

C0. Introduction

C0.1

**(C0.1) Give a general description and introduction to your organization.**

Note: All data below correct as of 12/31/2020.

Ventas, Inc., an S&P 500 company, is a real estate investment trust (“REIT”) with a highly diversified portfolio of seniors housing, healthcare, and research properties located throughout the United States (“U.S.”), Canada and the United Kingdom (“U.K.”). The Company generates \$1.8 billion of annual net operating income through its high-quality, diversified portfolio of 1,228 seniors housing communities, medical office buildings (“MOBs”), life science and innovation centers, inpatient rehabilitation facilities and long-term acute care facilities, acute care hospitals and skilled nursing facilities. With approximately 500 employees, Ventas is headquartered in Chicago, Illinois and also has a corporate office in Louisville, Kentucky. We lease all of our corporate offices.

Operating at the dynamic intersection of healthcare and real estate, which together comprise ~40% of U.S. GDP, Ventas has delivered superior long-term returns as the leading capital provider to leading senior living, healthcare and research institutions. Ventas primarily invests in seniors housing and healthcare properties through acquisitions. We lease our properties to leading, high-quality, unaffiliated tenants or operate them through independent third-party managers. Through our Lillibridge Healthcare Services, Inc. (“LHS”) subsidiary and our ownership interest in PMB Real Estate Services LLC (“PMBRES”), we also provide property management, leasing, construction management and advisory services to highly-rated hospitals and health systems throughout the U.S. In addition, Ventas funds the development of new seniors housing and healthcare properties and makes secured and non-mortgage loans and other healthcare-related investments.

Ventas maintains operational control for climate impacts in a portion of its portfolio, as defined below. Development and major redevelopment projects that are not yet operational are excluded from our operational control boundary. Once operational, they are included or excluded in our boundary according to the below. As of December 31, 2020, we had 33 properties under development.

**Primarily Within Ventas Operational Control Boundary for Climate Change Impacts:**

**Seniors Housing Operating Portfolio (SHOP):** ~30% of annualized NOI. Ventas invests in seniors housing communities throughout the U.S. and Canada and engages third-party operators, such as Atria Senior Living, Inc. and Sunrise Senior Living LLC, to manage those communities pursuant to long-term management agreements. Ventas recognizes the NOI from these communities in its consolidated financial statements including the management fees paid to its independent operators. Ventas approves and provides funding for capital expenditures (“CapEx”), including for sustainability-related initiatives such as energy, water and waste reduction projects. While we do not directly manage these properties, we include SHOP properties in our operational control boundary over climate impacts because we control the approval and funding of CapEx, which influences the climate-change impacts of these properties.

**Office Portfolio:** ~30% of annualized NOI. Ventas acquires, owns, develops, leases and manages MOBs and life science and innovation centers throughout the U.S. In 2020, about three-quarters of our Office Portfolio was within our operational control boundary for climate impacts. These properties are directly managed by LHS or indirectly managed by a third party operator, such as PMBRES for MOBs or Wexford Science & Technology, LLC (“Wexford”) for life science and innovation centers. The remainder of our Office Portfolio is triple-net leased or part of a hospital system utility shared services arrangement where we do not have operational control, and are excluded from our operational control boundary for climate change impacts.

**Outside of Ventas Operational Control Boundary for Climate Change Impacts:**

**Triple-Net (NNN):** ~35% of annualized NOI. Ventas owns seniors housing communities, inpatient rehabilitation and long-term acute care facilities, acute care hospitals and skilled nursing facilities throughout the U.S. and the U.K. We lease these properties to high-quality seniors housing and healthcare operating companies under “triple-net” or “absolute-net” leases that obligate the tenants to pay all property-related expenses. We have no operational control over climate change impacts from these properties.

**Loans:** ~4% of annualized NOI; includes loans primarily secured by healthcare real estate. We have no operational control over climate change impacts from the assets that secure these loans. We do not currently track or report emissions from assets secured by our loans because the time and effort required would outweigh the benefits.

C0.2

**(C0.2) State the start and end date of the year for which you are reporting data.**

	Start date	End date	Indicate if you are providing emissions data for past reporting years	Select the number of past reporting years you will be providing emissions data for
Reporting year	January 1 2020	December 31 2020	No	<Not Applicable>

C0.3

---

**(C0.3) Select the countries/areas for which you will be supplying data.**

- Canada
- United Kingdom of Great Britain and Northern Ireland
- United States of America

C0.4

---

**(C0.4) Select the currency used for all financial information disclosed throughout your response.**

- USD

C0.5

---

**(C0.5) Select the option that describes the reporting boundary for which climate-related impacts on your business are being reported. Note that this option should align with your chosen approach for consolidating your GHG inventory.**

- Operational control

C-CN0.7/C-RE0.7

---

**(C-CN0.7/C-RE0.7) Which real estate and/or construction activities does your organization engage in?**

- New construction or major renovation of buildings
- Buildings management

C1. Governance

---

C1.1

---

**(C1.1) Is there board-level oversight of climate-related issues within your organization?**

- Yes

C1.1a

---

**(C1.1a) Identify the position(s) (do not include any names) of the individual(s) on the board with responsibility for climate-related issues.**

Position of individual(s)	Please explain
Board Chair	The Ventas Board Chair and CEO (combined position) has direct oversight of climate-related issues as the Chair of the Ventas ESG Steering committee and a member of our Enterprise Risk Management (ERM) committee. The ESG committee oversees company-wide initiatives to improve our environmental footprint and energy efficiency efforts, in addition to corporate social responsibility and governance efforts. The ERM committee identifies, assesses and monitors enterprise-wide risks to our company, including those from climate change. Our Board Chair/CEO provides regular (quarterly or more frequent) ESG and ERM updates to our Executive Leadership Team and also obtains approval and buy-in for ESG initiatives. Our Board Chair/CEO also provides quarterly updates to our Board of Directors on ESG and ERM matters, including climate-change impacts to our business.

C1.1b

---

**(C1.1b) Provide further details on the board’s oversight of climate-related issues.**

Frequency with which climate-related issues are a scheduled agenda item	Governance mechanisms into which climate-related issues are integrated	Scope of board-level oversight	Please explain
Scheduled – all meetings	<ul style="list-style-type: none"> <li>Reviewing and guiding strategy</li> <li>Reviewing and guiding major plans of action</li> <li>Reviewing and guiding risk management policies</li> <li>Monitoring and overseeing progress against goals and targets for addressing climate-related issues</li> </ul>	<Not Applicable>	The Ventas Chairman and CEO (combined position) provides quarterly updates of ESG and ERM (enterprise risk management) issues, including climate-related issues, at all regularly scheduled meetings of the Ventas Board of Directors. The Ventas Chairman and CEO is the Chair the Ventas ESG Steering Committee, and is therefore well-positioned to provide ESG and climate-related updates to the Board. The Board provides guidance on strategy and major plans of action related to ESG and climate change matters, as appropriate. Ventas has an integrated, multi-disciplinary company-wide risk management process, which incorporates climate risks and is managed through our Enterprise Risk Management (ERM) Committee. The ERM Committee is convened at least quarterly to review and update our Risk Heat Map. Existing risks are evaluated for changes to risk likelihood or impact, and mitigation strategies are updated as needed. ERM updates are provided to the Ventas Board of Directors at quarterly board meetings.

**C1.2**

**(C1.2) Provide the highest management-level position(s) or committee(s) with responsibility for climate-related issues.**

Name of the position(s) and/or committee(s)	Reporting line	Responsibility	Coverage of responsibility	Frequency of reporting to the board on climate-related issues
Chief Executive Officer (CEO)	<Not Applicable>	Both assessing and managing climate-related risks and opportunities	<Not Applicable>	Quarterly

**C1.2a**

**(C1.2a) Describe where in the organizational structure this/these position(s) and/or committees lie, what their associated responsibilities are, and how climate-related issues are monitored (do not include the names of individuals).**

**Organizational structure and rationale:** The Ventas Board Chairman and CEO has the highest level of responsibility for ESG and climate related issues as the Chair of the Ventas ESG Steering Committee and a member of our Enterprise Risk Management (ERM) Committee. The ESG committee provides oversight and monitoring of Ventas’s ESG strategy, including climate-change related impacts and initiatives. The ERM committee identifies, assesses and monitors enterprise-wide risks to our company, including those from climate change.

The Ventas Chairman/CEO is vested with climate-change related responsibility (as the Chair of ESG SteerCo) in order to have centralized oversight and visibility of ESG and climate-related impacts to our business. Also, by having the most senior member of the Ventas Board and management team with this responsibility, we are able to maintain a coordinated response to climate change across all of our operations and ensure that climate-change related initiatives are effectively implemented across the company.

**Specific responsibilities of the Ventas Chairman and CEO (as Chair of the ESG Committee and member of the ERM committee) include:**

- Providing guidance and ultimate approval of Ventas’s annual environmental goals, such as implementation of energy reduction initiatives in our portfolio
- Providing guidance and approval of Ventas’s environmental disclosures on our website and other reporting
- Providing guidance and approval for Ventas’s business strategies related to climate change impacts
- Assessing and mitigating Ventas’s risks related to climate change (transitional and physical).

**Ventas climate-related issues monitoring process:** The Ventas ESG Committee is chaired by our Chairman and CEO and convened by our Director of Sustainability and includes our VP Marketing & Communications, EVP and Chief Investment Officer, VP Asset Management, SVP Corporate Finance, Senior Investment Officer, EVP and General Counsel, and Chief Accounting Officer. It meets at least quarterly with additional ad hoc meetings as needed. The Committee regularly communicates findings with the Ventas ESG Reporting Working Group as well as the legal, HR, acquisitions and asset and risk management teams. Quarterly (or more frequent) ESG updates, including climate-change related topics and initiatives are provided to the Board of Directors and executive leadership team.

Corporate climate related risks are also assessed and monitored through our ERM committee. Our Chairman and CEO is a member of this committee, and our Director of Sustainability provide information and updates to this committee on climate-related risks to the company.

**C1.3**

**(C1.3) Do you provide incentives for the management of climate-related issues, including the attainment of targets?**

	Provide incentives for the management of climate-related issues	Comment
Row 1	Yes	ESG factors are included in the annual performance targets of Ventas personnel; performance targets have both financial and non-financial incentives/consequences.

**C1.3a**

**(C1.3a) Provide further details on the incentives provided for the management of climate-related issues (do not include the names of individuals).**

Entitled to incentive	Type of incentive	Activity incentivized	Comment
Chief Executive Officer (CEO)	Monetary reward	Emissions reduction target Energy reduction target Behavior change related indicator	Per our proxy, ESG consideration for 2020 executive compensation included ESG performance (of which climate change is a component) in the Individual Performance factors for our CEO.
Other, please specify (Members of ESG Steering Committee)	Monetary reward	Emissions reduction target Energy reduction target Behavior change related indicator	Compensation structure (primarily discretionary bonus incentive) is tied (in part) to successful implementation of energy reduction initiatives throughout the Ventas portfolio. Examples include, LED lighting upgrades and energy efficiency improvements to HVAC operations.
All employees	Non-monetary reward	Emissions reduction project Emissions reduction target Energy reduction project Energy reduction target Efficiency project Environmental criteria included in purchases	Any employee that supports the company's efforts to manage climate change through the following types of activities may receive written and/or verbal recognition/praise from their managers, the Director of Sustainability and/or Ventas executives: a) Helps to improve consumption and emissions performance at the asset or corporate level b) Promotes efforts to reduce utility expenses via reduced consumption and improved, responsible purchasing efforts c) Identifies opportunities to accretively invest capital in energy-saving projects within the portfolio d) Assists in obtaining and/or maintaining ENERGY STAR certifications.
Environment/Sustainability manager	Monetary reward	Emissions reduction project Emissions reduction target Energy reduction project Energy reduction target Efficiency project Behavior change related indicator Environmental criteria included in purchases	Compensation structure (primarily discretionary bonus incentive) is tied (in part) to successful implementation of energy reduction initiatives throughout the Ventas portfolio. Examples include, LED lighting upgrades and energy efficiency improvements to HVAC operations.

**C2. Risks and opportunities**

**C2.1**

**(C2.1) Does your organization have a process for identifying, assessing, and responding to climate-related risks and opportunities?**

Yes

C2.1a

---

**(C2.1a) How does your organization define short-, medium- and long-term time horizons?**

	From (years)	To (years)	Comment
Short-term	0	1	
Medium-term	1	3	
Long-term	3	10	

C2.1b

---

**(C2.1b) How does your organization define substantive financial or strategic impact on your business?**

Ventas Funds From Operations were approximately \$1.3 billion in 2020. Ventas considers a substantive financial or strategic impact as anything that:

Impacts company Funds From Operations (FFO)

Impacts Ventas's current credit rating (BBB+)

Improves or degrades Ventas's competitive position among its REIT peers

Improves or degrades Ventas's investor and other stakeholder relationships with a resulting stock price impact

These indicators apply to all financial or strategic impacts to the company, including climate-related risks and opportunities.

C2.2

---

**(C2.2) Describe your process(es) for identifying, assessing and responding to climate-related risks and opportunities.**

**Value chain stage(s) covered**

Direct operations  
Upstream  
Downstream

**Risk management process**

Integrated into multi-disciplinary company-wide risk management process

**Frequency of assessment**

More than once a year

**Time horizon(s) covered**

Short-term  
Medium-term  
Long-term

**Description of process**

Risk Management Process Overview: Ventas has an integrated, multi-disciplinary company-wide risk management process, which is managed through our Enterprise Risk Management (ERM) Committee. Climate change risks and opportunities are integrated into this process. ERM Committee Members include our CEO, SVP & Chief Information Officer, CFO, General Counsel, VP of Internal Audit, and In-house legal counsel representing Compliance. The ERM Committee is convened at least quarterly to review and update our Risk Heat Map. Existing risks are evaluated for changes to risk likelihood or impact, and mitigation strategies are updated as needed. Detailed overviews of each risk and mitigating strategies are included in the materials. New risks are discussed and evaluated for potential inclusion on the heat map. Results are discussed with the Ventas Board of Directors at quarterly board meetings as needed. How Risks are Identified: The Ventas Director of Sustainability identifies and assesses climate change risks to Ventas on an ongoing (at least monthly) basis through the activities listed below. Any material updates to climate change risks faced by the company would be provided to the ERM Committee for review and discussion. The Risk Heat Map and mitigating activities would be updated as needed. - Participation in real estate-specific, sustainability and climate-change related committees, boards, conferences and vendor discussions: Examples include the Nareit Real Estate Sustainability Council, IREM Sustainability Advisory Board and the Real Estate Roundtable Sustainability Policy Advisory Committee. These forums provide insight into how climate change is impacting the real estate industry (via regulation, new technology, etc.). - Sustainability and climate-change related discussions with development partners and operators/managers: Through discussions with these external parties our Director of Sustainability is able to understand and assess how climate change is impacting operations in our portfolio. - Partnership with third party experts in climate change: Ventas engages external consultants with expertise in real estate climate-related risks, such as new regulations and technologies. These vendors provide information specific to the Ventas portfolio on exposure to these risks. An example is exposure to city ordinances to report building energy use, which are being enacting in several cities across the U.S. The Ventas Corporate Risk Management team routinely identifies and assesses climate-related risks (primarily related to severe weather and climate events) in conjunction with our insurance brokers, carriers and consultants. For new property acquisitions, climate risks are identified through property condition reports and Phase I Environmental Surveys which are required as part of our due diligence process. For existing assets, our asset management teams conduct site visits approximately annually, and has regular (weekly to monthly) discussions with the property managers and operators to understand all aspects of the asset, which encompasses risks from climate change. In addition, our property insurance carriers help Ventas identify climate related risks to our portfolio (primarily weather-related). As flood maps are updated, our property carrier provides a risk analysis and mitigation suggestions. Throughout the year our property carrier provides emails with bulletins and flyers alerting the Company on best practices in avoiding and mitigating damages or loss associated with climate risk changes. How Risks are Assessed: The Director of Sustainability coordinates with relevant internal resources, such as the VP of Construction and Development, Legal, Technical Operations, and Asset Management to discuss and estimate how the identified risks could impact the portfolio. If a potential substantive (as defined below) impact is identified this is shared with our ESG Steering Committee and our ERM Committee to develop a mitigation plan. Our CEO sits on both the ESG Steering Committee and ERM Committee, which provides a direct link between the activities of these committees. The Ventas Corporate Risk Management team works with our property carries to assess weather-related climate risks by applying algorithms, data analytics and scenario analysis to our portfolio Financial and Strategic Impact: Whether a risk has a substantive financial or strategic impact on our business is determined based on the potential for the risk to: -Impact company Funds From Operations (FFO) -Improve or degrade Ventas's competitive position among its REIT peers -Improve or degrade Ventas's investor and other stakeholder relationships Frequency and Time Horizon: Ventas has an integrated, multi-disciplinary company-wide risk management process, which is managed through our Enterprise Risk Management (ERM) Committee. Climate change risks and opportunities are integrated into this process. The ERM Committee meets at least quarterly to review and update our Risk Heat Map. The Ventas Director of Sustainability and Director of Corporate Risk Management have day-to-day responsibility for identifying and assessing climate-related risks. These risks are monitored on an ongoing basis. As a long-term holder of real estate, Ventas considers risks up to 10 or more years into the future, as well as near term and medium term risks.

**C2.2a**

**(C2.2a) Which risk types are considered in your organization's climate-related risk assessments?**

	Relevance & inclusion	Please explain
Current regulation	Relevant, always included	Current regulations are relevant and always considered for buildings in the Ventas portfolio. We engage in cross-departmental collaboration, in addition to engaging third-party ESG consultants to ensure that requirements regarding current climate-related regulations are met. For example, buildings in the Ventas portfolio are subject to various city energy benchmarking ordinances. These ordinances require energy reporting and fines may be charged for non-compliance.
Emerging regulation	Relevant, always included	Emerging regulations are relevant and always considered for our portfolio. We engage in cross-departmental collaboration, in addition to engaging third-party ESG consultants to understand potential emerging climate-related regulations. For example, future regulation to limit carbon emissions from real estate could have a material impact on our financial and operational performance, so we stay informed on developments regarding this and other future regulations.
Technology	Relevant, always included	Technological climate-related risks are relevant and always considered for our portfolio. We rely on technology to understand and report on the energy performance of our portfolio, implement energy efficiency measures, and identify areas for improvement. For example, new technologies to optimize the energy consumption by building HVAC systems could improve Ventas earnings through energy consumption savings, and tracking asset-level energy performance before and after an efficiency measure was implemented provides measurement and verification needed to implement more projects, stay competitive with peers, and meet our publicly-stated energy reduction targets.
Legal	Relevant, always included	Legal climate-related risks are relevant and always considered for our portfolio. We engage in cross-departmental collaboration, in addition to engaging third-party consultants to ensure that requirements regarding legal climate-related risks are met. For example, Ventas evaluates the risk for environmental litigation claims for all new property acquisitions by conducting a Phase I Environmental Site Assessment. If issues are identified, they are mitigated or the property is not acquired.
Market	Relevant, always included	Climate-related market risks are relevant and always considered for our portfolio. We engage in cross-departmental collaboration, in addition to engaging third-party consultants to ensure that we are considering current and potential future climate-related market risks, and are in a position to avoid them and/or create an opportunity for improving our business. For example, current and prospective tenants and residents in Ventas properties may increasingly demand low-carbon real estate options. To avoid losing these tenants, we have a strong commitment to green building certifications and energy ratings, including a goal to achieve LEED Silver certification or better on 100% of our \$1.5 billion Research & Innovation development pipeline.
Reputation	Relevant, always included	Climate-related reputation risks are relevant and always considered for our portfolio. For example, Ventas employees may increasingly demand to work for a company that has a track record of understanding and mitigating its climate change impacts, so we engage in cross-departmental collaboration, in addition to engaging third-party consultants to ensure that we remain on track or ahead of peers on ESG performance.
Acute physical	Relevant, always included	Climate-related acute physical risks are relevant and always considered for our portfolio. The Ventas Corporate Risk Management team works with the Investments team (for new acquisitions) to ensure that our insurance programs are updated to incorporate the risks exposure from new properties and that our legal documents (purchase and sale agreements, management agreements, lease agreements) protect Ventas from exposure to these risks. For existing assets, the Risk Management team collaborates with our property insurance carriers, the Ventas asset management and property management teams, and our operators to ensure that our properties are prepared for severe weather and related emergencies. We are also developing corporate climate goals to mitigate our exposure to physical risks. For example, our properties are at risk of being impacted by increased severity and frequency of extreme weather events so the Ventas Risk Management team works with our property insurance carriers to assess the risk of increased severity of extreme weather events within our real estate portfolio.
Chronic physical	Relevant, always included	Climate-related chronic physical risks are relevant and always considered for our portfolio. The Ventas ESG team works with the investments team, asset management, property management, and operators to ensure that our properties are prepared for chronic physical changes. For example, as mean temperatures rise and/or are more volatile, this will incur greater heating and cooling costs in the Ventas real estate portfolio, which could negatively impact our earnings. Ventas regularly evaluates opportunities to improve the efficiency and resiliency of our buildings (including adding or improving BMS / BAS systems and controls) to avoid added costs for heating and cooling.

**C2.3**

**(C2.3) Have you identified any inherent climate-related risks with the potential to have a substantive financial or strategic impact on your business?**

Yes

**C2.3a**

**(C2.3a) Provide details of risks identified with the potential to have a substantive financial or strategic impact on your business.**

**Identifier**

Risk 1

**Where in the value chain does the risk driver occur?**

Direct operations

**Risk type & Primary climate-related risk driver**

Legal	Other, please specify (Exposure to added costs related to mandates on and regulation of existing products and services)
-------	---

**Primary potential financial impact**

Increased indirect (operating) costs

**Climate risk type mapped to traditional financial services industry risk classification**

<Not Applicable>

**Company-specific description**

A significant regulation-driven climate change risk faced by Ventas is the enactment of new building codes for minimum product performance. Such regulations could increase construction costs and costs of maintaining our asset base. An example is state and local adoption of stricter ASHRAE 90.1 standards and IEC Code. Increased use of specialized building materials and energy efficient equipment could increase project costs 1-5%. The time horizon for this risk is medium-term (~1-3 years).

**Time horizon**

Medium-term

**Likelihood**

About as likely as not

**Magnitude of impact**

Medium-low

**Are you able to provide a potential financial impact figure?**

Yes, a single figure estimate

**Potential financial impact figure (currency)**

46146000

**Potential financial impact figure – minimum (currency)**

<Not Applicable>

**Potential financial impact figure – maximum (currency)**

<Not Applicable>

**Explanation of financial impact figure**

Ventas' active development/redevelopment commitments are about \$1,538 M (as of 12/31/2020). Assuming a 3% increase (mid-point of the 1% - 5% estimate noted above), Ventas would face ~\$46M of higher costs development costs.

**Cost of response to risk**

50000

**Description of response and explanation of cost calculation**

Mitigation includes gaining experience in construction methods and researching high performance materials/equipment to minimize additional costs (e.g., through dedicated sustainability resources and partnering with developers who focus on LEED development). A dedicated Director of Sustainability position was created in 2016 and this resource is working with our Construction and Development group on sustainable development policies to mitigate this risk.

**Comment**

Based on a portion of the Director of Sustainability's time and additional time spent by existing internal employees the estimated cost to manage is approximately \$50,000 annually.

**Identifier**

Risk 2

**Where in the value chain does the risk driver occur?**

Direct operations

**Risk type & Primary climate-related risk driver**

Acute physical	Increased severity and frequency of extreme weather events such as cyclones and floods
----------------	--

**Primary potential financial impact**

Increased indirect (operating) costs

**Climate risk type mapped to traditional financial services industry risk classification**

<Not Applicable>

**Company-specific description**

With properties located across the United States, Canada and the United Kingdom, including coastal properties, Ventas is vulnerable to increased frequency and severity of extreme weather (primarily hurricanes and blizzards). The primary, ongoing financial impact from this risk is increased property insurance premiums. Increased frequency of weather-related insurance losses globally are increasing competition in the insurance markets. The timeframe for this risk is over the next 1-3 years.

**Time horizon**

Medium-term

**Likelihood**

More likely than not

**Magnitude of impact**

Medium-low

**Are you able to provide a potential financial impact figure?**

Yes, a single figure estimate

**Potential financial impact figure (currency)**

500000

**Potential financial impact figure – minimum (currency)**

<Not Applicable>

**Potential financial impact figure – maximum (currency)**

<Not Applicable>

**Explanation of financial impact figure**

Unmitigated, this could result in increased annual insurance costs to Ventas of up to \$500,000. This is based on average premium increases currently being experienced in insurance markets.

**Cost of response to risk**

100000

**Description of response and explanation of cost calculation**

Ventas seeks to mitigate its exposure to premium increases in the near term by ensuring that we have resilient buildings that can withstand extreme weather and implementing strong emergency preparedness plans at our buildings. The costs related to this are primarily existing internal overhead, but may include costs to upgrade physical plant up to ~\$100,000. Long-term, Ventas seeks to reduce its greenhouse gas emissions to moderate climate change. These expenditures will vary widely depending of the economics of emissions-reductions projects, such as installing energy-efficient equipment and are not included here.

**Comment**

Costs related to physical plant upgrades is estimated to be \$100,000. There is no incremental cost associated with negotiating competitive insurance rates through a bidding process, which is routinely conducted by our corporate risk management team. Costs to develop emergency preparedness plans are minimal and can be completed by existing internal resources.

**Identifier**

Risk 3

**Where in the value chain does the risk driver occur?**

Downstream



## Risk type & Primary climate-related risk driver

Reputation	Increased stakeholder concern or negative stakeholder feedback
------------	--

### Primary potential financial impact

Decreased access to capital

### Climate risk type mapped to traditional financial services industry risk classification

<Not Applicable>

### Company-specific description

Institutional equity and debt investors are the primary source of capital for Ventas. Increasingly, these investors are incorporating climate impacts and other sustainability and ESG data into investment decisions. If Ventas does not maintain its reputation of being an environmentally and socially responsible company, it could reduce capital availability from these investors. The timeframe for this risk is over the next 3-10 years.

### Time horizon

Long-term

### Likelihood

About as likely as not

### Magnitude of impact

Medium

### Are you able to provide a potential financial impact figure?

Yes, a single figure estimate

### Potential financial impact figure (currency)

7602779

### Potential financial impact figure – minimum (currency)

<Not Applicable>

### Potential financial impact figure – maximum (currency)

<Not Applicable>

### Explanation of financial impact figure

As more capital providers use climate change impacts to direct their investments, the supply of capital for companies that don't meet the criteria will be reduced. This is likely to impact a relatively small amount of capital relative to all capital available and is difficult to quantify. If it were assumed that the overall impact is a 2.5 basis points decrease to our enterprise value, due to higher costs of debt and equity, this would result in an unmitigated impact of \$7.6 million (based on Ventas enterprise value of \$30.4 billion as of 12/31/2020).

### Cost of response to risk

200000

### Description of response and explanation of cost calculation

Current risk management methods include making sustainability a focal point for our existing portfolio and a factor in our acquisition and divestiture strategy. Spearheading these efforts is a Director of Sustainability (hired in 2016) and an ESG Committee. The ESG Committee is chaired by our CEO, convened by our Director of Sustainability, and includes employees from different functional areas that meet regularly to consolidate and improve our awareness, information collection and disclosure regarding environmental matters. As of 12/31/2020, our portfolio includes 39 properties built to LEED standards and 11 under construction targeting LEED. Ventas was also named an ENERGY STAR Partner of the Year in 2020; our portfolio contains 119 ENERGY STAR Certified properties, and an additional 239 with an active ENERGY STAR score. We also had 2 IREM Certified Sustainable properties, 5 CALGREEN certified, and 2 BOMA 360 buildings at the end of 2020. Additionally, as a signatory to the CDP we are committed to transparency and timely disclosure of climate change risk. Every year, we also participate in the Global Real Estate Sustainability Benchmark (GRESB) survey and the RobecoSAM Corporate Sustainability Assessment, and a growing list of other ESG surveys and questionnaires.

### Comment

Based on a portion of the Director of Sustainability's time and additional time spent by existing internal employees the estimated cost to manage is approximately \$200,000 annually.

## C2.4

### (C2.4) Have you identified any climate-related opportunities with the potential to have a substantive financial or strategic impact on your business?

Yes

## C2.4a

### (C2.4a) Provide details of opportunities identified with the potential to have a substantive financial or strategic impact on your business.

#### Identifier

Opp1

#### Where in the value chain does the opportunity occur?

Direct operations

#### Opportunity type

Resource efficiency

#### Primary climate-related opportunity driver

Move to more efficient buildings

#### Primary potential financial impact

Reduced indirect (operating) costs

**Company-specific description**

The implementation of energy efficiency investment projects across our real estate portfolio will result in meaningful energy cost savings, which will increase our portfolio NOI and improve our company earnings. Examples of projects include LED lighting upgrades, HVAC optimization technology, and on-site solar installations. We work with our operating partners to identify, analyze and implement these types of projects, which are in progress and will continue to be an opportunity over the short, medium and long-term.

**Time horizon**

Short-term

**Likelihood**

Virtually certain

**Magnitude of impact**

Low

**Are you able to provide a potential financial impact figure?**

Yes, an estimated range

**Potential financial impact figure (currency)**

<Not Applicable>

**Potential financial impact figure – minimum (currency)**

2906165

**Potential financial impact figure – maximum (currency)**

7749772

**Explanation of financial impact figure**

Based on historical experience with energy efficiency projects and the anticipation of future technology improvements that create additional efficiency opportunities, we estimate that we can reduce our energy expenditures by approximately 1-2% in the short term through energy efficiency projects in our operating portfolio. Our 2020 operating expenses for these properties were ~\$9.8 billion, and energy expenditures are approximately 15-20% of operating expenses. A 1-2% reduction in energy costs would result in ~\$2.9M - 7.7M of incremental NOI to Ventas (for example, at the low end, 15% of 9.8B = 290M energy costs \*1% reduction in energy costs = \$2.9M). At our 12/31/2020 multiple of ~16x, this is \$47M - 125M of enterprise value. This is less than 1% of our enterprise value, so the magnitude of the impact is low.

**Cost to realize opportunity**

300000

**Strategy to realize opportunity and explanation of cost calculation**

Ventas has a dedicated Sustainability team, whose responsibility includes the identification and implementation of energy efficiency projects such as LED lighting upgrades and HVAC optimization technology. This is included in their performance goals and is supported with incentive compensation. They collaborate internally and with our operating partners and vendors to implement these projects. The estimated cost (including incentive compensation) for approximately 1/3 of the Sustainability team's time that will be dedicated to these projects over the next two years is approximately \$300,000. The estimated capital investment related to these projects is estimated to be ~\$30M to \$70M (assuming yields of ~8-10%). This investment would be an asset on our balance sheet and therefore is not included in costs.

**Comment**

---

**Identifier**

Opp2

**Where in the value chain does the opportunity occur?**

Downstream

**Opportunity type**

Products and services

**Primary climate-related opportunity driver**

Shift in consumer preferences

**Primary potential financial impact**

Increased revenues resulting from increased demand for products and services

**Company-specific description**

As average global temperatures continue to rise, Ventas's low-carbon products (such as LEED and Energy Star certified buildings) will become more attractive to potential tenants, residents and customers. This increased demand for our assets could allow Ventas and its operators to earn a pricing premium through higher rents. It may also lower building operating costs as workers in our buildings may be more engaged and healthy working in a 'green' building, which could lower employee turnover and health benefit costs. We anticipate the timeline for this opportunity to be long-term, over the next 3-10 years.

**Time horizon**

Long-term

**Likelihood**

About as likely as not

**Magnitude of impact**

Low

**Are you able to provide a potential financial impact figure?**

Yes, an estimated range

**Potential financial impact figure (currency)**

<Not Applicable>

**Potential financial impact figure – minimum (currency)**

4880700

**Potential financial impact figure – maximum (currency)**

9761400

**Explanation of financial impact figure**

Assuming a 0.5% to 1% revenue premium from increased consumer demand for Ventas low-carbon properties or the ability to charge higher prices for our low-carbon buildings, this would result in additional revenue of ~\$4.8-9.8M (total 2020 revenue for our operating boundary was \$2.96B). There are no anticipated increases in operating costs for these buildings, so the additional revenue would equate to additional NOI. At our 12/31/2020 multiple of ~16x, this is ~\$79M - 158M of enterprise value.

**Cost to realize opportunity**

500000

**Strategy to realize opportunity and explanation of cost calculation**

Specific methods to realize these opportunities include (a) collaborating with customers to improve environmental awareness (b) implementing energy conservation and renewable energy programs such as LED lighting, efficient HVAC systems and solar (c) pursuing and publicizing sustainability certifications such as LEED and Energy Star to expand our low-carbon products and attract tenants and operators focused on sustainability. These initiatives can be pursued by our Director of Sustainability in conjunction with our operating partners and construction & development team. Increased marketing costs to green-minded tenants and residents is estimated to cost ~\$250k per year. Additional 3rd party services to drive green building certifications is estimated to cost \$250k.

**Comment****Identifier**

Opp3

**Where in the value chain does the opportunity occur?**

Upstream

**Opportunity type**

Products and services

**Primary climate-related opportunity driver**

Development and/or expansion of low emission goods and services

**Primary potential financial impact**

Increased access to capital

**Company-specific description**

As indicated in 2.3, institutional investors are increasingly incorporating climate change impacts in their screening process. If Ventas can position itself as a leading REIT in terms of its climate change performance (in addition to its financial performance), Ventas will have greater potential sources of capital and will drive increased equity investment in our company. We anticipate the timeline for this opportunity to be long-term, over the next 3-10 years.

**Time horizon**

Long-term

**Likelihood**

About as likely as not

**Magnitude of impact**

Medium-low

**Are you able to provide a potential financial impact figure?**

Yes, an estimated range

**Potential financial impact figure (currency)**

<Not Applicable>

**Potential financial impact figure – minimum (currency)**

93000000

**Potential financial impact figure – maximum (currency)**

185000000

**Explanation of financial impact figure**

As more capital providers use climate change impacts to direct their investments, the supply of capital for companies that meet the criteria will increase. We are starting to see increased creation of 'sustainable' and 'ESG' mutual and index funds based on company performance against various ESG frameworks such as CDP, GRESB, MSCI, etc. This will drive increased equity investment and will drive up our share price. We estimate that this could increase our share price by 0.5% to 1%. At 12/31/2020, our stock was at ~\$49/share with ~375M shares outstanding. A 0.5% to 1% increase in our stock price would result in ~\$93M to \$185M additional enterprise value. This is a medium-low impact relative to our total enterprise value of \$30.4 billion at 12/31/2020.

**Cost to realize opportunity**

600000

**Strategy to realize opportunity and explanation of cost calculation**

Ventas's strategy to realize this opportunity is to ensure that Ventas has strong sustainability practices that make Ventas a lower-carbon investment option compared to peer companies, and ensure Ventas is considered by sustainability-focused investors and related indices and mutual funds. Spearheading these efforts is a Director of Sustainability and our ESG Steering Committee, which sets environmental goals and targets to reduce the environmental impact of our portfolio. Currently our portfolio includes the following low-carbon buildings: a) 47 LEED-certified buildings (including 11 projects where certification is in progress) and b) 119 ENERGY STAR certified properties (earned in 2020 ) c) 2 IREM Certified Sustainable properties d) 5 CALGREEN certified properties e) 2 BOMA 360 properties Ventas is also committed to transparency and timely disclosure of climate change impacts and opportunities. These disclosures ensure that Ventas is considered for investment by environmentally-focused investors. Every year we disclose to CDP, the Global Real Estate Sustainability Benchmark (GRESB) survey and the RobecoSAM Corporate Sustainability Assessment. We have also been a member of the FTSE4GOOD index since 2013. This index measures the performance of companies demonstrating strong Environmental, Social and Governance (ESG) practices and is used by a wide variety of market participants to create and assess responsible investment funds and other products. We seek to expand our inclusion on these types of indices, which will increase equity investment in our company.

**Comment**

The cost of a dedicated Director of Sustainability and additional time spent by existing internal employees is approximately \$300,000 annually.

C3.1

**(C3.1) Have climate-related risks and opportunities influenced your organization’s strategy and/or financial planning?**

Yes, and we have developed a low-carbon transition plan

C3.1a

**(C3.1a) Is your organization’s low-carbon transition plan a scheduled resolution item at Annual General Meetings (AGMs)?**

	Is your low-carbon transition plan a scheduled resolution item at AGMs?	Comment
Row 1	No, and we do not intend it to become a scheduled resolution item within the next two years	In the U.S., incorporated companies typically do not proactively include proposals in Proxy Statements that are not required. We plan to publish our low-carbon transition plan in our CSR and on our website in the near future.

C3.2

**(C3.2) Does your organization use climate-related scenario analysis to inform its strategy?**

Yes, qualitative and quantitative

C3.2a

**(C3.2a) Provide details of your organization’s use of climate-related scenario analysis.**

Climate-related scenarios and models applied	Details
Other, please specify (RMS Risk Modeling Software)	The primary climate-related scenario analysis implemented at Ventas is through our property insurance consultants, who utilize RMS and AIR risk modeling software, incorporating qualitative and quantitative aspects, to analyze our portfolios. The software produces metrics that assist in determining appropriate limits of insurance. It also models how portfolio additions/deletions will affect expected losses. RMS and AIR risk models use millions of data points, which are continually updated, reflecting localized hazard variations, and thus take into account the physical affects from climate change such as extreme weather and rising sea levels. How the selected scenario(s) were identified, with reference to the inputs, assumptions and analytical methods used: RMS and AIR software are industry leading extreme weather and catastrophe modeling system. Proprietary software code is used to assess weather and catastrophe inputs that are researched by a data team. A description of the time horizon(s) considered, and why they are relevant to your organization: RMS and AIR create loss estimates based on based on time periods, e.g. 100, 250, 500, 750 year events. These time horizons provide probable maximum loss for catastrophic events. Ventas utilizes this data to determine risk appropriate insurance limits. A description of the areas of your organisation that have been considered as part of the scenario analysis: All assets owned and insured by Ventas (the majority of our portfolio) are analyzed/modeled in the weather and catastrophe analysis performed with RMS and AIR software. A company specific summary of the results of the conducted scenario analysis: Ventas purchases catastrophic loss limits which are commercially reasonable based upon the Probable Maximum Loss estimates generated by the most current RMS and AIR scenario analysis. A description of how the results of the scenario analysis have INFORMED and DIRECTLY INFLUENCED Ventas business objectives and strategy: Ventas uses the results of the RMS and AIR models in determining if overall risk objectives and strategies are being met. By reviewing how exposed the portfolio of assets is to loss, and applying Ventas’s overall risk appetite, Ventas is able to determine its risk appropriate limits of insurance. This also assists Ventas in risk concentration analysis in particular market areas (metropolitan statistical areas or MSAs). This scenario analysis is also conducted to determine insurance limits for each new property acquisition to make sure that Ventas’s risk strategy and objectives are met and are in line with the company’s risk appetite.

C3.3

**(C3.3) Describe where and how climate-related risks and opportunities have influenced your strategy.**

	Have climate-related risks and opportunities influenced your strategy in this area?	Description of influence
Products and services	Yes	Impact: Impacted for some suppliers, facilities, or product lines How this is impacting Ventas: As average global temperatures continue to rise, Ventas’s low-carbon products (such as LEED and Energy Star certified buildings) will become more attractive to potential tenants, residents and customers. This increased demand for our assets could allow Ventas and its operators to earn a pricing premium through higher rents. We are seeing this impact in our Research and Innovation property types. Tenants for these buildings, which primarily include research universities and technology start-ups, expect their buildings to obtain LEED certification to indicate a reduced environmental impact. Magnitude of impact: Low; potential for 1% revenue increase from low carbon properties Potential timeline of impact: Current (for Research and Innovation portfolio); Long-term for our other property types, over the next 3-10 years
Supply chain and/or value chain	Yes	Impact: Not yet impacted How this will impact Ventas: If Ventas can position itself as a leading REIT in terms of it’s climate change performance (in addition to its financial performance), Ventas will have greater access to capital, which will reduce it’s capital costs. Capital is one of the primary components of Ventas’s cost of doing business. Magnitude of impact: Medium-low; potential 2.5 basis point increase in our enterprise value Potential timeline of impact: Long-term, over the next 3-10 years
Investment in R&D	Yes	Impact: Impacted How this is impacting Ventas: Ventas is committed to low-carbon products by seeking LEED certification for its new developments. Magnitude of impact: At the end of 2020, the majority of Ventas’s portion of new development investment was in properties seeking LEED certification.
Operations	Yes	Impact: Impacted for some suppliers, facilities, or product lines How this is impacting Ventas: Ventas works with its operating partners and Lillibridge subsidiary to implement energy conservation projects in it’s portfolio. These projects primarily include LED lighting and HVAC efficiency measures. Magnitude of impact: In 2020, Ventas approved \$14.4 million in sustainable, NOI-enhancing capital investments , which included these types of energy conservation projects.

**(C3.4) Describe where and how climate-related risks and opportunities have influenced your financial planning.**

	Financial planning elements that have been influenced	Description of influence
Row 1	Revenues Indirect costs Capital expenditures Capital allocation Acquisitions and divestments Access to capital Assets Liabilities	Revenues: Not yet impacted; As average global temperatures continue to rise, Ventas's low-carbon products (such as LEED and Energy Star certified buildings) will become more attractive to potential tenants, residents and customers. This increased demand for our assets could allow Ventas and its operators to earn a pricing premium through higher rents. Magnitude of impact: Medium; potential for 1% revenue increase from low carbon properties. Potential timeline of impact: Long-term, over the next 3-10 years. Indirect costs (operating costs): Impacted for some suppliers, facilities, or product lines; Ventas works with its operating partners and Lillibridge subsidiary to implement energy conservation projects in its portfolio. These projects primarily include LED lighting and HVAC efficiency measures. Magnitude of impact: In 2020, Ventas approved \$13.4 million in sustainable, NOI-enhancing capital investments, which included these types of energy conservation projects. These projects had an average ROI of 15.9%, indicating operating cost savings of \$2.1M. Operating costs are also impacted by the potential for higher insurance costs due to more frequent and severe extreme weather vents. The magnitude of this impact is potentially up to \$500,000 annually for higher premiums. This is based on our knowledge of current market premium increases. Another increase in operating costs related to climate change is due to increased carbon and energy regulations. An example is state and local carbon limits and energy benchmarking ordinances. Increased use of specialized building materials and energy efficient equipment could increase project costs 1-5%. Capital expenditures / capital allocation: Impacted for some suppliers, facilities, or product lines; Ventas works with its operating partners and Lillibridge subsidiary to implement energy conservation projects in its portfolio. These projects primarily include LED lighting and HVAC efficiency measures. Magnitude of impact: In 2020, Ventas approved \$13.4 million in sustainable, NOI-enhancing capital investments, which included these types of energy conservation projects. Acquisitions and divestments: Impacted; Ventas has incorporated sustainability and climate change into its acquisitions due diligence process. We determine if properties have implemented energy efficiency measures and if they have green building certifications such as LEED or Energy Star. In addition, we evaluate the impact of new acquisitions on our insurance policies. The exposure of new properties to extreme weather events such as hurricanes, blizzards and flooding will impact our insurance costs. Magnitude of impact: The assessments noted above our fully integrated into our due diligence process. Access to capital: Not yet impacted; If Ventas can position itself as a leading REIT in terms of its climate change performance (in addition to its financial performance), Ventas will have greater access to capital, which will reduce its capital costs. Capital is one of the primary components of Ventas's cost of doing business. Magnitude of impact: Medium; potential 2.5 basis point increase in our enterprise value Potential timeline of impact: Long-term, over the next 3-10 years. Assets: Not yet impacted; Ventas's asset values may be positively or negatively impacted by climate change factors. Positive impacts include increased value from energy-efficient buildings (such as LEED and Energy Star certified buildings), which may achieve higher cash flows from higher revenues (increased tenant demand) and lower operating costs (lower energy consumption). Negative impacts include lower property values from exposure more frequent and severe extreme weather events. Magnitude of impact: Medium; potentially a 1-2% increase or decrease (on a property by property basis) in asset values Potential timeline of impact: Long term, over the next 3-10 years. Liabilities: Not impacted; Ventas is not exposed to material environmental litigation or carbon tax or trading schemes.

C3.4a

**(C3.4a) Provide any additional information on how climate-related risks and opportunities have influenced your strategy and financial planning (optional).**

- How and why Ventas's business strategy has been influenced by climate-related issues: In 2019, Ventas completed an ESG materiality assessment to identify the most important environmental, social and governance topics for our company. Climate change was identified as a top tier topic for Ventas to manage risks and opportunities. In addition, the Ventas ESG Steering Committee sets annual goals which include activities to address climate related issues (such as investment in energy efficiency projects). Pursuing responsible and effective environmental practices is a key strategic objective for our existing portfolio of buildings, for future acquisitions and for the daily work of our employees. Strong environmental performance and disclosures will increase investor demand for Ventas stock and lead to improved risk-adjusted returns from our real estate holdings.
- Link to targets: To measure our progress and ensure that we are mitigating the environmental impact of our real estate portfolio, Ventas has short-, medium- and long-term energy and emissions reduction targets that are continuously measured, and progress is reported to investors at least annually on our website. In 2020, we restated our environmental targets to be as follows: 30% reduction in total emissions (in line with and approved by the Science Based Targets initiative) by 2030 over our 2018 baseline; 20% reduction in energy and water intensity by 2030 over our 2018 baseline; and recycling services available at 100% of buildings within our operational control by 2030.
- Business decisions influenced by climate change aspects of strategy: a) Ventas and its development partners elected to pursue LEED certification for the majority of our new development projects, representing a majority of Ventas's total share of development costs for active projects in 2020. LEED, or Leadership in Energy and Environmental Design, is the most widely used green building rating system in the world. LEED buildings save energy, water, resources, generate less waste and support human health. Ventas also approved \$13.4 million in sustainable capital investments in 2020 that both mitigated our environmental impact and provided a strong financial return to Ventas. These projects include LED lighting upgrades, HVAC equipment upgrades, and building automation systems. b) In 2018, we made a business decision to add climate change risks to our Enterprise Risk Management (ERM) process. A material factor in this decision was the recognition that Ventas faces risks from climate change, which we have experienced through increased catastrophic weather events in our portfolio and through increasing climate-related regulatory activity at the state and local level in the U.S., such as energy benchmarking requirements. We have also fully integrated ESG considerations into our acquisitions and dispositions process.
- Aspects of climate change that have influenced our strategy include: a) Investor demand and desire to invest in companies that have strong disclosures and performance on their climate impacts and strategies b) Buildings that are more energy, water and waste efficient (and thus have lower emissions and other environmental impacts) also have better financial performance from lower operating expenses. Environmentally sustainable buildings also have stronger demand from tenants and residents. c) Ventas employees are part of our strategic advantage and our employees want to work for companies with strong climate-related disclosures and performance.
- How our short-term strategy is influenced by climate-change: Annually, we identify capital investment opportunities that will increase the energy efficiency of our properties and provide strong financial returns to Ventas. We develop a budget for these projects that is reviewed and approved by our capital committee. As these investments continue to generate strong risk adjusted returns, we continue to evaluate and invest in similar programs more broadly across our portfolio to reduce energy consumption and GHG emissions.
- How our long-term strategy is influenced by climate-change: We work with third party consultants and vendors in our Office and seniors housing operating (SHOP) portfolios to identify outlier properties where energy consumption is above portfolio averages. We conduct further analysis to determine drivers of higher consumption and how we can improve. We continuously pursue this process to harvest emissions reduction strategies and drive cost savings in the future (>10 years). Our Director of Sustainability also researches trends in climate-change mitigation strategies relevant to real estate companies to ensure that we are evaluating the latest technologies and advancements to ensure our buildings remain energy efficient over the long-term.
- Strategic advantages gained over competitors: Ventas' climate change strategies give us an advantage over competitors in several ways. One is that through our continuous efforts to reduce energy, water and waste from our portfolio, we lower operating costs. Lower operating costs directly benefit our financial performance and may allow us to charge higher rent, further benefiting financial performance. Another is that the positive sustainability profile makes our buildings more attractive to tenants and operators who are conscious of environmental impact and climate change risks. This lowers our lease turnover, reduces our vacancy rate and may allow us to charge higher rents than competitors. A third advantage is that institutional real estate investors are increasingly integrating climate change factors into investment decisions. By maintaining strong climate-change related strategies, we expand the investor base for our stock. Finally, our corporate focus on environmental responsibility is attractive to potential employees, and allows us to attract and retain the best talent.

C4. Targets and performance

---

## C4.1

---

### (C4.1) Did you have an emissions target that was active in the reporting year?

Absolute target

## C4.1a

---

### (C4.1a) Provide details of your absolute emissions target(s) and progress made against those targets.

**Target reference number**

Abs 1

**Year target was set**

2020

**Target coverage**

Company-wide

**Scope(s) (or Scope 3 category)**

Scope 1+2 (location-based)

**Base year**

2018

**Covered emissions in base year (metric tons CO2e)**

417160

**Covered emissions in base year as % of total base year emissions in selected Scope(s) (or Scope 3 category)**

100

**Target year**

2030

**Targeted reduction from base year (%)**

30

**Covered emissions in target year (metric tons CO2e) [auto-calculated]**

292012

**Covered emissions in reporting year (metric tons CO2e)**

361023

**% of target achieved [auto-calculated]**

44.8564899159395

**Target status in reporting year**

Underway

**Is this a science-based target?**

Yes, and this target has been approved by the Science-Based Targets initiative

**Target ambition**

Well-below 2°C aligned

**Please explain (including target coverage)**

A target of 30% reduction is set for 2030 with the base line year of 2018. Ventas is working towards meeting this target with energy reduction initiatives and is investigating renewable energy options. Note: The base year emissions cover 100% of our measured and estimated emissions from operations (scope 1 + scope 2), including emissions from refrigerants for properties within our operational control (estimated using industry data to create emissions intensities)

---

**Target reference number**

Abs 2

**Year target was set**

2020

**Target coverage**

Company-wide

**Scope(s) (or Scope 3 category)**

Scope 3 (upstream & downstream)

**Base year**

2018

**Covered emissions in base year (metric tons CO2e)**

466553

**Covered emissions in base year as % of total base year emissions in selected Scope(s) (or Scope 3 category)**

95

**Target year**

2030

**Targeted reduction from base year (%)**

**Covered emissions in target year (metric tons CO2e) [auto-calculated]**

326587.1

**Covered emissions in reporting year (metric tons CO2e)**

432055

**% of target achieved [auto-calculated]**

24.647431981647

**Target status in reporting year**

Underway

**Is this a science-based target?**

Yes, and this target has been approved by the Science-Based Targets initiative

**Target ambition**

Well-below 2°C aligned

**Please explain (including target coverage)**

In 2020, we set new environmental targets, including setting and aligning an emissions target with the Science Based Targets initiative. Based on our company size, we were required to set targets via the Small -and Medium-sized Enterprise (SME) route (for more details, see: <https://sciencebasedtargets.org/resources/files/faqs-for-smes.pdf>). The SME route does not allow or require a specific scope 3 emissions target, but rather requires the company to "measure and reduce" total scope 3 emissions. Therefore, the target details listed above are unofficial, and are aligned with our SBTi-approved Scope 1 + 2 goal to demonstrate our commitment to reducing overall emissions.

**C4.2****(C4.2) Did you have any other climate-related targets that were active in the reporting year?**

Target(s) to increase low-carbon energy consumption or production

**C4.2a****(C4.2a) Provide details of your target(s) to increase low-carbon energy consumption or production.****Target reference number**

Low 1

**Year target was set**

2019

**Target coverage**

Business division

**Target type: absolute or intensity**

Absolute

**Target type: energy carrier**

Other, please specify (Achieve LEED Silver certification or better on 100% of our stated Research &amp; Innovation development pipeline )

**Target type: activity**

Consumption

**Target type: energy source**

Low-carbon energy source(s)

**Metric (target numerator if reporting an intensity target)**

Percentage

**Target denominator (intensity targets only)**

&lt;Not Applicable&gt;

**Base year**

2019

**Figure or percentage in base year**

99.99

**Target year**

2023

**Figure or percentage in target year**

100

**Figure or percentage in reporting year**

100

**% of target achieved [auto-calculated]**

100

**Target status in reporting year**

Achieved

**Is this target part of an emissions target?**

Yes; according to the USGBC, the average LEED certified building uses 32% less electricity than a conventional building and saves 350 metric tons of CO2 emissions annually. Since the majority of our new construction buildings end up within our environmental control boundary, building to LEED helps ensure we continue to meet energy and emissions reduction targets.

**Is this target part of an overarching initiative?**

No, it's not part of an overarching initiative

**Please explain (including target coverage)**

Achieve LEED Silver certification or better on 100% of our stated Research & Innovation development pipeline

---

**Target reference number**

Low 2

**Year target was set**

2020

**Target coverage**

Company-wide

**Target type: absolute or intensity**

Intensity

**Target type: energy carrier**

All energy carriers

**Target type: activity**

Consumption

**Target type: energy source**

Low-carbon energy source(s)

**Metric (target numerator if reporting an intensity target)**

MWh

**Target denominator (intensity targets only)**

square foot

**Base year**

2018

**Figure or percentage in base year**

24.7

**Target year**

2030

**Figure or percentage in target year**

19.78

**Figure or percentage in reporting year**

24.1

**% of target achieved [auto-calculated]**

12.1951219512195

**Target status in reporting year**

Underway

**Is this target part of an emissions target?**

Yes, indirectly - reducing the energy intensity of our portfolio is a key strategy in reducing our overall emissions.

**Is this target part of an overarching initiative?**

No, it's not part of an overarching initiative

**Please explain (including target coverage)**

Reducing the energy intensity of our portfolio is a key strategy in reducing our overall emissions; our goal is to reduce the energy intensity of our portfolio by 20% by 2030, over a 2018 base year.

---

**C4.3**

---

**(C4.3) Did you have emissions reduction initiatives that were active within the reporting year? Note that this can include those in the planning and/or implementation phases.**

Yes

**C4.3a**

---



(C4.3a) Identify the total number of initiatives at each stage of development, and for those in the implementation stages, the estimated CO2e savings.

	Number of initiatives	Total estimated annual CO2e savings in metric tonnes CO2e (only for rows marked *)
Under investigation	65	
To be implemented*	0	0
Implementation commenced*	145	13771
Implemented*	117	7331
Not to be implemented	0	0

C4.3b

---

(C4.3b) Provide details on the initiatives implemented in the reporting year in the table below.

**Initiative category & Initiative type**

Energy efficiency in buildings	Building Energy Management Systems (BEMS)
--------------------------------	---

**Estimated annual CO2e savings (metric tonnes CO2e)**

797

**Scope(s)**

Scope 2 (location-based)

**Voluntary/Mandatory**

Voluntary

**Annual monetary savings (unit currency – as specified in C0.4)**

255000

**Investment required (unit currency – as specified in C0.4)**

1920000

**Payback period**

4-10 years

**Estimated lifetime of the initiative**

11-15 years

**Comment**

**Initiative category & Initiative type**

Energy efficiency in buildings	Heating, Ventilation and Air Conditioning (HVAC)
--------------------------------	--

**Estimated annual CO2e savings (metric tonnes CO2e)**

129

**Scope(s)**

Scope 2 (location-based)

**Voluntary/Mandatory**

Voluntary

**Annual monetary savings (unit currency – as specified in C0.4)**

5294

**Investment required (unit currency – as specified in C0.4)**

529421

**Payback period**

>25 years

**Estimated lifetime of the initiative**

11-15 years

**Comment**

**Initiative category & Initiative type**

Energy efficiency in buildings	Lighting
--------------------------------	----------

**Estimated annual CO2e savings (metric tonnes CO2e)**

6405

**Scope(s)**

Scope 2 (location-based)

**Voluntary/Mandatory**

Please select

**Annual monetary savings (unit currency – as specified in C0.4)**

1164899

**Investment required (unit currency – as specified in C0.4)**

12772435

**Payback period**

11-15 years

**Estimated lifetime of the initiative**

11-15 years

**Comment**

## C4.3c

### (C4.3c) What methods do you use to drive investment in emissions reduction activities?

Method	Comment
Compliance with regulatory requirements/standards	Some sustainability measures have been mandated through legislation. Ventas strives to be compliant and often exceeds standards for minimum compliance.
Dedicated budget for energy efficiency	Energy efficiency projects are included in the annual budgets for Ventas's operating segments (Seniors Housing and Office). These projects include controls upgrades, installation of building automation systems, HVAC equipment improvements, purchase of energy efficient appliances, LED lighting retrofits and other projects.
Dedicated budget for low-carbon product R&D	Ventas's seniors housing operating budgets include allocations for ENERGY STAR certification costs. Ventas typically seeks LEED certification for new developments, and costs for certification are included in our development budgets.
Employee engagement	Employees are encouraged to proactively identify opportunities for energy and emissions reductions at Ventas properties and in their everyday corporate activities.
Other (New / developing technologies and services)	Ventas seeks to pilot new technologies and services, such as battery storage within its portfolio. These initiatives are typically focused on Ventas's operating segments (Seniors Housing and Office).

## C4.5

### (C4.5) Do you classify any of your existing goods and/or services as low-carbon products or do they enable a third party to avoid GHG emissions?

Yes

## C4.5a

### (C4.5a) Provide details of your products and/or services that you classify as low-carbon products or that enable a third party to avoid GHG emissions.

#### Level of aggregation

Company-wide

#### Description of product/Group of products

1. LEED Certified buildings: As of 12/31/2020, Ventas owned (primarily via development) 47 LEED-certified buildings (including 11 active developments), which avoided emissions during the construction and development from sustainable construction and waste management practices, and operate with lower GHG emissions from efficient lighting/appliances, and HVAC systems. (In addition, we own 2 buildings that are built to LEED standards, but are not certified, that also contribute to GHG savings.) 2. ENERGY STAR® Certified buildings ("ESTAR buildings"): As of 12/31/2020, Ventas owned 119 ESTAR buildings (currently or previously certified. These buildings save energy, save money, and help protect the environment by generating fewer greenhouse gas emissions than typical buildings. To be certified as ENERGY STAR, a building must meet strict energy performance standards set by US Environmental Protection Agency. ESTAR buildings must earn an ENERGY STAR score of 75 or higher, indicating that it performs better than at least 75 percent of similar buildings nationwide. The ENERGY STAR score accounts for differences in operating conditions, regional weather data, and other important considerations. 3. Other green building certifications: We also own 2 IREM Certified Sustainable Properties, 5 CALGREEN certified properties, and 2 BOMA 360 properties.

#### Are these low-carbon product(s) or do they enable avoided emissions?

Low-carbon product and avoided emissions

#### Taxonomy, project or methodology used to classify product(s) as low-carbon or to calculate avoided emissions

Low-Carbon Investment (LCI) Registry Taxonomy

#### % revenue from low carbon product(s) in the reporting year

24

#### % of total portfolio value

<Not Applicable>

#### Asset classes/ product types

<Not Applicable>

#### Comment

Approximately 24% of our 2020 revenue was derived from green certified buildings, including: LEED certified buildings, ESTAR certified buildings, IREM Certified Sustainable Properties, CALGREEN Certified buildings, and BOMA 360 buildings.

## C5. Emissions methodology

### C5.1

**(C5.1) Provide your base year and base year emissions (Scopes 1 and 2).**

**Scope 1**

**Base year start**

January 1 2018

**Base year end**

December 31 2018

**Base year emissions (metric tons CO2e)**

102684

**Comment**

Ventas has control over climate change impacts for properties under its operational control, which was 631 properties in 2018 which were not under construction/renovation. Using operational control for our boundary more accurately reflects Ventas's climate change impacts and is consistent with how peer companies report their climate change impacts and emissions. See C0.1 for more information on how operational control is defined for Ventas. Emissions from properties owned by Ventas but not within our operational control (primarily NNN-leased properties), are included in Scope 3 emissions (Category 13: Downstream Leased Assets). Approximately 28% of the Scope 1 emissions for 2018 were estimated based on energy use intensities based on the property type, including emissions from refrigerants, which were calculated using industry intensity data.

**Scope 2 (location-based)**

**Base year start**

January 1 2018

**Base year end**

December 31 2018

**Base year emissions (metric tons CO2e)**

314476

**Comment**

Ventas has control over climate change impacts for properties under its operational control, which was 631 properties in 2018 which were not under construction/renovation. Using operational control for our boundary more accurately reflects Ventas's climate change impacts and is consistent with how peer companies report their climate change impacts and emissions. See C0.1 for more information on how operational control is defined for Ventas. Emissions from properties owned by Ventas but not within our operational control (primarily NNN-leased properties), are included in Scope 3 emissions (Category 13: Downstream Leased Assets). Approximately 4% of the emissions for 2018 were estimated based on energy use intensities based on the property type.

**Scope 2 (market-based)**

**Base year start**

**Base year end**

**Base year emissions (metric tons CO2e)**

**Comment**

**C5.2**

---

**(C5.2) Select the name of the standard, protocol, or methodology you have used to collect activity data and calculate emissions.**

The Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standard (Revised Edition)

US EPA Emissions & Generation Resource Integrated Database (eGRID)

**C6. Emissions data**

---

**C6.1**

---

**(C6.1) What were your organization's gross global Scope 1 emissions in metric tons CO2e?**

**Reporting year**

**Gross global Scope 1 emissions (metric tons CO2e)**

106691

**Start date**

<Not Applicable>

**End date**

<Not Applicable>

**Comment**

These emissions are for the current reporting year of 2020 (1/1/2020-12/31/2020). Ventas calculates the global Scope 1 emissions based on the EPA Emission factors based on fuel type. For Scope 1, Ventas calculated an emissions breakdown of CO2, CH4, and N2O with the IPCC 5th Assessment global warming potentials to arrive at the total CO2e emissions. This was calculated for all properties within operational control which had a natural gas use during the reporting period. Emissions from properties owned by Ventas but not within our operational control, such as NNN-leased properties, are included in Scope 3 emissions (Category 13: Downstream Leased Assets). For properties lacking complete natural gas usage data for the reporting period, estimations were made based on the size of the property and property type. Approximately 1.8% of the Scope 1 emissions for 2020 were estimated based on energy use intensities based on the property type. In addition to the above, Ventas is also including the emissions from refrigerants in 2020 for all properties within boundary. The refrigerant data is based on industry data from approximately 100 properties where the intensity (MTCO2e/sqft) was used to extrapolate to the Ventas properties. The GHG Protocol Refrigerant Emissions tool was used to calculate the emissions for the ~100 properties, with the GWPs based on the IPCC 2nd Assessment.

C6.2

---

**(C6.2) Describe your organization's approach to reporting Scope 2 emissions.**

**Row 1**

**Scope 2, location-based**

We are reporting a Scope 2, location-based figure

**Scope 2, market-based**

We are reporting a Scope 2, market-based figure

**Comment**

C6.3

---

**(C6.3) What were your organization's gross global Scope 2 emissions in metric tons CO2e?**

**Reporting year**

**Scope 2, location-based**

254332

**Scope 2, market-based (if applicable)**

236901

**Start date**

<Not Applicable>

**End date**

<Not Applicable>

**Comment**

These emissions are for the current reporting year of 2020 (1/1/2020-12/31/2020). Ventas calculates global Scope 2 emissions based on the EPA E-grid, and IEA Emission factors. For properties within the United States, the regional emission factors are derived based on eGRID subregion for each property from the EPA e-Grid emissions factors database. For properties outside the United States, the emission factors are derived based on the Country from the IEA Emission factors database. These emission factors are then used to calculate the emissions breakdown of CO2, CH4, and N2O with the IPCC 5th Assessment global warming potentials to arrive at the total CO2e emissions, based on the electricity usage. For properties lacking complete electricity usage data for the reporting period, estimations were made based on the size of the property and property type. Scope 2 emissions are calculated for all properties within operational control. Emissions from properties owned by Ventas but not within our operational control, such as NNN-leased properties, are included in Scope 3 emissions (Category 13: Downstream Leased Assets). Less than 1% of the Scope 2 emissions for 2020 were estimated based on energy use intensities based on the property type.

C6.4

---

**(C6.4) Are there any sources (e.g. facilities, specific GHGs, activities, geographies, etc.) of Scope 1 and Scope 2 emissions that are within your selected reporting boundary which are not included in your disclosure?**

No

C6.5

---

**(C6.5) Account for your organization's gross global Scope 3 emissions, disclosing and explaining any exclusions.**

## Purchased goods and services

### Evaluation status

Relevant, calculated

### Metric tonnes CO2e

11751

### Emissions calculation methodology

Estimated by creating an intensity using sample projects in the EC3 tool then applying it to our 2020 development portfolio, and pro-rating by % spend in 2020

### Percentage of emissions calculated using data obtained from suppliers or value chain partners

0

### Please explain

Estimates were completed for 100% of our development portfolio in 2020

## Capital goods

### Evaluation status

Not relevant, explanation provided

### Metric tonnes CO2e

<Not Applicable>

### Emissions calculation methodology

<Not Applicable>

### Percentage of emissions calculated using data obtained from suppliers or value chain partners

<Not Applicable>

### Please explain

For Ventas, this would include HVAC equipment, lighting, and other capital equipment required to operate our real estate assets. These emissions are not relevant to Ventas's Scope 3 emissions due to several factors, including: a) risk (there is minimal climate change risk exposure to Ventas from these purchases), b) stakeholders (this is not deemed critical by our stakeholders), and c) influence (Ventas has limited ability to meaningfully reduce the emissions from these purchases).

## Fuel-and-energy-related activities (not included in Scope 1 or 2)

### Evaluation status

Relevant, calculated

### Metric tonnes CO2e

21273

### Emissions calculation methodology

Utilized EIA T&D Losses by state database to determine the % electricity loss by state and applied the % loss to the total 2020 electricity usage of the portfolio to determine total losses (CO2e).

### Percentage of emissions calculated using data obtained from suppliers or value chain partners

83.7

### Please explain

Transmission and distribution (T&D) losses from electricity; % calculated = 2020 electricity data coverage

## Upstream transportation and distribution

### Evaluation status

Not relevant, explanation provided

### Metric tonnes CO2e

<Not Applicable>

### Emissions calculation methodology

<Not Applicable>

### Percentage of emissions calculated using data obtained from suppliers or value chain partners

<Not Applicable>

### Please explain

Ventas is a Real Estate organization and Upstream transportation and distribution emissions are not relevant to the operation of our business. These emissions are not relevant to Ventas's Scope 3 emissions due to several factors, including: a) risk (there is minimal climate change risk exposure to Ventas from these activities), b) stakeholders (this is not deemed critical by our stakeholders), and c) influence (Ventas has limited ability to meaningfully reduce the emissions from these purchases).

## Waste generated in operations

### Evaluation status

Relevant, calculated

### Metric tonnes CO<sub>2</sub>e

35721

### Emissions calculation methodology

The emissions from waste generation was calculated based the invoice data from haulers and waste auditors that provide approximate volumes of waste generated at our properties. Emissions from the generated waste are calculated using the EPA Waste Reduction Model (WARM) tool v15. For properties where waste data is not available, the average waste generated for that property type within the Ventas portfolio is used to estimate the waste generated and related emissions. The landfill waste was categorized as MSW, and the recycling was categorized as Mixed Plastics. The reduction in emissions from Waste between 2018-2019 is a result of improved methodology in data reporting, including additional data QA and assurance which led to the discovery of over reporting prior year values.

### Percentage of emissions calculated using data obtained from suppliers or value chain partners

50

### Please explain

50% of the waste data was based on invoices or weight/volume data obtained from waste haulers. The remaining data was calculated based on an intensity estimate of weight per square foot.

## Business travel

### Evaluation status

Relevant, calculated

### Metric tonnes CO<sub>2</sub>e

154

### Emissions calculation methodology

We used flight and automobile transit information on actual and estimated distanced traveled and used the GHG Protocols standard and EPA emission factors to calculate total emissions. Flights were categorized as a short, medium, or long haul trip and estimate the amount of fuel burned per mile of the trip. Automobile travel was calculated based on the emissions of the class of car (Small, Medium, Large). We calculated these emission in accordance to the GHG Protocol's Technical Guidance on calculation Scope 3 emissions. Emissions from business travel were calculated for the following categories, which represent all material components of Ventas business travel: Rental Cars, Corporate Jet Travel, and Commercial Air Travel.

### Percentage of emissions calculated using data obtained from suppliers or value chain partners

100

### Please explain

All data is based on business travel data that is maintained by Ventas for its employees.

## Employee commuting

### Evaluation status

Relevant, calculated

### Metric tonnes CO<sub>2</sub>e

552

### Emissions calculation methodology

The employee commuting emissions were calculated based on employee commuting patterns via public transit and individual automobiles, to the Ventas corporate offices. The commuting patterns for the employees in the Chicago office were all assumed to be public transit and the emissions due to the public transit emissions were calculated based on the passenger-miles traveled either by Commuter rail or Transit Rail. This was calculated for a total of 142 employees. The emissions for the employees in non-Chicago offices were all assumed to be due to passenger car travel and this was calculated using the GHG Protocol Stationary Emissions Calculator. Actual data regarding commute patterns was available for 95 employees based in Louisville, this data was used to extrapolate to 232 field staff.

### Percentage of emissions calculated using data obtained from suppliers or value chain partners

16

### Please explain

40% of the data was based on public transit commuting behavior and commute behavior for our Chicago and Louisville offices respectively; the remainder of the data was extrapolated for our field employees. The drop in coverage is due to the lower amount of corporate office employees commuting during the pandemic vs. field employees who were considered essential workers (Chicago and Louisville employee commuting was down ~80% in 2020 vs. 23% for our field staff, and Chicago/Louisville is based on real data, whereas field is extrapolated).

## Upstream leased assets

### Evaluation status

Relevant, calculated

### Metric tonnes CO<sub>2</sub>e

593

### Emissions calculation methodology

Emissions from leased office spaces in Chicago, IL and Louisville, KY were calculated using actual utility bills from the property team and translated into greenhouse gas emissions using the EPA eGRID factors for electricity and the EPA Emissions factor for Natural Gas. These are the two primary leased assets related to Ventas operations for which emissions are not otherwise included in our scope 1 and scope 2 reporting

### Percentage of emissions calculated using data obtained from suppliers or value chain partners

100

### Please explain

The data from our leased assets is all based on utility invoices for our Chicago and Louisville offices.

## Downstream transportation and distribution

### Evaluation status

Not relevant, explanation provided

### Metric tonnes CO<sub>2</sub>e

<Not Applicable>

### Emissions calculation methodology

<Not Applicable>

### Percentage of emissions calculated using data obtained from suppliers or value chain partners

<Not Applicable>

### Please explain

Ventas is a Real Estate organization and Downstream transportation and distribution emissions are not relevant to the operation of our business. These emissions are not relevant to Ventas's Scope 3 emissions due to several factors, including: a) risk (there is minimal climate change risk exposure to Ventas from these activities), b) stakeholders (this is not deemed critical by our stakeholders), and c) influence (Ventas has limited ability to meaningfully reduce the emissions from these purchases).

## Processing of sold products

### Evaluation status

Not relevant, explanation provided

### Metric tonnes CO<sub>2</sub>e

<Not Applicable>

### Emissions calculation methodology

<Not Applicable>

### Percentage of emissions calculated using data obtained from suppliers or value chain partners

<Not Applicable>

### Please explain

Ventas owns real estate assets and does not produce products that require any processing for sale.

## Use of sold products

### Evaluation status

Not relevant, explanation provided

### Metric tonnes CO<sub>2</sub>e

<Not Applicable>

### Emissions calculation methodology

<Not Applicable>

### Percentage of emissions calculated using data obtained from suppliers or value chain partners

<Not Applicable>

### Please explain

Ventas owns real estate assets and does not sell products that generate scope 3 emissions by the end user.

## End of life treatment of sold products

### Evaluation status

Not relevant, explanation provided

### Metric tonnes CO<sub>2</sub>e

<Not Applicable>

### Emissions calculation methodology

<Not Applicable>

### Percentage of emissions calculated using data obtained from suppliers or value chain partners

<Not Applicable>

### Please explain

Ventas owns real estate assets and does not sell products that require end of life treatment.



## Downstream leased assets

### Evaluation status

Relevant, calculated

### Metric tonnes CO2e

360280

### Emissions calculation methodology

For 53% of our downstream leased assets, we obtain energy consumption data which is used to calculate the emissions generated by these properties. For the remaining properties, we have not been able to obtain the energy data from our tenants, so we estimate the emissions based on the energy use intensity for the property type within the Ventas portfolio. The calculation of emissions is based on the eGRID 2018, IEA and EPA emissions factors. We also include emissions from refrigerants in 2020 for all properties outside of our reporting boundary. The refrigerant data is based on industry data from approximately 100 properties where the intensity (MTCO2e/sqft) was used to extrapolate to the Ventas properties. The GHG Protocol Refrigerant Emissions tool was used to calculate the emissions for the ~100 properties, with the GWPs based on the IPCC 2nd Assessment. The refrigerant emissions data for all properties outside the reporting boundary were included in Scope 3, while the emissions for all properties within boundary were included in Scope 1. The Downstream leased asset emissions from the fuel and electricity in 2020 was 345,795 MTCO2e, and the emissions from refrigerants was 14,485 MTCO2e.

### Percentage of emissions calculated using data obtained from suppliers or value chain partners

53

### Please explain

53% of the data is calculated based on invoices and usage data. The remainder of the data is calculated based on an intensity estimate that is based on the square footage of each property type.

## Franchises

### Evaluation status

Not relevant, explanation provided

### Metric tonnes CO2e

<Not Applicable>

### Emissions calculation methodology

<Not Applicable>

### Percentage of emissions calculated using data obtained from suppliers or value chain partners

<Not Applicable>

### Please explain

Ventas does not franchise.

## Investments

### Evaluation status

Not relevant, explanation provided

### Metric tonnes CO2e

<Not Applicable>

### Emissions calculation methodology

<Not Applicable>

### Percentage of emissions calculated using data obtained from suppliers or value chain partners

<Not Applicable>

### Please explain

Ventas investments are in real estate assets; emissions from these assets are included in our scope 1, scope 2, and scope 3 emissions (under the relevant scope 3 activity).

## Other (upstream)

### Evaluation status

Not relevant, explanation provided

### Metric tonnes CO2e

<Not Applicable>

### Emissions calculation methodology

<Not Applicable>

### Percentage of emissions calculated using data obtained from suppliers or value chain partners

<Not Applicable>

### Please explain

None identified

**Other (downstream)**

**Evaluation status**

Relevant, calculated

**Metric tonnes CO2e**

1732

**Emissions calculation methodology**

Includes emissions from vehicles operated in our senior housing operating portfolio (SHOP) to transport residents to local activities. We categorize this as scope 3 (versus scope 1) because the operation of the vehicles is performed by independent, third party senior housing management companies; Ventas does not directly operate senior housing communities. We include the real estate emissions from these properties (from the building's use of natural gas, electricity and refrigerants) in scope 1 and scope 2 for our in-boundary senior housing communities (SHOP portfolio) because real estate ownership and management is Ventas's primary business. Ventas does not include vehicle emissions from our NNN-leased senior housing communities as these are outside of our operational control boundary. The emissions are based on fuel purchase records (cost only) accounting for 79% of vehicle emissions. The cost is converted to gallons of fuel purchased based on the average annual fuel price, nationally, in the U.S. and Canada. The emissions are calculated based on the vehicle type, using the GHG Protocol Stationary Emissions Calculator. Calculations are in accordance with the methodology of GHG Protocol's Technical Guidance on calculation Scope 3 emissions. Estimations for missing data were calculated based on emissions intensity and extrapolated by senior housing units.

**Percentage of emissions calculated using data obtained from suppliers or value chain partners**

82

**Please explain**

The emissions are based on fuel purchase records (cost only) accounting for 82% of vehicle emissions. The remaining emissions were calculated based on an extrapolation of the total number of units in our Senior Housing portfolio.

**C-CN6.6/C-RE6.6**

**(C-CN6.6/C-RE6.6) Does your organization assess the life cycle emissions of new construction or major renovation projects?**

	Assessment of life cycle emissions	Comment
Row 1	Yes, quantitative assessment	We quantify our emissions impact from embodied carbon by applying an emissions intensity to our new development projects derived from industry sample data in the EC3 tool.

**C-CN6.6a/C-RE6.6a**

**(C-CN6.6a/C-RE6.6a) Provide details of how your organization assesses the life cycle emissions of new construction or major renovation projects.**

	Projects assessed	Earliest project phase that most commonly includes an assessment	Life cycle stage(s) most commonly covered	Methodologies/standards/tools applied	Comment
Row 1	All new construction and major renovation projects	Construction	Cradle-to-gate	Embodied Carbon in Construction Calculator (EC3) Tool	Ventas estimates the embodied carbon from our development projects by using an estimated carbon intensity per square foot of development, and applying this intensity to the total square feet of development completed during the reporting year, multiplied by the percent of spend of total project cost (percent spend is used as a proxy for the percent of the project complete during the year). The embodied carbon intensity was calculated by customizing public templates in the EC3 tool to replicate a sample of our development projects.

**C-CN6.6b/C-RE6.6b**

**(C-CN6.6b/C-RE6.6b) Can you provide embodied carbon emissions data for any of your organization's new construction or major renovation projects completed in the last three years?**

	Ability to disclose embodied carbon emissions	Comment
Row 1	No	Ventas estimates the embodied carbon from our development projects by using an estimated carbon intensity per square foot of development, and applying this intensity to the total square feet of development completed during the reporting year, multiplied by the percent of spend of total project cost (percent spend is used as a proxy for the percent of the project complete during the year). The embodied carbon intensity was calculated by customizing public templates in the EC3 tool to replicate a sample of our development projects. We aim to collect real data in the future by engaging our development partners.

**C6.7**

**(C6.7) Are carbon dioxide emissions from biogenic carbon relevant to your organization?**

No

**C6.10**

**(C6.10) Describe your gross global combined Scope 1 and 2 emissions for the reporting year in metric tons CO2e per unit currency total revenue and provide any additional intensity metrics that are appropriate to your business operations.**

**Intensity figure**

0.000122

**Metric numerator (Gross global combined Scope 1 and 2 emissions, metric tons CO2e)**

361023

**Metric denominator**

unit total revenue

**Metric denominator: Unit total**

2958000000

**Scope 2 figure used**

Location-based

**% change from previous year**

7

**Direction of change**

Decreased

**Reason for change**

The decrease is due to a combination of efficiency measures implemented across assets to improve their energy efficiency and the use of renewable energy in certain assets.

**Intensity figure**

0.006

**Metric numerator (Gross global combined Scope 1 and 2 emissions, metric tons CO2e)**

361023

**Metric denominator**

square foot

**Metric denominator: Unit total**

61430056

**Scope 2 figure used**

Location-based

**% change from previous year**

17

**Direction of change**

Decreased

**Reason for change**

The decrease is due to a combination of efficiency measures implemented across assets to improve their energy efficiency and the use of renewable energy in certain assets.

**C7. Emissions breakdowns**

**C7.1**

**(C7.1) Does your organization break down its Scope 1 emissions by greenhouse gas type?**

Yes

**C7.1a**

**(C7.1a) Break down your total gross global Scope 1 emissions by greenhouse gas type and provide the source of each used greenhouse warming potential (GWP).**

Greenhouse gas	Scope 1 emissions (metric tons of CO2e)	GWP Reference
CO2	106514	IPCC Fifth Assessment Report (AR5 – 100 year)
CH4	44	IPCC Fifth Assessment Report (AR5 – 100 year)
N2O	133	IPCC Fifth Assessment Report (AR5 – 100 year)

**C7.2**

**(C7.2) Break down your total gross global Scope 1 emissions by country/region.**

Country/Region	Scope 1 emissions (metric tons CO2e)
Canada	26861
United States of America	79830

**C7.3**

**(C7.3) Indicate which gross global Scope 1 emissions breakdowns you are able to provide.**

By business division

**C7.3a**

**(C7.3a) Break down your total gross global Scope 1 emissions by business division.**

Business division	Scope 1 emissions (metric ton CO2e)
Life Sciences	12376
Medical Office	19831
Senior Housing	74484

**C7.5**

**(C7.5) Break down your total gross global Scope 2 emissions by country/region.**

Country/Region	Scope 2, location-based (metric tons CO2e)	Scope 2, market-based (metric tons CO2e)	Purchased and consumed electricity, heat, steam or cooling (MWh)	Purchased and consumed low-carbon electricity, heat, steam or cooling accounted for in Scope 2 market-based approach (MWh)
Canada	5231		136023	
United States of America	249101		660114	

**C7.6**

**(C7.6) Indicate which gross global Scope 2 emissions breakdowns you are able to provide.**

By business division

**C7.6a**

**(C7.6a) Break down your total gross global Scope 2 emissions by business division.**

Business division	Scope 2, location-based (metric tons CO2e)	Scope 2, market-based (metric tons CO2e)
Life Science	35525	
Medical Office	102645	
Seniors Housing	116162	

**C7.9**

**(C7.9) How do your gross global emissions (Scope 1 and 2 combined) for the reporting year compare to those of the previous reporting year?**

Decreased

**C7.9a**

**(C7.9a) Identify the reasons for any change in your gross global emissions (Scope 1 and 2 combined), and for each of them specify how your emissions compare to the previous year.**

	Change in emissions (metric tons CO2e)	Direction of change	Emissions value (percentage)	Please explain calculation
Change in renewable energy consumption	1051	Decreased	0.26	Ventas generated and consumed a total 2,637 MWh, 337 MWh and 324 MWh in 2020, 2019 and 2018 respectively. This resulted in emission savings of 1,205.4 MTCO2e, 154 MTCO2e and 147.8 MTCO2e in 2020, 2019 and 2018 respectively. This results in a 1,051 MTCO2e decrease in total emissions as a result of emissions being offset with renewable energy.
Other emissions reduction activities	7331	Decreased	1.83	In 2020 Ventas implemented 117 emission reduction projects with an estimated energy savings of 20,008,000 kWh and emissions reduction of 7,331 MTCO2e. The change in emissions between 2019 and 2020 due to the Emissions reduction activities was 7,331 MTCO2e.
Divestment	1077	Decreased	0.27	Ventas disposed a total of 6 properties in 2020 which led to a decrease of 1,077 MT CO2e.
Acquisitions	2224	Increased	0.56	Ventas acquired 10 properties in 2020 which led to an increase in emissions of 2,224 MT CO2e.
Mergers		<Not Applicable >		
Change in output		<Not Applicable >		
Change in methodology	26531	Decreased	6.62	The emissions factors used were updated from eGRID 2016 to eGRID 2019. This resulted in a 9% decrease in emissions.
Change in boundary		<Not Applicable >		
Change in physical operating conditions	5755	Decreased	1.44	The change in physical operating conditions such as degree days, and occupancy changes due to the COVID-19 pandemic between 2019 and 2020 led to a decrease in carbon emissions from our total 2019 scope 1 and scope 2 emissions of 5,755 MTCO2e.
Unidentified		<Not Applicable >		
Other		<Not Applicable >		

## C7.9b

**(C7.9b) Are your emissions performance calculations in C7.9 and C7.9a based on a location-based Scope 2 emissions figure or a market-based Scope 2 emissions figure?**

Location-based

## C8. Energy

### C8.1

**(C8.1) What percentage of your total operational spend in the reporting year was on energy?**

More than 10% but less than or equal to 15%

### C8.2

**(C8.2) Select which energy-related activities your organization has undertaken.**

	Indicate whether your organization undertook this energy-related activity in the reporting year
Consumption of fuel (excluding feedstocks)	Yes
Consumption of purchased or acquired electricity	Yes
Consumption of purchased or acquired heat	No
Consumption of purchased or acquired steam	No
Consumption of purchased or acquired cooling	No
Generation of electricity, heat, steam, or cooling	Yes

### C8.2a

**(C8.2a) Report your organization's energy consumption totals (excluding feedstocks) in MWh.**

	Heating value	MWh from renewable sources	MWh from non-renewable sources	Total (renewable and non-renewable) MWh
Consumption of fuel (excluding feedstock)	HHV (higher heating value)		455063	455063
Consumption of purchased or acquired electricity	<Not Applicable>		796137	796137
Consumption of purchased or acquired heat	<Not Applicable>	<Not Applicable>	<Not Applicable>	<Not Applicable>
Consumption of purchased or acquired steam	<Not Applicable>	<Not Applicable>	<Not Applicable>	<Not Applicable>
Consumption of purchased or acquired cooling	<Not Applicable>	<Not Applicable>	<Not Applicable>	<Not Applicable>
Consumption of self-generated non-fuel renewable energy	<Not Applicable>	2637	<Not Applicable>	2637
Total energy consumption	<Not Applicable>		1251200	1253837

**C8.2b**

**(C8.2b) Select the applications of your organization's consumption of fuel.**

	Indicate whether your organization undertakes this fuel application
Consumption of fuel for the generation of electricity	No
Consumption of fuel for the generation of heat	Yes
Consumption of fuel for the generation of steam	No
Consumption of fuel for the generation of cooling	No
Consumption of fuel for co-generation or tri-generation	No

**C8.2c**

**(C8.2c) State how much fuel in MWh your organization has consumed (excluding feedstocks) by fuel type.**

**Fuels (excluding feedstocks)**

Natural Gas

**Heating value**

HHV (higher heating value)

**Total fuel MWh consumed by the organization**

455063

**MWh fuel consumed for self-generation of electricity**

<Not Applicable>

**MWh fuel consumed for self-generation of heat**

<Not Applicable>

**MWh fuel consumed for self-generation of steam**

<Not Applicable>

**MWh fuel consumed for self-generation of cooling**

<Not Applicable>

**MWh fuel consumed for self-cogeneration or self-trigeneration**

<Not Applicable>

**Emission factor**

0.18054

**Unit**

metric tons CO2e per MWh

**Emissions factor source**

EPA Emission Factors for Greenhouse Gas Inventories

**Comment**

**C8.2d**

**(C8.2d) Provide details on the electricity, heat, steam, and cooling your organization has generated and consumed in the reporting year.**

	Total Gross generation (MWh)	Generation that is consumed by the organization (MWh)	Gross generation from renewable sources (MWh)	Generation from renewable sources that is consumed by the organization (MWh)
Electricity	2637	2637	2637	2637
Heat				
Steam				
Cooling				

C8.2e

**(C8.2e) Provide details on the electricity, heat, steam, and/or cooling amounts that were accounted for at a zero emission factor in the market-based Scope 2 figure reported in C6.3.**

**Sourcing method**

Unbundled energy attribute certificates, Renewable Energy Certificates (RECs)

**Low-carbon technology type**

Hydropower

**Country/area of consumption of low-carbon electricity, heat, steam or cooling**

United States of America

**MWh consumed accounted for at a zero emission factor**

23809

**Comment**

On April 1 2021, Ventas purchased 23,809 MWh of US Hydro RECs; the certificates were issued for production of renewable electricity, the CO2 footprint is 0.0 Kg of CO2 per MWh.

C9. Additional metrics

C9.1

**(C9.1) Provide any additional climate-related metrics relevant to your business.**

C-CE9.6/C-CG9.6/C-CH9.6/C-CN9.6/C-CO9.6/C-EU9.6/C-MM9.6/C-OG9.6/C-RE9.6/C-ST9.6/C-TO9.6/C-TS9.6

**(C-CE9.6/C-CG9.6/C-CH9.6/C-CN9.6/C-CO9.6/C-EU9.6/C-MM9.6/C-OG9.6/C-RE9.6/C-ST9.6/C-TO9.6/C-TS9.6) Does your organization invest in research and development (R&D) of low-carbon products or services related to your sector activities?**

	Investment in low-carbon R&D	Comment
Row 1	Yes	Ventas is frequently evaluating new ways in which we can reduce our environmental impact, including working with service providers who are actively using and developing low-carbon technologies and products. For example, in 2020, we partnered with Carbon Lighthouse to implement scalable efficiency measures throughout our medical office portfolio. Carbon Lighthouse specializes in providing building energy optimization using proprietary software, weather trends, and real-time data sensors to deliver energy savings. Carbon Lighthouse uses dynamic analytics that adjust with data collected over time. Throughout the year, we have continued to expand our work with Carbon Lighthouse and other similar vendors, and plan to continue this trend in the future.

C-CN9.6a/C-RE9.6a

**(C-CN9.6a/C-RE9.6a) Provide details of your organization's investments in low-carbon R&D for real estate and construction activities over the last three years.**

**Technology area**

Building energy management systems

**Stage of development in the reporting year**

Small scale commercial deployment

**Average % of total R&D investment over the last 3 years**

≤20%

**R&D investment figure in the reporting year (optional)**

**Comment**

In 2019, we completed a pilot program with Carbon Lighthouse to implement HVAC, steam and lighting improvements (including retrofits as well as sensors and controls) at two Medical Office Buildings and one Life Science asset. In 2020, we expanded our work with Carbon Lighthouse by rolling out scalable efficiency projects throughout our medical office portfolio. We plan to continue expanding on this work with Carbon Lighthouse and other similar vendors.

C-RE9.9

**(C-RE9.9) Does your organization manage net zero carbon buildings?**

Yes

C-RE9.9a

**(C-RE9.9a) Provide details of the net zero carbon buildings under your organization’s management in the reporting year.**

**Property sector**

Healthcare

**Definition(s) of net zero carbon applied**

International standard(s), please specify (World Green Building Council Net Zero Carbon Buildings criteria)

**% of net zero carbon buildings in the total portfolio (by floor area)**

0.23

**Have any of the buildings been certified as net zero carbon?**

No

**% of buildings certified as net zero carbon in the total portfolio (by floor area)**

<Not Applicable>

**Certification scheme(s)**

<Not Applicable>

**Comment**

2 Senior Homes properties meet the WorldGBC net zero criteria. They have demonstrated energy efficiency through 2020 ENERGY STAR certification and had 0 residual carbon emissions via REC purchase and no scope 1 emissions (other than refrigerants which can be excluded per the WorldGBC net zero guidance).

**Property sector**

Office

**Definition(s) of net zero carbon applied**

International standard(s), please specify (World Green Building Council Net Zero Carbon Buildings criteria)

Other, please specify (World Green Building Council Net Zero Carbon Buildings criteria)

**% of net zero carbon buildings in the total portfolio (by floor area)**

0.04

**Have any of the buildings been certified as net zero carbon?**

No

**% of buildings certified as net zero carbon in the total portfolio (by floor area)**

<Not Applicable>

**Certification scheme(s)**

<Not Applicable>

**Comment**

1 Medical Office property had an energy intensity of 12 MWh/1000sf (vs. Ventas MOB average of 31; ESTAR N/A for MOB in 2020), and had 0 residual emissions due to a 2021 REC purchase and no scope 1 emissions (other than refrigerants which can be excluded per the WorldGBC net zero guidance).

C-CN9.10/C-RE9.10

**(C-CN9.10/C-RE9.10) Did your organization complete new construction or major renovations projects designed as net zero carbon in the last three years?**

No, but we plan to in the future

C-CN9.11/C-RE9.11

**(C-CN9.11/C-RE9.11) Explain your organization’s plan to manage, develop or construct net zero carbon buildings, or explain why you do not plan to do so.**

Ventas understands the importance of net zero design and is committed to reducing our carbon footprint. Ventas intends to have discussions within the next year with our major operating and development partners on pathways to achieve net zero carbon buildings. Pathways to achieve this may include purchasing renewable energy, building electrification, and the transition of utility-provided electricity toward low and no-emission sources of energy (i.e., ‘greening of the grid’).

C10. Verification

C10.1

**(C10.1) Indicate the verification/assurance status that applies to your reported emissions.**

	Verification/assurance status
Scope 1	Third-party verification or assurance process in place
Scope 2 (location-based or market-based)	Third-party verification or assurance process in place
Scope 3	Third-party verification or assurance process in place



## C10.1a

---

**(C10.1a) Provide further details of the verification/assurance undertaken for your Scope 1 emissions, and attach the relevant statements.**

**Verification or assurance cycle in place**

Annual process

**Status in the current reporting year**

Complete

**Type of verification or assurance**

Limited assurance

**Attach the statement**

Ventas\_2020 CDP Assurance Statement\_7.28.21\_F.pdf

**Page/ section reference**

Assurance methodology can be found on p. 2; emissions values found on p. 3

**Relevant standard**

ISAE3000

**Proportion of reported emissions verified (%)**

100

---

## C10.1b

---

**(C10.1b) Provide further details of the verification/assurance undertaken for your Scope 2 emissions and attach the relevant statements.**

**Scope 2 approach**

Scope 2 location-based

**Verification or assurance cycle in place**

Annual process

**Status in the current reporting year**

Complete

**Type of verification or assurance**

Limited assurance

**Attach the statement**

Ventas\_2020 CDP Assurance Statement\_7.28.21\_F.pdf

**Page/ section reference**

Assurance methodology can be found on p. 2; emissions values found on p. 3

**Relevant standard**

ISAE3000

**Proportion of reported emissions verified (%)**

100

---

## C10.1c

---

**(C10.1c) Provide further details of the verification/assurance undertaken for your Scope 3 emissions and attach the relevant statements.**

**Scope 3 category**

Scope 3: Purchased goods and services

**Verification or assurance cycle in place**

Annual process

**Status in the current reporting year**

Complete

**Type of verification or assurance**

Limited assurance

**Attach the statement**

Ventas\_2020 CDP Assurance Statement\_7.28.21\_F.pdf

**Page/section reference**

Assurance methodology can be found on p. 2; emissions values found on p. 3

**Relevant standard**

ISAE3000

**Proportion of reported emissions verified (%)**

100

---

**Scope 3 category**

Scope 3: Fuel and energy-related activities (not included in Scopes 1 or 2)

**Verification or assurance cycle in place**

Annual process

**Status in the current reporting year**

Complete

**Type of verification or assurance**

Limited assurance

**Attach the statement**

Ventas\_2020 CDP Assurance Statement\_7.28.21\_F.pdf

**Page/section reference**

Assurance methodology can be found on p. 2; emissions values found on p. 3

**Relevant standard**

ISAE3000

**Proportion of reported emissions verified (%)**

100

---

**Scope 3 category**

Scope 3: Waste generated in operations

**Verification or assurance cycle in place**

Annual process

**Status in the current reporting year**

Complete

**Type of verification or assurance**

Limited assurance

**Attach the statement**

Ventas\_2020 CDP Assurance Statement\_7.28.21\_F.pdf

**Page/section reference**

Assurance methodology can be found on p. 2; emissions values found on p. 3

**Relevant standard**

ISAE3000

**Proportion of reported emissions verified (%)**

100

---

**Scope 3 category**

Scope 3: Business travel

**Verification or assurance cycle in place**

Annual process

**Status in the current reporting year**

Complete

**Type of verification or assurance**

Limited assurance

**Attach the statement**

Ventas\_2020 CDP Assurance Statement\_7.28.21\_F.pdf

**Page/section reference**

Assurance methodology can be found on p. 2; emissions values found on p. 3

**Relevant standard**

ISAE3000

**Proportion of reported emissions verified (%)**

100

---

**Scope 3 category**

Scope 3: Employee commuting

**Verification or assurance cycle in place**

Annual process

**Status in the current reporting year**

Complete

**Type of verification or assurance**

Limited assurance

**Attach the statement**

Ventas\_2020 CDP Assurance Statement\_7.28.21\_F.pdf

**Page/section reference**

Assurance methodology can be found on p. 2; emissions values found on p. 3

---

**Relevant standard**

ISAE3000

**Proportion of reported emissions verified (%)**

100

**Scope 3 category**

Scope 3: Upstream leased assets

**Verification or assurance cycle in place**

Annual process

**Status in the current reporting year**

Complete

**Type of verification or assurance**

Limited assurance

**Attach the statement**

Ventas\_2020 CDP Assurance Statement\_7.28.21\_F.pdf

**Page/section reference**

Assurance methodology can be found on p. 2; emissions values found on p. 3

**Relevant standard**

ISAE3000

**Proportion of reported emissions verified (%)**

100

**Scope 3 category**

Scope 3: Downstream leased assets

**Verification or assurance cycle in place**

Annual process

**Status in the current reporting year**

Complete

**Type of verification or assurance**

Limited assurance

**Attach the statement**

Ventas\_2020 CDP Assurance Statement\_7.28.21\_F.pdf

**Page/section reference**

Assurance methodology can be found on p. 2; emissions values found on p. 3

**Relevant standard**

ISAE3000

**Proportion of reported emissions verified (%)**

100

**Scope 3 category**

Scope 3 (downstream)

**Verification or assurance cycle in place**

Annual process

**Status in the current reporting year**

Complete

**Type of verification or assurance**

Please select

**Attach the statement**

Ventas\_2020 CDP Assurance Statement\_7.28.21\_F.pdf

**Page/section reference**

Assurance methodology can be found on p. 2; emissions values found on p. 3

**Relevant standard**

ISAE3000

**Proportion of reported emissions verified (%)**

100

**C10.2****(C10.2) Do you verify any climate-related information reported in your CDP disclosure other than the emissions figures reported in C6.1, C6.3, and C6.5?**

Yes

## C10.2a

**(C10.2a) Which data points within your CDP disclosure have been verified, and which verification standards were used?**

Disclosure module verification relates to	Data verified	Verification standard	Please explain
C6. Emissions data	Year on year change in emissions (Scope 1)	The Climate Registry's General Verification Protocol	As a part of Ventas's partnership with Goby Inc., year on year change in emissions is analyzed for Scope 1 emissions. Emissions calculation methodology is as described on pages 1-2; the emissions numbers can be found in Appendix A.
C6. Emissions data	Year on year change in emissions (Scope 2)	The Climate Registry's General Verification Protocol	As a part of Ventas's partnership with Goby Inc., year on year change in emissions is analyzed for Scope 2 emissions. Emissions calculation methodology is as described on pages 1-2; the emissions numbers can be found in Appendix A.
C6. Emissions data	Year on year emissions intensity figure	The Climate Registry's General Verification Protocol	As a part of Ventas's partnership with Goby Inc., year on year change in emissions intensity is analyzed for Scope 2 emissions. Emissions calculation methodology is as described on pages 1-2; the emissions numbers can be found in Appendix A.
C4. Targets and performance	Progress against emissions reduction target	The Climate Registry's General Verification Protocol	As a part of Ventas's partnership with Goby Inc., progress against emissions reduction target is analyzed. Emissions calculation methodology is as described on pages 1-2; the emissions numbers can be found in Appendix A.
C8. Energy	Energy consumption	Alignment with ISO 14001 Plan – Do – Check – Act EMS Standard	As a part of Ventas's partnership with Goby Inc., energy consumption is analyzed. Energy data management methodology is as described on pages 1-2; energy consumption totals can be found in Appendix A.

Goby Third-Party Data  
Review\_Ventas  
v03.pdf

## C11. Carbon pricing

### C11.1

**(C11.1) Are any of your operations or activities regulated by a carbon pricing system (i.e. ETS, Cap & Trade or Carbon Tax)?**

No, and we do not anticipate being regulated in the next three years

### C11.2

**(C11.2) Has your organization originated or purchased any project-based carbon credits within the reporting period?**

No

### C11.3

**(C11.3) Does your organization use an internal price on carbon?**

No, and we do not currently anticipate doing so in the next two years

## C12. Engagement

### C12.1

**(C12.1) Do you engage with your value chain on climate-related issues?**

Yes, our suppliers  
Yes, our customers

### C12.1a

**(C12.1a) Provide details of your climate-related supplier engagement strategy.**

**Type of engagement**

Information collection (understanding supplier behavior)

**Details of engagement**

Please select

**% of suppliers by number**

1

**% total procurement spend (direct and indirect)**

15

**% of supplier-related Scope 3 emissions as reported in C6.5**

10

**Rationale for the coverage of your engagement**

Ventas engages with its national contract vendors on climate related issues. These suppliers have the resources and reporting capabilities to provide Ventas with meaningful data and information related to climate impacts. As we continue to consolidate our spend toward these vendors, our spend coverage may increase. However, given the nature of Ventas operations, supplier engagement is not as impactful to emissions as customer engagement. This is because Ventas does not represent a significant portion of any one supplier's business, and because many items we purchase (primarily consulting, audit, financial services, etc.) do not have large carbon footprints. An exception to this is our construction and development projects which use steel and concrete. We plan to increase our climate engagement with these suppliers through our development partners.

**Impact of engagement, including measures of success**

Ventas seeks to engage with its suppliers and vendors to reduce the climate change impacts from its operations (over which inputs from our suppliers have influence). We work with our suppliers to understand the carbon emissions of the products they provide to Ventas, and to identify alternatives that have lower carbon emissions while maintaining price and quality. We currently measure our success by tracking the percent of our procurement spend on environmentally sustainable (including low-carbon) products, where such options are available. We look at the year-over-year change and seek to increase it.

**Comment**

---

**C12.1b**

---

**(C12.1b) Give details of your climate-related engagement strategy with your customers.**

**Type of engagement**

Collaboration & innovation

**Details of engagement**

Run a campaign to encourage innovation to reduce climate change impacts

**% of customers by number**

80

**% of customer - related Scope 3 emissions as reported in C6.5**

60

**Portfolio coverage (total or outstanding)**

<Not Applicable>

**Please explain the rationale for selecting this group of customers and scope of engagement**

Ventas customers primarily include independent operators of our senior housing communities, medical office buildings, life science and innovation centers, and other healthcare properties. Ventas engages with about 80% of these customers (based on total owned property square feet) on multiple climate-related initiatives. We primarily engage with our largest operators because they operate several of our buildings and we can impact larger portions of our portfolio. We also have deeper relationships with these customers that allow us to collaborate on climate change issues.

**Impact of engagement, including measures of success**

With our customers, we collaborate and innovate on climate-related initiatives such as evaluating new building technologies that decrease carbon emissions. We also communicate our corporate energy, emissions, water and waste goals to our operators and collaborate on how to achieve these goals for each operator's portfolio. Examples of efforts include LED lighting upgrades, HVAC optimization technology, green building certifications, and energy benchmarking. We measure the success of these initiatives through a combination of strong financial returns, energy consumption savings and emissions reductions.

---

**C12.3**

---

**(C12.3) Do you engage in activities that could either directly or indirectly influence public policy on climate-related issues through any of the following?**

Trade associations

**C12.3b**

---

**(C12.3b) Are you on the board of any trade associations or do you provide funding beyond membership?**

Yes

**C12.3c**

---

**(C12.3c) Enter the details of those trade associations that are likely to take a position on climate change legislation.**

**Trade association**

Nareit

**Is your position on climate change consistent with theirs?**

Consistent

**Please explain the trade association's position**

Nareit, the National Association of Real Estate Investment Trusts®, is the worldwide representative voice for REITs, or Real Estate Investment Trusts, and publicly traded real estate companies with an interest in U.S. real estate and capital markets. Nareit supports and seeks to maximize the ESG efforts and leadership of its members.

REITPAC and Nareit also support legislation that encourages energy-efficient real estate and emission reductions. Most recently, Nareit collaborated with several real estate organizations to respond to the SEC Request for Information on climate-related disclosures. Nareit's comments commended the SEC's commitment to addressing climate change matters and set forth Nareit's support for flexible, principles-based SEC climate change disclosure rules, grounded in materiality, which would best accommodate the diverse business models and circumstances in the REIT community.

**How have you influenced, or are you attempting to influence their position?**

Ventas is actively engaged with Nareit in various capacities. With respect to climate change, Ventas's Director of Sustainability is the Vice Chair of the Nareit Real Estate Sustainability Committee (RESC). Ventas also participates in Nareit's annual REITworks conference, which includes ESG and climate change topics.

---

**Trade association**

ULI

**Is your position on climate change consistent with theirs?**

Consistent

**Please explain the trade association's position**

The Urban Land Institute (ULI) provides leadership in the responsible use of land and in creating and sustaining thriving communities worldwide. ULI is an independent global non-profit supported by members representing the entire spectrum of real estate development and land use disciplines. The ULI Center for Sustainability and Economic Performance is dedicated to creating healthy, resilient, and high performance communities around the world. The three programs within the Center are the ULI Greenprint Center for Building Performance, Tenant Energy Optimization Program, and the Urban Resilience Program. The ULI Greenprint Center for Building Performance is a catalyst for change, taking meaningful, immediate, and measurable actions to generate real estate solutions that improve the environment through energy efficiency while demonstrating the correlation with increased property values. The Tenant Energy Optimization Program is a proven, replicable approach that integrates energy efficiency into tenant space design and construction and delivers excellent financial returns through energy conservation. The process emphasizes the importance of collaboration between tenants, building owners, and service providers. The Urban Resilience Program looks at how cities can prepare for the expected effects of climate change. From rising sea levels to more frequent storm events to extended droughts, the changing climate poses short- and long-term risks and opportunities for urban planning and development. The Urban Resilience program provides resources and strategies to mitigate those risks and to create a more resilient and durable vision for community development.

**How have you influenced, or are you attempting to influence their position?**

Several Ventas employees are members of the Urban Land Institute and two employees are on ULI National Product Councils (the Senior Housing Council and Health Care and Life Sciences Council). One way Ventas keeps apprised of new technologies, rising trends and sustainability benchmarking tools in the real estate industry is via strong employee engagement in ULI events and councils.

---

**Trade association**

Real Estate Roundtable

**Is your position on climate change consistent with theirs?**

Consistent

**Please explain the trade association's position**

The Real Estate Roundtable is committed to policies that promote optimal and cost-effective energy efficiency investments in buildings. Three of the top climate-related policy issues supported by The Roundtable include: EPA'S ENERGY STAR - FOR BUILDINGS: The U.S. Environmental Protection Agency's ENERGY STAR for buildings program has been a success since its creation in 1998. The Roundtable supports EPA's ENERGY STAR as a voluntary, market-driven platform for building owners and managers to "label" their assets as top energy efficiency performers. BUILDING ENERGY CODES: The Roundtable has long-supported the bipartisan Energy Savings and Industrial Competitiveness ("ESIC") Act (S. 2137). The ESIC Act brings greater transparency to the U.S. Energy Department's opaque role in shaping model building energy codes. It also allows real estate stakeholders to introduce energy code comments with greater emphasis on costs, financial returns, and small business impacts associated with building investments in HVAC, lights, insulation and windows. ENERGY EFFICIENCY TAX INCENTIVES - E-QUIP: The Roundtable has developed a tax incentive proposal to encourage energy efficient building improvements – known as "E-QUIP." Supported by real estate and environmental organizations alike, E-QUIP proposes a 10-year accelerated depreciation period for high-performance components installed in commercial and multifamily buildings.

**How have you influenced, or are you attempting to influence their position?**

The Ventas CEO and Chairman of the board was the Chairman of Real Estate Roundtable until June 2021. The Ventas Director and Senior Analyst of Sustainability participate in the Roundtable's Sustainability Policy Advisory Committee (SPAC).

---

**C12.3f**

**(C12.3f) What processes do you have in place to ensure that all of your direct and indirect activities that influence policy are consistent with your overall climate change strategy?**

The Ventas ESG Steering Committee is chaired by our Chairman & CEO, and includes our Director of Sustainability, VP Marketing & Communications, EVP and Chief Investment Officer, VP Asset Management, SVP Corporate Finance, Senior Investment Officer, EVP and General Counsel, and Chief Accounting Officer. With a diverse committee make-up, and three of our top five executives, this committee ensures that policy activities are consistent with Ventas' overall climate change strategy. ESG Committee meetings, which occur quarterly, include discussion (as needed) on climate policy activities, which are primarily carried out by our Director and Senior Analyst of Sustainability. This forum for regular communication among those involved in activities that influence policy on climate change ensures consistency with our overall climate change strategy.

C12.4

(C12.4) Have you published information about your organization's response to climate change and GHG emissions performance for this reporting year in places other than in your CDP response? If so, please attach the publication(s).

**Publication**

In voluntary sustainability report

**Status**

Underway – previous year attached

**Attach the document**

2020\_VTR\_CSR\_FINAL (002).pdf

**Page/Section reference**

Governance - please see "Governance" section beginning on p. 51 Strategy - please see "Our ESG Approach" section beginning on p. 11 Risks & opportunities - please see pgs. 15-16, 27-28, and 35-36 Emissions figures - please see p. 31 Emission targets - please see p. 16 Other metrics - please see p. 16 (energy, water and waste targets), p. 30-31 (energy, water, and waste results and initiatives)

**Content elements**

- Governance
- Strategy
- Risks & opportunities
- Emissions figures
- Emission targets
- Other metrics

**Comment**

**Publication**

In mainstream reports

**Status**

Complete

**Attach the document**

2020\_VTR\_AnnualReport\_vD.pdf

**Page/Section reference**

Strategy and Emissions targets: please see p. 9 (Leadership in ESG) Other metrics: climate change targets: please see p. 8 (Sustainability section)

**Content elements**

- Strategy
- Emission targets
- Other metrics

**Comment**

Other metrics include the following climate change targets: Less than 10% of annual Net Operating Income (NOI) from properties in FEMA high flood risk zones.

C15. Signoff

C-FI

(C-FI) Use this field to provide any additional information or context that you feel is relevant to your organization's response. Please note that this field is optional and is not scored.

C15.1

(C15.1) Provide details for the person that has signed off (approved) your CDP climate change response.

	Job title	Corresponding job category
Row 1	Director, Sustainability	Environment/Sustainability manager

Submit your response

In which language are you submitting your response?

English

Please confirm how your response should be handled by CDP

	I am submitting to	Public or Non-Public Submission
I am submitting my response	Investors	Public

**Please confirm below**

I have read and accept the applicable Terms