



G R E S B[®]

Global Real Estate
Sustainability Benchmark

Ventas, Inc.

GRESB Survey 2015

DATE: July 15 2015 19:52 UTC

SUBMITTED: July 15 2015 19:52 UTC

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ASPECT CHECKLIST

There are no checklist items.

ENTITY AND REPORTING CHARACTERISTICS

Entity Characteristics

EC2

Nature of ownership

Listed entity

Please specify ISIN

US92276F1003

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)

Asian Association for Investors in Non-listed Real Estate Vehicles (ANREV)

Asia Pacific Real Estate Association (APREA)

British Property Federation (BPF)

European Public Real Estate Association (EPRA)

European Association for Investors in Non-Listed Real Estate Vehicles (INREV)

Vereniging van Institutionele Beleggers in Vastgoed, Nederland (IVBN)

National Association of Real Estate Investment Trusts (NAREIT)

Pension Real Estate Association (PREA)

Real Property Association of Canada (REALpac)

No

ENTITY AND REPORTING CHARACTERISTICS

Reporting Characteristics

RC1

Values are reported in

United States Dollar USD

RC2

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

22956

RC3

Metrics are reported in

m2

sq. ft.

RC4

Did the 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"/>
Hotel	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Healthcare	<input type="text" value="84.2"/>	<input type="text" value="1192"/>	<input type="text" value="73732339"/>	<input type="text" value="Floor Area"/>	<input type="text" value="87484"/>	<input type="text" value="100"/>
<input type="text" value="Medical Office"/>	<input type="text" value="15.8"/>	<input type="text" value="292"/>	<input type="text" value="16594086"/>	<input type="text" value="Floor Area"/>	<input type="text" value="292"/>	<input type="text" value="14"/>

RC5.1 (continued)

Property Type	% of GAV	Number of Assets	Floor Area		Units	% Indirectly Managed Assets
			ft ²	Floor Area Type		
<input type="text"/>						
Totals:						

Note: The table above defines the scope of your 2015 GRESB submission and should include the total portfolio

RC5.2

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

The Healthcare property type consists of 1,192 Seniors Housing communities, including the Seniors Housing Operating Portfolio (SHOP), Net Leased Portfolio (NNN), hospitals, post-acute and other assets where Ventas does not have full operational control. We are able to provide total assets, total square footage and unit counts in the Healthcare property category for the GRESB report.

The Medical Office property type consists of 292 Medical Office Buildings (MOBs) where Ventas directly manages a portion of the assets and has operational control in the day-to-day use of roughly 86% of these buildings. The remaining 14% of the MOB assets are held in a JV structure where our partner directly manages the assets; we have neither control nor access to the data related to consumption or performance indicators. This category does not report units, only square footage (hence Units = Number of Assets in the table above).

RC6

Which countries are included in the entity's portfolio?

Country	% of GAV
United States	<input type="text" value="93.2"/>
Canada	<input type="text" value="6.1"/>
United Kingdom	<input type="text" value="0.7"/>
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"/>

* 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
Retail, Shopping Center						
Retail, Warehouse						
Office						
Industrial, Distribution Warehouse						
Industrial, Manufacturing						
Residential						
Hotel						
Healthcare	1	32775	11976000	1	48000	7382
Medical Office	0	0	0	2	47557	13370.13

* 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"/>
Hotel	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Healthcare	<input type="text" value="16"/>	<input type="text" value="2269419"/>	<input type="text" value="744912000"/>	<input type="text" value="3"/>	<input type="text" value="210644"/>	<input type="text" value="80907"/>
Medical Office	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
<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)

Ventas sets short-, medium- and long-term sustainability objectives. In the short term, we continue to expand our benchmarking of usage and consumption data across our Seniors Housing Operating Portfolio (SHOP), Medical Office Buildings (MOBs) and Triple-Net (NNN) assets, as well as adding to our ENERGY STAR and LEED certifications. We continue to make strategic investments in sustainability projects with a focus on driving growth and improving property and portfolio level net operating income. Along with sustainability projects, we evaluate routine and non-routine CAPEX spending in the short and medium term, identifying equipment and system replacements beyond like-for-like; instead we invest in new, more sustainable technology to capture purchasing and consumption savings. Ventas is committed to maintaining corporate responsibility practices and policies that are in the best interest of our shareholders; sustainability plays a crucial role in this effort. We believe our practices and policies should promote fairness and alignment, accountability of management and the Board of Directors, transparency, sound risk management and delivery of consistent, superior total returns to shareholders. In the long term, Ventas is focused on improving, investing in and maintaining our best-in-class assets. One way to accomplish this goal is by sharing best practices with tenants to encourage investment in value-creating, sustainable projects and programs. We continue to examine and improve reporting and disclosure to shareholders, including our 10-year consumption targets: (-10%) in electricity and natural gas usage, (-5%) water consumption and (-4%) waste directed to landfills.

 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 sustainability vision is driven by our business strategy: to generate superior, consistent, reliable total returns to our shareholders through our balanced and diversified portfolio, practicing disciplined capital allocation while continuing to grow. One way to accomplish this task is by having a portfolio that operates as efficiently as possible. We collaborate with tenants and operators to share best practices, actively promote sustainability projects, adopt new technology, focus on sustainability characteristics and opportunities in new acquisitions, communicate our sustainability efforts to employees and encourage additional investment in green initiatives through underwriting and the success of sustainability projects. As technology advances, and our portfolio ages, we will continue to make investments that reduce operating expenses and improve the sustainability profile of our properties. These initiatives lower operating costs, are valued by tenants, residents and operators, and maximize asset values. Improvements to our environmental footprint are taking place company-wide. Our Sustainability Committee spearheads the efforts, which is comprised of senior leadership from different functional areas. The Committee actively monitors and reports on all developments related to Environmental, Social & Governance (ESG) efforts, sets annual and long-term portfolio consumption reduction targets and participates in regular reporting to the Chairman of the Board of Directors. We have experienced, in-house LEED-accredited staff and have partnered with the EPA's ENERGY STAR program. The company is a member of the USGBC.

No

Not applicable

2

Does the organization have one or more persons responsible for implementing the sustainability objectives at entity level? (multiple answers possible)

Yes

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

Employee(s) for whom sustainability is among their responsibilities

Provide the details for the most senior of these employees

Name

Debra A. Cafaro

Job title

Chairman of the Board and Chief Executive Officer

E-mail (optional)

LinkedIn profile (optional)

<https://www.linkedin.com/pub/debra-cafaro/10/393/84a>

External consultants/manager

Name of the organization

Website

Name of key contact

Other

No

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

Does the entity have a senior decision-maker dedicated to sustainability?

Yes

The individual is part of

Board of Directors

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

Name

Debra A. Cararo

Job title

Chairman of the Board and Chief Executive Officer

E-mail (optional)

LinkedIn profile (optional)

<https://www.linkedin.com/pub/debra-cafaro/10/393/84a>

Senior Management Team

Investment Committee

Fund/portfolio managers

Asset managers

Property managers

Other

No

5

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

Yes

Describe the process (maximum 250 words)

Our method of informing the most senior level decision maker, Ms. Debra A. Cafaro, Chairman and CEO of Ventas, of sustainability efforts, is via email memorandum and distribution of Sustainability Committee meeting minutes. Ms. Cafaro is the Chair of the Sustainability Committee, which includes senior leaders from different functional areas and oversees improvements to our environmental footprint and the energy efficiency efforts that are taking place company-wide. Included in the monthly email memorandum and meeting minutes are updates on the performance of any new sustainability projects within the Ventas portfolio and discussions of performance against our short-, medium- and long-term consumption objectives. The Sustainability Committee actively monitors all adverse developments related to sustainability efforts and communicates with legal, acquisitions, and asset and risk management teams, as well as consolidating and improving our awareness, information collection and disclosure regarding environmental matters. Ventas also reviews the sustainability characteristics of our portfolio as part of our quarterly earnings reporting, in our annual report, ad hoc reporting updates, tracking of long-term targets, presentations and materials for the Board of Directors and various shareholder interactions. A major focus of these reports includes disclosing the total number of ENERGY STAR and LEED properties in the Ventas portfolio.

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

Acquisitions team

- Client services team
- Fund/portfolio managers
- Asset managers
- Property managers
- All employees
- Other

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
[ventas_2014_annual-report.pdf](#)

Select the applicable reporting level

- Entity
- Investment manager
- Group

Aligned with

Other selected. Please describe:

Stand-alone sustainability report(s)

Upload supporting evidence
[4458_VTR_Sustainability_10.pdf](#)

Select the applicable reporting level

Entity

Investment manager

Group

Aligned with

Other selected. Please describe:

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

[Ventas Sustainability Reporting to Investors.pdf](#)

OR

Document name AND

Quarterly Supplemental Excerpts & Corporate Presentations

Publication date

Various

Aligned with

Other selected. Please describe:

The Climate Registry's General Verification Protocol

Other

Other selected. Please describe

Quarterly Earnings Supplemental

Upload supporting evidence

[Ventas Sustainability Reporting to Investors - Quarterly Supplemental Reports.pdf](#)

Select the applicable reporting level

Entity

Investment manager

Group

Aligned with

Other selected. Please describe:

The Climate Registry's General Verification Protocol

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

Externally checked by

Externally verified by

Capturis

using The Climate Registry's General Verification Protocol (also known as California Climate Action Registry (CCAR))

Externally assured by

Stand-alone sustainability report

Externally checked by

Externally verified by

Externally assured by

Capturis

using The Climate Registry's General Verification Protocol (also known as California Climate Action Registry (CCAR))

Integrated Report

Section in entity reporting to investors

Externally checked by

Externally verified by

Capturis

using The Climate Registry's General Verification Protocol (also known as California Climate Action Registry (CCAR))

Externally assured by

Other

Other selected. Please describe

Quarterly earnings supplemental materials

Externally checked by

Externally verified by

Capturis

using The Climate Registry's General Verification Protocol (also known as California Climate Action Registry (CCAR))

Externally assured by

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(es) environmental issues?

Yes

Select all environmental issues included (multiple answers possible)

Energy consumption/management

- GHG emissions/management
- Water consumption/management
- Waste management
- Climate/climate change
- Resilience
- Other

Other selected. Please describe

Health and Safety, Housekeeping Green Chemical Procurement Guidelines

Upload supporting evidence

[Sustainability Policy & Montly Green Team Newsletters.pdf](#)

OR

Document name AND

Publication date

No



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

[GLOBAL_CODE_OF_ETHICS_AND_BUSINESS_CONDUCT_Effective_20150101.pdf](#)

OR

Document name AND

Publication date

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

Investors/shareholders

Consumers

Government/local authorities

Investment partners

Other

Upload supporting evidence

[Stakeholder Engagement Policies - 2015.pdf](#)

OR

Document name AND

Publication date

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 and career development

Health & safety

Cyber security

Other

Upload supporting evidence

[Employee Policies - Diversity, Remuneration, Performance & Career Development, Health & Safety, Cyber Security - 2015.pdf](#)

OR

Document name AND

Employee Handbook, Cyber Security & Remuneration

Publication date

January 1, 2013

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)

Through the enterprise risk management (ERM) assessment conducted by the VP, Internal Audit, with the oversight of the Audit and Compliance Committee of the Board of Directors, Ventas annually assesses on a company-wide level the likelihood and impact of various risk areas on its financial condition and operations. Two areas of risk that are captured in the ERM process are regulatory compliance and compliance training and reporting.

In assessing the Ventas's level of regulatory compliance risk, including exposure to bribery and corruption, senior management considers the effectiveness of Ventas's policies and procedures, internal control structure, legal oversight and specific job responsibilities. In assessing the Ventas's level of compliance training and reporting risk, senior management considers the rigor of its hiring practices, employee onboarding, and department- and job-specific training.

No

13

Does the organization have systems and procedures in place to facilitate effective implementation of the bribery and corruption policy in Q9 above? (refer to Q9 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

Upload supporting evidence

[GLOBAL CODE OF ETHICS AND BUSINESS CONDUCT Effective 20150101.pdf](#)

OR

Document name AND

Publication date

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

GHG emissions

Building safety and materials

- Transportation
- Contamination
- Natural hazards
- Climate change
- Socio-economic
- Regulatory
- Health, safety and well-being
- Other

Upload supporting evidence

[VTR - Environmental Considerations Acquisitions 2013.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)

- GHG emissions
- Building safety and materials
- Transportation

Contamination Natural hazards Climate change Socio-economic Regulatory Health, safety and well-being Other

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

Ventas annually identifies and assesses various risk exposure items related to sustainability and climate change with the assistance of our third-party energy partners and engineers by evaluating property and portfolio consumption and spending to identify performance outliers. This assessment includes i) type of potential impact (increased operational cost, increased capital expenditure expenses, reduction in demand for product or services) ii) time-frame, iii) magnitude and estimated financial implications, iv) management method and v) cost of management.

To mitigate these risks, we work with our consultants to gain efficiencies in usage and purchasing, create better budgets for utility spending and consumption and identify investment opportunities in sustainable projects.

On an asset level, Ventas requires that property condition reports and Phase I environmental surveys be provided for each of our individual properties prior to acquisition and on a recurring cycle as part of the risk management process. This is to ensure that known condition deficiencies and updates to flood, seismic and other surveys are identified and addressed in a timely manner. When these reports identify risks, we proactively implement solutions to mitigate risks, such as adding seismic gas shutoff valves in high-risk areas or evaluating moving critical building infrastructure (switchgear, generators) to higher elevations. In addition, property condition inspections are performed by a leading property loss control engineering insurer. Recommendations for property improvements are prioritized by the insurer and presented to and reviewed by the Ventas asset management team.

 No Not applicable

RISKS AND OPPORTUNITIES

Energy Efficiency

16

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

Yes

Select applicable options (multiple answers possible)

In-house assessment

External assessment

Name of the organization

>0%, <25% of the portfolio covered

≥25%, <50% of the portfolio covered

≥50%, <75% of the portfolio covered

≥75%, ≤100% of the portfolio covered

Upload supporting evidence

[Ventas-Scope.pdf](#)

OR

Document name AND

Publication date

No

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

Yes

Describe the measures using the table below.

Measure	% portfolio covered during the last 4 years	% whole portfolio covered	Estimated savings (MWh)	Estimated ROI (%)	Scope
Window replacements	0%, <25%	0%, <25%	350.74	9	Whole building
Smart grid/smart building technologies	0%, <25%	0%, <25%	1725.13	4	Whole building
Installation of high-efficiency equipment and appliances	0%, <25%	0%, <25%	15269.48	5	Whole building
Wall/roof insulation	0%, <25%	0%, <25%	679.25	9	Whole building
Systems commissioning or retro-commissioning	0%, <25%	0%, <25%	881.95	15	Whole building
Building energy management systems upgrades/replacements	0%, <25%	0%, <25%	5476.41	25	Whole building
Installation of on-site renewable energy	0%, <25%	0%, <25%	231.43	11	Whole building

No

Not applicable

RISKS AND OPPORTUNITIES

Water Efficiency

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

Yes

Describe the measures using the table below.

Measure	% portfolio covered during the last 4 years	% whole portfolio covered	Estimated savings (m ³)	Estimated ROI (%)	Scope
High-efficiency/dry fixtures	0%, <25%	0%, <25%	516389.99	30	Whole building
Reuse of storm water and/or grey water for non-potable applications	0%, <25%	0%, <25%	18641.44	10	Whole building
On-site waste water treatment	0%, <25%	0%, <25%	14913.15	5	Whole building
Occupant sensors	0%, <25%	0%, <25%	18620.75	15	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

[Sustainability Policy & Montly Green Team Newsletters.pdf](#)

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

Externally verified by

Capturis

using

SOC-1 Type II

Externally certified by

Upload supporting evidence

[NISC 9-2013 Utility Bill Pay SOC 1 Type II Issued Report.pdf](#)

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 whole portfolio covered by floor area

49.1

Select one of the following

Developed internally

Bespoke internal system developed by a third party

External system

Name of the system

dataPoint

Select the aspects included (multiple answers possible)

Energy consumption/management

GHG emissions/management

Water consumption/management

Waste streams/management

Refrigerants

Employee travel and transportation

Indoor environmental quality

Occupant comfort and satisfaction

Other

Upload supporting evidence

[Data Management Program.pdf](#)

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

Externally verified by

Externally certified by

Capturis

using

SOC-1 Type II

Upload supporting evidence

[NISC 9-2013 Utility Bill Pay SOC 1 Type II Issued Report.pdf](#)

No

Not applicable

MONITORING AND EMS

Monitoring Consumption

22

Does the entity monitor the energy consumption of the portfolio?

Yes

Percentage of whole portfolio covered by floor area

49.1

Type of monitoring: (multiple answers possible)

Automatic meter readings

Based on invoices

Percentage of the whole portfolio covered by floor area

49.1

Manual-visual readings

Provided by the tenant

Other

No

Not applicable

23

Does the entity monitor the water consumption of the portfolio?

Yes

Percentage of whole portfolio covered by floor area

49.1

Type of monitoring: (multiple answers possible)

Automatic meter readings

Based on invoices

Percentage of the whole portfolio covered by floor area

49.1

Manual-visual readings

Provided by the tenant

Other

No

Not applicable

PERFORMANCE INDICATORS

Healthcare > Energy Consumption

Q24.0

Does the entity collect energy consumption data for Healthcare?

Yes

No

Q24.1

Energy Consumption for Healthcare

Report absolute values and like-for-like consumption for 2013 and 2014. **All assets in the whole portfolio for Healthcare should be included.**

To make sure you insert data in the correct section of the table, check the definition of “Managed Assets” and “Indirectly Managed Assets”.

Only use Whole Building if no breakdown of data is possible between Base Building and Tenant Space. Additionally, if consumption cannot be separated between Common Areas and Shared Services/ Central Plant, provide both in Shared Services/Central Plant.

Managed Assets Base Building		Absolute Consumption					Like-for-Like Consumption		
		2013	2014			2013	2014	Like-for-Like Change	
		Consumption (MWh)	Consumption (MWh)	Data coverage (ft ²)	Maximum coverage (ft ²)	Floor area type	Consumption (MWh)	Consumption (MWh)	%
1	Common areas	Fuels	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
2		District Heating & Cooling	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
3		Electricity	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
4	Shared services / central plant	Fuels	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
5		District Heating & Cooling	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
6		Electricity	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
7	Outdoor/Exterior areas / Parking	Fuels	<input type="text"/>	N/A	N/A	N/A	<input type="text"/>	<input type="text"/>	<input type="text"/>
8		Electricity	<input type="text"/>	N/A	N/A	N/A	<input type="text"/>	<input type="text"/>	<input type="text"/>
9	Total energy consumption of Base Building			N/A	N/A	N/A			

Managed Assets Tenant space		Absolute Consumption					Like-for-Like Consumption		
		2013	2014			2013	2014	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							
12		Electricity							
13	Purchased by tenant	Fuels							
14		District Heating & Cooling							
15		Electricity							
16	Total energy consumption of Tenant Areas			N/A	N/A	N/A			

Managed Assets Whole building		Absolute Consumption					Like-for-Like Consumption		
		2013	2014			2013	2014	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							

Q24.1 (continued)

Managed Assets Whole building		Absolute Consumption					Like-for-Like Consumption		
		2013	2014				2013	2014	Like-for-Like Change
		Consumption (MWh)	Consumption (MWh)	Data coverage (ft ²)	Maximum coverage (ft ²)	Floor area type	Consumption (MWh)	Consumption (MWh)	%
18	District Heating & Cooling								
19	Electricity								
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		
		2013	2014				2013	2014	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	340441	411152	37572300	73732339	Floor area	325547	326936	
23	District Heating & Cooling								
24	Electricity	391514	505948	37572300	73732339	Floor area	379648	389065	
25	Outdoor/Exterior areas / Parking			N/A	N/A	N/A			

Q24.1 (continued)

		Absolute Consumption				Like-for-Like Consumption			
		2013	2014			2013	2014	Like-for-Like Change	
Indirectly Managed Assets		Consumption (MWh)	Consumption (MWh)	Data coverage (ft ²)	Maximum coverage (ft ²)	Floor area type	Consumption (MWh)	Consumption (MWh)	%
Whole building									
26	Electricity			N/A	N/A	N/A			
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)

Reporting is provided for six management companies for Ventas properties. Data was collected directly from commodity invoices and placed into professional energy management systems. Only actual data is utilized. No attempt was made to "annualize" data if a facility was only owned by Ventas for a partial year. Ventas is not aware of any limitations with respect to the data, however it cannot verify that all such data reported is 100% accurate (quality control measures are in place to insure the data is "materially accurate"). For like-for-like reporting, Ventas only utilized data from facilities that were in the portfolio in both 2013 and 2014.

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?

Yes

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

	Optional base-line year	2013	2014
Energy use intensity	<input type="text"/>	<input type="text" value="0.025"/>	<input type="text" value="0.036"/>
% of portfolio covered	<input type="text"/>	<input type="text" value="42"/>	<input type="text" value="51"/>

Select the elements for which intensities are normalized in your calculations.

Occupancy rate

Footfall

Operational hours

Weather conditions

Degree days

Air conditioning and/or natural ventilation

Building age

Other

Other selected. Please describe:

Energy use intensity equals fuels and electricity mWh consumed / portfolio square feet

None of the above

Explain (a) the Energy use intensity calculation method, (b) assumptions made in the calculation, and (c) how intensities are used by the entity in its operations (maximum 250 words)

The primary drivers for Ventas in determining the performance of a facility are occupancy (i.e., level of production), building age (i.e., condition of assets) and square footage (i.e., size of facility). In calculating intensities, Ventas divides the total amount of energy consumption by the total square footage (size) to get occupancy and size intensities to determine their impact on energy consumption. Ventas adjusts the calculation by multiplying the denominator by the occupancy intensity (% total of facility being utilized) and the age of the building as set forth below). Ventas then analyzes all of its facilities and compares to them to determine the outliers to focus capital/performance improvement projects on. Building age is a newer intensity and Ventas is establishing a baseline. Ventas believes that for every year a building ages, it will increase its energy consumption by approximately 1% (assuming no other changes). It intends to use the 2014 data as the benchmark and measure forward from there. Ventas can use this data now without comparison to prior years by comparing facilities of similar ages to determine outliers to focus on.

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

Report absolute renewable energy generation and consumption. All assets in the portfolio for this property type should be included.

	Absolute measurement	
	2013	2014
On-site renewable energy (MWh generated and consumed on-site)	877	757
Off-site renewable energy (MWh generated off-site or purchased from utility or third party)	0	0
On-site renewable energy (MWh generated on-site and exported)	0	0
Total renewable energy		
Percentage renewable energy	0.051	0.049

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

Verified by

Using scheme



Externally assured

Upload supporting evidence

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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 2013 and 2014. All assets in the whole portfolio for Healthcare should be included.

		Absolute GHG Emissions				Like-for-Like Consumption			
		2013	2014			2013	2014	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	62665	74530	37572300	73732339	Floor area	58778	59265	
2	Scope 2	207104	281698	37572300	73732339	Floor area	199139	211499	

Q25.1 (continued)

	Absolute GHG Emissions					Like-for-Like Consumption		
	2013	2014			Floor area type	2013	2014	Like-for-Like Change
	Emissions (tonnes)	Emissions (tonnes)	Data coverage (ft ²)	Maximum coverage (ft ²)		Emissions (tonnes)	Emissions (tonnes)	%
3 Scope 3 (optional)	69	62	0	0	Floor area	69	62	

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

Ventas utilized the CCAR protocol in calculating the CO2 metric tonnes from the raw consumption data collected. Emission factors applied were 0.37842 for electricity and 0.05311 for natural gas. While Ventas cannot ensure 100% accuracy on consumption data reported, the data was collected from the raw source using established auditable protocol and quality control measures were applied after the fact to verify material compliance/accuracy. Like-for-Like reporting included all facilities that were owned by Ventas in the portfolio for 2013 and 2014. No adjustments were made if facilities were only owned for part of the year. Scope 3 emissions were generated using data from Ventas' travel system which generates pro rata carbon emissions for each trip based on EPA standards. The emissions were then converted into metric tonnes.

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?

Yes

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

	Optional base-line year	2013	2014
GHG emissions intensity	<input type="text"/>	<input type="text" value="0.009"/>	<input type="text" value="0.012"/>
% of portfolio covered	<input type="text"/>	<input type="text" value="42"/>	<input type="text" value="51"/>

Select the elements for which intensities are normalized in your calculations.

Occupancy rate

Footfall

Operational hours

Weather conditions

Degree days

Air conditioning and/or natural ventilation

Building age

Other

Other selected. Please describe:

Portfolio square footage

None of the above

Explain (a) the GHG emissions intensity calculation method, (b) assumptions made in the calculation, and (c) how intensities are used by the entity in its operations (maximum 250 words)

The primary drivers for Ventas in determining the performance of a facility are occupancy (i.e., level of production), building age (i.e., condition of assets) and square footage (i.e., size of facility). In calculating intensities, Ventas divides the total amount of GHG metric tonnes by the total square footage (size) to get occupancy and size intensities to determine their impact on GHG emissions. Ventas adjusts the calculation by multiplying the denominator by the occupancy intensity (% total of facility being utilized) and the age of the building as set forth below). Ventas then analyzes all of its facilities and compares to them to determine the outliers to focus capital/performance improvement projects on.

Building age is a newer intensity and Ventas is establishing a baseline. Ventas believes that for every year a building ages, it will increase its GHG emissions by approximately 1% (assuming no other changes). It intends to use the 2014 data as the benchmark and measure forward from there. Ventas can use this data now without comparison to prior years by comparing facilities of similar ages to determine outliers to focus on.

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

Verified by

Using scheme

Externally assured

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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 2013 and 2014. **All assets in the whole portfolio for Healthcare should be included.**

To make sure you insert data in the correct section of the table, check the definition of “Managed Assets” and “Indirectly Managed Assets”.

Only use Whole Building if no breakdown of data is possible between Base Building and Tenant Space. Additionally, if consumption cannot be separated between Common Areas and Shared Services/ Central Plant, provide both in Shared Services/Central Plant.

Managed Assets		Absolute Consumption					Like-for-Like Consumption		
		2013	2014			2013	2014	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							
8	Total water usage Whole Building			N/A	N/A	N/A			
9	Total water usage Managed Assets			N/A	N/A	N/A			

		Absolute Consumption					Like-for-Like Consumption		
		2013	2014		Floor area type	2013	2014	Like-for-Like Change	
Indirectly Managed Assets		Consumption (m ³)	Consumption (m ³)	Data coverage (ft ²)		Maximum coverage (ft ²)	Consumption (m ³)	Consumption (m ³)	%
10	Whole building	5050930	6321271	37572300	73732339	Floor area	5016459	5261124	
11	Outdoor / Exterior areas / Parking			N/A	N/A	N/A			
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)

Reporting is provided for six management companies for Ventas properties. Data was collected directly from commodity invoices and placed into professional energy management systems. Only actual data is utilized. No attempt was made to "annualize" data if a facility was only owned by Ventas for a partial year. Ventas is not aware of any limitations with respect to the data, however water usage tends to be more volatile so its difficult to verify that all such data reported is 100% accurate (quality control measures are in place to ensure the data is "materially accurate"). For like-for-like reporting, Ventas only utilized data from facilities that were in the portfolio in both 2013 and 2014.

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?

Yes

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

	Optional base-line year	2013	2014
Water use intensity	<input type="text"/>	<input type="text" value="0.179"/>	<input type="text" value="0.215"/>
% of portfolio covered	<input type="text"/>	<input type="text" value="42"/>	<input type="text" value="51"/>

Select the elements for which intensities are normalized in your calculations.

Occupancy rate

Footfall

Operational hours

Weather conditions

Degree days

Air conditioning and/or natural ventilation

Building age

Other

Other selected. Please describe:

Portfolio Square Footage

None of the above

Explain (a) the Water use intensity calculation method, (b) assumptions made in the calculation, and (c) how intensities are used by the entity in its operations (maximum 250 words)

The primary drivers for Ventas in determining the performance of a facility are occupancy (i.e., level of production), building age (i.e., condition of assets) and square footage (i.e., size of facility). In calculating intensities, Ventas divides the total amount of water consumption by the total square footage (size) to get occupancy and size intensities to determine their impact on water consumption. Ventas adjusts the calculation by multiplying the denominator by the occupancy intensity (% total of facility being utilized) and the age of the building as set forth below). Ventas then analyzes all of its facilities and compares to them to determine the outliers to focus capital/performance improvement projects on. Building age is a newer intensity and Ventas is establishing a baseline. Ventas believes that for every year a building ages, it will increase its water consumption by approximately 1% (assuming no other changes). It intends to use the 2014 data as the benchmark and measure forward from there. Ventas can use this data now without comparison to prior years by comparing facilities of similar ages to determine outliers to focus on.

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

Verified by

Using scheme

Externally assured

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Document name AND

Publication date

No

Not applicable

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 for 2013 and 2014. All assets in the whole portfolio for Healthcare should be included.

		Absolute Measurement		
		2013	2014	
1	Managed Assets	Total weight of hazardous waste in metric tonnes	<input type="text"/>	<input type="text"/>
2		Total weight of non-hazardous waste in metric tonnes	<input type="text"/>	<input type="text"/>
3		% managed portfolio covered	<input type="text"/>	<input type="text"/>

Q27.1 (continued)

		Absolute Measurement		
		2013	2014	
4	Indirectly Managed Assets	Total weight of hazardous waste in metric tonnes	0	
5		Total weight of non-hazardous waste in metric tonnes	10170	13451.7
6		% indirectly managed portfolio covered	13.9	23.8
7	Proportion of waste by disposal route (% of total by weight)	Recycling	9.7	10.5
8		Incineration	0	
9		Landfill	90.3	89.5

Explain (a) assumptions made in reporting, and (b) limitations in the ability to collect data (maximum 250 words). (maximum 250 words)

Waste management reporting is based upon consumption reported directly from the covered facilities. As most waste invoices do not list consumption, the normal data management collection methods do not work. Upon receipt of the data, Fellow-McCord ran the data through the same series of applicable manual data checks that were applied to consumption and GHG data to ensure there were no obvious or material deviations.

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

Checked by

Fellon McCord

Externally verified

Externally assured

Upload supporting evidence

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OR

Document name AND

Publication date

No

Not applicable

PERFORMANCE INDICATORS

Other › Energy Consumption

Q24.0

Does the entity collect energy consumption data for Other?

Yes

No

Q24.1

Energy Consumption for Other

Report absolute values and like-for-like consumption for 2013 and 2014. **All assets in the whole portfolio for Other should be included.**

To make sure you insert data in the correct section of the table, check the definition of “Managed Assets” and “Indirectly Managed Assets”.

Only use Whole Building if no breakdown of data is possible between Base Building and Tenant Space. Additionally, if consumption cannot be separated between Common Areas and Shared Services/ Central Plant, provide both in Shared Services/Central Plant.

Managed Assets Base Building		Absolute Consumption					Like-for-Like Consumption		
		2013	2014			2013	2014	Like-for-Like Change	
		Consumption (MWh)	Consumption (MWh)	Data coverage (ft ²)	Maximum coverage (ft ²)	Floor area type	Consumption (MWh)	Consumption (MWh)	%
1	Common areas	Fuels	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
2		District Heating & Cooling	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
3		Electricity	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
4	Shared services / central plant	Fuels	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
5		District Heating & Cooling	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
6		Electricity	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
7	Outdoor/Exterior areas / Parking	Fuels	<input type="text"/>	<input type="text"/>	N/A	N/A	N/A	<input type="text"/>	<input type="text"/>
8		Electricity	<input type="text"/>	<input type="text"/>	N/A	N/A	N/A	<input type="text"/>	<input type="text"/>
9	Total energy consumption of Base Building				N/A	N/A	N/A		

Managed Assets Tenant space		Absolute Consumption					Like-for-Like Consumption		
		2013	2014			2013	2014	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							
12		Electricity							
13	Purchased by tenant	Fuels							
14		District Heating & Cooling							
15		Electricity							
16	Total energy consumption of Tenant Areas			N/A	N/A	N/A			

Managed Assets Whole building		Absolute Consumption					Like-for-Like Consumption			
		2013	2014			2013	2014	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	64813	74550	11462336	16594086	Floor area	64806.9	68896	

Q24.1 (continued)

Managed Assets Whole building		Absolute Consumption					Like-for-Like Consumption		
		2013	2014			2013	2014	Like-for-Like Change	
		Consumption (MWh)	Consumption (MWh)	Data coverage (ft ²)	Maximum coverage (ft ²)	Floor area type	Consumption (MWh)	Consumption (MWh)	%
18	District Heating & Cooling								
19	Electricity	260019	275834.2	11462336	16594086	Floor area	258131	269448	
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		
		2013	2014			2013	2014	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								
23	District Heating & Cooling								
24	Electricity								
25	Outdoor/Exterior areas / Parking			N/A	N/A	N/A			

Q24.1 (continued)

		Absolute Consumption				Like-for-Like Consumption			
		2013	2014		2013	2014	Like-for-Like Change		
Indirectly Managed Assets		Consumption (MWh)	Consumption (MWh)	Data coverage (ft ²)	Maximum coverage (ft ²)	Floor area type	Consumption (MWh)	Consumption (MWh)	%
Whole building									
26	Electricity			N/A	N/A	N/A			
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)

Data was collected directly from commodity invoices and placed into professional energy management systems. Only actual data is utilized. No attempt was made to "annualize" data if a facility was only owned by Ventas for a partial year. Ventas is not aware of any limitations with respect to the data and additional quality control measures are in place to insure the data is "materially accurate" after all reports are run. For like-for-like reporting, Ventas only utilized data from facilities that were in the portfolio in both 2013 and 2014, however no attempt was made to annualize the like-for-like data for any facilities that were not owned for a full year.

The information above is correct and complete for all Other assets

Q24.2

Energy use intensity rates Other

Does the entity report energy use intensity?

Yes

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

	Optional base-line year	2013	2014
Energy use intensity	<input type="text"/>	<input type="text" value="0.028"/>	<input type="text" value="0.034"/>
% of portfolio covered	<input type="text"/>	<input type="text" value="70"/>	<input type="text" value="69"/>

Select the elements for which intensities are normalized in your calculations.

Occupancy rate

Footfall

Operational hours

Weather conditions

Degree days

Air conditioning and/or natural ventilation

Building age

Other

Other selected. Please describe:

Portfolio Square Footage

None of the above

Explain (a) the Energy use intensity calculation method, (b) assumptions made in the calculation, and (c) how intensities are used by the entity in its operations (maximum 250 words)

The primary drivers for Ventas in determining the performance of a facility are occupancy (i.e., level of production), building age (i.e., condition of assets) and square footage (i.e., size of facility). In calculating intensities, Ventas divides the total amount of energy consumption by the total square footage (size) to get occupancy and size intensities to determine their impact on energy consumption. Ventas adjusts the calculation by multiplying the denominator by the occupancy intensity (% total of facility being utilized) and the age of the building as set forth below). Ventas then analyzes all of its facilities and compares to them to determine the outliers to focus capital/performance improvement projects on. Building age is a newer intensity and Ventas is establishing a baseline. Ventas believes that for every year a building ages, it will increase its energy consumption by approximately 1% (assuming no other changes). It intends to use the 2014 data as the benchmark and measure forward from there. Ventas can use this data now without comparison to prior years by comparing facilities of similar ages to determine outliers to focus on.

No

Q24.3

Renewable energy generated Other

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

Verified by

Using scheme

Externally assured

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Document name AND

Publication date

No

Not applicable

PERFORMANCE INDICATORS

Other > GHG Emissions

Q25.0

Does the entity collect GHG emissions data for Other?

Yes

No

Q25.1

GHG Emissions for Other

Report absolute values and like-for-like consumption for 2013 and 2014. All assets in the whole portfolio for Other should be included.

		Absolute GHG Emissions				Like-for-Like Consumption			
		2013	2014			2013	2014	Like-for-Like Change	
		Emissions (tonnes)	Emissions (tonnes)	Data coverage (ft ²)	Maximum coverage (ft ²)	Floor area type	Emissions (tonnes)	Emissions (tonnes)	Like-for-Like Change
									%
1	Scope 1	11749	13514	11462336	16594086	Floor area	11747	12489	
2	Scope 2	164976	174350	11462336	16594086	Floor area	164594	172056	
3	Scope 3 (optional)								

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

Ventas utilized the CCAR protocol in calculating the CO2 metric tonnes from the raw consumption data collected. Emission factors applied were 0.37842 for electricity and 0.05311 for natural gas. While Ventas cannot insure 100% accuracy on consumption data reported, the data was collected from the raw source using established auditable protocol and quality control measures were applied after the fact to verify material compliance/accuracy. Like-for-Like reporting included all facilities that were owned by Ventas in the portfolio for 2013 and 2014. No adjustments were made if facilities were only owned for part of the year. Scope 3 emissions were generated using data from Ventas' travel system which generates pro rata carbon emissions for each trip based on EPA standards. The emissions were then converted into metric tonnes.

The information above is correct and complete for all Other assets

Q25.2

GHG emissions intensity rates Other

Does the entity report GHG emissions intensity?

Yes

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

	Optional base-line year	2013	2014
GHG emissions intensity	<input type="text"/>	<input type="text" value="0.017"/>	<input type="text" value="0.019"/>
% of portfolio covered	<input type="text"/>	<input type="text" value="70"/>	<input type="text" value="69"/>

Select the elements for which intensities are normalized in your calculations.

Occupancy rate

Footfall

Operational hours

Weather conditions

Degree days

Air conditioning and/or natural ventilation

Building age

Other

Other selected. Please describe:

square footage

None of the above

Explain (a) the GHG emissions intensity calculation method, (b) assumptions made in the calculation, and (c) how intensities are used by the entity in its operations (maximum 250 words)

The primary drivers for Ventas in determining the performance of a facility are occupancy (i.e., level of production), building age (i.e., condition of assets) and square footage (i.e., size of facility). In calculating intensities, Ventas divides the total amount of GHG metric tonnes by the total square footage (size) to get occupancy and size intensities to determine their impact on GHG emissions. Ventas adjusts the calculation by multiplying the denominator by the occupancy intensity (% total of facility being utilized) and the age of the building as set forth below). Ventas then analyzes all of its facilities and compares to them to determine the outliers to focus capital/performance improvement projects on.

Building age is a newer intensity and Ventas is establishing a baseline. Ventas believes that for every year a building ages, it will increase its GHG emissions by approximately 1% (assuming no other changes). It intends to use the 2014 data as the benchmark and measure forward from there. Ventas can use this data now without comparison to prior years by comparing facilities of similar ages to determine outliers to focus on.

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

Verified by

Using scheme

Externally assured

Upload supporting evidence

[2014-GRESB-Assurance-Report.pdf](#)

OR

Document name AND

Publication date

No

Not applicable

PERFORMANCE INDICATORS

Other › Water Use

Q26.0

Does the entity collect water use data for Other?

Yes

No

Q26.1

Water Use for Other

Report absolute values and like-for-like consumption for 2013 and 2014. **All assets in the whole portfolio for Other should be included.**

To make sure you insert data in the correct section of the table, check the definition of “Managed Assets” and “Indirectly Managed Assets”.

Only use Whole Building if no breakdown of data is possible between Base Building and Tenant Space. Additionally, if consumption cannot be separated between Common Areas and Shared Services/ Central Plant, provide both in Shared Services/Central Plant.

Managed Assets		Absolute Consumption					Like-for-Like Consumption		
		2013	2014			2013	2014	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	1057629	1115230	11462333	16594086	Floor area	1037292	1094031
8	Total water usage Whole Building			N/A	N/A	N/A			
9	Total water usage Managed Assets			N/A	N/A	N/A			

		Absolute Consumption					Like-for-Like Consumption		
		2013	2014			Floor area type	2013	2014	Like-for-Like Change
Indirectly Managed Assets		Consumption (m ³)	Consumption (m ³)	Data coverage (ft ²)	Maximum coverage (ft ²)		Consumption (m ³)	Consumption (m ³)	%
10	Whole building								
11	Outdoor / Exterior areas / Parking			N/A	N/A	N/A			
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)

Data was collected directly from commodity invoices and placed into professional energy management systems. Only actual data is utilized. No attempt was made to "annualize" data if a facility was only owned by Ventas for a partial year. There were gaps in the data for water consumption for both 2013 and 2014, however the gaps were small (less than 5%) and appear to be approximately even in both year. Further, there are control measures in place to insure the data is "materially accurate". For like-for-like reporting, Ventas only utilized data from facilities that were in the portfolio in both 2013 and 2014.

The information above is correct and complete for all Other assets

Q26.2

Water use intensity rates Other

Does the entity report water use intensity?

Yes

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

	Optional base-line year	2013	2014
Water use intensity	<input type="text"/>	<input type="text" value="0.1"/>	<input type="text" value="0.11"/>
% of portfolio covered	<input type="text"/>	<input type="text" value="70"/>	<input type="text" value="69"/>

Select the elements for which intensities are normalized in your calculations.

Occupancy rate

Footfall

Operational hours

Weather conditions

Degree days

Air conditioning and/or natural ventilation

Building age

Other

Other selected. Please describe:

Portfolio square footage

None of the above

Explain (a) the Water use intensity calculation method, (b) assumptions made in the calculation, and (c) how intensities are used by the entity in its operations (maximum 250 words)

The primary drivers for Ventas in determining the performance of a facility are occupancy (i.e., level of production), building age (i.e., condition of assets) and square footage (i.e., size of facility). In calculating intensities, Ventas divides the total water consumption by the applicable number of full beds/offices (occupancy) and by the total square footage (size) to get occupancy and size intensities to determine their impact on consumption. Ventas then analyzes all of its facilities and compares to them to determine the outliers to focus capital/performance improvement projects on.

Building age is a newer intensity and Ventas is establishing a baseline. Ventas believes that for every year a building ages, it will increase its water consumption by approximately 0.5% (assuming no other changes). It intends to use the 2014 data as the benchmark and measure forward from there. Ventas will take the total water consumption, divide by the total number of facilities and then compare the average age of those facilities to the benchmark average and make an adjustment (i.e., if benchmark is 10 years and comparison year is 9.5 years, the average water consumption output for the comparison would be increase by 0.5% to make a like for like comparison - newer facilities should have lower output). Ventas can use this data now without comparison to prior years by comparing facilities of similar ages to determine outliers to focus on.

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

Verified by

Using scheme

Externally assured

Upload supporting evidence

[2014-GRESB-Assurance-Report.pdf](#)

OR

Document name AND

Publication date

No

Not applicable

PERFORMANCE INDICATORS

Other > Waste Management

Q27.0

Does the entity collect waste management data for Other?

Yes

No

Q27.1

Waste Management for Other

Report absolute values for 2013 and 2014. All assets in the whole portfolio for Other should be included.

		Absolute Measurement		
		2013	2014	
1	Managed Assets	Total weight of hazardous waste in metric tonnes	17794	14688
2		Total weight of non-hazardous waste in metric tonnes	0	
3		% managed portfolio covered	100	100

Q27.1 (continued)

		Absolute Measurement		
		2013	2014	
4	Indirectly Managed Assets	Total weight of hazardous waste in metric tonnes	<input type="text"/>	<input type="text"/>
5		Total weight of non-hazardous waste in metric tonnes	<input type="text"/>	<input type="text"/>
6		% indirectly managed portfolio covered	<input type="text"/>	<input type="text"/>
7	Proportion of waste by disposal route (% of total by weight)	Recycling	<input type="text" value="12.3"/>	<input type="text"/>
8		Incineration	<input type="text"/>	<input type="text"/>
9		Landfill	<input type="text" value="87.7"/>	<input type="text" value="100"/>

Explain (a) assumptions made in reporting, and (b) limitations in the ability to collect data (maximum 250 words). (maximum 250 words)

Waste management reporting is based on consumption reported directly from the covered facilities. As most waste invoices do not list consumption, the normal data management collection methods do not work. Upon receipt of the data, Fellow-McCord ran the data through the same series of applicable manual data checks that were applied to consumption and GHG data to ensure there were no obvious or material deviations.

The information above is correct and complete for all Other 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

Checked by

Fellon McCord

Externally verified

Externally assured

Upload supporting evidence

[2014-GRESB-Assurance-Report.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	2014 target	Are these targets communicated externally?
Energy consumption	Absolute	10	2013	2023	1	Yes
GHG emissions	Absolute	10	2013	2023	1	Yes
Water consumption	Absolute	5	2013	2023	1	Yes
Waste diverted from landfill	Absolute	4	2013	2023	1	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 design and/or construction?

Yes

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

Scheme name/sub-scheme name	% portfolio covered by floor area	Number of certified assets
LEED Building Design and Construction	0.7	5
ENERGY STAR	1.2	36

No

Not applicable

29.2

Does the entity’s portfolio include standing investments that obtained an operational green building certificate?

Yes

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

Scheme name/sub-scheme name	% portfolio covered by floor area	Number of certified assets
ENERGY STAR	1.2	36

No

Not applicable

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

1.2

Floor area weighted score

81.76

Government energy efficiency benchmarking

Other

No

Not applicable

BUILDING CERTIFICATIONS

Other > Green Building Certificates

29.1

Does the entity’s portfolio include standing investments that obtained a green building certificate at the time of design and/or construction?

Yes

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

Scheme name/sub-scheme name	% portfolio covered by floor area	Number of certified assets
LEED Building Design and Construction	2.5	4
ENERGY STAR	15.3	31

No

Not applicable

29.2

Does the entity’s portfolio include standing investments that obtained an operational green building certificate?

Yes

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

Scheme name/sub-scheme name	% portfolio covered by floor area	Number of certified assets
LEED Building Design and Construction	2.5	4
ENERGY STAR	15	31

No

Not applicable

BUILDING CERTIFICATIONS

Other > 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

15.3

Floor area weighted score

80.38

Government energy efficiency benchmarking

Other

No

Not applicable

STAKEHOLDER ENGAGEMENT

Employees

31.1

Does the organization have a remuneration policy in place, applicable at 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

Upload supporting evidence

[VTR-2015-proxy-statement.pdf](#)

OR

Document name AND

Ventas Compensation Process and Mapping

Publication date

October 25, 2013

No

31.2

Does the organization monitor implementation of the remuneration plan using an independent oversight group or 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 who received professional training

Percentage of the employees who received sustainability-specific training

 No

34.1

Has the organization undertaken an employee satisfaction survey during the last three years?

 Yes

The survey is undertaken (multiple answers possible)

 Internally

Percentage of employees covered

Survey response rate

 By an independent third party

Upload supporting evidence

[Pages from HR SteerCo - 042115 Final.pdf](#)

OR

Document name AND

Publication date

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

Select all applicable options (multiple answers possible)

Feedback sessions with Senior Management Team

Feedback sessions with separate teams/departments

Development of action plan

Focus groups

Other

No

Not applicable

STAKEHOLDER ENGAGEMENT

Health and Safety

35.1

Has the organization undertaken employee 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

Flu shots provided to employees

for percentage of employees

48.2

No

Not applicable

35.2

Does the organization monitor employee occupational health and safety indicators?

Yes

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

Percentage of portfolio covered

Tenant engagement meetings

Percentage of portfolio covered

Tenant sustainability training

Percentage of portfolio covered

Tenant events focused on increasing sustainability awareness

Percentage of portfolio covered

Provide tenants with feedback on energy/water consumption and waste

Percentage of portfolio covered

Building/asset communication

Percentage of portfolio covered

Social media / online platform

Percentage of portfolio covered

Other

No

37.1

Has the entity undertaken tenant satisfaction surveys during the last three years?

Yes

The survey is undertaken (multiple answers possible)

Internally

By an independent third party

Percentage of tenants covered

52

Name of the organization

Survey response rate

59.2

Upload supporting evidence

[2014 Tenant Survey and Action Plan.pdf](#)

OR

Document name AND

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)

Our third party survey company creates a standard action plan template for each survey grouping. Action plans are required for individual line items not receiving a specific score. In 2014, the overall service satisfaction score was above 90. Any instance where a score of 70 or below was recorded, a comprehensive action plan per individual line item was created, reviewed and implemented. All other properties with individual line items with a score below 75 were required to create action plans to address those situations. Ventas received 71 CEL A-list awards in 2014, including 9 Platinum A-list awards for tenant satisfaction. We are also in the process of evaluating ways in which to enhance the survey experience for our clients through the Net Promoter Score (NPS) program or some other survey tool.

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

Percentage of portfolio covered

Minimum fit-out standards are prescribed for

Percentage of portfolio covered

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

Percentage of portfolio covered

Procurement assistance for tenants for

Percentage of portfolio covered

Other

No

Not applicable

39

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

Yes

Select all topics included (multiple answers possible)

Obligations to do nothing to adversely affect the environmental performance of the building

Sharing of utility data

Cost-recovery clause for energy-efficiency-related capital improvements

Shared consumption targets/goals in place

Energy-efficient and/or environmentally responsible specifications for tenant works

Operational performance standards for the building

Information sharing relevant to green building certificates

Ability for the landlord to prioritize sustainability requirements over minimizing costs of improvements and adjustments

Legal obligations regarding the correctness of landlord/tenant information required for mandatory energy rating schemes

Other

Upload supporting evidence
OR

Document name AND

Ventas Form Lease

Publication date

1/1/2013

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

[Green Purchasing Snapshot.pdf](#)

OR

Document name AND

Ventas carpeting spec, fit out guide, Grainger and Republic reports

Publication date

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 methods used (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

Name of the organization

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

Other

No

No, all property/asset management is undertaken internally

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 methods used (multiple answers possible)

Receive update reports from suppliers

Regular meetings with suppliers

Checks performed by organization employees

Checks performed by external consultant

Name of the organization

Checks performed by property/asset manager

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

Supplier survey

Other

No

Not applicable

STAKEHOLDER ENGAGEMENT

Community

42.1

Does the organization 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

Resilience, including assistance or support in case of disaster

Other

No

42.2

Does the organization monitor its impact on the community?

Yes

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

Impact on crime levels

Local income generated

Local residents' well-being

Other

No

Not applicable

42.3

Does the organization have a monitoring process for the community engagement program in place?

Yes

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

Corporate citizenship is an important value at Ventas. We have the privilege and the responsibility to share our success with those who need our support. Every year the Ventas Charitable Foundation, now funded at \$12 million, supports the communities in which we operate and charitable organizations that are important to our employees and customers. These organizations range in size from small local organizations to large national organizations, including a \$1 million, five-year commitment to the Greater Chicago Food Depository. We continue to contribute our money and time to organizations that are committed to the social and human services, health, education, the arts and conservation efforts.

No

Not applicable

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

The Strategy is

Publicly available

Online

Hyperlink

Offline - separate document

Communicate the objectives (maximum 250 words)

New construction and major renovations provide the unique opportunity to review the structure of a building and make targeted investments in infrastructure and cap ex that will make a difference and improve the operations of the asset. Ventas thoughtfully and purposefully promotes sustainability in our communities for today and generations to come via energy-efficient lighting and appliances, water-efficient landscaping, dual-flush toilets and low-flow shower heads, ENERGY STAR-certified appliances, high-performance exterior doors, green housekeeping, recycling and landscape projects, drought-resistant landscaping with drip irrigation, on-site storage treatment of storm water to reduce erosion and green building education for our residents and guests.

 Not publicly available No

NC 2

Does the entity have sustainable site selection criteria in place for new construction projects?

 Yes

Select all criteria included (multiple answers possible)

 Limit development on farmland Protect floodplain functions Conserve aquatic ecosystems Conserve habitats for threatened and endangered species Redevelop brownfield Locate projects within existing developed areas Connect to multi-modal transit networks Other

Upload supporting evidence

[LEED.pdf](#)

OR

Document name AND

LEED Development Requirements

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)

Control and retain construction pollutants

Restore soils disturbed during construction and/or during previous development

Divert construction and demolition materials from disposal

Divert reusable vegetation, rocks, and soil from disposal

Protect air quality during construction

Communicate and verify sustainable construction practices

Other

Other selected. Please describe

LEED Development requirements

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

Describe the monitoring process (maximum 250 words)

Ventas engages the local community during the various stages of construction, including dialogue with community members, city councils, plan commissions and other subcommittees. In certain instances, Ventas hires specialty consultants to examine impact on wildlife, dust control and slope stabilization and report as required.

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, including sustainability-specific requirements?

Yes

Select all issues included (multiple answers possible)

- Specification and purchasing of building materials or products that have been locally extracted or recovered
- Red list of specific materials or ingredients that should not be used on the basis of their human and/or environmental impacts
- Specification and purchasing of rapidly renewable materials, low embodied carbon materials, and recycled content materials
- Specification and purchasing materials that can easily be recycled
- Specification and purchasing of third-party certified wood-based materials and products
- Specification and purchasing of low-emitting materials
- Preferential specification and purchasing of materials that disclose potential health hazards
- Preferential specification and purchasing of materials that disclose environmental impacts

Other

Upload supporting evidence

[LEED.pdf](#)

OR

Document name AND

Publication date

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)

Projects in progress at the end of reporting period

Scheme name/sub-scheme name	% portfolio covered by floor area	Number of certified assets
LEED Building Design and Construction	15.4	4
ENERGY STAR	10.6	2

Projects completed during the reporting period

Scheme name/sub-scheme name	% portfolio covered by floor area	Number of certified assets
LEED Building Design and Construction	0	0

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

Specification and purchase of high-efficiency equipment and appliances

Development and implementation of a commissioning plan

Commitment to operational energy monitoring for a specific period of time

Specify number of years:

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

Percentage of projects covered

2.5

The combined renewable energy produced on-site (out of the total annual energy use for these projects) is

5.5

Renewable sources include (multiple answers possible)

Solar/photovoltaic

Wind

Geothermal

Hydro

Co/tri-generation

Other

No

NC 8.2

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

Yes

No

Not applicable

NEW CONSTRUCTION AND MAJOR RENOVATIONS

Building Requirements

NC 9

Does the entity implement building measures specifically focused on occupant well-being for new construction and major renovation projects?

Yes

Select all measures implemented (multiple answers possible)

Daylight

Natural ventilation

Occupant controls

Indoor air quality monitoring

Provision of green spaces, non-built areas and social spaces

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/dry fixtures

Occupant sensors

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

- On-site waste water treatment
- Leak detection system
- Drip/smart irrigation
- Drought tolerant/low-water landscaping
- Other

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/contractors about waste management techniques
- Other

Upload supporting evidence

[LEED.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

37.5

Upload supporting evidence

[LEED.pdf](#)

OR

Document name AND

Publication date

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 a national/international environmental management standard

Contractor needs to have on-site sustainability resources/staff

Contractor provides update reports on environmental and social aspects during construction

Internal audits

External audits by third party

Name of the organization

Percentage of projects audited during the reporting period

Weekly/monthly (on-site) meetings and/or 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 and/or the construction management plan

Other

No

Not applicable

NC 13.1

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

Yes

Aligned with

Externally checked by

Externally verified by

Externally certified by

Upload supporting evidence

[OSHA - Part 1926.pdf](#)

OR

Document name AND

OSHA language - redevelopment contract, Exhibit J

Publication date

1/1/13

No

NC 13.2

Does the organization monitor occupational health and safety indicators at construction sites?

Yes

Select all applicable options (multiple answers possible)

Injury rate

0

Fatalities

0

Near misses

0

Explain the employee occupational health and safety indicators calculation method (maximum 250 words)

We routinely evaluate safety records and experience mod's on all GC /CM candidate firms. As insurance is an increasingly larger component of cost, those firms who embrace and practice a culture of safety tend to be more competitive and reliable. With any project in an occupied building, safety is our highest priority and compliance with OSHA is part of our comprehensive approach to project planning and execution. All of us are empowered to challenge any unsafe behaviors.

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

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

Impact on crime levels

Local income generated

Local residents' well-being

Other

Other selected. Please describe

Local Community Welfare

Upload supporting evidence

[LEED.pdf](#)

OR

Document name AND

Publication date

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)

While measuring sustainability can be challenging, the effects of sustainability implementation are observable, quantifiable and closely linked to the financial performance of our individual assets and portfolios. The primary focus of approving and measuring sustainability projects is to reduce operating costs and increase property and portfolio NOI. Projects are identified by Ventas and our operators, then reviewed by senior management for scope, project cost, payback period and return on invested capital. Upon completion, Ventas continuously audits property-level consumption of resources: tracking, verifying and quantifying original underwriting assumptions for future projects and setting emissions reduction targets for external reporting to our shareholders.

<http://www.ventasreit.com/corporate-responsibility/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
	Portfolio Covered by this Project	Cumulative Area Covered by this Project		Total Annual Projected Savings	Total Annual Projected Savings	
	%	%		Kwh	USD	
1 HVAC Projects	19.29	21.69	2549178	5739537	402782	Chiller upgrades/replacements, building management systems, RTU upgrades, system commissioning
2 Interior Lighting & Controls	19.43	21.35	2514618	10770677	1234581	T12 to T8 conversions, occupant room sensors
3 Other	5.9	8.25	2043819	509851	62718	Exterior lighting, window film, window replacements, roof replacements, boiler and hot water heater upgrades

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	Low-flow Faucets	0.14	0.28	35674	8052	13688	Low-flow shower heads and ENERGY STAR appliances
2	Low-flow or Dual-flow Flush Toilets	14.09	14.09	66352	187685	319070	Low-flow or dual-flow flush toilets and low-flow showers
3	Water Monitoring System	0.07	14.13	37638	163	2398	Spray valves

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	
	Portfolio Covered by this Project	Cumulative Area Covered by this Project		Total Annual Projected Savings	Total Annual Projected Savings		
	%	%		Kwh	USD		
1	Cogeneration/CHP (Combined Heat & Power)/Fuel Cell	0	0.1	0	468000	93073.17	Atria Huntington
2	Solar Power System	0	0.5	437494	275053	52638	Atria Cranford, Atria Hudson, Atria Woodbriar Place

Q4 (continued)

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	
3 Renewable Energy Certificates	0	0.2	2210	2316000	0	Atria Tamalpais Creek, Atria Valley View

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 Max 100 words
	Portfolio Covered by this Project	Cumulative Area Covered by this Project		Total Annual Projected Savings	Total Annual Projected Savings	
	%	%		tonnes	USD	
1 Recycling Program	10.67	17.67	132298	1252.6	160508	Atria Senior Living recycling initiative
2 Recycling Program	0	7.1		900	102086	Sunrise Senior Living recycling initiative
3 Recycling Program	2.19	2.19	41871	355.3	50799	Medical Office Building recycling initiative

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

Sunrise Green Energy Project

Topic IS1 Energy efficiency (Risks & Opportunities Q17)

Purpose of the project (max. 100 words)

A \$3.8 million investment to install high efficiency and energy conservation equipment at twenty communities located in New York, Pennsylvania and New Jersey. The scope of work includes the replacement of lighting, mechanical, electrical and plumbing systems to reduce energy consumption and utility costs. Examples of equipment that will be replaced is as follows: lighting fixtures and lamps, cooling tower fans, water loop pumps, heat exchanger, water aerators, vending misers and building management systems.

Approach (max. 250 words)

Our consultant has the capability to both engineer and implement energy efficiency solutions. Their energy plan development process includes assessment, solution design, execution, and measurement and verification. During the assessment phase, the twenty communities were audited to identify opportunities to increase equipment efficiency and to reduce energy consumption. The collected information and data was then used to engineer solutions. During implementation, the focus is on coordinating the equipment installations with the subcontractors, the vendors and the communities. At project completion, the solutions will be measured and verified to confirm savings and to secure rebates and incentives.

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

We anticipate \$561,000 in utility savings which equates to a 14% reduction in utility costs for the communities. To measure and verify the savings, we are implementing a three-step process as follows:

1. Benchmarking existing consumption
2. Installing submetering equipment to remotely monitor consumption
3. Continuously monitor the performance of the solutions for a period of 24 months

Upload Picture/Scheme

[Sunrise_of_Tappan_4002-111 \(2\).jpg](#)

Provide hyperlink (if applicable)

No

Q2

Would you like to submit a second innovation case study?

Yes

Innovation Title

Irrigation Water Management Pilot

Topic

Purpose of the project (max. 100 words)

\$27,900 irrigation water management project at four senior housing communities to test technology, water and cost savings, and operational acceptance of irrigation management system in Houston, Texas as pilot for large-scale program.

Approach (max. 250 words)

Partnership with irrigation water management company that has national coverage and proven results.

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

Upload Picture/Scheme

[sugarland.jpg](#)

Provide hyperlink (if applicable)

No

Q3

Would you like to submit a third innovation case study?

 Yes

Innovation Title

MOB Lighting Upgrade Initiative

Topic IS1 Energy efficiency (Risks & Opportunities Q17)

Purpose of the project (max. 100 words)

\$3.3mm phase I lighting upgrade pilot program at 58 of our Medical Office Buildings (MOB), across the US with anticipated returns on gross investment of 30.4% (3 year payback, 5 year warranty on improvements and workmanship). The primary goal of the MOB lighting project is energy reduction via upgrades as follows:

- 'old' T8 to 'new' T8 lighting
- T12 to T8
- CFL to LED
- Occupancy sensors
- HID to LED
- Other exterior lighting
- Parking lot lamps

Approach (max. 250 words)

Both analytical and quantitative with financial targets and thresholds to prioritize and guide the investment decision. Each MOB is audited, and a customized plan is created to re-lamp or retrofit the entire building both interior and exterior. Lastly, a business case and a rigorous financial analysis of each audit and project proposal is prepared and vetted by functional leadership as well as field teams for a consensus decision.

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

This project will re-lamp or retrofit 2/3rds of the MOB portfolio and is expected to reduce consumption in our MOB portfolio by 6.9mm kWh, which translates to 4,758 metric tons of CO2 emissions saved annually.

Upload Picture/Scheme

[DeerValleyII-Arizona.jpg](#)Provide hyperlink (if applicable) No