/or service providers' alignment with applicable professional standards

Other

Other selected. Please describe

Through acknowledgement of our Vendor Code of Conduct.

No

Not applicable

STAKEHOLDER ENGAGEMENT

Community

42.1

Does the entity have a community engagement program in place that includes sustainability-specific issues?

Yes

Select all topics included (multiple answers possible)

Sustainability education program

Health and well-being program

Sustainability enhancement programs for public spaces

Employment creation in local communities

Research and network activities

Supporting charities and community groups

Effective communication and process to address community concerns

Other

No

42.2

Does the entity monitor its impact on the community?

Yes

Select the areas of impact that are monitored (multiple answers possible)

Impact on crime levels

Local business revenues

Local residents' well-being

Local community welfare

Other

Other selected. Please describe

Elderly population news and research

No

Not applicable

42.3

Describe the community engagement program and the monitoring process (maximum 250 words)

Our community engagement program is overseen by our Social Sustainability Subcommittee, a corporatwide initiative aimed at expanding the level of our philanthropic and community outreach projects. The committee established a charitable fund to support research, education, public policy and other activities focused on improving the health and well-being of HCP's core constituency, the nations' elderly population. Funds are utilized for both direct grants and employee matching gifts mainly supporting organizations that support the advancement of healthcare in general, as well as organizations that address the key challenges for the elderly: isolation, proper nutrition and cognitive functioning. We monitor current news and research concerning the elderly population, as a factor considered in our charitable activities and contributions.

NEW CONSTRUCTION AND MAJOR RENOVATIONS

Sustainability Requirements

NC 1

Does the entity have a sustainability strategy in place for new construction and major renovation projects?

Yes

Describe the strategy (maximum 250 words)

New construction and major renovation LEED certification is our sustainability strategy. We utilize the LEED checklists which includes recycling. On major redevelopment projects we have an active recycling program. Waste management plans are part of the project design for our new and redevelopment projects. We request that LEED standards are met when it comes to separation, recycling and disposal of waste as part of the project scope and refer to the waste management of demo materials as part of project meeting minutes and updates. The project specific targets with regard to waste reduction, recycling or reuse are more general in nature as we request that LEED standards are met for our new and redevelopment projects. The majority of the new and redevelopment construction project workforce is educated on waste management techniques since we request LEED standards to be met. When requests for proposal are utilized, we specify that we want at a minimum to be LEED certified. Once an architect is chosen, we specify as a minimum LEED certification and request the architect to evaluate higher certification opportunities.

No

NC 2

Does the entity execute a sustainable site selection assessment for new construction projects?

Yes

Select all topics included (multiple answers possible)

Climate/ climate change related risks

Brownfield redevelopment

Contaminated land

Irremediable pollution

Heritage and community impact

Other

Upload supporting evidence

[GRESB NC 2 Backup Phase I Environmental Report.pdf](#)

OR

Document name AND

Publication date

No

Not applicable

NC 3

Does the entity have sustainable site development requirements for new construction and major renovation projects?

Yes

Select all applicable options (multiple answers possible)

Reduction of pollution and land development impacts from automobile use

Minimize site disruption by using the most sustainable building footprint

Protection or restoration of habitats and promotion of biodiversity

Implementation of a storm water management plan

Reduction of heat island effects to minimize impact on microclimate and human and wildlife habitat

Minimize light pollution

Construction activity pollution prevention

Community connectivity

Other

Other selected. Please describe

Bike racks and reserved parking for alternative fuel vehicles where feasible, per LEED analysis.

No

NEW CONSTRUCTION AND MAJOR RENOVATIONS

Community Engagement

NC 4.1

Does the organization have a policy in place for communication with the local community regarding the impact of new construction and major renovation projects?

Yes

No

NC 4.2

Does the entity monitor the impact of the project on the local community during different stages of the project?

Yes

No

NEW CONSTRUCTION AND MAJOR RENOVATIONS

Materials and Certifications

NC 5

Does the organization have a policy in place on construction materials, that applies to the entity, that includes sustainability-specific requirements?

Yes

No

Not applicable

NC 6

Does the entity's portfolio include new construction and major renovation projects that obtained a green building certificate?

Yes

Specify the certification scheme(s) used and the percentage of the portfolio certified (multiple answers possible)

Certification Scheme	% portfolio by floor area of projects in progress at the end of reporting period
LEED New Construction	0
LEED Interior Design and Construction	0
LEED Core & Shell	0.11

No

Not applicable

NEW CONSTRUCTION AND MAJOR RENOVATIONS

Energy Efficiency

NC 7

Does the entity have minimum energy efficiency requirements for new construction and major renovation projects?

Yes

Select all applicable energy efficiency requirements (multiple answers possible)

Energy performance that exceeds applicable mandatory requirements by at least 10% for new construction projects and 5% for major renovations

Fundamental refrigerant management

Development and implementation of a commissioning plan

Verification of the installation and performance of the building energy systems

Other

No

Not applicable

NC 8.1

Are the entity's new construction and major renovation projects designed to generate energy from on site renewable sources?

Yes

No

NC 8.2

Are the entity's new construction and major renovation projects designed to meet net-zero energy standards?

Yes

No

Not applicable

NEW CONSTRUCTION AND MAJOR RENOVATIONS

Building Requirements

NC 9

Does the entity implement measures specifically focused on occupant wellbeing for new construction and major renovation projects?

Yes

Select all measures implemented (multiple answers possible)

Optimization of the indoor environment

Provision of user-friendly building facilities, furnishings and fit-outs

Other

No

Not applicable

NC 10

Does the entity have minimum water efficiency requirements for new construction and major renovation projects?

Yes

Select all applicable water efficiency requirements (multiple answers possible)

High-efficiency fixtures

Dry fixtures

Occupant sensors to reduce the potable water demand

Re-use of storm water and grey water for non-potable applications

On-site waste water treatment

Other

Other selected. Please describe

Xeriscape and drought resistant landscaping

No

Not applicable

NC 11

Does the entity have a waste policy in place for new construction and major renovation projects?

Yes

Select all topics included (multiple answers possible)

Waste management plans

Project-specific targets with regard to waste reduction, re-use or recycling

Incentives for contractors for recovering and recycling building materials

Education of relevant employees about waste management techniques

Other

Other selected. Please describe

Perform waste management according to LEED

Upload supporting evidence

[Construction Recycling General Clause.pdf](#)

OR

Document name AND

Publication date

No

NEW CONSTRUCTION AND MAJOR RENOVATIONS

Supply Chain Requirements

NC 12.1

Does the organization have sustainability-specific requirements in place for its contractors applicable to the entity level?

Yes

Percentage of portfolio covered

100

Upload supporting evidence

[Vendor Code of Business Conduct and Ethics \(10.24.13\) FINAL.pdf](#)

OR

Document name AND

Vendor Code of Business Conduct and Ethics

Publication date

January 2013

No

NC 12.2

Does the organization monitor its contractors' compliance with its sustainability-specific requirements in place for this entity?

Yes

Select all applicable options (multiple answers possible)

Contractor needs to be in compliance with an international standard

Contractor needs to have sustainability resource/staff on site

Contractor provides update reports on environmental and social aspects during construction

Internal audits

External audits by third party

Ad hoc site visits

Percentage of projects visited during the reporting period

Require contractors to enforce sub-contractors' compliance with the entity's sustainability requirements

Other

No

Not applicable

NC 13.1

Does the entity implement an on-site occupational health and safety management system?

Yes

No

NC 13.2

Does the entity report on occupational health and safety indicators at construction sites?

Yes

No

NEW CONSTRUCTION AND MAJOR RENOVATIONS

Community Impact

NC 14

Does the entity assess the socio-economic impact on the community of its new construction and major renovation projects?

Yes

No

SUPPLEMENTAL

Leader in the Light

Q0

Do you want to participate in Leader in the Light?

Yes

No

Q1

Define the key financial performance indicators that your company uses for measuring the success of its sustainability strategy. In addition, you can also provide a link to your organization's website where a description may be available. (maximum 200 words)

HCP uses a variety of financial indicators and metrics to measure the success of our sustainability strategy. The financial performance indicators used for property and portfolio measurements include (i) percent reduction of both utility costs and energy consumption; (ii) annualized energy saving dollars on utilities; and (iii) utility cost per total rentable square foot. For project measurements, financial performance indicators include (i) the evaluation of return on investment (ROI); and (ii) payback in years (for project cost recovery). HCP's energy projects have paybacks ranging from two to five years. HCP measures ROI and payback differently with respect to elective projects (those implemented solely to generate energy efficiency) and replacement projects (those replacing current equipment with higher efficiency equipment). The ROI for elective projects is based upon the total investment cost, while for replacement projects is calculated on the incremental cost of high efficiency equipment over the base investment of standard efficiency equipment. Another key financial indicator is the ratio of metric tons of CO₂e to total unit revenue which was 0.000505754 Tons/\$ for 2013 which is reported in our recently submitted 2014 CDP Response for FY2013.

<http://www.hcpi.com/sustainability>

Q2

Energy efficiency

Enter information for the projects, that best describe the implementation of Energy efficiency measures in your portfolio

Project Type	Portfolio Coverage & Opportunity		Total Capital Investment (USD)	Savings		Description Max 100 words
	Portfolio Covered by this Project	Cumulative Area Covered by this Project		Total Annual Projected Savings	Total Annual Projected Savings	
	%	%		Kwh	USD	
1 Interior Lighting & Controls	6.6		1004826	2675832	246685	<p>49 lighting control projects were implemented where 1,907 controls were installed. 51 lighting retrofit projects were implemented. The % of portfolio covered is the ratio of area of buildings where projects were implemented in 2013 to the 1153 total buildings in the 2013 HCP portfolio.</p> <p>Note: The number of buildings in HCP's environmental reporting boundary for 2013 is 339 which the majority of these projects were implemented.</p>
2 Energy Management System (enterprise-wide or building-level)	1.3		480709	1768895	143643	<p>12 Energy Management Systems (EMS) projects were implemented.</p>
3 Unitary Systems (rooftop, package, DHW, etc.)	2.9		102649	400208	38767	<p>71 small HVAC system replacement projects were implemented in which 115 HVAC units were replaced. Note: The Capital Investment required is the premium cost for a high efficiency over a standard efficiency unit.</p>

Q3

Water efficiency

Enter information for the projects, that best describe the implementation of Water efficiency measures in your portfolio

Project Type	Portfolio Coverage & Opportunity		Total Capital Investment (USD)	Savings		Description
	Portfolio Covered by this Project	Cumulative Area Covered by this Project		Total Annual Projected Savings	Total Annual Projected Savings	
	%	%		m ³	USD	
1 Rain-sensing or Automatic Sprinkler or Efficient Irrigation System	3.8		112509	9032	11855	9 Projects were implemented using technologies such as low drip irrigation, smart irrigation and efficient irrigation nozzles. Over 40 buildings in California in the South San Francisco, Redwood City and Mountain View areas obtained water reduction through these projects.
2 Low-flow Faucets	0.6		4089	2835	3744	5 Projects were implemented using technologies such as aerators, low flow and motion sensor faucets. 43 devices were installed.
3 Leak Management	2.9		177020	37	100000	30 water heater with water sensor/shut-off valves projects were implemented. 73 units/devices were installed. This prevents small leaks and catastrophic leaks from continuing. A leak of 1 gallon/day (@10% of 73) and a catastrophic leak (@1% of 73) of 7,200 gallon/occurrence yields 9,864 gallons (37 m3) per year with a cost avoidance of \$100,000.

Q4

Renewable energy

Enter information for the projects, that best describe the implementation of Renewable energy measures in your portfolio

Project Type	Portfolio Coverage & Opportunity		Total Capital Investment (USD)	Savings		Description Max 100 words
	Portfolio Covered by this Project	Cumulative Area Covered by this Project		Total Annual Projected Savings	Total Annual Projected Savings	
	%	%		Kwh	USD	
1 Solar Power System	0	0.07	0	524179	0	HCP has not implemented any renewable energy projects in 2013. As of 2012, we currently have four buildings where solar panels are applied as follows: Two solar panel arrays in buildings in San Diego, CA where HCP allowed a utility to lease roof space space and two solar cell panel arrays maintained and operated by a tenant in buildings in Mountain View, CA. We indirectly support solar panel technology by allowing this utility and the tenant implement these systems on our buildings. HCP has identified several building candidates for a solar cell panel project in 2014.
2						
3						

Q5

Waste management

Enter information for the projects, that best describe the implementation of Waste management measures in your portfolio

Project Type	Portfolio Coverage & Opportunity		Total Capital Investment (USD)	Savings		Description
	Portfolio Covered by this Project	Cumulative Area Covered by this Project		Total Annual Projected Savings	Total Annual Projected Savings	
	%	%		tonnes	USD	
1 Recycling Program	10.46		74244	1089.5	40061	In 2013, we recycled 1,089.5 metric tonnes of waste. The investment is the cost of recycle services. The estimated savings is the difference between the rates of landfill and recycle waste (\$/tonne) times the annual recycled waste in metric tonnes.
2 Contract Waste Management	24.17		1748762	16667.7	168000	The contracted waste removal by landfill for 2013 is 16,667.7 metric tonnes. The contracted waste management company reviews our recycle and landfill programs and continually optimizes them which allows for more accurate estimates and measurement of waste.
3						

SUPPLEMENTAL

Innovation Case Study

Sustainability is a well-established topic in the global real estate sector. But in what is a dynamic and fast-moving environment, the development and integration of sustainability best practices into decision-making varies widely across regions and property sectors. With its global and multi-sector coverage, GRESB is well-placed to document innovation in the real estate sector. Our ambition is to promote and highlight innovative approaches and best practices in sustainability. GRESB's benchmark participants are a rich source of knowledge and practical experience, and we have therefore developed an innovation platform to start to map benchmark participants' innovative approaches to the integration of sustainability best practices into the management and development of their real estate portfolios. In addition to their Survey submission, we invite participants to submit examples of their innovations. These case studies will be added to participants' Scorecards and/or Benchmark Report. We also plan to include selected examples in GRESB's innovation platform which will be developed as part of the output materials for the 2014 benchmark results. We will inform you in advance whether your case study has been selected for inclusion in the platform.

Innovations should be (i) related to the topics covered by the 2014 Survey and (ii) specifically focused on the practical benefit of the measure. You can include information regarding the financial benefit of the measure, e.g. return on investment. However, we encourage participants to also include measures with other short and long-term benefits, e.g. socio-economic, resource-use efficiency, risk mitigation and operational benefits. GRESB also encourages participants to explain how they deal with issues that may currently not be priced, but which they consider will become more important over time.

Q1

Would you like to submit an innovation case study?

Yes

Innovation Title

Combined Optimization and Magnetic Bearing Chiller Project

Topic IS1 Energy efficiency (Risks & Opportunities Q17)

Purpose of the project (max. 100 words)

Callan Road building is a Life Science building located in San Diego, California. The purpose of the project was to provide the right level of HVAC cooling reliably to the building at an optimum efficiency level using capacity sizing, variable frequency drive technology, water bypass technology, and magnetic bearing chiller technology. The project began in December of 2013 and was completed February 2014.

Approach (max. 250 words)

The approach to this project was to adjust the chiller capacity size and optimize the total efficiency of the chiller system to meet the HVAC requirements of the tenant. The existing chiller was a 300 ton capacity Trane centrifugal chiller that was originally sized for a higher building load and not for the current tenant usage. The existing chiller was running at 20% capacity which was not at its optimum efficiency running condition which caused operational and maintenance issues. The approach involved three key issues to be addressed. First, the cooling capacity was analyzed to meet the tenant's current requirements and a new Turbocor chiller with a 145 ton capacity was selected. Second, to address light load conditions, the water cooling loop bypass was designed along with a chilled water bypass to keep the new chiller at an optimum load for efficiency and a variable frequency drive was added to the primary water loop pump which again increased the energy efficiency of the system. Third, the chiller selected was a magnetic bearing design which is one of the highest efficiency type chillers available. The chiller's compressors are variable speed and the chiller is designed such that it can operate reliably and efficiently even down to 20% of its 145 ton capacity. By addressing all three of these issues from a cooling system perspective approach, the system's energy performance was improved as well as its operational and maintenance functions.

Results (actual and anticipated) (max. 250 words)

The implementation of the high efficient magnetic bearing Turbocor chiller, water loop and chilled water bypasses, variable speed drives, and optimization of the HVAC cooling requirements resulted in an estimated annual reduction of energy of 116 MWh. Based upon a March through May 2014 usage compared to March through May 2013 usage, we are showing an estimated annual reduction of energy of 90 MWh. As the year progresses, we will have more accurate results. The Turbocor chiller runs quieter than conventional chillers because the magnetic bearings float and there is not a direct metal to metal contact of the bearing system which also eliminates frictional losses and increases the energy efficiency of the chiller. No oil is required because of the magnetic bearings which supports the environment. Based upon a 15% efficiency premium cost for the Turbocor chiller at \$61,350, with an estimated annual savings of \$11,000, the ROI is 17.9%. HCP continues to apply the right technology for the right application.

Upload Picture/Scheme

[Innovation Case Study photos.pdf](#)

Provide hyperlink (if applicable)

No

Q2

Would you like to submit a second innovation case study?

Yes

No

Q3

Would you like to submit a third innovation case study?

Yes

No