

Second-Party Opinion

Healthpeak Green Financing Framework



Evaluation Summary

Sustainalytics is of the opinion that the Healthpeak Green Financing Framework is credible and impactful and aligns with the four core components of the Green Bond Principles 2021 and the Green Loan Principles 2021. This assessment is based on the following:



USE OF PROCEEDS The eligible categories for the use of proceeds – Green Buildings, Energy Efficiency, Renewable Energy, Waste Management, Sustainable Water and Wastewater Management, and Clean Transportation – are aligned with those recognized by the Green Bond Principles 2021 and the Green Loan Principles 2021. Sustainalytics considers that the eligible categories will lead to positive environmental impacts and advance the UN Sustainable Development Goals, specifically SDG 6, 7, 9, 11, and 12.



PROJECT EVALUATION / SELECTION Healthpeak's eligible projects are evaluated and selected by its dedicated Green Finance Committee based on the established eligibility criteria. The Green Finance Committee is comprised of members from cross-functional departments. Sustainalytics considers the project selection process to be in line with market practice.



MANAGEMENT OF PROCEEDS Healthpeak commits to record and track the green financing proceeds via a Green Financing Register, which is managed by its Green Finance Committee. Proceeds will be allocated within 36 months of each transaction and externally verified. Pending full allocation, unallocated proceeds will be invested in accordance with the Company's cash investment policy. This is in line with market practice.



REPORTING Healthpeak intends to report the allocation of proceeds on the Company's website on an annual basis until full allocation. This report will include a list of projects financed, total amount of proceeds allocated and portion of new financing relative to refinancing. In addition, Healthpeak is committed to reporting on relevant impact metrics. Sustainalytics views Healthpeak's allocation and impact reporting as aligned with market practice.

Evaluation date June 25, 2021

Issuer Location Denver, USA

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Introduction

Healthpeak Properties, Inc. (“Healthpeak”, or the “Company”) is a fully integrated real estate investment trust (“REIT”) headquartered in Denver, Colorado, United States. The Company owns and develops healthcare real estate in the three asset classes of life science, medical office and continuing care retirement communities (CCRCs). Healthpeak is publicly listed on the New York Stock Exchange and is part of the S&P 500 index. The Company was established in 1985.

Healthpeak has developed the Healthpeak Green Financing Framework (the “Framework”) under which it intends to undertake green financing transactions where the use of the proceeds will finance and/or refinance, in whole or in part, existing and/or future projects that reduce greenhouse gas emissions and advance efficient use of resources in healthcare real estate. The Framework defines eligibility criteria in six areas:

1. Green Buildings
2. Energy Efficiency
3. Renewable Energy
4. Waste Management
5. Sustainable Water and Wastewater Management
6. Clean Transportation

Healthpeak engaged Sustainalytics to review the Framework, dated June 2021, and provide a Second-Party Opinion on the Framework’s environmental credentials and its alignment with the Green Bond Principles 2021 (GBP)¹ and the Green Loan Principles 2021 (GLP).² This Framework will be published in a separate document.³

Scope of work and limitations of Sustainalytics’ Second-Party Opinion

Sustainalytics’ Second-Party Opinion reflects Sustainalytics’ independent⁴ opinion on the alignment of the reviewed Framework with the current market standards and the extent to which the eligible categories are credible and impactful.

As part of the Second-Party Opinion, Sustainalytics assessed the following:

- The Framework’s alignment with the Green Bond Principles 2021, as administered by ICMA, and the Green Loan Principles 2021, as administered by LMA, APLMA and LSTA⁵;
- The credibility and anticipated positive impacts of the use of proceeds; and
- The alignment of the issuer’s sustainability strategy and performance and sustainability risk management in relation to the use of proceeds.

For the use of proceeds assessment, Sustainalytics relied on its internal taxonomy, version 1.9., which is informed by market practice and Sustainalytics’ expertise as an ESG research provider.

As part of this engagement, Sustainalytics held conversations with various members of Healthpeak’s management team to understand the sustainability impact of their business processes and planned use of proceeds, as well as management of proceeds and reporting aspects of the Framework. Healthpeak representatives have confirmed (1) they understand it is the sole responsibility of Healthpeak to ensure that the information provided is complete, accurate or up to date; (2) that they have provided Sustainalytics with all relevant information and (3) that any provided material information has been duly disclosed in a timely manner. Sustainalytics also reviewed relevant public documents and non-public information.

This document contains Sustainalytics’ opinion of the Framework and should be read in conjunction with that Framework.

¹ The Green Bond Principles are administered by the International Capital Market Association and are available at <https://www.icmagroup.org/green-social-and-sustainability-bonds/green-bond-principles-gbp/>.

² The Green Loan Principles are administered by the Loan Market Association, Asia Pacific Loan Market Association and Loan Syndications & Trading Association and are available at <https://www.lsta.org/content/green-loan-principles/>

³ The Healthpeak Properties Inc Green Financing Framework is available on Healthpeak Properties, Inc.’s website at: <https://www.healthpeak.com/sustainable-finance/>

⁴ When operating multiple lines of business that serve a variety of client types, objective research is a cornerstone of Sustainalytics and ensuring analyst independence is paramount to producing objective, actionable research. Sustainalytics has therefore put in place a robust conflict management framework that specifically addresses the need for analyst independence, consistency of process, structural separation of commercial and research (and engagement) teams, data protection and systems separation. Last but not the least, analyst compensation is not directly tied to specific commercial outcomes. One of Sustainalytics’ hallmarks is integrity, another is transparency.

⁵ In addition to the Loan Markets Association, the GLP is also administered by the Asia Pacific Loan Market Association and the Loan Syndications & Trading Association

Any update of the present Second-Party Opinion will be conducted according to the agreed engagement conditions between Sustainalytics and Healthpeak.

Sustainalytics' Second-Party Opinion, while reflecting on the alignment of the Framework with market standards, is no guarantee of alignment nor warrants any alignment with future versions of relevant market standards. Furthermore, Sustainalytics' Second-Party Opinion addresses the anticipated impacts of eligible projects expected to be financed with bond and loan proceeds but does not measure the actual impact. The measurement and reporting of the impact achieved through projects financed under the Framework is the responsibility of the Framework owner.

In addition, the Second-Party Opinion opines on the intended allocation of proceeds but does not guarantee the realised allocation of the bond and loan proceeds towards eligible activities.

No information provided by Sustainalytics under the present Second-Party Opinion shall be considered as being a statement, representation, warrant or argument, either in favour or against, the truthfulness, reliability or completeness of any facts or statements and related surrounding circumstances that Healthpeak has made available to Sustainalytics for the purpose of this Second-Party Opinion.

Sustainalytics' Opinion

Section 1: Sustainalytics' Opinion on the Healthpeak Green Financing Framework

Sustainalytics is of the opinion that Healthpeak's Framework is credible and impactful, and aligns with the four core components of the GBP and GLP. Sustainalytics highlights the following elements of Healthpeak's Framework:

- Use of Proceeds:
 - The eligible categories – Green Buildings, Energy Efficiency, Renewable Energy, Waste Management, Sustainable Water and Wastewater Management, and Clean Transportation – are aligned with those recognized by the GBP and GLP.
 - Under the “Green Buildings” category, Healthpeak will finance the construction, maintenance or refurbishment of properties that have received or are expected to receive green building certifications, namely LEED (Gold and above) and Energy Star (85 and above). Sustainalytics views these certifications as credible, and the levels selected as impactful (See Appendix 1 for further description of the referenced building standards).
 - Under the “Energy Efficiency” category, net proceeds will be used for investments in buildings that target energy savings of at least 30%. These expenditures include lighting retrofits, efficient HVAC systems, roof replacement and coating, and window tinting, as well as the installation, upgrade and expansion of Building Automation Systems (BAS) and Energy Management Systems (EMS).
 - “Renewable Energy” investments will involve on-site renewable energy projects including wind and solar, as well as battery storage systems.
 - Healthpeak will invest in “Waste Management” projects through the financing of investments and expenditures related to recycling programs, such as equipment takeback programs and initiatives.
 - Under the “Sustainable Water and Wastewater Management” category, net proceeds will be used to invest in projects targeting water efficiency savings of at least 30%, including efficient fixtures such as toilet, faucet, showerheads and drought-resistant landscaping, such as xeriscape and irrigation projects.
 - Lastly, under the “Clean Transportation” category, Healthpeak will make investments in electric vehicle (EV) charging stations.

- Project Evaluation and Selection:
 - Healthpeak has established a Green Finance Committee (the “Committee”) that will be responsible for identifying and selecting eligible projects to be funded based on the criteria set out in the Green Financing Framework. The Committee is comprised of representatives from Healthpeak’s Legal, Capital Asset Management, and Treasury and Capital Markets departments.
 - Sustainalytics considers Healthpeak’s approach to project evaluation and selection to be aligned with market practice.
- Management of Proceeds:
 - Healthpeak is committed to recording the allocations and tracking the use of proceeds through the use of a Green Financing Register. This process will be managed by the Green Finance Committee.
 - The Company will apply a lookback period of 36 months for eligible projects to be funded, acquired or developed. Healthpeak commits to fully allocating all net proceeds within 36 months of each transaction.
 - Pending full allocation, unallocated net proceeds will be invested in accordance with Healthpeak’s cash investment policy. In the case of divestment, the Company will reallocate the funds to one or more other eligible green projects.
 - An external reviewer will verify the allocation of proceeds on an annual basis until complete allocation of the net proceeds.
 - Sustainalytics views Healthpeak’s management of proceeds to be in line with market practice.
- Reporting:
 - Healthpeak is committed to reporting on the use of proceeds on the company’s website on an annual basis until full allocation. The allocation reporting will include relevant transaction information such as a list of projects financed, total amount of proceeds allocated and portion of new financing relative to refinancing.
 - Impact reporting will include estimates of annual energy savings (MWh), annual greenhouse gas (GHG) emissions reduced or avoided (tCO₂e), renewable energy produced (MWh), waste recycled (tonnes), water use savings (gallons), and number of EV charging ports installed.
 - Sustainalytics considers Healthpeak’s allocation and impact reporting processes to be aligned with market practice.

Alignment with Green Bond Principles 2021 and Green Loan Principles 2021

Sustainalytics has determined that the Healthpeak Green Financing Framework aligns to the four core components of the GBP and GLP. For detailed information please refer to Appendix 2: Green Bond/Green Bond Programme External Review Form.

Section 2: Sustainability Performance of Healthpeak

Contribution of the Framework to Healthpeak Properties, Inc.’s sustainability strategy

Sustainalytics is of the opinion that Healthpeak demonstrates a comprehensive approach to sustainability, including a robust governance structure to support its commitments. The Company has also demonstrated a commitment to resource efficiency and reducing GHG emissions, most recently as summarized in its 2019 ESG Report. This represents Healthpeak’s ninth report and outlines the following key sustainability performance efforts (against a 2011 baseline)⁶:

- GHG Emissions:
 - Through improved efficiency in its buildings operations, Healthpeak recorded a 1.9% reduction in GHG emissions in 2019, with approximately 6,716 metric tonnes of CO₂ emissions saved. The Company also reported a decrease of 2.5% in its emission intensity.

⁶ Healthpeak ESG Report 2019 at: <https://www.healthpeak.com/esg/>

- Energy:
 - The Company’s energy efficiency upgrades at its properties have reduced energy consumption and intensity by about 1.5% and 1.4%, respectively. This represents energy savings of about 16,471 MWh per year.
 - Water:
 - Healthpeak achieved water resource efficiency savings of 40.2 million gallons in 2019, translating into a decrease of 2.6% from the prior year
 - Waste Management:
 - The Company reduced landfill waste through the implementation of recycling programs, which led to a 19.1% increase in recycled waste. In turn, approximately 7,651 metric tonnes of waste was diverted from landfills.
 - Other Environmental Projects:
 - 109 lighting retrofit energy saving projects implemented at 83 properties led to approximately 10,186 MWh in energy savings.
 - 398 HVAC projects implemented at 120 buildings led to a reduction of 3,238 MWh in energy use.
 - 573 emissions reduction projects led to a reduction of 8,317 metric tonnes CO_{2e} in emissions.
- In addition, Healthpeak’s green building portfolio includes 233 cumulative Energy Star certifications and an estimated 4.9 million square feet of LEED-certified properties.
 - Notably, the Company has accomplished the following sustainability related performance: (i) achieved Global Real Estate Sustainability Benchmark (GRESB) Global Healthcare Sector Leader three times, (ii) received the GRESB Green Star recognition for nine consecutive years, (iii) included in the Dow Jones Sustainability North America Index for eight consecutive years, DJSI World Index three times and the DJSI Global 1200 ESG Index for the first time in 2019, and (iv) included in the FTSE4Good Index for nine consecutive years.⁷
 - Healthpeak’s long-term sustainability goals include GHG emissions, energy, water, and waste reduction goals of 15% by 2020 (compared to a 2011 baseline). In 2019, the Company became the first healthcare REIT in North America to adopt long-term (15-year) science-based GHG emissions reduction targets aligned with 2°C scenario planning in collaboration with the Science-Based Targets Initiative.⁸

Based on the above, Sustainalytics is of the opinion that Healthpeak’s Framework is aligned with the Company’s overall sustainability strategy and initiatives and will further the Company’s action on its key environmental priorities and reach its environmental goals.

Well-positioned to address common environmental and social risks associated with the projects

While Sustainalytics recognizes that the net proceeds from green financing transactions under the Framework will be directed towards eligible projects that are recognized by the GBP and GLP to have positive environmental impact, Sustainalytics is aware that such eligible projects could also lead to negative environmental and social outcomes. Some key environmental and social risks associated with the eligible projects could include workers’ health and safety, environmental impacts related to construction processes such as air, water, and soil pollution, biodiversity loss and land use change

Sustainalytics is of the opinion that Healthpeak is well positioned to mitigate such risks through the following systems and processes:

- A dedicated ESG Committee, made up of the Company’s Board of Directors, exists to identify, monitor and control risks as well as to provide quarterly updates on relevant indicators.
- The Company’s Vendor Code of Business Conduct and Ethics establishes expectations for ethical business practices and regulatory compliance in Healthpeak’s value chain and articulates respective policies, including:
 - Health and safety standards that all of the Company’s vendors are required to comply with. This policy ensures that all vendors integrate sound health and safety management practices into all aspects of their business.

⁷ Healthpeak website accessed at: <https://www.healthpeak.com/esg/>

⁸ Healthpeak Properties Annual Meeting and Proxy Statement (2020) accessed at: https://www.sec.gov/Archives/edgar/data/765880/000120677420000799/peak_courtesy-pdf.pdf

- The Environmental Sustainability policy relating to a commitment to protect the environment by meeting or exceeding the requirements of applicable environmental laws and regulations, promoting sustainable business practices, responsible handling of hazardous materials and obtaining the requisite levels of environmental permits. This policy also applies to vendors engaged for projects.

Based on these policies, standards and assessments, Sustainalytics is of the opinion that Healthpeak has implemented adequate measures and is well-positioned to manage and mitigate environmental and social risks commonly associated with the eligible categories.

Section 3: Impact of Use of Proceeds

All six use of proceeds categories are aligned with those recognized by the GBP and GLP. Sustainalytics has focused below on where the impact is specifically relevant in the local context.

Importance of green healthcare buildings for energy efficiency

The World Green Building Council reports that the building sector is a significant contributor to both global energy use and total CO₂ emissions, contributing nearly 40% of emissions globally.⁹ In the United States alone, residential and commercial buildings account for 39% of total U.S. energy consumption¹⁰ and 72% of national electricity consumption.¹¹ Healthcare facilities in the United States account for about 10.3% of total energy consumption in the commercial buildings sector.¹² These facilities are particularly energy intensive, consuming more energy than nearly all other building types due to their continuous operations providing lighting, hot water, and heating and air conditioning, as well as powering medical equipment.¹²

Overall, Sustainalytics is of the opinion that Healthpeak’s framework can enhance the energy efficiency for healthcare buildings in the United States.

Alignment with/contribution to SDGs

The Sustainable Development Goals (SDGs) were set in September 2015 and form an agenda for achieving sustainable development by the year 2030. This green financing advances the following SDGs and targets:

Use of Proceeds Category	SDG	SDG target
Green Buildings	11. Sustainable Cities and Communities	11.6 By 2030, reduce the adverse per capita environmental impact of cities, including by paying special attention to air quality and municipal and other waste management
Energy Efficiency	9. Industry, Innovation and Infrastructure	9.4 By 2030, upgrade infrastructure and retrofit industries to make them sustainable, with increased resource-use efficiency and greater adoption of clean and environmentally sound technologies and industrial processes, with all countries taking action in accordance with their respective capabilities.
Renewable Energy	7. Affordable and Clean Energy	7.2 By 2030, increase substantially the share of renewable energy in the global energy mix.
Waste Management	12. Responsible Consumption and Production	12.5 By 2030, substantially reduce waste generation through prevention, reduction, recycling and reuse
Sustainable Water and Wastewater Management	6. Clean Water and Sanitation	6.4 By 2030, substantially increase water-use efficiency across all sectors and ensure sustainable withdrawals and supply of

⁹ International Energy Agency, “Global Alliance for Building and Construction – 2018 Global Status Report”, (2018) at: <https://www.iea.org/reports/2018-global-status-report>

¹⁰ U.S. Energy Information Administration FAQ: <https://www.eia.gov/tools/faqs/faq.php?id=86&t=1>

¹¹ EPA Energy and Environment, Electricity Customers: <https://www.epa.gov/energy/electricity-customers#industrial>

¹² Bawaneh, K. et al (2019), “Energy Consumption Analysis and Characterization of Healthcare Facilities in the United States”, Multidisciplinary Digital Publishing Institute (MDPI), at: <https://www.mdpi.com/1996-1073/12/19/3775/pdf>

		freshwater to address water scarcity and substantially reduce the number of people suffering from water scarcity
Clean Transportation	11. Sustainable Cities and Communities	11.2 By 2030, provide access to safe, affordable, accessible and sustainable transport systems for all, improving road safety, notably by expanding public transport, with special attention to the needs of those in vulnerable situations, women, children, persons with disabilities and older persons

Conclusion



Healthpeak has developed the Healthpeak Green Financing Framework under which it will finance and/or refinance projects in six eligible categories – (i) Green Buildings, (ii) Energy Efficiency, (iii) Renewable Energy, (iv) Waste Management, (v) Sustainable Water and Wastewater Management, and (vi) Clean Transportation. The eligible categories are aligned with the Green Bond Principles 2021 and Green Loan Principles 2021. Furthermore, Sustainalytics believes that Healthpeak’s Framework is aligned with the overall sustainability strategy of the company and that the green use of proceeds categories will contribute to the advancement of the UN Sustainable Development Goals 6, 7, 9, 11 and 12.

The Healthpeak Framework outlines a process by which proceeds will be tracked, allocated, and managed, and commitments have been made for reporting on the allocation and impact of the use of proceeds. Additionally, Sustainalytics is of the opinion that Healthpeak has adequate measures to identify, manage and mitigate environmental and social risks commonly associated with the eligible projects funded by the use of proceeds.

Based on the above, Sustainalytics is confident that Healthpeak is well-positioned to undertake green financing transactions and that Healthpeak’s Framework is robust, transparent, and in alignment with the four core components of the Green Bond Principles 2021 and Green Loan Principles 2021.

Appendices

Appendix 1: Building Certification Schemes

	LEED	Energy Star
Background	Leadership in Energy and Environmental Design (LEED) is a US Certification System for residential and commercial buildings used worldwide. LEED was developed by the non-profit U.S. Green Building Council (USGBC) and covers the design, construction, maintenance and operation of buildings.	ENERGY STAR is a U.S Environmental Protection Agency voluntary program that helps businesses and individuals save money and protect our climate through superior energy efficiency. Every ENERGY STAR label is independently certified, whether on a product, a home, a building, or a manufacturing plant
Certification levels	Certified Silver Gold Platinum	1-100 ENERGY STAR score
Areas of Assessment: Environmental Performance of the Building	Energy and atmosphere Sustainable Sites Location and Transportation Materials and resources Water efficiency Indoor environmental quality Innovation in Design Regional Priority	Energy efficient products Energy savings at home Energy efficient new homes and apartments Energy strategies for buildings and plants
Requirements	Minimum requirements independent of level of certification; point-based scoring system weighted by category to determine certification level. The rating system is adjusted to apply to specific sectors, such as: New Construction, Major Renovation, Core and Shell Development, Schools-/Retail-/Healthcare New Construction and Major Renovations, and Existing Buildings: Operation and Maintenance.	To be eligible for ENERGY STAR certification, a building must earn an ENERGY STAR score of 75 or higher, indicating that it performs better than at least 75 percent of similar buildings nationwide. Through Portfolio Manager, EPA delivers 1 – 100 ENERGY STAR scores for many types of buildings. The ENERGY STAR score accounts for differences in operating conditions, regional weather data, and other important considerations.
Qualitative Considerations	Widely accepted within the industry, both in North America and internationally, and considered a guarantee of strong performance.	Accounts only for energy use, not other measures of environmental performance. This is a key component of other green building certification systems.
Performance display		

Appendix 2 : Green Bond / Green Bond Programme - External Review Form

Section 1. Basic Information

Issuer name:	Healthpeak Properties, Inc.
Green Bond ISIN or Issuer Green Bond Framework Name, if applicable:	Healthpeak Green Financing Framework
Review provider's name:	Sustainalytics
Completion date of this form:	June 25, 2021
Publication date of review publication:	

Section 2. Review overview

SCOPE OF REVIEW

The following may be used or adapted, where appropriate, to summarise the scope of the review.

The review assessed the following elements and confirmed their alignment with the GBP:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Use of Proceeds | <input checked="" type="checkbox"/> Process for Project Evaluation and Selection |
| <input checked="" type="checkbox"/> Management of Proceeds | <input checked="" type="checkbox"/> Reporting |

ROLE(S) OF REVIEW PROVIDER

- | | |
|---|--|
| <input checked="" type="checkbox"/> Consultancy (incl. 2 nd opinion) | <input type="checkbox"/> Certification |
| <input type="checkbox"/> Verification | <input type="checkbox"/> Rating |
| <input type="checkbox"/> Other (<i>please specify</i>): | |

Note: In case of multiple reviews / different providers, please provide separate forms for each review.

EXECUTIVE SUMMARY OF REVIEW and/or LINK TO FULL REVIEW (*if applicable*)

Please refer to Evaluation Summary above.

Section 3. Detailed review

Reviewers are encouraged to provide the information below to the extent possible and use the comment section to explain the scope of their review.

1. USE OF PROCEEDS

Overall comment on section (*if applicable*):

The eligible categories for the use of proceeds - Green Buildings, Energy Efficiency, Renewable Energy, Waste Management, Sustainable Water and Wastewater Management, and Clean Transportation, are aligned with those recognized by the Green Bond Principles 2021 and the Green Loan Principles 2021. Sustainalytics considers that the eligible categories will lead to positive environmental impacts and advance the UN Sustainable Development Goals, specifically SDG 6, 7, 9, 11, and 12.

Use of proceeds categories as per GBP:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Renewable energy | <input checked="" type="checkbox"/> Energy efficiency |
| <input type="checkbox"/> Pollution prevention and control | <input checked="" type="checkbox"/> Environmentally sustainable management of living natural resources and land use |
| <input type="checkbox"/> Terrestrial and aquatic biodiversity conservation | <input checked="" type="checkbox"/> Clean transportation |
| <input checked="" type="checkbox"/> Sustainable water and wastewater management | <input type="checkbox"/> Climate change adaptation |
| <input type="checkbox"/> Eco-efficient and/or circular economy adapted products, production technologies and processes | <input checked="" type="checkbox"/> Green buildings |
| <input type="checkbox"/> Unknown at issuance but currently expected to conform with GBP categories, or other eligible areas not yet stated in GBP | <input checked="" type="checkbox"/> Other (<i>please specify</i>): Waste Management |

If applicable please specify the environmental taxonomy, if other than GBP:

2. PROCESS FOR PROJECT EVALUATION AND SELECTION

Overall comment on section (if applicable):

Healthpeak’s eligible projects are evaluated and selected by its dedicated Green Finance Committee based on the established eligibility criteria. The Green Finance Committee is comprised of members from cross-functional departments. Sustainalytics considers the project selection process to be in line with market practice.

Evaluation and selection

- | | |
|--|---|
| <input checked="" type="checkbox"/> Credentials on the issuer’s environmental sustainability objectives | <input checked="" type="checkbox"/> Documented process to determine that projects fit within defined categories |
| <input checked="" type="checkbox"/> Defined and transparent criteria for projects eligible for Green Bond proceeds | <input checked="" type="checkbox"/> Documented process to identify and manage potential ESG risks associated with the project |
| <input checked="" type="checkbox"/> Summary criteria for project evaluation and selection publicly available | <input type="checkbox"/> Other (<i>please specify</i>): |

Information on Responsibilities and Accountability

- Evaluation / Selection criteria subject to external advice or verification
 In-house assessment
- Other (please specify):

3. MANAGEMENT OF PROCEEDS

Overall comment on section *(if applicable)*:

Healthpeak commits to record and track the green financing proceeds via a Green Financing Register, which is managed by its Green Finance Committee. Proceeds will be allocated within 36 months of each transaction and externally verified. Pending full allocation, unallocated proceeds will be invested in accordance with the Company's cash investment policy. This is in line with market practice.

Tracking of proceeds:

- Green Bond proceeds segregated or tracked by the issuer in an appropriate manner
- Disclosure of intended types of temporary investment instruments for unallocated proceeds
- Other *(please specify)*:

Additional disclosure:

- Allocations to future investments only
 Allocations to both existing and future investments
- Allocation to individual disbursements
 Allocation to a portfolio of disbursements
- Disclosure of portfolio balance of unallocated proceeds
 Other *(please specify)*:

4. REPORTING

Overall comment on section *(if applicable)*:

Healthpeak intends to report the allocation of proceeds on the Company's website on an annual basis until full allocation. This report will include a list of projects financed, total amount of proceeds allocated and portion of new financing relative to refinancing. In addition, Healthpeak is committed to reporting on relevant impact metrics. Sustainalytics views Healthpeak's allocation and impact reporting as aligned with market practice.

Use of proceeds reporting:

- Project-by-project
 On a project portfolio basis

- Linkage to individual bond(s) Other (please specify):

Information reported:

- Allocated amounts Green Bond financed share of total investment
 Other (please specify):

Frequency:

- Annual Semi-annual
 Other (please specify):

Impact reporting:

- Project-by-project On a project portfolio basis
 Linkage to individual bond(s) Other (please specify):

Information reported (expected or ex-post):

- GHG Emissions / Savings Energy Savings
 Decrease in water use Other ESG indicators (please specify): Waste recycled

Frequency

- Annual Semi-annual
 Other (please specify):

Means of Disclosure

- Information published in financial report Information published in sustainability report
 Information published in ad hoc documents Other (please specify): Company's website.
 Reporting reviewed (if yes, please specify which parts of the reporting are subject to external review):

Where appropriate, please specify name and date of publication in the useful links section.

USEFUL LINKS (e.g. to review provider methodology or credentials, to issuer's documentation, etc.)

www.healthpeak.com/sustainable-finance

SPECIFY OTHER EXTERNAL REVIEWS AVAILABLE, IF APPROPRIATE

Type(s) of Review provided:

- Consultancy (incl. 2nd opinion) Certification

- Verification / Audit Rating
- Other (*please specify*):

Review provider(s):

Date of publication:

ABOUT ROLE(S) OF INDEPENDENT REVIEW PROVIDERS AS DEFINED BY THE GBP

- i. **Second-Party Opinion:** An institution with environmental expertise, that is independent from the issuer may issue a Second-Party Opinion. The institution should be independent from the issuer's adviser for its Green Bond framework, or appropriate procedures, such as information barriers, will have been implemented within the institution to ensure the independence of the Second-Party Opinion. It normally entails an assessment of the alignment with the Green Bond Principles. In particular, it can include an assessment of the issuer's overarching objectives, strategy, policy and/or processes relating to environmental sustainability, and an evaluation of the environmental features of the type of projects intended for the Use of Proceeds.
- ii. **Verification:** An issuer can obtain independent verification against a designated set of criteria, typically pertaining to business processes and/or environmental criteria. Verification may focus on alignment with internal or external standards or claims made by the issuer. Also, evaluation of the environmentally sustainable features of underlying assets may be termed verification and may reference external criteria. Assurance or attestation regarding an issuer's internal tracking method for use of proceeds, allocation of funds from Green Bond proceeds, statement of environmental impact or alignment of reporting with the GBP, may also be termed verification.
- iii. **Certification:** An issuer can have its Green Bond or associated Green Bond framework or Use of Proceeds certified against a recognised external green standard or label. A standard or label defines specific criteria, and alignment with such criteria is normally tested by qualified, accredited third parties, which may verify consistency with the certification criteria.
- iv. **Green Bond Scoring/Rating:** An issuer can have its Green Bond, associated Green Bond framework or a key feature such as Use of Proceeds evaluated or assessed by qualified third parties, such as specialised research providers or rating agencies, according to an established scoring/rating methodology. The output may include a focus on environmental performance data, the process relative to the GBP, or another benchmark, such as a 2-degree climate change scenario. Such scoring/rating is distinct from credit ratings, which may nonetheless reflect material environmental risks.

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These are based on information made available by the issuer and therefore are not warranted as to their merchantability, completeness, accuracy, up-to-dateness or fitness for a particular purpose. The information and data are provided "as is" and reflect Sustainalytics' opinion at the date of their elaboration and publication. Sustainalytics accepts no liability for damage arising from the use of the information, data or opinions contained herein, in any manner whatsoever, except where explicitly required by law. Any reference to third party names or Third Party Data is for appropriate acknowledgement of their ownership and does not constitute a sponsorship or endorsement by such owner. A list of our third-party data providers and their respective terms of use is available on our website. For more information, visit <http://www.sustainalytics.com/legal-disclaimers>.

The issuer is fully responsible for certifying and ensuring the compliance with its commitments, for their implementation and monitoring.

In case of discrepancies between the English language and translated versions, the English language version shall prevail.

About Sustainalytics, a Morningstar Company

Sustainalytics, a Morningstar Company, is a leading ESG research, ratings and data firm that supports investors around the world with the development and implementation of responsible investment strategies. The firm works with hundreds of the world's leading asset managers and pension funds who incorporate ESG and corporate governance information and assessments into their investment processes. The world's foremost issuers, from multinational corporations to financial institutions to governments, also rely on Sustainalytics for credible second-party opinions on green, social and sustainable bond frameworks. In 2020, Climate Bonds Initiative named Sustainalytics the "Largest Approved Verifier for Certified Climate Bonds" for the third consecutive year. The firm was also recognized by Environmental Finance as the "Largest External Reviewer" in 2020 for the second consecutive year. For more information, visit www.sustainalytics.com.



Named
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