

# ASSURING GRESB SUCCESS: DATA TO DISCLOSURES TO DECISIONS



# OUR SPEAKERS



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SVP & GM of ESG  
Conservice

# About NorthBridge

NorthBridge Partners is a real estate investment manager focused on the logistics sector in supply constrained coastal markets. Our last mile assets benefit from population density, diverse demand drivers, and strategic locations essential to the modern supply chain.

## Our Strategy

### **FOCUS ON INFILL LOGISTICS ASSETS**

Identify buildings that are critical to the supply chain near the end consumer or business.

### **TARGET MARKETS WITH SUPPLY CONSTRAINTS**

Invest in select densely populated coastal markets where new supply is limited by lack of available land and tough zoning regulations.

### **GRANULAR APPROACH TO SOURCING**

Acquire assets through deep market knowledge and a proprietary network built over 18+ years which allows for more off-market transactions.

### **VALUE-ADD APPROACH TO UNLOCK VALUE**

Execute with a nimble, vertically integrated team that can reposition, modernize, and develop to create value, with no reliance on operating partners and no “second level” fees.

## NORTHBRIDGE BY THE NUMBERS

**\$3B+** ASSETS  
UNDER MANAGEMENT

**11.8M** TOTAL  
SQUARE FEET

**12** U.S. STATES  
WITH INVESTMENTS

**122** TENANTS

**42** EMPLOYEES

DATA AS OF APRIL 2024.  
ASSET VALUE AS OF END OF Q1 2024.

# Forvis Mazars & GRESB, a unique partnership approach for data assurance



**forvis  
mazars**

- Among the largest public accounting firms in the United States, with a 100-year legacy and over 7,000 team members
- 400+ sustainability professionals globally providing an **Unmatched Client Experience®**
- Deep industry expertise in real estate, especially as an assurance provider
- Dedicated ESG assurance team of CPAs (certified public accountants), credentialed in sustainability accounting, environmental assurance, and GHG accounting
- Supported by in-house engineers, academics, and sustainability experts
- Partners with your existing service providers to streamline the assurance engagement



G R E S B

- Independent organization providing validated ESG performance data and peer benchmarks for investors and managers to improve business intelligence, industry engagement, and decision-making
- In 2024, over 2,200 property companies, REITs, funds, and developers with USD 7 trillion in assets participated in the GRESB Real Estate Assessment, covering 200,000+ assets across 80 markets



**forvis  
mazars**

&



G R E S B

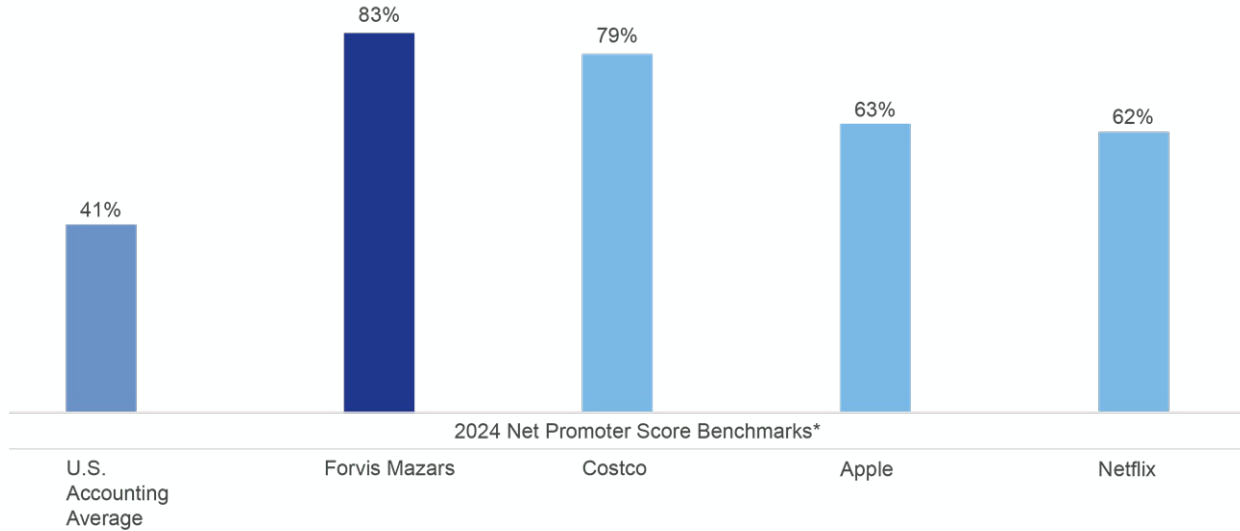
- Forvis Mazars is the only public accounting firm in the United States to partner with GRESB
- Forvis Mazars provides assurance for GRESB environmental metrics. Assurance helps improve your GRESB score

Metric	GRESB Sections
Total Absolute Energy Consumption	EN1 / MR1
GHG Emissions	GH1 / MR2
Total Absolute Water Consumption	WT1 / MR3
Total Absolute Waste Generated	WS1 / MR4

- GRESB points are also granted for assurance of ESG actions and/or performance on GRESB section RP1

# Delivering an Unmatched Client Experience

## Unmatched NPS scores



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\*ClearlyRated® - NPS® 101 for Accounting Firms & Relational FYE 2023 Survey.



**ClearlyRated's 2024**  
Best of Accounting™ Award  
for Service Excellence

**4<sup>th</sup> Year**

Awarded to Forvis Mazars for the  
fourth consecutive year



G R E S B  
The ESG  
Benchmark

**Assess** and **benchmark** ESG performance of real assets, providing **standardized** and **validated** data to capital markets.

# About GRESB



## Tailored ESG Framework :: Real Estate + Infrastructure

**Due Diligence** -- new allocations / investments

**Engagement** -- existing investment positions

**LP Material Issues** -- 1<sup>st</sup> + 2<sup>nd</sup> order

**KPI Metrics + Measures** -- management + reporting

## Academic Roots

Maastricht University + UC Berkeley

## Evolving ESG Indicators

Designed to **advance** + **progress** the global institutional investment industry

**ISO 14001** :: **Plan** | **Do** | **Check** | **Act**

Over 14,000 cumulative benchmark submissions since 2009

# Conservice



- Conservice is the largest utility management solutions provider in the US
- We manage utilities for over 7.3 million service points across the US
- Support ESG efforts for over 3 billion square feet and more than 31,000 properties around the world
- We're the leading ENERGY STAR certifier
  - Our teams supported over 1,000 ENERGY STAR applications in 2023
  - We've been an ENERGY STAR Partner of the Year since 2012
- GRESB Global Partner, ULI Greenprint Strategic Partner, Fitwel Champion





# Responsible Investor Framework

NorthBridge uses the Responsible Investor framework to underscore our commitment to fiduciary responsibility and corporate citizenship while driving measurable sustainability and value creation. We classify NorthBridge's key initiatives into three pillars—**Opportunity, Transparency and Risk Management**—each providing a unique perspective on how we integrate environmental, social, and governance principles, as well as other considerations, into our investments and operations.

## OPPORTUNITY



### **SUSTAINABILITY & ENERGY TRANSITION**

NetZero Logistics | Energy & Resource Efficiency | Energy Benchmarking

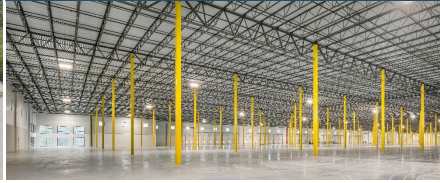
### **COMMUNITY**

Coffee Connectors | Opportunity Internships | Student Summit | "How I Got My Job" Podcast | Stewardship

### **WORKPLACE**

Leadership Model | Diversity & Inclusion | Continuous Learning | Wellness + Benefits

## TRANSPARENCY



### **LIMITED PARTNER ENGAGEMENT**

### **COMMITMENT TO GRESB**

### **PARTNERING WITH INTEGRITY**

## RISK MANAGEMENT



### **CLIMATE & TRANSITION RISK**

### **TURNING DATA INTO RESULTS**

### **COMPLIANCE & CODE OF ETHICS**

### **DEDICATED COMMITTEES**

### **OPERATIONS**