

# USS

## RESPONSIBLE PROPERTY INVESTMENT 2010 OBJECTIVES AND TARGETS

### Responsible Governance and Management Procedures

<b>1</b>	<b>OBJECTIVE: Maintain our established internal governance procedures to ensure the implementation and appropriateness of our RPI policy</b>
<b>1.1</b>	<b>Maintain the internal RPI committee</b>
<b>1.2</b>	<b>Annually review the appropriateness of our RPI Policy and Objectives and renew the Targets</b>
<b>2</b>	<b>OBJECTIVE: Communicate with our key stakeholders about our RPI policy and objectives</b>
<b>2.1</b>	<b>Maintain relevant policy documents on the website</b>
<b>2.2</b>	<b>Demonstrate regular involvement and engagement with relevant industry bodies and stakeholders on RPI and sustainability</b>
<b>3</b>	<b>OBJECTIVE: Work with our investment advisors and managing agents to promote the successful implementation of our RPI policy</b>
<b>3.1</b>	<b>Engage with our investment advisors and managing agents to assist them in successfully delivering our RPI strategy</b>
<b>3.2</b>	<b>Integrate RPI considerations into the process for selecting investment advisors and managing agents</b>
<b>3.3</b>	<b>Establish a responsible procurement policy</b>

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### Responsible Property Ownership

4	<b>OBJECTIVE: Achieve consistent and accurate measurement and monitoring of our most significant environmental and social impacts</b>
4.1	Ensure that all properties are equipped with the technical and/or management capabilities to enable regular monitoring and measurement of energy, water and waste.
4.2	Drive achievement of the 2010 performance targets for consumption of landlord-controlled energy and related CO <sub>2</sub> generation at multi-tenanted properties through collection and analysis of data.
4.3	Drive achievement of the 2010 performance targets for consumption of landlord-controlled water at multi-tenanted properties through collection and analysis of data.
4.4	Drive achievement of the 2010 performance targets for waste streams and recycling rates at multi-tenanted properties where waste is managed by the landlord, through collection and analysis of data.
4.5	Build a database against a set of KPIs considered material to the property's environmental, social and financial performance
5	<b>OBJECTIVE: Engage with our occupiers in order to address the indirect impacts of our portfolio</b>
5.1	Engage with key occupiers to encourage them, and assist where possible, to minimise their consumption of energy and water and the production of waste
5.2	Encourage our occupiers to have due regard to our RPI strategy when granting approval for proposed improvements

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### Responsible Property Development

**6** **OBJECTIVE: Integrate RPI considerations into all aspects of our development activities**

**6.1** **Integrate RPI considerations into the design and specification, planning and management of major refurbishments and developments**

**6.2** **Integrate RPI considerations into the process for selecting joint venture partners and for selecting and monitoring a development team**

### Responsible Asset Management

**7** **OBJECTIVE: Take environmental and social risks and opportunities into account throughout the asset management of the direct property investments**

**7.1** **Ensure a process is embedded to assess key environmental and social risks and opportunities and impacts to the portfolio prior to making purchasing and (where appropriate) disposal decisions**

**7.2** **Ensure key RPI considerations are integrated into investment management processes in 2010**

**8** **OBJECTIVE: Take environmental and social risks into account regarding investments in indirect investment funds**

**8.1** **Ensure a process is in place to assess the management of environmental and social risks and opportunities by indirect investment funds, and the potential impacts to the USS portfolio, prior to making investment or disposal decisions**

**8.2** **Following investment, take steps to continue to mitigate any environmental or social risks from the investment**