



2022 Annual Report

Environmental, Social and Governance



Cannon Hill
Capital Partners

A Welcome Letter From the CEO



At the formation of our Company in July of 2022, we at Cannon Hill took the opportunity to strategically focus our company vision while thoughtfully considering our pillars for corporate responsibility and corporate culture. We immediately recognized that we wanted to create a company where every single employee knew they were an integral part of the team, and that this all-in team concept would drive our success as a firm. At Cannon Hill, we didn't want to "just do", we wanted to excel, succeed and to make a difference.

Understanding the complexities that are presented in Environmental, Social and Governance, coupled with the ever-changing world climate and CRE challenges

is paramount to our success in achieving our goals. Our commitment is to our investors, our portfolio, our tenants, our local community, our global environment and to each other. We aim to responsibly implement sustainable practices that enhance our portfolio value while also creating a better environmental outcome. We strive to be great, through work ethic, team, responsibility and heart. We do not measure our success as a comparison to our peers but rather on how we can exceed our own expectations to be the best individuals and the best team possible. We do not aim to be set apart from our peers, we aim to work and collaborate with them to better our communities.

This report is to reflect on our prior year benchmarks and targets, and to highlight our 2022 accomplishments with emphasis on various initiatives and measurable ESG elements, while creating new targets to continuously exceed prior benchmarks. We are proud of the steps we have taken to develop and solidify an ESG program and with that a company culture that shares opinions and goals with our entire team.

A stylized, handwritten signature in black ink, appearing to be 'JG'.

Jeff Gronning

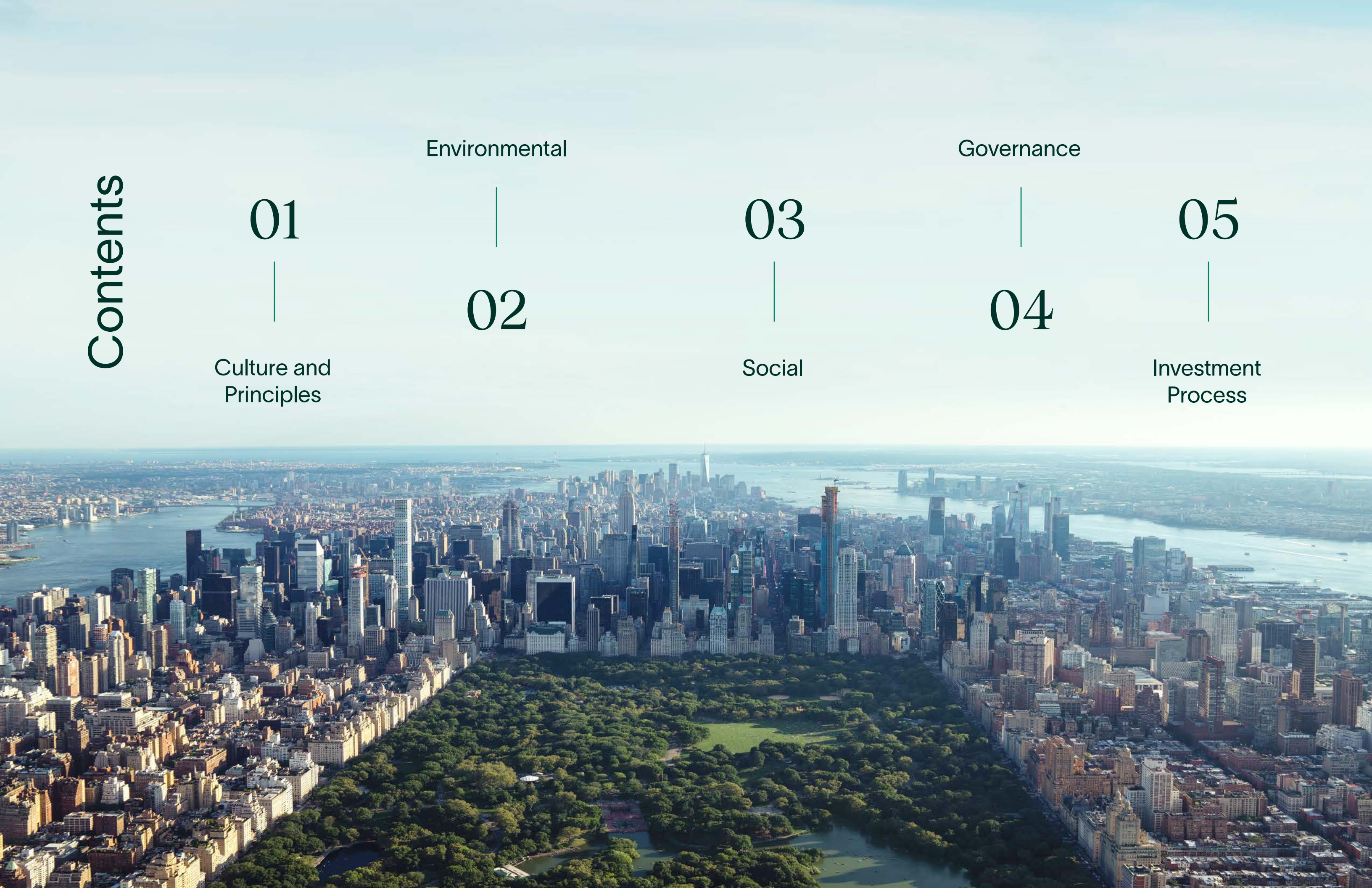
Founder & Chief Executive Officer

Cover Photo:
799 Broadway
New York, NY

The logo for Cannon Hill Capital Partners, featuring a stylized 'C' made of concentric lines to the left of the text 'Cannon Hill Capital Partners'.

Contents

	Environmental		Governance	
01		03		05
02			04	
Culture and Principles		Social		Investment Process





2022 ESG Report

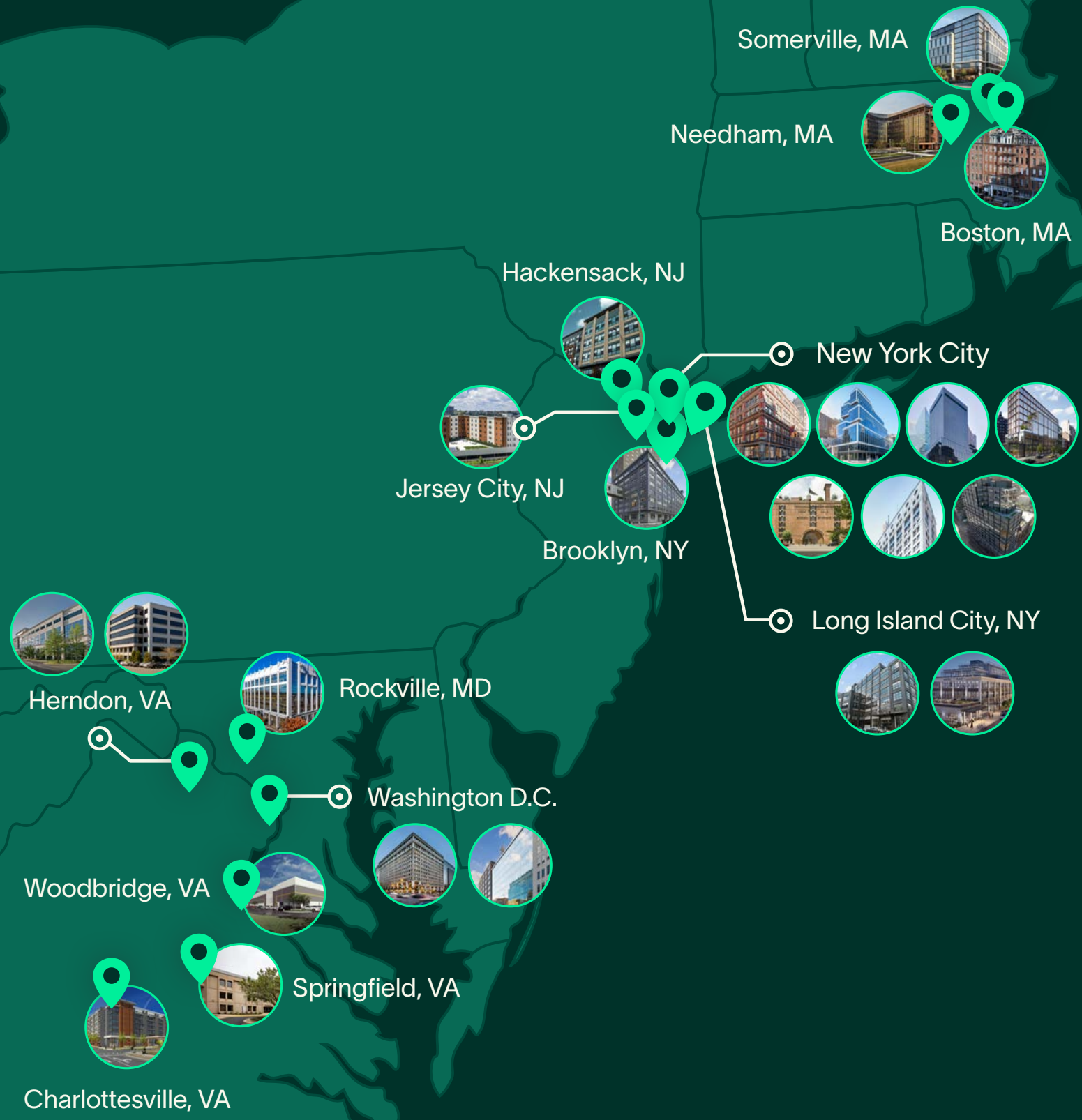
Introduction

Cannon Hill Capital Partners (“Cannon Hill”) embraces the fundamental principles of ESG, believing it to be a necessity in developing sustainable assets as well as part of our corporate culture that translates into short and long-term value for our assets, our investors and our employees. While we feel that these beliefs are a corporate responsibility, we equally believe it is imperative that our team adopts these practices and ideals to be successful.

As a firm and a team, we are committed to achieving our goals to deliver high-quality assets, improve upon the communities in which we invest and contribute towards ESG initiatives within the real estate industry.



25-11 49th Ave
Long Island City, NY



Cannon Hill Capital Partners

Portfolio Overview

Founded in 2022, Cannon Hill Capital Partners is a privately held, vertically-integrated real estate operator and investment manager. Cannon Hill focuses on managing, acquiring, developing and redeveloping high quality real estate in the Northeast and Mid-Atlantic U.S. markets.

34
Properties

50+
Employees

9M+
Square Feet Under Management

500
Commercial Tenants

40
Institutional Investors

5
Regional Offices

01

Culture and Principles

Creating a positive corporate culture and prioritizing its importance creates a welcomed environment and promotes collaboration and a sense of self-worth. Cannon Hill practices this idea, with the understanding we are only as successful as the team that surrounds us. An environment that welcomes varying opinions is one that opens the room and minds to both innovative and impactful ideas that are meaningful to our employees, our investors and our tenants.



Culture and Principles

Environmental

Social

Governance

Investment Process

175 Pearl St.
Brooklyn, NY

Our Underlying Principles

Our ESG pledge is to lead by example and weigh our success based on the results of our actions.



Culture

Our team members recognize our dedication to them as individuals and our team as a whole. We invest in our people as they are the mind and body of our firm.

Collaboration

We partner with like-minded vendors and firms and are members of the most reputable ESG-related memberships, such as GRESB, USGBC and Fitwel, to educate our team and implement best practices. We are dedicated to supporting the communities in which we work and invest.

Equality

At Cannon Hill we believe in, promote and demonstrate the value of diversity. Showing respect and understanding is paramount in our culture and a pillar in all our policies. We encourage communication, value individual differences and are committed to maintaining an environment of inclusion across all facets of our business.

Team

The ESG Committee at Cannon Hill was formed to help further develop, champion and lead in our ESG initiatives.

Training

Investing in our team members through education and training is a top priority. We support employees' continuing education in the industry, their achievements and designations and their participation in industry events. We require continual training in compliance, conflicts of interest, our ESG Policy and our DEI Policy.

Risk Management

We have implemented an extensive cybersecurity program, a Business Continuity Plan, cloud computing, ongoing employee training, insurance policies, data privacy and are subject to ongoing security assessments from our Compliance Consultant.

Energy Performance

Benchmarking and analyzing buildings' performance enables us to execute a plan to reduce Green House Gas (GHG) emissions through operations, general improvements and the use of clean energy across our corporate offices and our portfolio.

Innovation

Dedicating time and research to recognize and unlock state-of-the-art emerging technologies and approaches to solve sustainability challenges is a priority. Through the use of PropTech we have already built a roadmap to reduce GHG emissions, water use and waste.

Integrity

Institutional reporting expertise. We operate with integrity and as a fiduciary to our stakeholders across our vertically integrated platform. We have an extensive Code of Ethics to which every employee is expected to adhere and every vendor undergoes due diligence and signs a Vendor Code of Compliance.










Fundamental Components of Our Policy







Environmental

-  Energy Usage
-  GHG Emissions
-  Water Consumption
-  Waste and Recycling
-  Sustainability and Certifications
-  Environmental Purchasing and Practices



Social

-  Diversity, Equity and Inclusion
-  Health and Wellness
-  Community Relations
-  Tenant Engagement



Governance

-  Corporate Social Responsibility
-  Leadership and Team Accountability
-  Benchmark and Reporting
-  Compliance with Laws and Regulations
-  Stakeholder Engagement

02

Environmental

At Cannon Hill we understand the importance of environmental responsibility and believe our role is pivotal within our industry. As a leader in developing, managing and investing in commercial real estate, Cannon Hill is directly responsible, at our portfolio, for increasing energy efficiency, mitigating green house gas emissions, reducing waste and increasing recycling, reducing water intensity and contributing to the Net Zero building goals of each major market that we invest. Quite simply, we are committed to creating and owning the best-in-class healthy buildings.

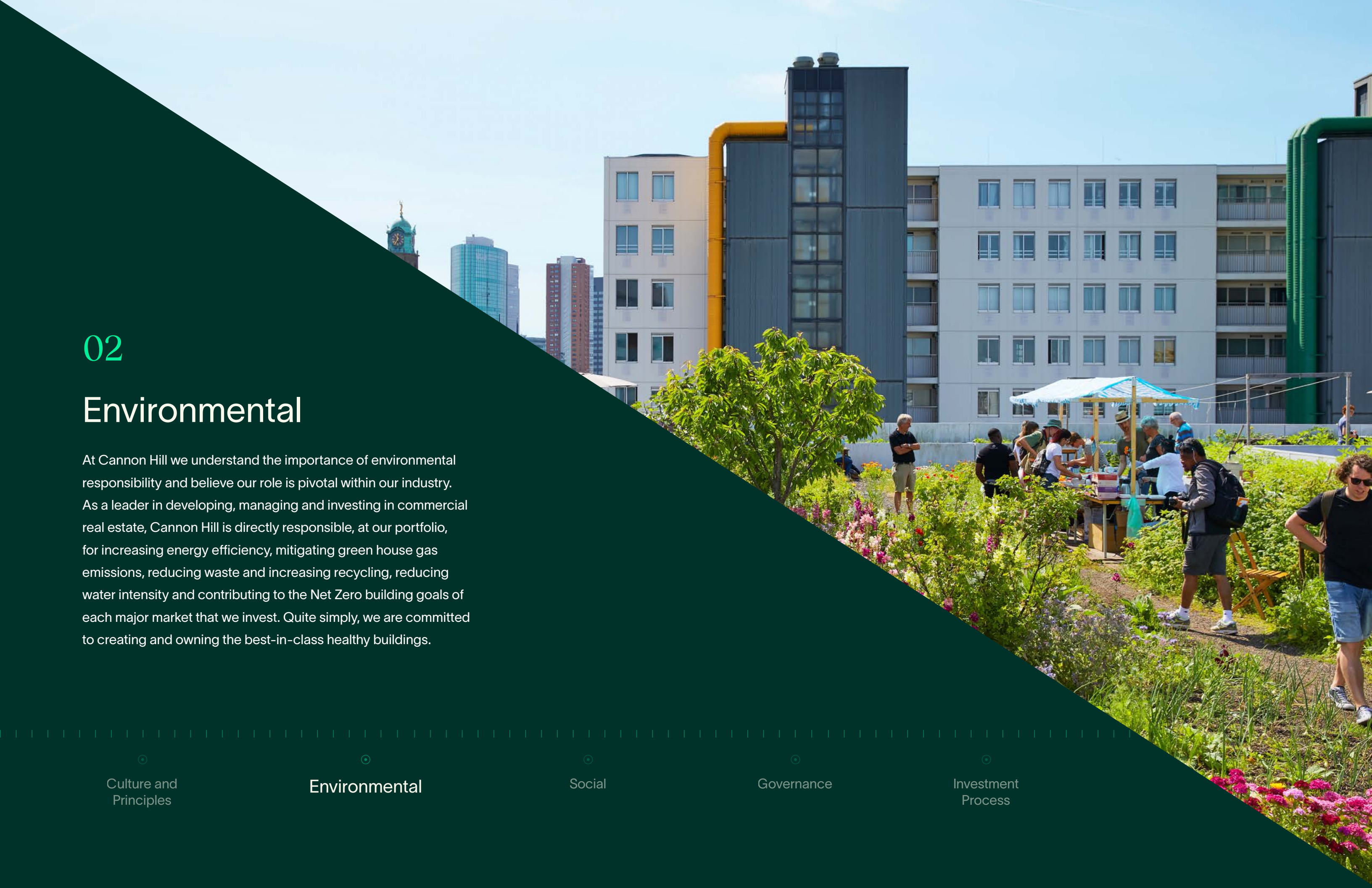
⊙
Culture and
Principles

⊙
Environmental

⊙
Social

⊙
Governance

⊙
Investment
Process



Our Environmental Foundations

Environmental sustainability is at the core of our business operations paving the way to minimize environmental impact.

Waste and Recycling

Sustainable waste management practices have been put into practice across the portfolio. Educating and partnering with our tenants and our vendors increases the effectiveness of the program. This enables us to set targeted goals and exceed benchmarks by reducing waste with more efficient practices.

“
Understanding the impact of GHG emissions as a direct result of energy use is one small step. Taking action to reduce those emissions are pivotal steps in the right direction. Partnering with our peers, our tenants and our strategic partners will determine our success as an unified group in our fight to combat global warming.”

Chris Masotto
*Principal and Head of Property Management
Cannon Hill Capital Partners*

Water Consumption

Tracking water usage through Energy Star Portfolio Manager and other technology platforms enables us to quicker see anomalies quickly so we may than take a deeper dive into individual buildings. Analyzing similar building types and size also helps us determine if an asset is not operating optimally so we can find water issues and/or better practices. Not working in a silo helps us manage each asset more efficiently by learning from the greater portfolio.



Energy & GHG Emissions

Cannon Hill has adopted a multifaceted approach to reduce energy consumption across our portfolio. Examples include: exploring more efficient ways to cool, heat and light its projects; employing technology and AI to actively track, measure and reduce energy use in real time; and designing and constructing buildings using newer and more energy efficient equipment while sourcing locally. By identifying where energy is being consumed, we can target appropriate adjustments and upgrades. These best practices are not only good for the environment but have a favorable impact on an asset's bottom line. We further achieve this by implementing our "Cannon Hill Greenprint", which is a developed and tested roadmap comprised of analytics and procedures to help work towards carbon neutrality.

Sustainability and Certifications

Cannon Hill is committed to sustainability and implementing green building certifications and practices such as LEED, WELL and Energy Star for new and existing properties in our portfolio. Pursuing Energy Star certification at all eligible buildings and setting a goal for new development projects to achieve either LEED and or WELL Certifications are at the forefront of our business model. As a part of Cannon Hill's corporate culture, we invest in our employees by providing opportunities to further their sustainability education, training and obtaining credentials such as LEED GA and AP. With this knowledge our team is empowered to utilize these resources in the field and to meet our sustainability goals and objectives.

Environmental Purchasing and Practices

Cannon Hill prudently adheres to a set of guidelines focused around ethical and environmental performance. Responsible purchasing practices are at the center of this with a diversified energy portfolio that includes clean safe renewable energy and procurement of ecofriendly nontoxic products. We have developed a comprehensive program that identifies and limits exposure to potential hazardous materials and includes proper training in the use and handling of these materials with 3rd party certification. In addition, indoor air quality (IAQ) surveys are performed annually to measure the performance of ventilation, pollutants and air filtration systems to create and maintain a healthy building environment.

Cannon Hill maintains the email address: ESG@cannonhillcap.com for monitoring tenant, investor, JV partner and other stakeholder questions and concerns regarding its ESG Policy.



Case Study – New Development

799 Broadway

Located in NYC

799 Broadway was designed and constructed under the guidelines to meet the highest certification standards for indoor air quality, an efficient and sustainable operation, a best-in-class green building and a health and safety infrastructure and design.

177k 12 17k 15ft 2022

Square Feet

Floors

SF of Green Space

Ceilings

Year Built

Energy and Water Efficiency:

- High-performance unitized curtain wall optimizes heating and cooling with tempered insulated glass units
- Lutron smart lighting controls optimize energy consumption
- Submeters on every floor track tenants' energy consumption
- Energy recovery unit utilizes energy in used building air to pre-condition incoming ventilation air
- Stormwater detention tank reduces discharge impacts on the sewer system, streams, rivers and other waterways

Community Benefit:

- Community Facility Zoning allocation
- Promotes a greener commute – walking distance to major subway stations, plus access to buss, shuttle, PATH Train and Citi Bike

Occupant Comfort and Wellness:

- Onsite fitness facility, bike room and locker/shower rooms
- Outdoor terraces on almost every floor
- Mobile turnstile access; touchless restroom doors, faucets and fixtures; touchless dispatch control elevators
- Bi-polar ionization and UV light technology sanitize air throughout building, including elevator cabs

Certifications:



Case Study - Repurposed Asset

Terminal Warehouse

Located in NYC

Creating healthy collaborative environments through sustainability.



PLATINUM



PLATINUM



PLATINUM

Central Garden

Timber Studios



1

Double Height Ceiling: Over 80,000 square feet creating a grander work atmosphere and work environment.

2

Bike Room With Storage: Fits up to 466 bikes. Outfitted with showers, lockers and a bike concierge.

3

Access to Amenities: Fitness center, food, beverage and retail shopping. Walkable internal services connect and activate the building to our neighborhood and community.

4

Extensive Outdoor Space: Allows occupants to enjoy views, outdoor air and unique sitting areas spanning 100,000 sq, including 29 private terraces.

5

Open Garden: Created by a carve out of 130,000 square feet in the center core of the building to create a garden, allowing better light and air flow for building occupants.

6

Indoor Environment Quality: Improved with low-emitting materials, enhanced filtration measures, and outdoor air delivery and controls.

7

High Performance Curtain and Windows: Aid in optimizing heating and cooling loads for better occupant comfort and increase efficiencies due to reduced energy use.

8

Reuse of Original Materials: Such as the original timber structure, with columns and beams yielding a chronology of 352 years long. Harvested in the late 1880's, these trees date back to the late 1500's

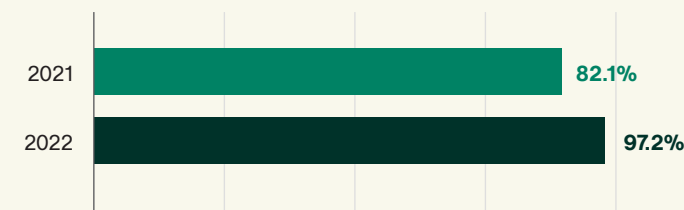
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Low Carbon Materials: Have been reused and repurposed to reduce the embodied carbon emissions.

Sustainability Performance

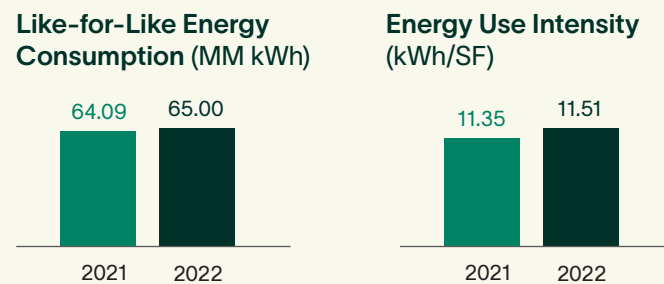
Understanding our performance by creating a benchmark enables us to track and see progress. This not only enables us to see how our portfolio performs, but how we are performing when compared to our peers. Utilizing industry leading technologies to track data such as Energy Star Portfolio Manager and Measurabl, allows us to have confidence in our collected data and puts us on a level playing field with our peers.

Energy and GHG Emissions Data Coverage (GFA)



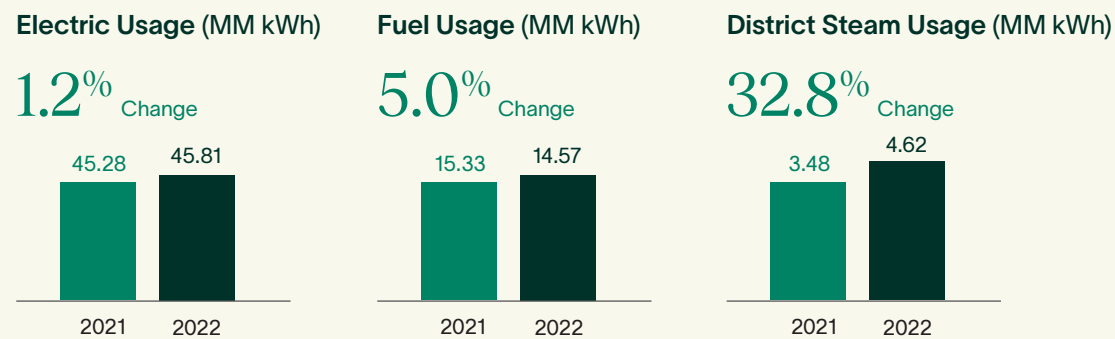
18.4%
Favorable energy data coverage from 2021-2022

Energy Consumption



1.4%
Increase in energy consumption and intensity from 2021-2022, trending properly with post-COVID increased occupancy

Energy Consumption by Category

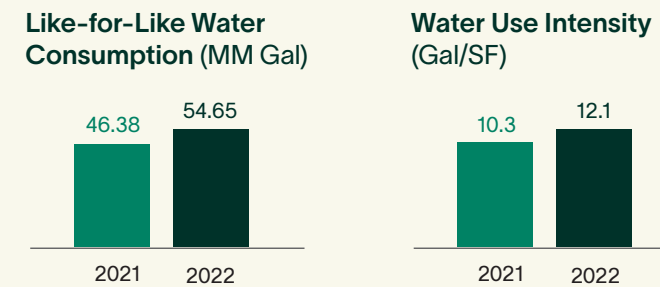


Water Consumption Data Coverage (GFA)



100%
Water data coverage achieved in 2022

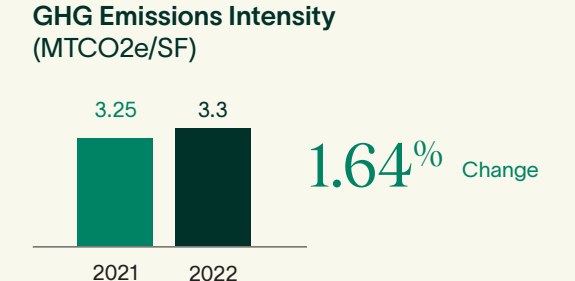
Water Consumption



17.8%
Increase in water consumption and intensity from 2021-2022, trending properly with post-COVID increased occupancy

GHG Emissions

Absolute GHG Emissions (Thousand MTCO2e)	2021	2022	DELTA
Scope 1	2.87	2.73	-4.88%
Scope 2	15.46	15.90	2.85%
Total:	18.33	18.63	1.64%



Figures above are representative of a subset of The Cannon Hill Portfolio, comprising 4.8MM square feet in urban locations. The suburban assets/office parks in our portfolio are amenitized with fitness centers, cafes and communal areas and parks, creating a live/work/play environment that are attractive to employees.

03

Social

Cannon Hill cares deeply for the people who work for the company, the tenants who are in our buildings, the communities where our properties are located and the overall health of our planet. We value relationships with our employees, peers, stakeholders and the community as the foundation of our organization. Integrity, acceptance and equality are part of the DNA of our company's celebrated culture.

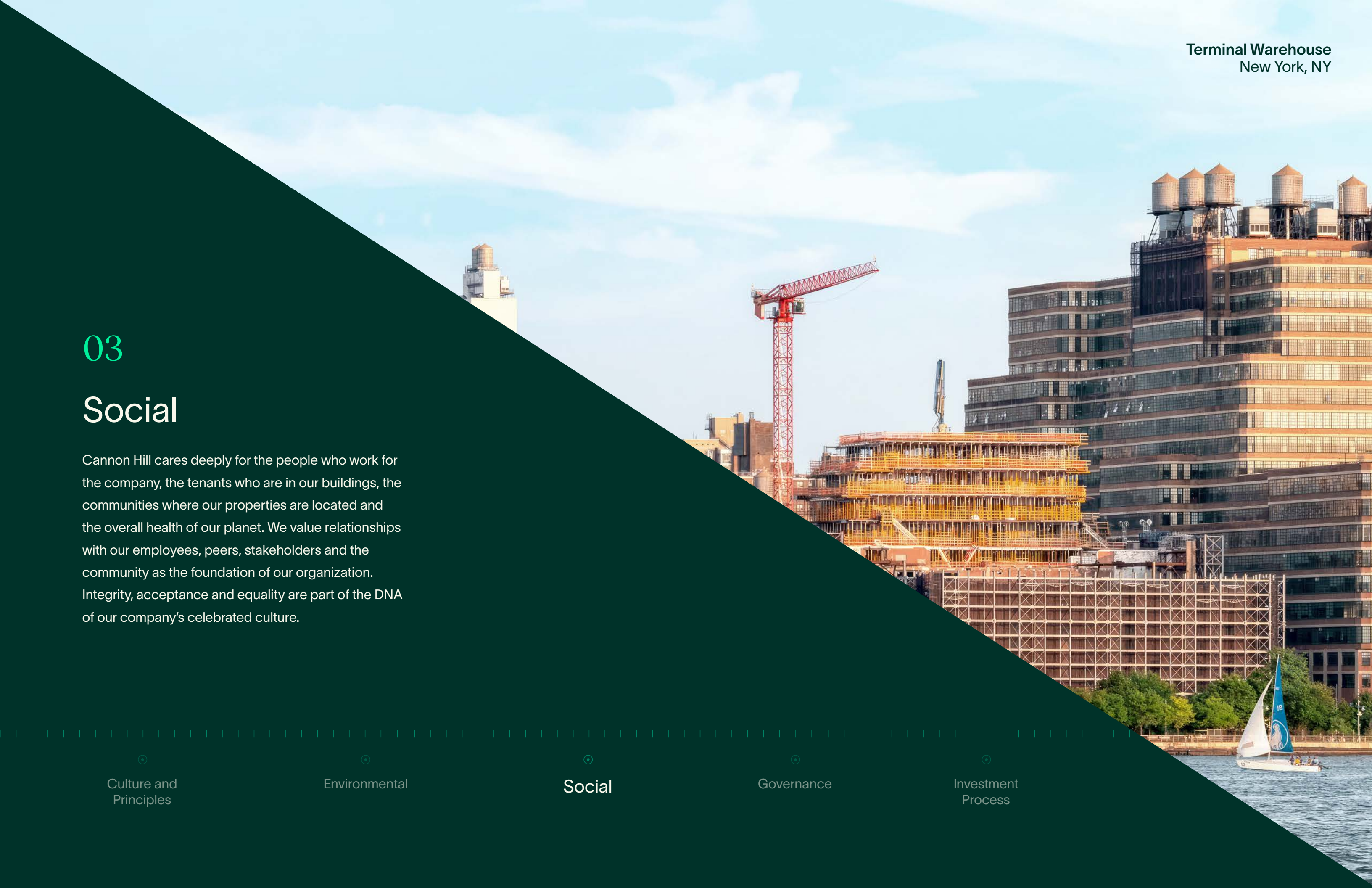
○
Culture and Principles

○
Environmental

○
Social

○
Governance

○
Investment Process



Our Social Foundations

Believing and investing in our assets, communities and people today will create a better tomorrow.



Diversity, Equality and Inclusion

At Cannon Hill we believe in, promote and demonstrate the value of diversity. Showing respect and understanding is paramount in our culture and a pillar in all our policies. As outlined in our Employee Handbook, our Compliance Manual and our Code of Ethics, everyone has the right to work in an environment that promotes equal opportunity and prohibits discriminatory practices, and our work practices, workplace and organizational structure ensures alignment with this principle. We encourage communication, value individual differences and are committed to maintaining an inclusive environment across all facets of our business.

Health and Wellness

The health, safety and well-being of our employees and building occupants plays an integral role in the success of our company. Cannon Hill strives to create a great workplace experience to attract and retain employees and help fuel performance. Providing a safe workplace through training and education such as OSHA & emergency response training, as well as crisis management is a requirement for the building staff. Creating healthy building environments that tenants can trust and feel safe in is demonstrated daily and illustrated in comprehensive procedures for COVID response and community education through our app The Hub @ Cannon Hill. Offering employee benefits such as medical, dental, commuter benefits, health savings accounts and virtual classes for mind and body promotes health and safety to our team.

Tenant Engagement

Tenant engagement is paramount in our social practices as well as when achieving our sustainability goals. Cannon Hill partners with and provides guidance to tenants on waste management, recycling, energy use and water conservation. Through this relationship we can provide our tenants with essential information enabling them to make more informed decisions with their own ESG goals. Creating an inclusive community within a building that engages tenants and individuals alike, promotes stronger connections to a building and can further align our corporate and individual cultures and goals. Through the use of our app, The Hub @ Cannon Hill, we are able to share information about the building, the local community and connect to the individual users giving them a voice and a sense that they are part of something greater.

Community Relations

Cannon Hill is dedicated to giving back to the local communities in which we operate while being aware and proactive in the broader political environment. We encourage our employees to volunteer their time with local charities they connect with, promoting local businesses and as a company supporting the organizations our employees believe in. One area that Cannon Hill specializes in is revitalizing neglected properties, creating beautiful spaces that supplement the neighborhood's original charm. We also offer our expertise and guidance to organizations that can benefit from our experience and resources enabling them to focus their strengths on their own causes.

Diversity and Team

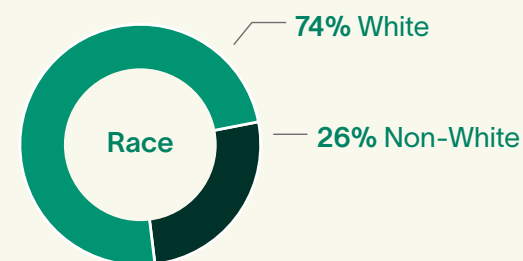
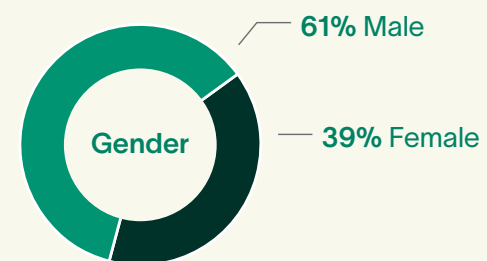
We recognize that **our company benefits from team members with diverse backgrounds and perspectives**. Therefore, we aim to align with best practices for employee composition. To reach these goals, we continue to track key DEI metrics across the company.

We believe senior management provides a path for employees to develop their careers and grow as professionals within the organization. Further, we maintain that management style, together with and embedded in our corporate culture, has contributed to higher-than-average tenure.

All Employees:

54 Total Employees

As a small company it can be a challenge to meet typical "DEI" metrics, however as part of our Culture and Principles, Cannon Hill is committed to betterment and transparency.



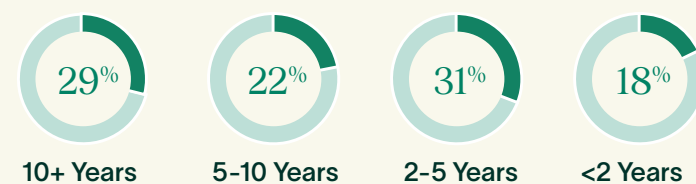
Senior Management:

43% Female and/or Non-White

Within the senior management team, three of seven members are female and/or non-white. The team is comprised of long-standing commercial estate executives, with an **average of 21 years industry experience**, who have worked together for 12 years to provide cohesive and continuous oversight of our portfolio for our investors.

Tenure and Hiring:

7.54 Average Year Tenure



6 New Hires **40%** Women New Hires

Team Building and Community

In our first year in operation, we actively participated in several team building experiences, while also supporting our local community.



Cannon Hill's first annual corporate outing was a company-wide, two-day event hosted in NYC which included seminars and discussions on sustainability, ESG, customer service and technological advances in CRE. Additionally, the event included team building, collaboration and a healthy dose of competition as our members ventured out on the water with Hudson River Community Sailing, which is a non-profit youth development and community sailing organization to develop leadership and academic success in underserved NYC youth.



Team members, Eric Rubin, Griffith Rogan and James Bassen took to the basketball court and won the 3v3 charity basketball event with 100% of proceeds raised for Bake it Happen and The Cancer Couch Foundation donated to the Memorial Sloan Kettering Cancer Center and the Dana-Farber Cancer Institute.



Cannon Hill participated in National Bring Your Child to Work Day where our next generation of CRE leaders enjoyed the rooftop terrace of our Company's NYC Headquarters location.

Tenant Engagement

575 Lexington Avenue

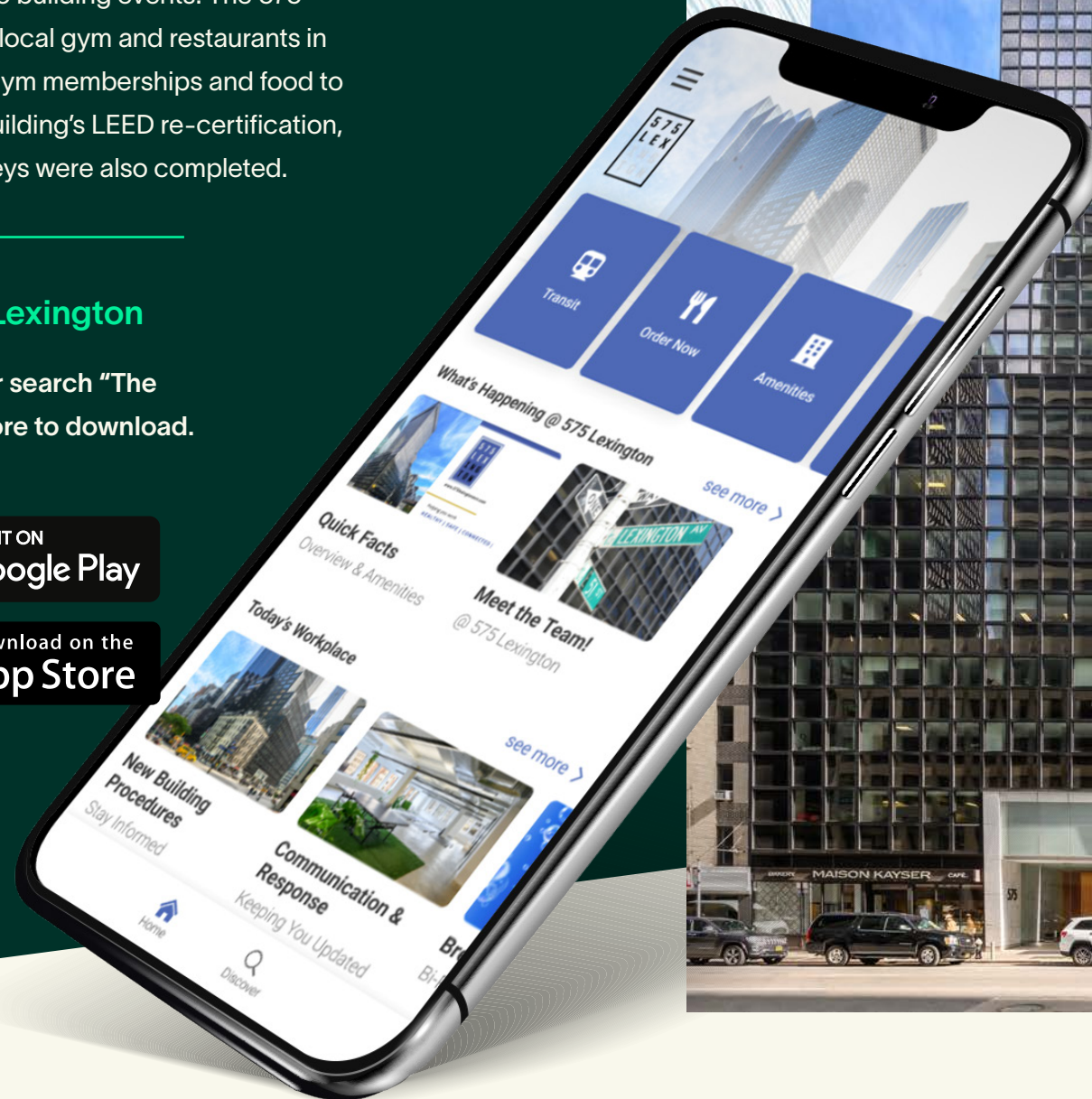
In 2022, 575 Lexington Avenue launched The Hub @ Cannon Hill app, a one stop shop for tenants to access important building information, order food and RSVP to building events. The 575 Lexington team partnered with the local gym and restaurants in the neighborhood to provide free gym memberships and food to their employees. As a part of the building's LEED re-certification, transportation and commuter surveys were also completed.

What's Happening at 575 Lexington

Scan the code with your phone or search "The Hub at Cannon Hill" in the app store to download.



Scan Me



745k

Square Feet

35

Floors

11ft

Ceilings

A

Class Building

04

Governance

At Cannon Hill we recognize that as a leading investment manager and developer of commercial real estate, we need to invest time, education and resources into our decision making and policies to ensure controls, transparency and fair practices. It is our responsibility to govern these policies and responsibilities which are essential to achieving and maintaining the highest level of professional business practices.

○
Culture and
Principles

○
Environmental

○
Social

○
Governance

○
Investment
Process



Our Governance Foundations

An unwavering corporate culture of integrity, ethics and acting as a fiduciary to our investors, to ensure operational excellence across our portfolio and company.



Corporate Social Responsibility

Cannon Hill is guided by a set of principles that place corporate social governance as a pivotal role in the success of a company. Key components include community engagement, accountability, inclusion and transparency. By training and empowering our employees we have created a corporate culture that strengthens the company at its foundation, therefore putting us in a better position of success during economically challenging times. Cannon Hill team members are included to comprise various internal teams such as our ESG Team, PropTech Committee, Cyber Security Team and our AP Program (a collaborative mentorship program).

Leadership and Team Accountability

Our senior leadership “teaches by example” to the entire team the importance of our ESG Policy and its implementation across our portfolio and Company. The ESG Team, consisting of six employees across different functional areas of Cannon Hill, meet monthly on this initiative and then reports to senior management on a regular basis on the advancement of these goals. Our DEI Team, consisting of three members who meet quarterly, similarly report to senior leadership on these initiatives and achievements therein. Each team member is held accountable to do their part as well, and participate in ongoing training and compliance.

Stakeholder Engagement

We advance our ESG goals by ensuring that all our stakeholders are aware of our Policy and that we as a Company are held accountable to alignment therewith. We engage in various ways with each of our employees, investors, tenants, industry partners and our communities in which we work and invest to ensure all members play a part in the success of our ESG Policy.

Benchmark and Reporting

Cannon Hill stands firm in our commitment to full transparency through ESG reporting. Cannon Hill uses tools such as Energy Star for tracking energy and water usage as well as “GRESB”, Global Real Estate Sustainability Benchmark, an investor driven benchmarking tool that measures a company’s ESG performance and identifies areas for improvement against their peers. Annual reporting is shared publicly for further transparency and as to help create benchmarks for our company, our investors and our peers alike. Technology plays a vital role in gathering and tracking data needed to meet these reporting standards. Utilizing services such as Measurabl, Sharepoint and other automated platforms enables us to improve data collection while streamlining the process and removing human error.

Compliance With Laws and Regulations

Cannon Hill recognizes that compliance with laws and regulations has a direct impact on the environment and communities around the world. We have assembled a team to stay informed of all the new and evolving laws both locally and nationally to formulate plans to remain up-to-date and compliant. As the focus of ESG continues to strengthen, technology will play a key role in creating significant and long-lasting changes with the way portfolios practice and report ESG to investors. We pride ourselves on partnering with vendors, tenants and investors that uphold the same high-level of ESG standards and expect them to remain vigilant in their ESG compliance. At Cannon Hill we have created a task force to put into action the “Cannon Hill Greenprint” which is a guide to analyze each existing and potential asset and set a roadmap to be successful in our ESG compliance with a concentration on sustainability. We practice full transparency with all investors and partners in the industry in parallel with adhering to local and national laws and regulations.

ESG Committee

The ESG Committee was created at our company's inception as a pivotal team comprised of internal members from across our departments, ensuring varied perspectives and expertise. The team meets regularly and is responsible for establishing and implementing our ESG policy, monitoring compliance and performance and acting as the visionaries for the future of ESG at Cannon Hill. The team is also responsible for effective communication to our stakeholders and ongoing employee education and training.



Melissa Donohoe
Focus Area: Governance



Chris Masotto
Focus Area: Social Responsibility



Vera Ujkaj
Focus Area: Environmental



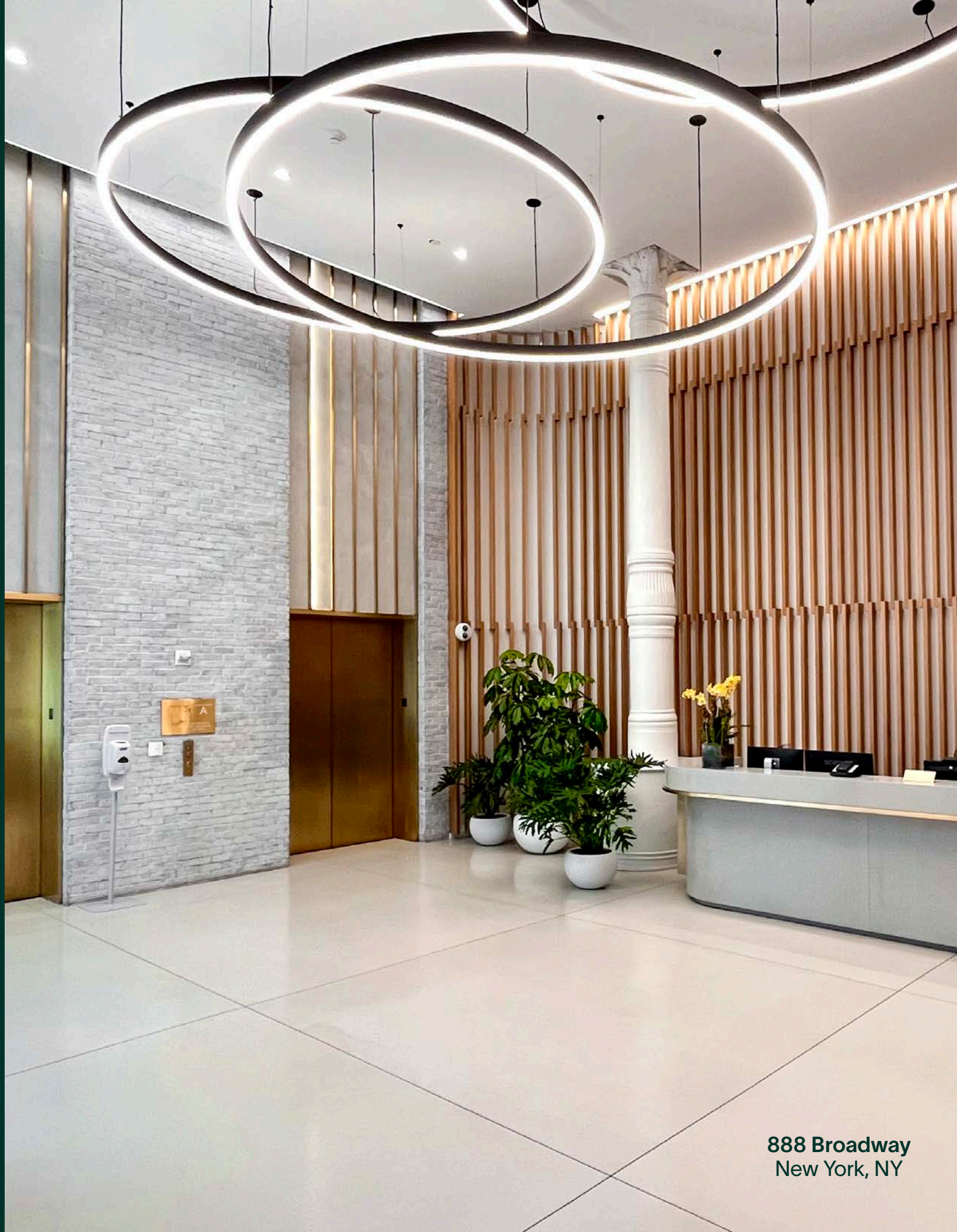
James Snyder
Focus Area: Operations, Oversight and Monitoring



Rebecca Langendoen
Focus Area: Reports and Policy



Hugh Leung
Focus Area: Construction



05

Incorporating ESG into the Investment Process

We institute full compliance with internationally recognized ESG criteria in all evaluated assets. By utilizing our own expertise as well as tapping into our resources of diverse professionals we can identify risk and create value in our existing portfolio and apply these principles as we underwrite potential investment opportunities. As of May 2023, Cannon Hill is a Signatory to the United Nations Principles for Responsible Investment (“UNPRI”).

○
Culture and Principles

○
Environmental

○
Social

○
Governance

○
Investment Process

Corporate Headquarters
New York, NY

Pre-Investment

We consider all ESG factors when evaluating new real estate investment opportunities, whether the strategy is a value-add improvement of an existing building or a ground-up development. Incorporating these factors into the investment process, we are able to evaluate the baseline and develop strategies to address risk, improve the bottom-line through operating expense reductions and drive asset value over the hold period.

In addition to our in-house professionals, we partner with respected, third-party industry consultants and legal counsel to assist in due diligence and execution.

When evaluating assets, we consider sustainability as it is existing today and how we may improve it in the future by identifying the below items:



Energy Performance



GHG Emission Analysis



Green Building Certifications



Water Usage



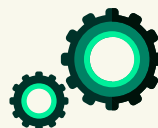
Waste Efficiency



Health & Wellness



Tenant Sustainability Involvement



Materials Sourcing



End User Experience



Quality/Longevity of Building

Post-Investment

After we close on the acquisition of a real estate investment, we utilize various platforms such as Energy Star Portfolio Manager, Measurabl and Sharepoint to collect the baseline of real time data, analyze results and then identify capital improvement projects and other paths forward to improve the asset's overall sustainability. These projects may include: replacing antiquated equipment, energy sourcing, building electrification, evaluating engineering personnel, adjusting system controls, installing air purifications systems, HVAC equipment, windows/curtain wall and heating/cooling efficiencies, sub-metering, adding tenant amenities such as outdoor space, touchless features, fitness facilities, bike rooms, locker/shower rooms.

When incorporating our ESG strategies post-investment we take the following approach:



Recognize asset challenges



Determine what challenges are achievable to overcome



Create an analysis of options to achieve various certifications



Compile a menu of options for various projects



Confer with our strategic partners for the best path forward



Memorialize the business plan and how it relates to our ESG plan



Identify further improvements that may be beneficial



Assess any subsequent improved technology



Boynton Gateway
Somerville, MA

ESG Roadmap

Where We've Been

— AND —>

Where We're Going

Achievements

2022

- Cannon Hill Capital Partners launched as its' own vertically-integrated company (formerly part of Columbia Property Trust)
- Submit to GRESB for Fund IV portfolios and report to our investors
- Launched The Hub at Cannon Hill, a tenant experience app to better connect tenants to their building and community

In Progress

2023

- Develop the Cannon Hill ESG Program
- Established internal DEI Committee with cross-divisional team members
- Create an ESG framework to include in every new Investment Committee memo acquisition presentation
- 100% of waste data coverage by end of 2023
- Published Annual ESG Report for stakeholders

Goals

2025

- 100% of eligible buildings to earn/maintain green building certifications
- Continue pursuit of carbon emission reduction of all assets where we control energy usage by 10% in aggregate within three years of ownership

2030

- 10% reduction in water intensity
- Increase portfolio percentage that is:
 - Wired Score Platinum
 - WELL Health-Safety Rated Buildings
 - Fitwel Certified Buildings
 - Energy Star rated
 - USGBC LEED Certified

2050

- 50% reduction in carbon emissions portfolio wide (of assets where we control energy usage)
- Portfolio carbon neutrality and in time, net zero, where feasible, within partnership guidelines and market requirements and restrictions (i.e. Boston, NYC and Washington D.C. have different timeframes)

888 Broadway
New York, NY



Cannon Hill is a member of the Global Real Estate Sustainability Benchmark (GRESB). GRESB is an industry-driven organization committed to assessing the sustainability performance of real estate investment portfolios. Cannon Hill reports our annual sustainability performance on various fund and property investments through the GRESB survey.



The Building Owners and Managers Association (BOMA) has been a leading association for real estate professionals to support growth and collaboration for over 100 years. Cannon Hill is an integral member and supporter of BOMA, BOMA International and BOMA 360 across the portfolio, and serves on the Board of Directors of BOMA NY.



Cannon Hill supports and represents the USGBC who are committed to transforming how buildings are designed, constructed and operated through LEED, the world's most widely used green building system. Cannon Hill currently owns and operates multiple LEED certified properties.



WiredScore

Cannon Hill understands that technology is constantly evolving and by dedicating ourselves to have best-in-class connectivity, optionality and redundancy in a building's infrastructure we are giving our tenants the tools they need for continued success. Using WiredScore as a benchmark we can provide bonified scoring showing our success against our peers while illustrating our dedication to the service provided to our clients.



Cannon Hill's innovative designs and forward thinking create better physical and social environments for the benefit of the people and to enhance productivity in our buildings. The WELL Building Standard enables organizations to meet and exceed industry performance through creating higher quality air, water and light within a building for all occupants.



As a landlord Cannon Hill recognizes the importance of a healthy building and environment for all its tenants and visitors and strives to achieve Fitwel certifications in both our new developments and older assets. Backed by more than 100 years of public health research Fitwel is the world's leading certification system committed to building health for all.

Signatory of:



As a signatory to the PRI, Cannon Hill practices the 6 principles for responsible investments. PRI is the world's leading proponent of responsible investment. By understanding the implications to the environment and supporting the investor signatories must consider incorporating these factors.



Cannon Hill benchmarks all of our properties using the United States Environmental Protection Agency's ENERGY STAR Portfolio Manager. The majority of the company's portfolio have earned the ENERGY STAR certification.



The Real Estate Board of New York (REBNY) has been a voice for brokers, building owners, managers and developers in the industry for more than 125 years. Cannon Hill is a strong supporter of this respected organization and is an active member serving on the REBNY PropTech committee.






CEAS is a tool that allows law enforcement agencies often charged with the difficult task of deciding who can travel, access and operate their business in a specific locale. By creating standardized credentials that allow businesses to identify the individuals most essential to operations, law enforcement agencies can easily recognize the status of those individuals, resulting in more resilient communities.

About This Report

This report covers the sustainability performance and programs for the year ending December 31, 2022. Unless clearly stated otherwise, performance data includes operational, stabilized office properties located in the metropolitan regions of New York, NY, Washington D.C. and Boston, MA, and does not include any properties that are currently under development. All like-for-like calculations consider properties owned by affiliates of Cannon Hill Capital Partners during all 24 months of 2021 and 2022. All financial data in this report is in U.S. dollars. Cannon Hill takes a disciplined and comprehensive approach to underwriting prospective investment opportunities and is committed to evaluating the impact of an asset's ESG policies in the investment process. This report references disclosures recommended and in alignment with Global Reporting Initiative (GRI), National Council of Real Estate Investment Fiduciaries (NCREIF) and Pension Real Estate Association (PREA) reporting guidelines. Cannon Hill supports and is committed to the climate disclosure standards of the Task Force on Climate-related Financial Disclosures (TCFD) and the Real Estate Services Sustainability Accounting Standard (SASB).

For more information contact us:

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National Press Building
Washington D.C.

GRESB

The Global Real Estate Sustainability Benchmark provide independent ESG performance data and peer benchmarks for investors and commercial real estate managers, in 2023, Normandy Real Estate Fund IV, L.P continued to submit to GRESB, achieving Green Star designation in 2022.

SASB

The International Sustainability Standards Board (ISSB) of the IFRS Foundation has assumed responsibility for all SASB Standards. This change is a commitment to evolve SASB standards for international applicability. SAB Standards are an effective way to monitor and disclose sustainability information to investors through industry-based disclosures.

GRI

This report provides a reference of alignment with Global Report Initiative Standards (2022), which focus on advancing sustainable reporting and how an organization can positively impact economic, environmental and social ideals toward sustainable development.

TCFD

Cannon Hill is committed to supporting the climate disclosure standards of the Task Force on Climate-related Financial Disclosures, which provides guidance to all market participants on the disclosure of information related to the financial implications of climate related risks and opportunities.

NCREIF/PREA

The National Council of Real Estate Investment Fiduciaries and the Pension Real Estate Association have jointly sponsored the establishment and implementation of reporting standards for the real estate industry to facilitate transparency, consistency and informed decision making around ESG programs.

UN SDG

The United Nation’s Sustainable Development Goals and the related 2030 Agenda for Sustainable Development provide a shared blueprint for a sustainable future for people and the planet. Cannon Hill is committed to these global goals, which encourage a collaborative approach to environmental, social and economic challenges.

NIST

Cannon Hill follows the National Institute of Standards and Technology Cyber Security Framework (CSF), which is widely recognized as an effective road map for improving threat detection and compliance. The framework enables us to better understand and reduce any cybersecurity risk protecting both privacy and security.