

ASSESSMENT REPORT 2019

Church Commissioners for England

INTRODUCTION

The Assessment report is designed to provide feedback to signatories to support ongoing learning and development.

A brief description of the each section of this report and how it should be interpreted is provided below. The high-level assessment methodology can be found [here](#) and a companion document explaining the assessment of each indicator can be found [here](#)

ORGANISATIONAL OVERVIEW

This section provides an overview of the main characteristics of your organisation. This determined which modules and indicators you reported on and determines your peer groups.

SUMMARY SCORECARD

This section provides an overview of your aggregate score for each module and the median score. These bands range from 'A+' (top band) to 'E' (lowest band).

ASSESSMENT BY MODULE

For each module you reported on, you will see a section that shows your:

- Year-on-year performance
- Indicator scorecard
- Section scores
- Comparison to peer groups

PUBLISHING IN THE DATA PORTAL

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However, the Data Portal does facilitate signatories to share these reports bilaterally with other signatories.

To request access, use the "Find A Report" tab to search, and click "Request access". To check pending requests on your own reports, go to "Settings and Requests" tab. Your nominated Data Portal Contact can approve or decline requests.

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YEAR ON YEAR PERFORMANCE

These charts show the trend in your module band over the last three years, and also shows the trend across the average of all reporting signatories.

INDICATOR SCORECARD

Your indicator scorecard summarises the scores you achieved for each assessed indicator within each module.

These will range from zero stars to three stars. It also provides basic information about the performance of your organisation compared with other signatories that responded to that indicator. The number of stars determines your overall module score. Please refer to the [assessment methodology](#) summary for additional information about how these scores are calculated.

PEER COMPARISON

Your total aggregated performance band for each module will be compared against your peer groups in a series of distribution charts.

Organisational Overview

This section provides an overview of your organisation. These characteristics are used to define your peer groups.

MAIN CHARACTERISTICS	
Name	Church Commissioners for England
Signatory Category	Asset Owner
Signatory Type	Endowment
Size	US\$ > 10 billion AUM
Signed PRI Initiative	2014
Region	Europe
Country	United Kingdom
Disclosure of Voluntary Indicators	38% from 34 Voluntary indicators

YOUR ORGANISATION'S ASSETS UNDER MANAGEMENT (AUM)†		
Asset Class	Internally Managed	Externally Managed
Listed equity	0	10-50%
Fixed income	0	<10%
Private equity	0	<10%
Property	10-50%	<10%
Infrastructure	0	<10%
Commodities	0	0
Hedge funds	0	10-50%
Forestry	0	<10%
Farmland	<10%	0
Inclusive finance	0	0
Cash	<10%	0
Other 1	<10%	0
Other 2	<10%	0

† Asset classes were aggregated to four ranges: 0%; <10%; 10-50% and >50%

Summary Scorecard

AUM	Module Name	Your Score	<div> <div></div> <div> Your Score Median Score </div> </div>
	01.Strategy & Governance	A+	
Indirect - Manager Sel., App. & Mon			
10-50%	02. Listed Equity	A+	
<10%	03. Fixed Income - SSA	A+	
<10%	05. Fixed Income - Corporate Non-Financial	A+	
<10%	06. Fixed Income - Securitised	Not reported	
<10%	07. Private Equity	A+	
<10%	08. Property	A+	
<10%	09. Infrastructure	A+	
Direct & Active Ownership Modules			
0	11. Listed Equity - Active Ownership	A	
10-50%	17. Property	A	

Strategy And Governance

Indicator Scorecard

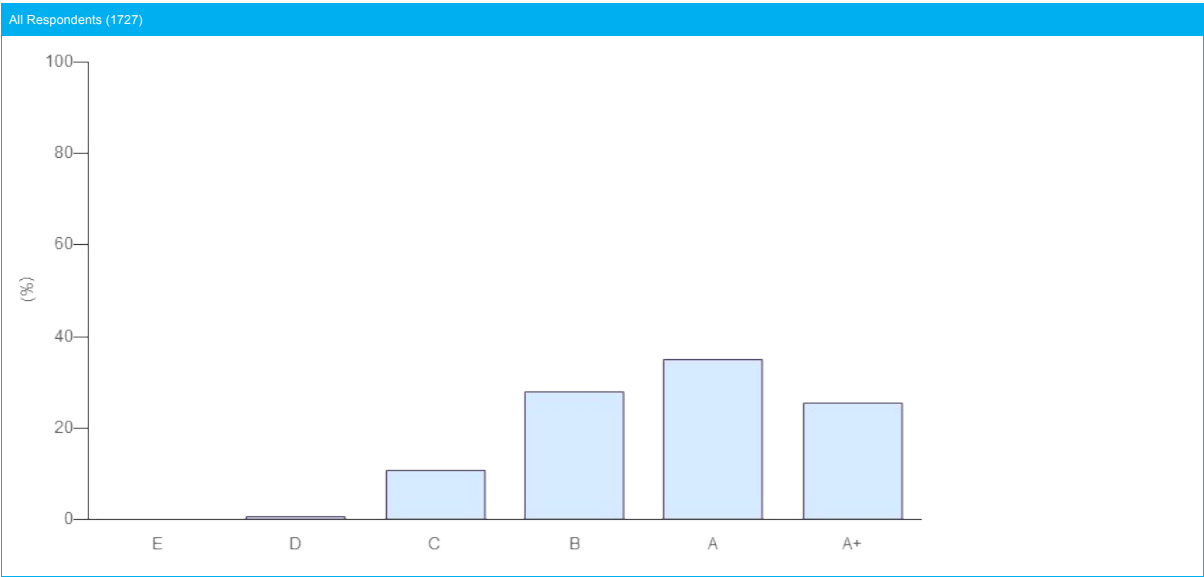
Module	Strategy and Governance
Total Score	30 ★ (out of a maximum 30 ★ from 10 indicators). Your score includes 3 additionally assessed indicators and the additional part of your score was calculated from SG 08.a, SG 08.b, SG 11.
Band	A+

SECTION	INDICATOR			MEDIAN PEER SCORE (# PEERS)	YOUR SCORE	CHANGE AGAINST LAST YEAR
	NUMBER	TYPE	TOPIC			
RI Policy	SG 01	CORE	RI Policy and coverage	★★★★ (1728)	★★★★	—
	SG 02	CORE	Publicly available RI policy or guidance documents	★★★☆☆ (1728)	★★★★	—
	SG 03	CORE	Conflicts of interest	★★★★ (1728)	★★★★	—
Objective & Strategies	SG 05	CORE	RI goals and objectives	★★★★ (1728)	★★★★	—
Governance & Human Resources	SG 07	CORE	RI roles and responsibilities	★★★★ (1728)	★★★★	—
	SG 08a	ADDITIONAL	RI in performance management & rewards	★★★★ (1728)	★★★★	—
	SG 08b	ADDITIONAL	RI in personal development / training	★★★☆☆ (1728)	★★★★	—
Promoting RI	SG 09	CORE	Collaborative organisations / initiatives	★★★☆☆ (1728)	★★★★	—
	SG 10	CORE	Promoting RI independently	★★★★ (1728)	★★★★	—
	SG 11	ADDITIONAL	Dialogue with public policy makers or standard setters	☆☆☆☆ (1728)	★★★★	—
ESG Issues In Asset Allocation	SG 14	ADDITIONAL	Investment risks and opportunity	★★★★ (1728)	★★★★	—
Assurance of Responses	CM 01	ADDITIONAL	Assurance, verification, or review	★★★☆☆ (1728)	★★★☆☆	—

COMPARISON WITH PEERS

Your Strategy and Governance module score has been compared to relevant peer groups in a series of distribution charts below.

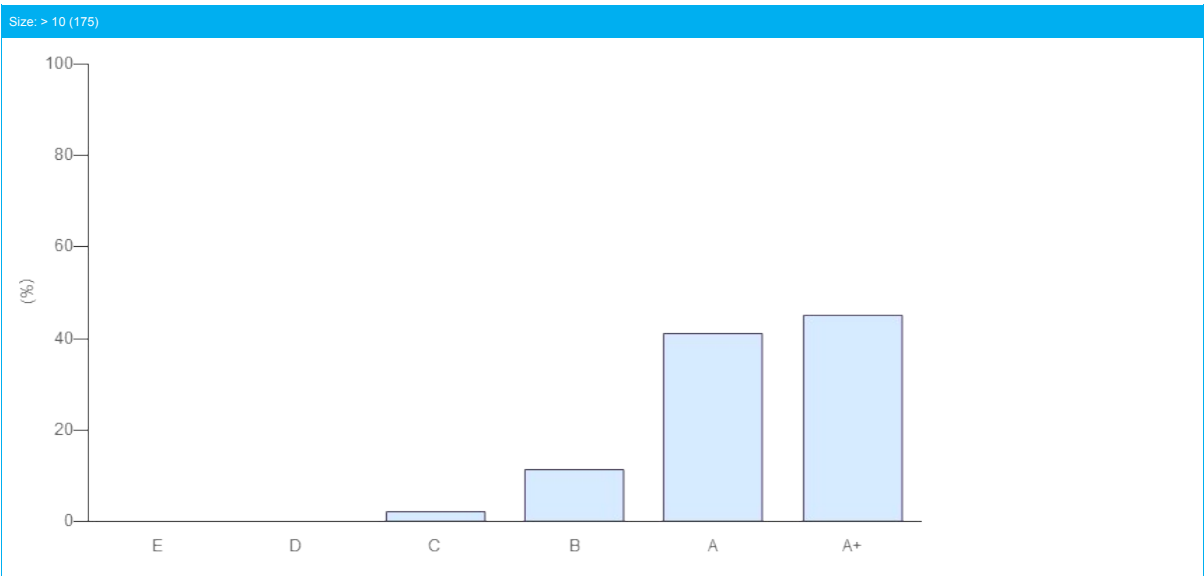
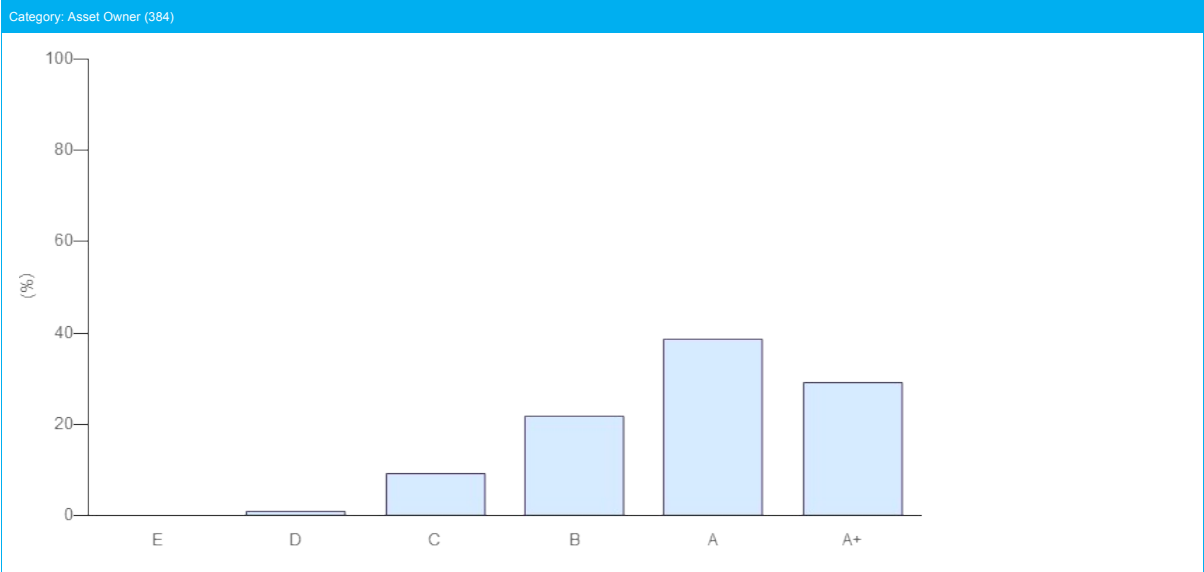
Module	STRATEGY AND GOVERNANCE
Band	A+



COMPARISON WITH PEERS

Your Strategy and Governance module score has been compared to relevant peer groups in a series of distribution charts below.

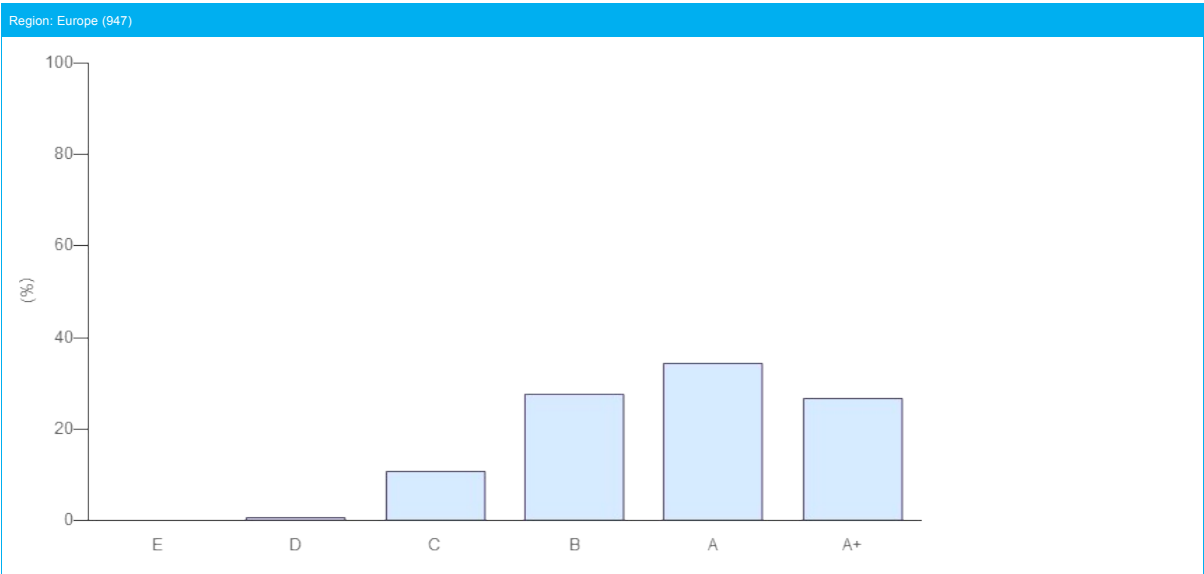
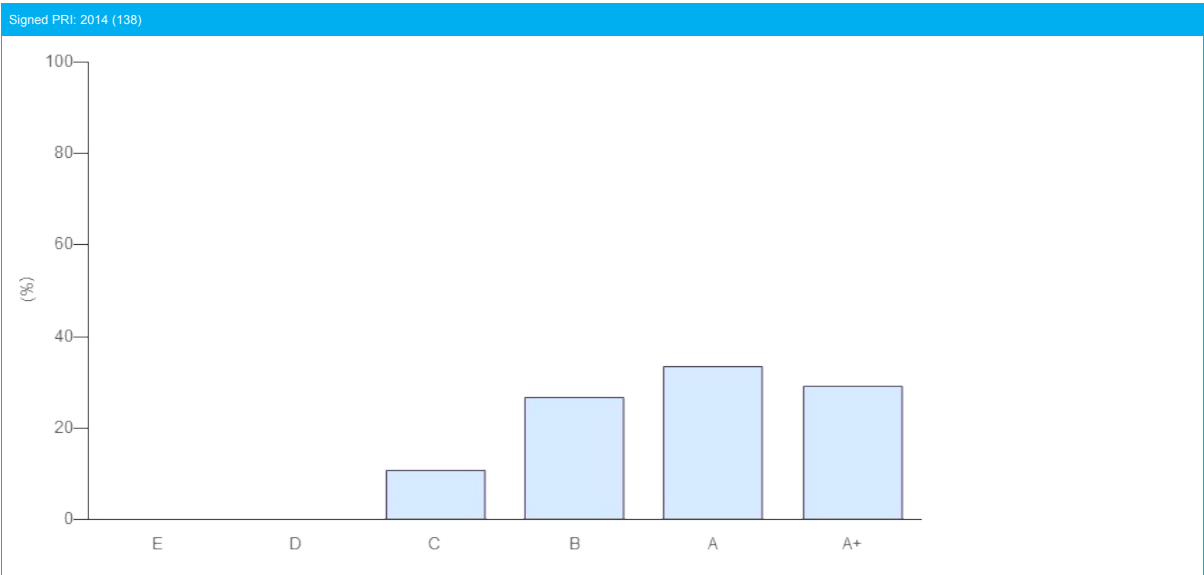
Module	STRATEGY AND GOVERNANCE
Band	A+



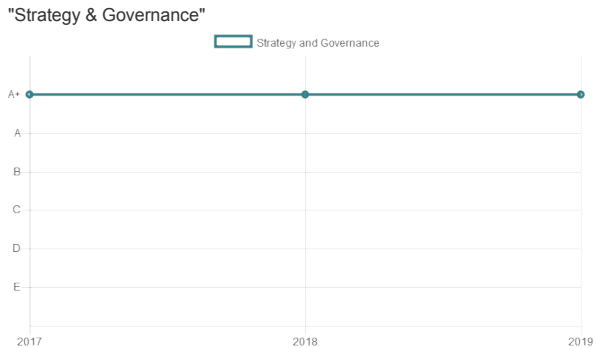
COMPARISON WITH PEERS

Your Strategy and Governance module score has been compared to relevant peer groups in a series of distribution charts below.

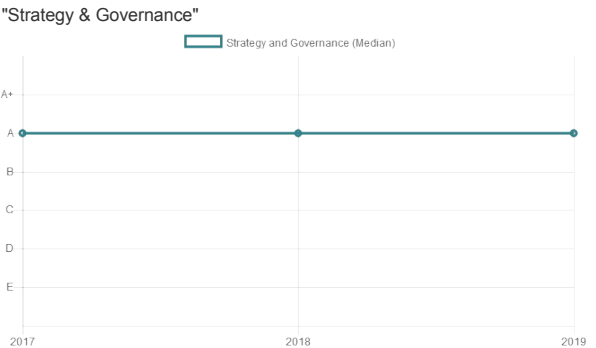
Module	STRATEGY AND GOVERNANCE
Band	A+



Your Company Year-On-Year Performance



Average Year-On-Year Trends



Indirect - Listed Equity

Indicator Scorecard

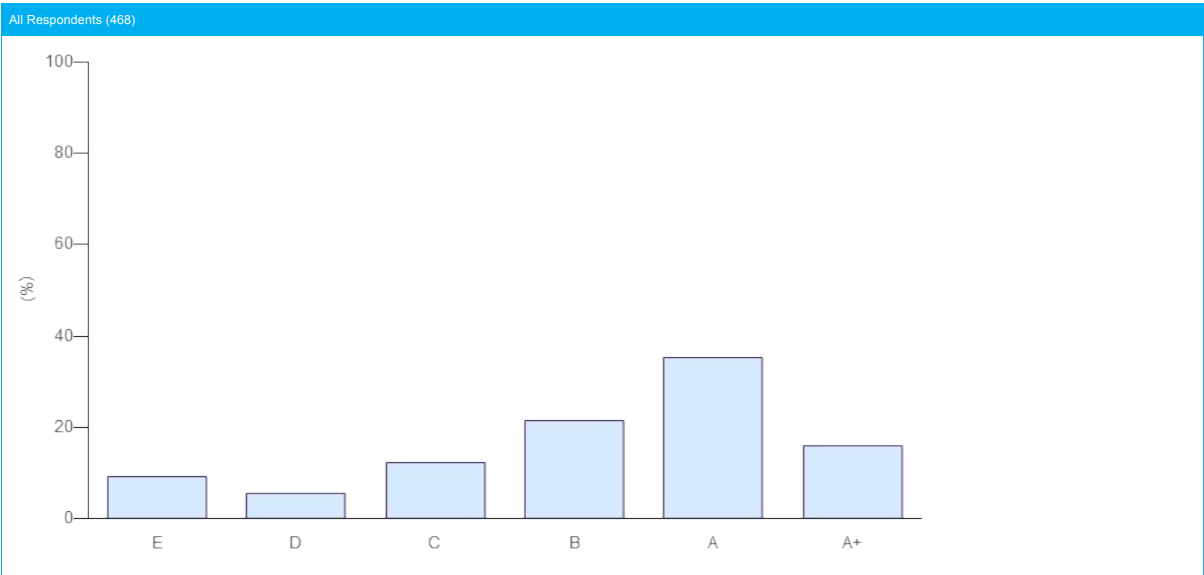
Module	Indirect - Listed Equity
Total Score	36 ★ (out of a maximum 36 ★ from 12 indicators). Your score includes 4 additionally assessed indicators and the additional part of your score was calculated from SAM 02.2b, SAM 02.4, SAM 04.3, SAM 09.1.
Band	A+

SECTION	INDICATOR			MEDIAN PEER SCORE (# PEERS)	YOUR SCORE	CHANGE AGAINST LAST YEAR
	NUMBER	TYPE	TOPIC			
Overview	SG 12.3	CORE	Selection, appointment and review of investment consultants	★★★★ (156)	N/A	—
	SG 12.5	CORE	Monitoring fiduciary managers	★★★★ (116)	N/A	—
Selection	SAM 02.1	CORE	Selection - RI in documentation	★★★★ (468)	★★★★	—
	SAM 02.2a	CORE	Selection - Strategy	★★★★ (468)	★★★★	—
	SAM 02.2b	ADDITIONAL	Selection - ESG people/oversight	★★★★ (468)	★★★★	—
	SAM 02.2c	CORE	Selection - Portfolio construction/valuation	★★★☆☆ (468)	★★★★	—
	SAM 02.3	CORE	Selection processes - General	★★★★ (468)	★★★★	—
	SAM 02.4	ADDITIONAL	Selection processes - RI considerations	★★★★ (468)	★★★★	—
	SAM 03.1a	ADDITIONAL	Selection -Engagement	★★★☆☆ (292)	N/A	—
	SAM 03.1b	ADDITIONAL	Selection - (Proxy) voting	★★★☆☆ (279)	N/A	—
	SAM 03.2	ADDITIONAL	Selection - Engagement effectiveness	★★★☆☆ (292)	N/A	—
	SAM 03.3	ADDITIONAL	Selection - (Proxy) voting effectiveness	★★★☆☆ (279)	N/A	—
Appointment	SAM 04.1	CORE	Appointment - General	★★★☆☆ (444)	★★★★	—
	SAM 04.2	CORE	Appointment - Objectives & Controls	★★★★ (444)	★★★★	—
	SAM 04.3	ADDITIONAL	Appointment - Incentives & Controls	★★★☆☆ (444)	★★★★	—
Monitoring	SAM 05.1	CORE	Monitoring - General	★★★★ (468)	★★★★	—
	SAM 05.2	ADDITIONAL	Monitoring - Measuring progress	★★★☆☆ (468)	★★★☆☆	⬇️
	SAM 06.1a	ADDITIONAL	Monitoring - Engagements	★★★☆☆ (292)	N/A	—
	SAM 06.1b	ADDITIONAL	Monitoring - (proxy) Voting	★★★☆☆ (279)	N/A	—
	SAM 07	CORE	Percentages of (proxy) votes cast	★★★☆☆ (279)	N/A	—
Outputs and Outcomes	SAM 09.1	ADDITIONAL	Examples of ESG factors	★★★★ (468)	★★★★	—
Communication	SG 19	CORE	Disclosure of RI considerations	★★★☆☆ (468)	★★★★	—

COMPARISON WITH PEERS

Your Indirect - Listed Equity module score has been compared to relevant peer groups in a series of distribution charts below.

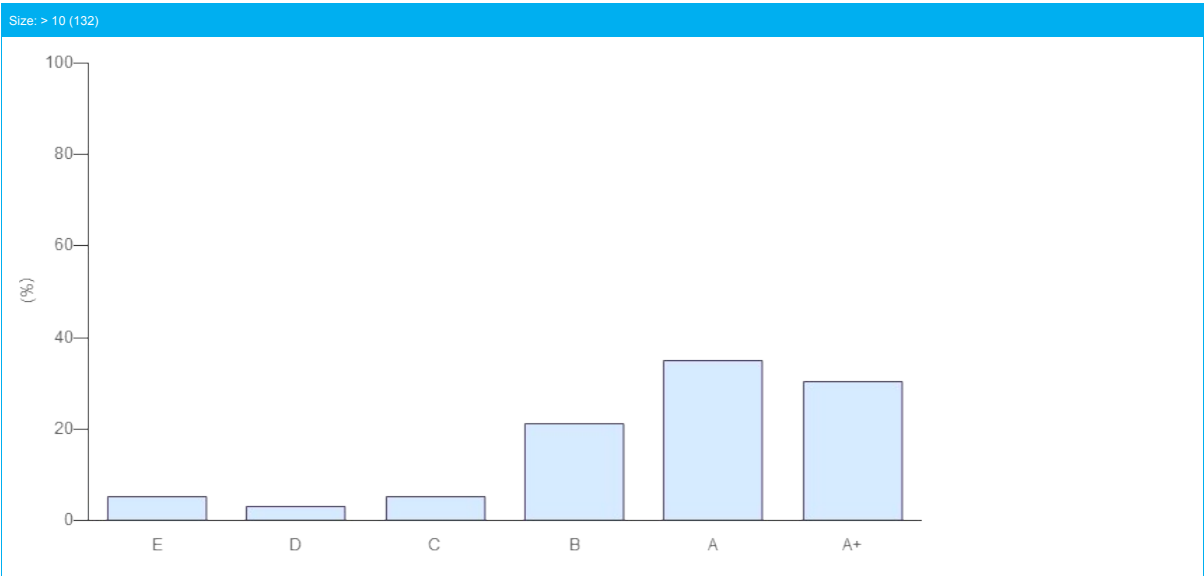
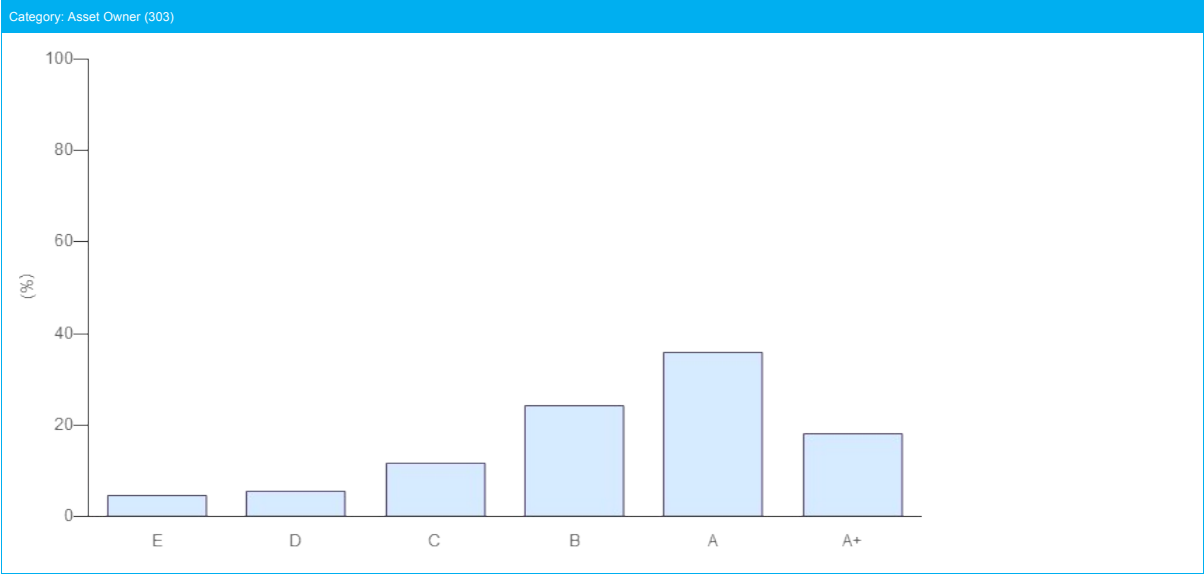
Module	INDIRECT - LISTED EQUITY
Band	A+



COMPARISON WITH PEERS

Your Indirect - Listed Equity module score has been compared to relevant peer groups in a series of distribution charts below.

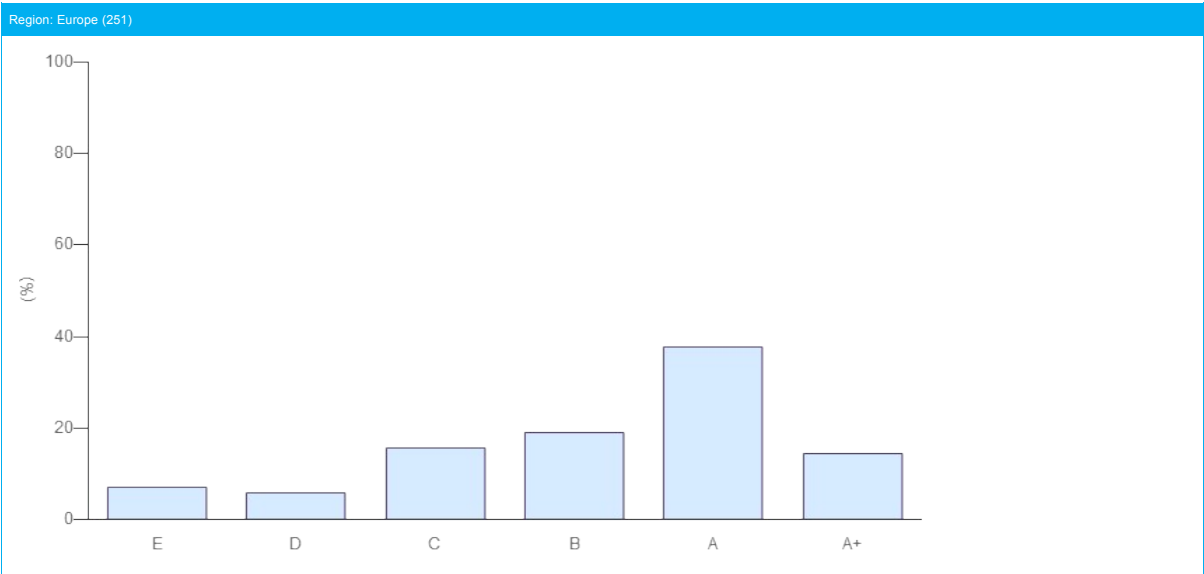
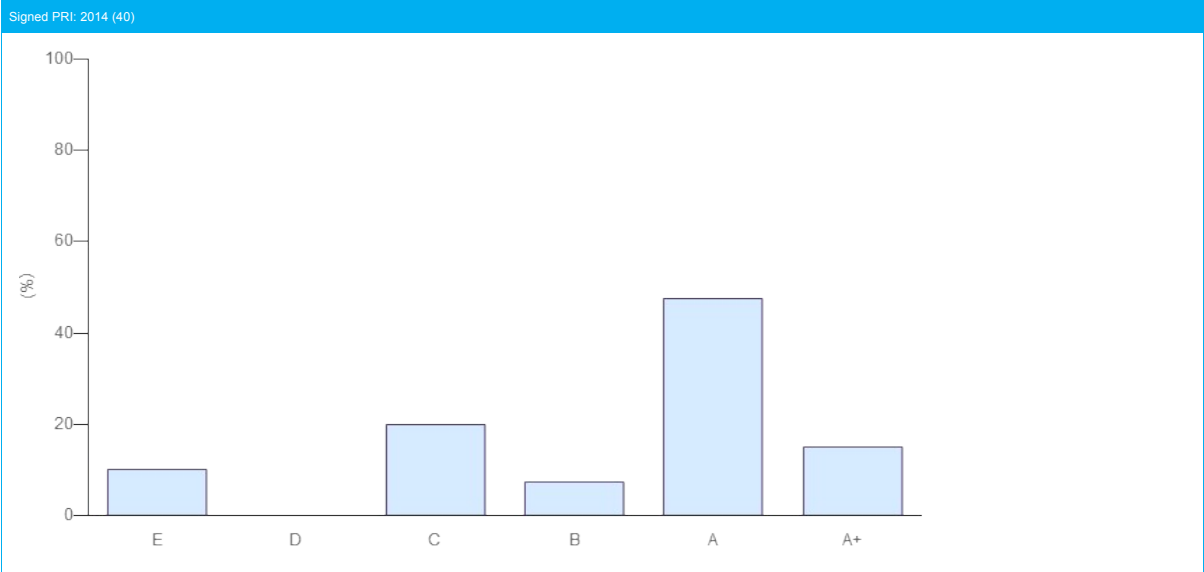
Module	INDIRECT - LISTED EQUITY
Band	A+



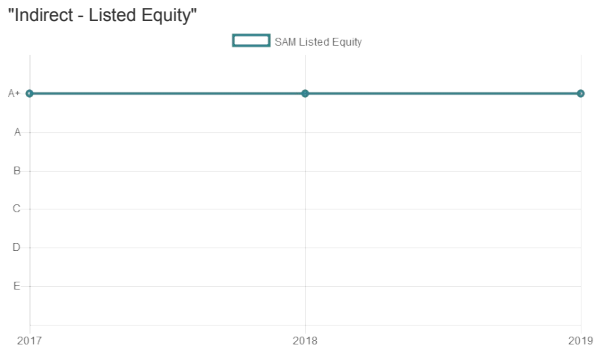
COMPARISON WITH PEERS

Your Indirect - Listed Equity module score has been compared to relevant peer groups in a series of distribution charts below.

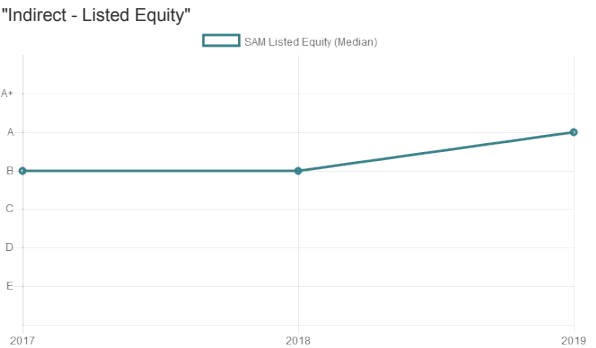
Module	INDIRECT - LISTED EQUITY
Band	A+



Your Company Year-On-Year Performance



Average Year-On-Year Trends



Indirect - Fixed Income SSA

Indicator Scorecard

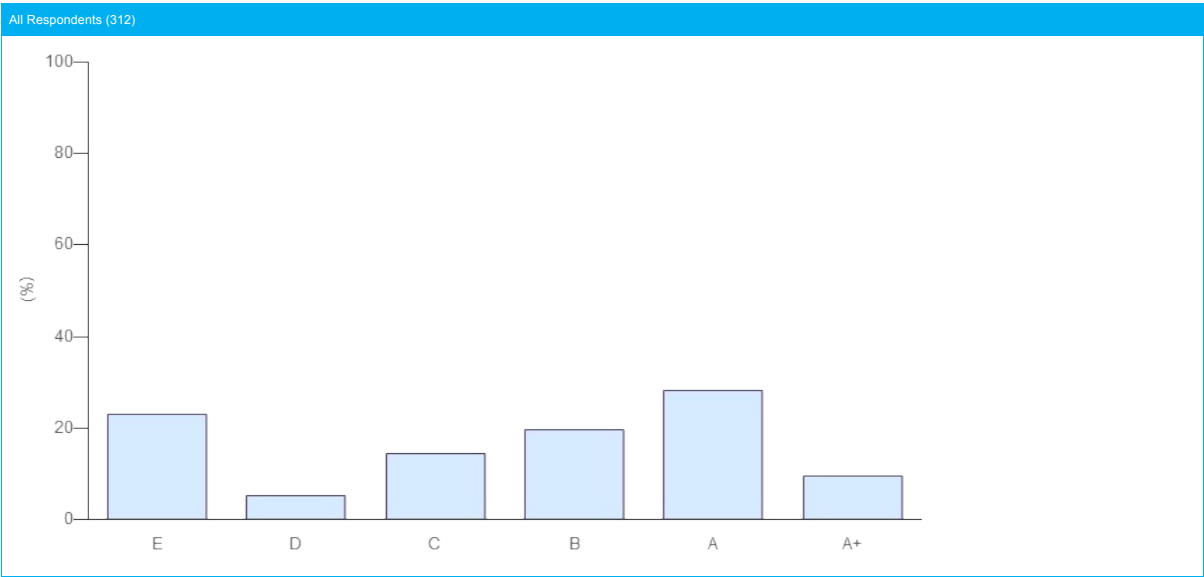
Module	Indirect - Fixed Income SSA
Total Score	36 ★ (out of a maximum 36 ★ from 12 indicators). Your score includes 4 additionally assessed indicators and the additional part of your score was calculated from SAM 02.2b, SAM 02.4, SAM 04.3, SAM 09.1.
Band	A+

SECTION	INDICATOR			MEDIAN PEER SCORE (# PEERS)	YOUR SCORE	CHANGE AGAINST LAST YEAR
	NUMBER	TYPE	TOPIC			
Overview	SG 12.3	CORE	Selection, appointment and review of investment consultants	★★★★ (97)	N/A	—
	SG 12.5	CORE	Monitoring fiduciary managers	★★★★ (83)	N/A	—
Selection	SAM 02.1	CORE	Selection - RI in documentation	★★★☆☆ (312)	★★★★	—
	SAM 02.2a	CORE	Selection - Strategy	★★★★ (312)	★★★★	—
	SAM 02.2b	ADDITIONAL	Selection - ESG people/oversight	★★★☆☆ (312)	★★★★	—
	SAM 02.2c	CORE	Selection - Portfolio construction/valuation	★★★☆☆ (312)	★★★★	—
	SAM 02.3	CORE	Selection processes - General	★★★★ (312)	★★★★	—
	SAM 02.4	ADDITIONAL	Selection processes - RI considerations	★★★★ (312)	★★★★	—
Appointment	SAM 04.1	CORE	Appointment - General	★★★☆☆ (296)	★★★★	—
	SAM 04.2	CORE	Appointment - Objectives & Controls	☆☆☆☆ (296)	★★★★	—
	SAM 04.3	ADDITIONAL	Appointment - Incentives & Controls	★★★☆☆ (296)	★★★★	—
Monitoring	SAM 05.1	CORE	Monitoring - General	★★★☆☆ (312)	★★★★	—
	SAM 05.2	ADDITIONAL	Monitoring - Measuring progress	☆☆☆☆ (312)	★★★☆☆	⬇️
Outputs and Outcomes	SAM 09.1	ADDITIONAL	Examples of ESG factors	☆☆☆☆ (312)	★★★★	⬆️
Communication	SG 19	CORE	Disclosure of RI considerations	★★★☆☆ (312)	★★★★	—

COMPARISON WITH PEERS

Your Indirect - Fixed Income SSA module score has been compared to relevant peer groups in a series of distribution charts below.

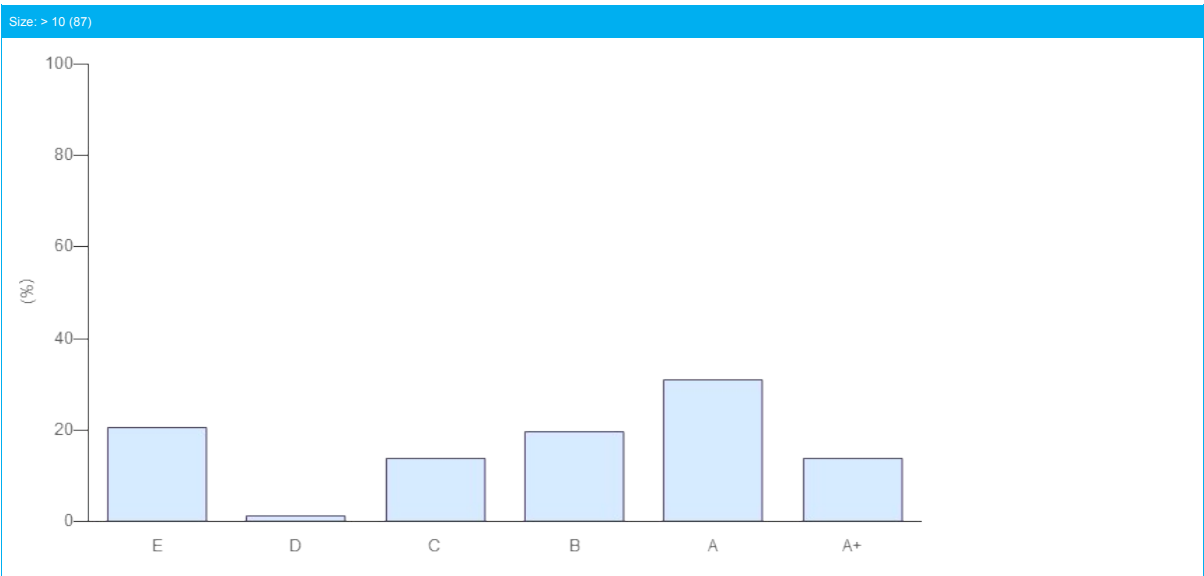
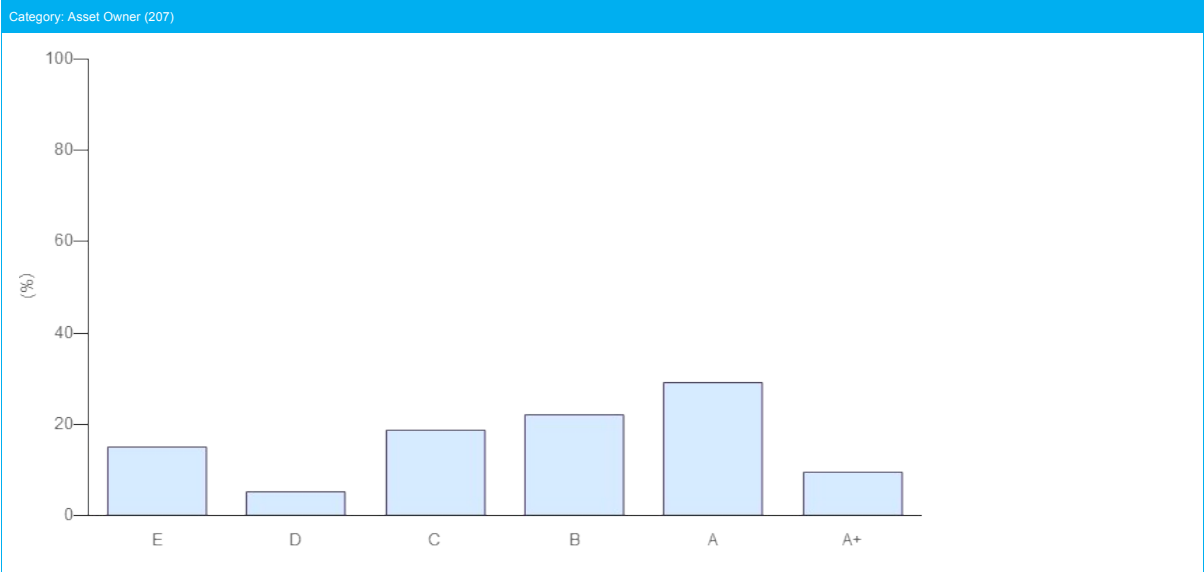
Module	INDIRECT - FIXED INCOME SSA
Band	A+



COMPARISON WITH PEERS

Your Indirect - Fixed Income SSA module score has been compared to relevant peer groups in a series of distribution charts below.

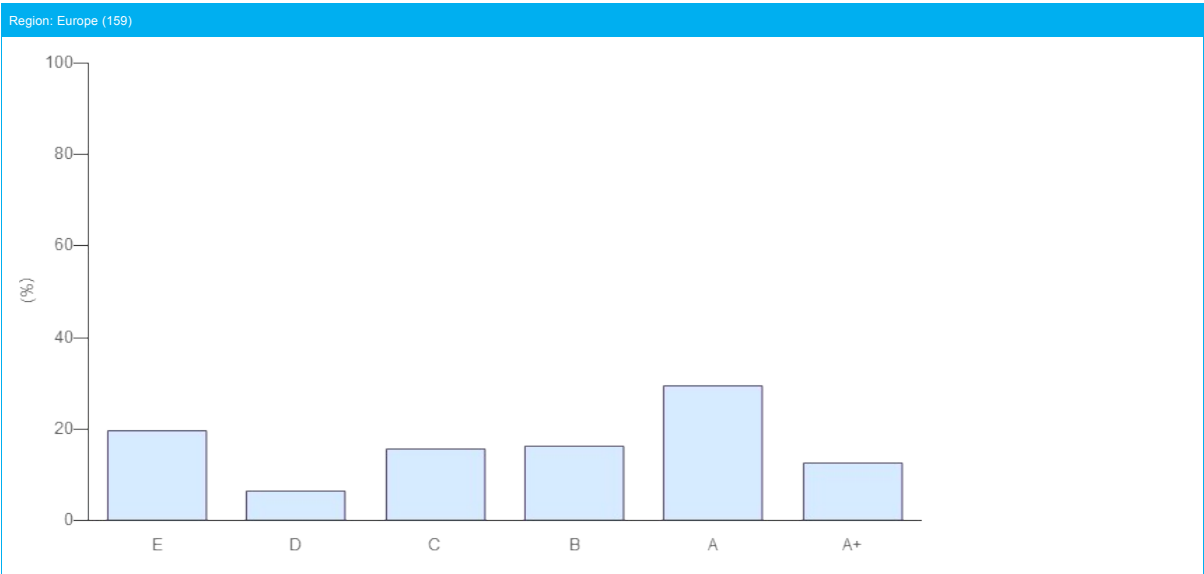
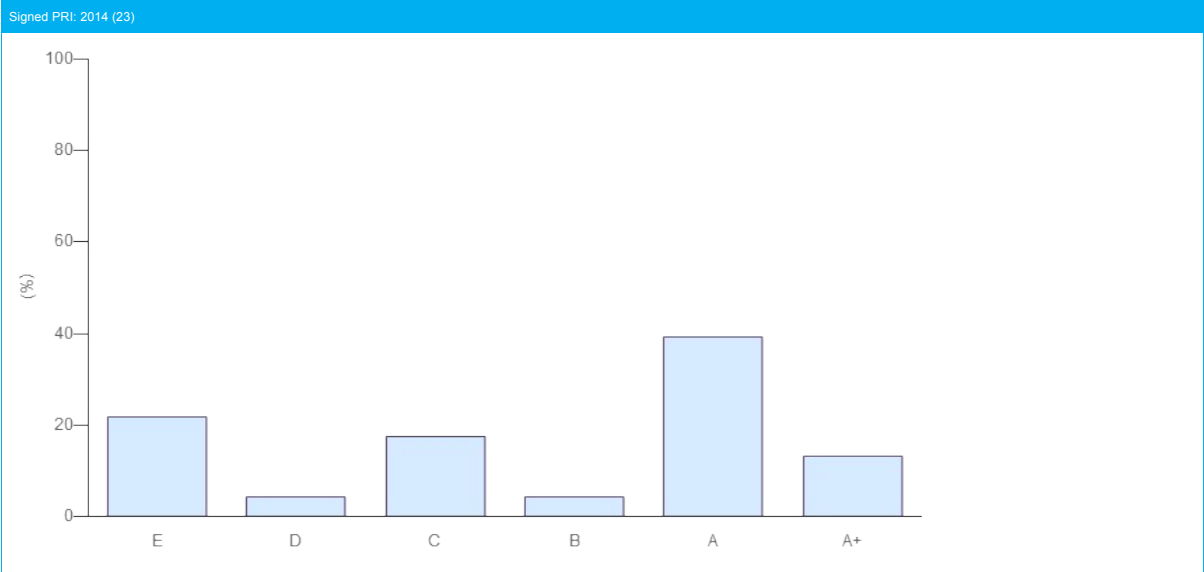
Module	INDIRECT - FIXED INCOME SSA
Band	A+



COMPARISON WITH PEERS

Your Indirect - Fixed Income SSA module score has been compared to relevant peer groups in a series of distribution charts below.

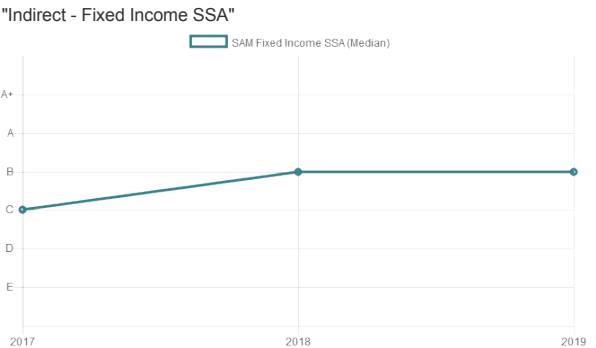
Module	INDIRECT - FIXED INCOME SSA
Band	A+



Your Company Year-On-Year Performance



Average Year-On-Year Trends



Indirect - Fixed Income Corporate (Non-Financial)

Indicator Scorecard

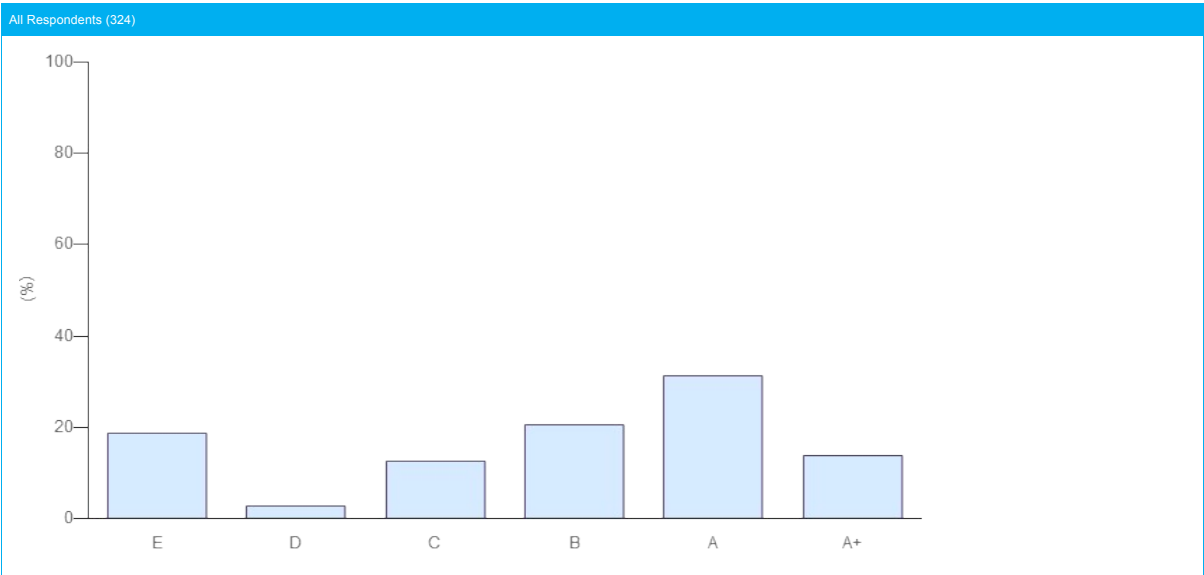
Module	Indirect - Fixed Income Corporate (Non-Financial)
Total Score	36 ★ (out of a maximum 36 ★ from 12 indicators). Your score includes 4 additionally assessed indicators and the additional part of your score was calculated from SAM 02.2b, SAM 02.4, SAM 04.3, SAM 09.1.
Band	A+

SECTION	INDICATOR			MEDIAN PEER SCORE (# PEERS)	YOUR SCORE	CHANGE AGAINST LAST YEAR
	NUMBER	TYPE	TOPIC			
Overview	SG 12.3	CORE	Selection, appointment and review of investment consultants	★★★★ (78)	N/A	—
	SG 12.5	CORE	Monitoring fiduciary managers	★★★★ (83)	N/A	—
Selection	SAM 02.1	CORE	Selection - RI in documentation	★★★★ (324)	★★★★	—
	SAM 02.2a	CORE	Selection - Strategy	★★★★ (324)	★★★★	—
	SAM 02.2b	ADDITIONAL	Selection - ESG people/oversight	★★★★ (324)	★★★★	—
	SAM 02.2c	CORE	Selection - Portfolio construction/valuation	★★★☆☆ (324)	★★★★	—
	SAM 02.3	CORE	Selection processes - General	★★★★ (324)	★★★★	—
	SAM 02.4	ADDITIONAL	Selection processes - RI considerations	★★★★ (324)	★★★★	—
	SAM 03.1a	ADDITIONAL	Selection -Engagement	★★★☆☆ (214)	☆☆☆☆	—
	SAM 03.2	ADDITIONAL	Selection - Engagement effectiveness	★★★☆☆ (214)	☆☆☆☆	—
Appointment	SAM 04.1	CORE	Appointment - General	★★★☆☆ (305)	★★★★	—
	SAM 04.2	CORE	Appointment - Objectives & Controls	★★★★ (305)	★★★★	—
	SAM 04.3	ADDITIONAL	Appointment - Incentives & Controls	★★★☆☆ (305)	★★★★	—
Monitoring	SAM 05.1	CORE	Monitoring - General	★★★☆☆ (324)	★★★★	—
	SAM 05.2	ADDITIONAL	Monitoring - Measuring progress	★★★☆☆ (324)	★★★★☆	⬇️
	SAM 06.1	ADDITIONAL	Monitoring - Engagements	★★★☆☆ (214)	☆☆☆☆	—
Outputs and Outcomes	SAM 09.1	ADDITIONAL	Examples of ESG factors	★★★☆☆ (324)	★★★★	⬆️
Communication	SG 19	CORE	Disclosure of RI considerations	★★★☆☆ (324)	★★★★	—

COMPARISON WITH PEERS

Your Indirect - Fixed Income Corporate Non Financial module score has been compared to relevant peer groups in a series of distribution charts below.

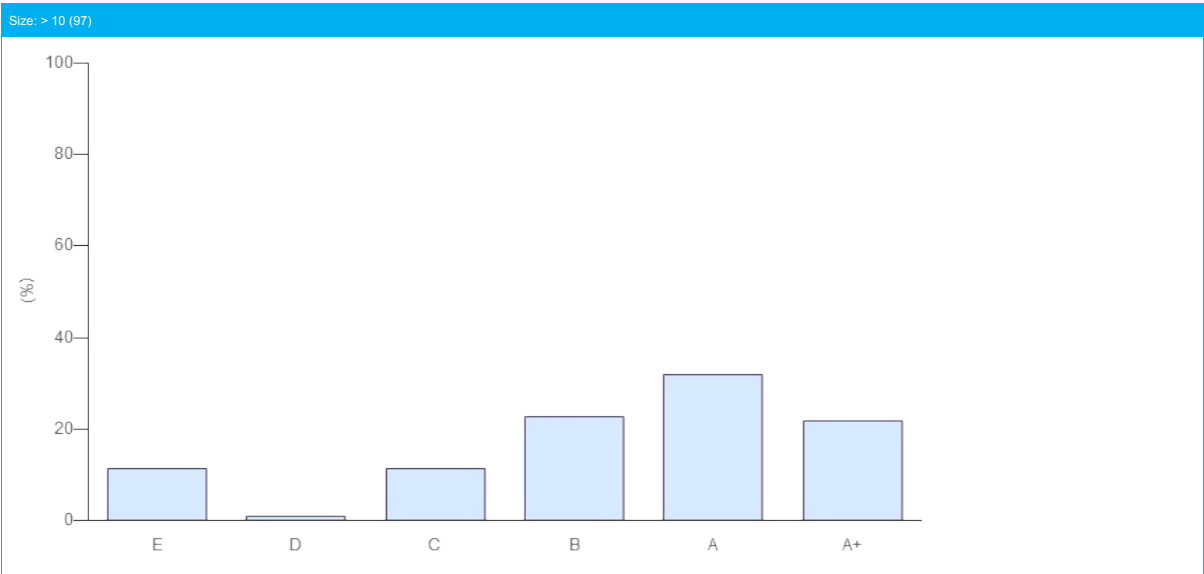
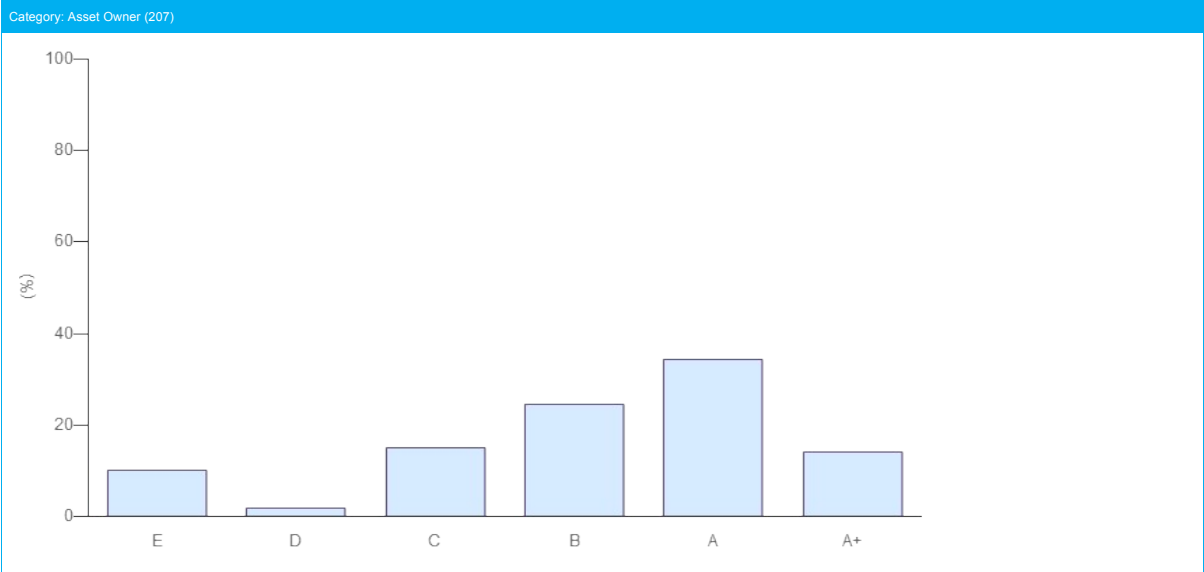
Module	INDIRECT - FIXED INCOME CORPORATE NON FINANCIAL
Band	A+



COMPARISON WITH PEERS

Your Indirect - Fixed Income Corporate Non Financial module score has been compared to relevant peer groups in a series of distribution charts below.

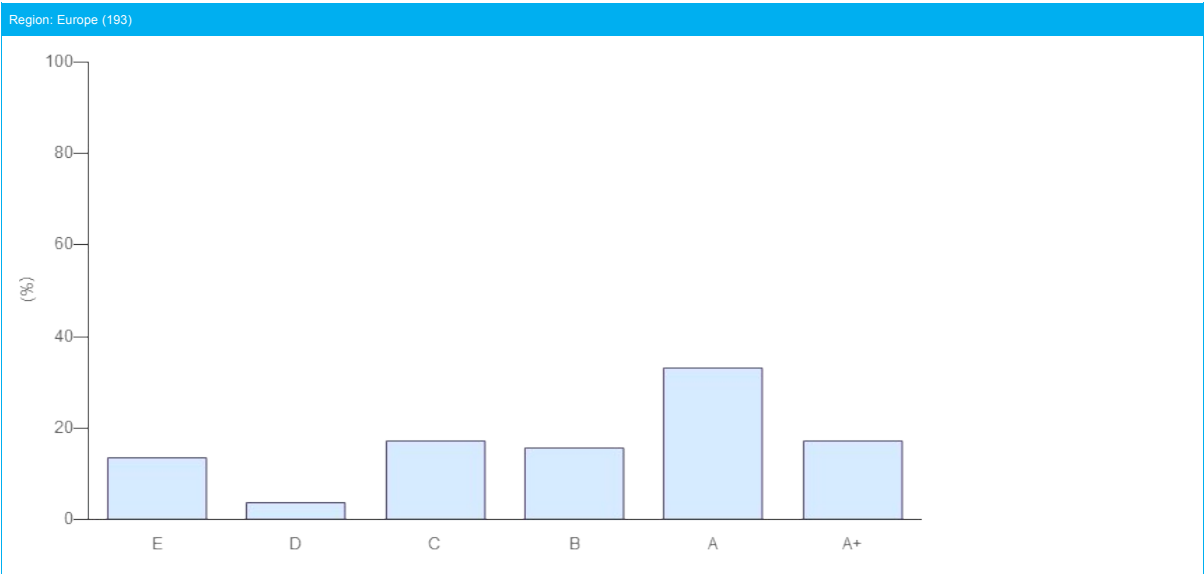
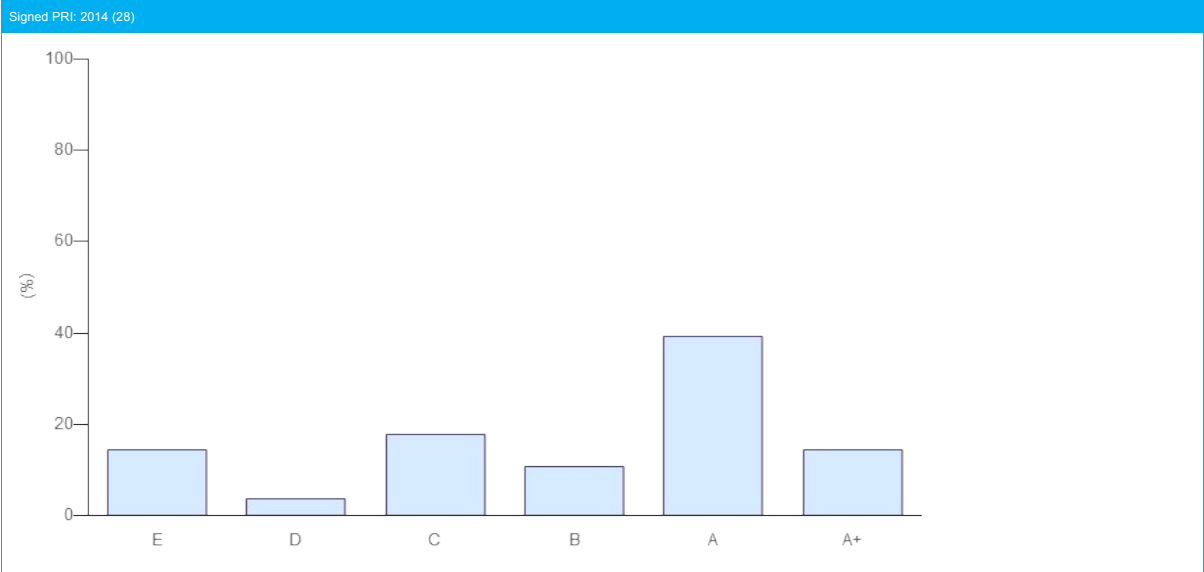
Module	INDIRECT - FIXED INCOME CORPORATE NON FINANCIAL
Band	A+



COMPARISON WITH PEERS

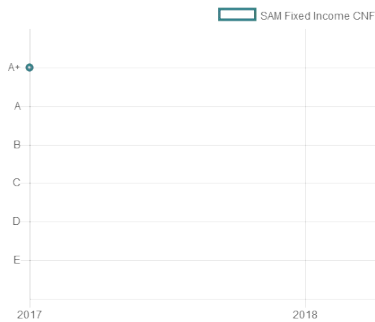
Your Indirect - Fixed Income Corporate Non Financial module score has been compared to relevant peer groups in a series of distribution charts below.

Module	INDIRECT - FIXED INCOME CORPORATE NON FINANCIAL
Band	A+



Your Company Year-On-Year Performance

"Indirect - Fixed Income Corporate Non-Financial"



Average Year-On-Year Trends

"Indirect - Fixed Income Corporate Non-Financial"



Indirect - Private Equity

Indicator Scorecard

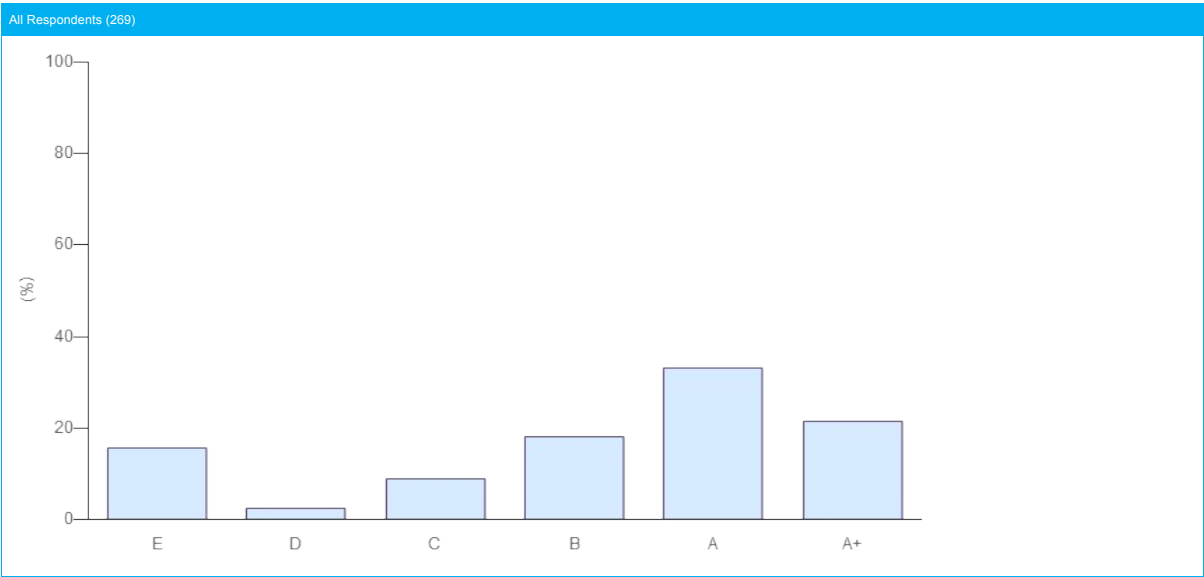
Module	Indirect - Private Equity
Total Score	36 ★ (out of a maximum 36 ★ from 12 indicators). Your score includes 4 additionally assessed indicators and the additional part of your score was calculated from SAM 02.2b, SAM 02.4, SAM 04.3, SAM 09.1.
Band	A+

SECTION	INDICATOR			MEDIAN PEER SCORE (# PEERS)	YOUR SCORE	CHANGE AGAINST LAST YEAR
	NUMBER	TYPE	TOPIC			
Overview	SG 12.3	CORE	Selection, appointment and review of investment consultants	★★★★ (49)	N/A	—
	SG 12.5	CORE	Monitoring fiduciary managers	★★★★ (60)	N/A	—
Selection	SAM 02.1	CORE	Selection - RI in documentation	★★★★ (269)	★★★★	—
	SAM 02.2a	CORE	Selection - Strategy	★★★★ (269)	★★★★	—
	SAM 02.2b	ADDITIONAL	Selection - ESG people/oversight	★★★★ (269)	★★★★	—
	SAM 02.2c	CORE	Selection - Portfolio construction/valuation	★★★☆☆ (269)	★★★★	—
	SAM 02.3	CORE	Selection processes - General	★★★★ (269)	★★★★	—
	SAM 02.4	ADDITIONAL	Selection processes - RI considerations	★★★★ (269)	★★★★	—
Appointment	SAM 04.1	CORE	Appointment - General	★★★★ (251)	★★★★	—
	SAM 04.2	CORE	Appointment - Objectives & Controls	★★★★ (251)	★★★★	—
	SAM 04.3	ADDITIONAL	Appointment - Incentives & Controls	★★★★ (251)	★★★★	—
Monitoring	SAM 05.1	CORE	Monitoring - General	★★★☆☆ (269)	★★★★	—
	SAM 05.2	ADDITIONAL	Monitoring - Measuring progress	★★★☆☆ (269)	★★★☆☆	⬇️
Outputs and Outcomes	SAM 09.1	ADDITIONAL	Examples of ESG factors	★★★★ (269)	★★★★	—
Communication	SG 19	CORE	Disclosure of RI considerations	★★★☆☆ (269)	★★★★	—

COMPARISON WITH PEERS

Your Indirect - Private Equity module score has been compared to relevant peer groups in a series of distribution charts below.

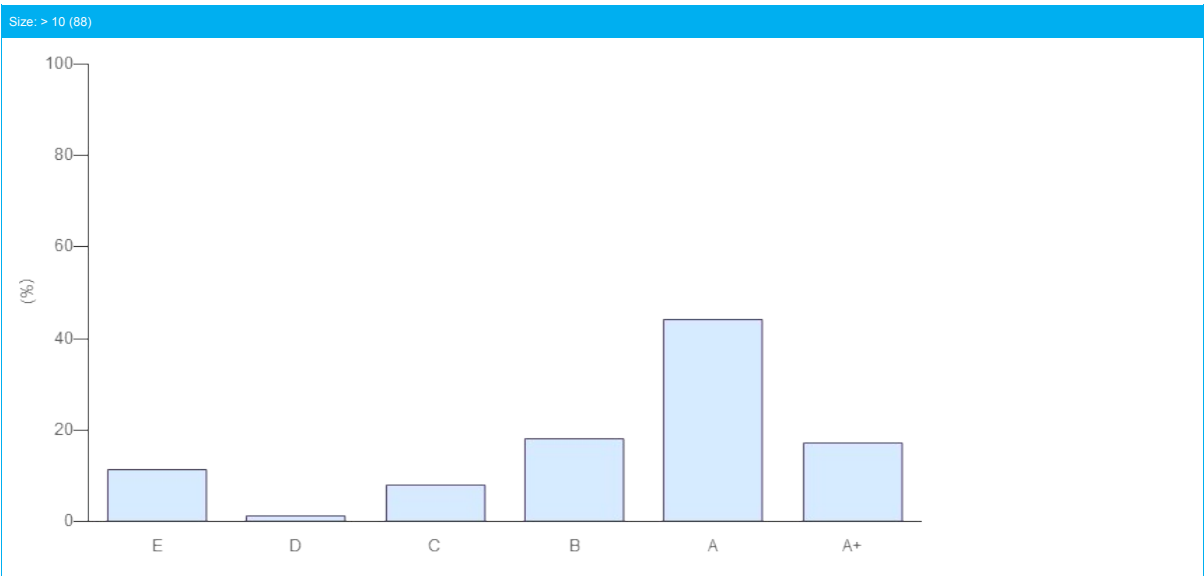
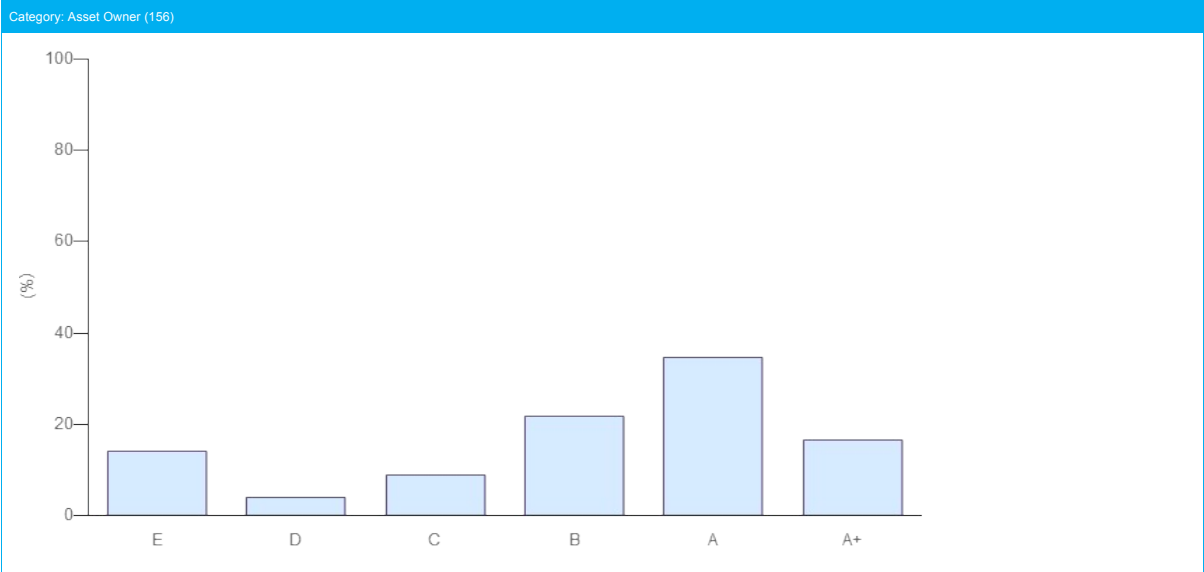
Module	INDIRECT - PRIVATE EQUITY
Band	A+



COMPARISON WITH PEERS

Your Indirect - Private Equity module score has been compared to relevant peer groups in a series of distribution charts below.

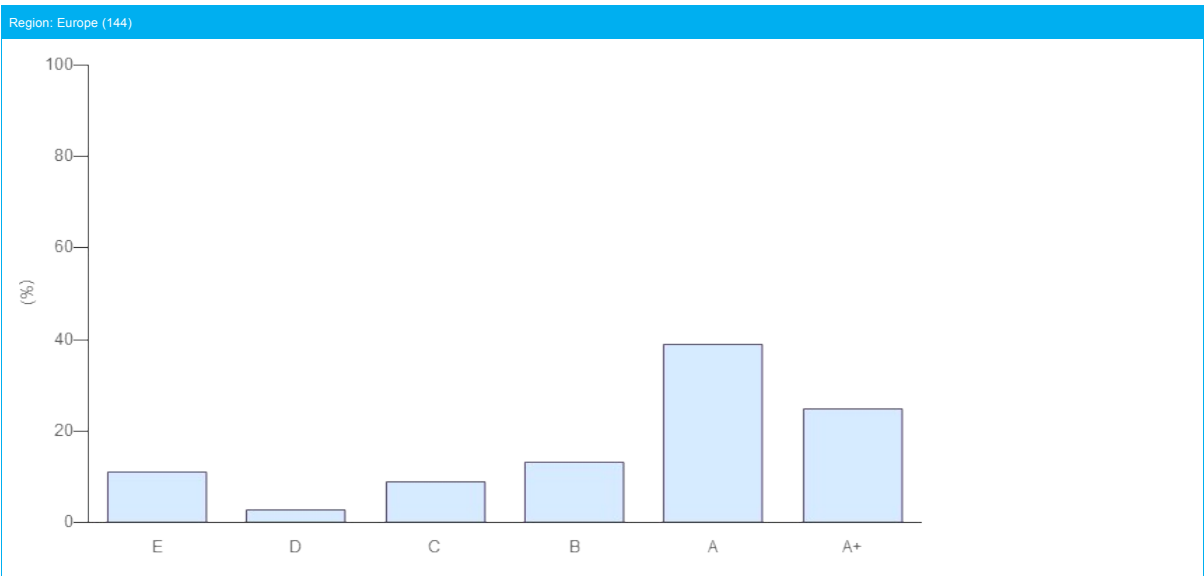
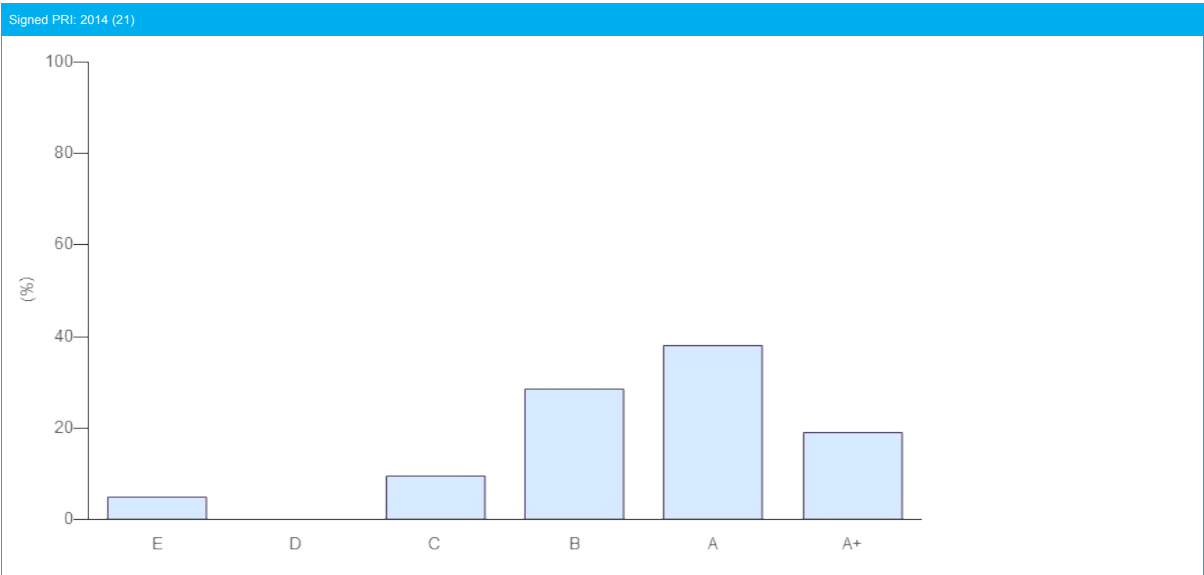
Module	INDIRECT - PRIVATE EQUITY
Band	A+



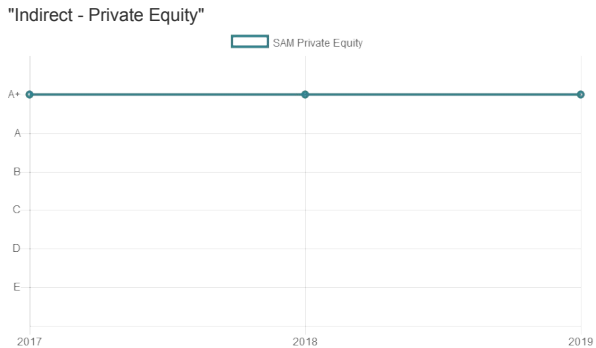
COMPARISON WITH PEERS

Your Indirect - Private Equity module score has been compared to relevant peer groups in a series of distribution charts below.

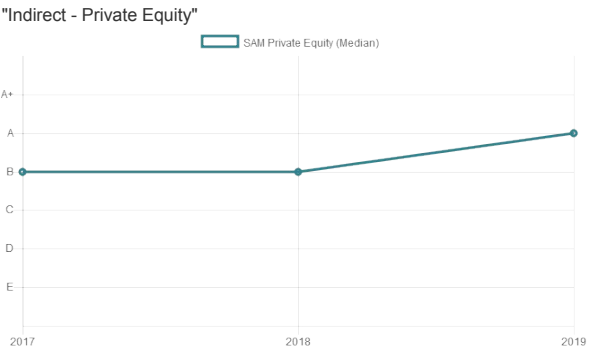
Module	INDIRECT - PRIVATE EQUITY
Band	A+



Your Company Year-On-Year Performance



Average Year-On-Year Trends



Indirect - Property

Indicator Scorecard

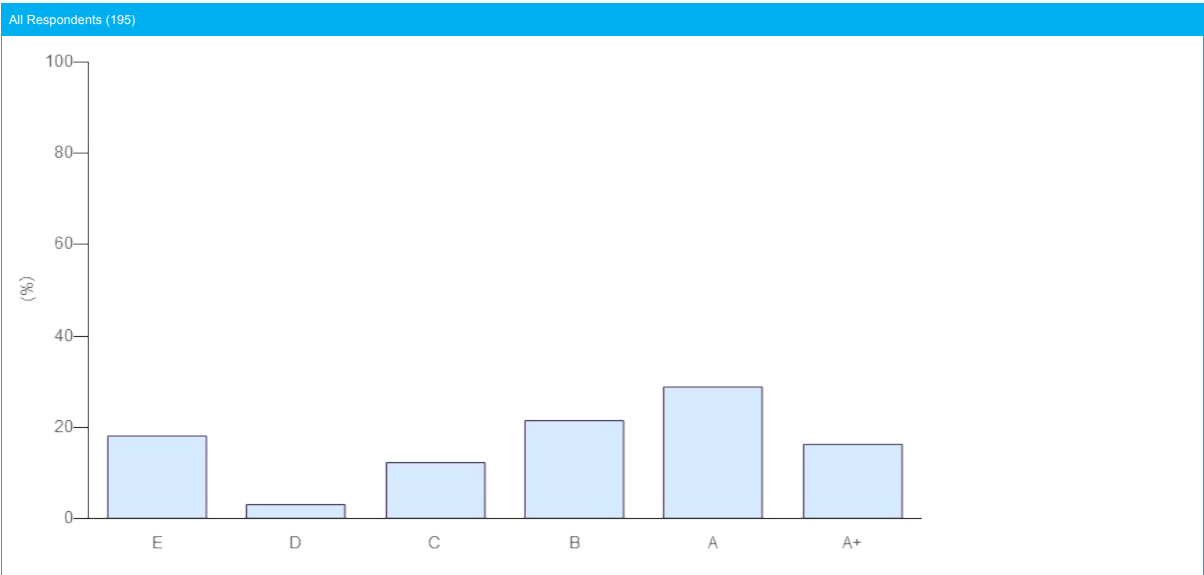
Module	Indirect - Property
Total Score	36 ★ (out of a maximum 36 ★ from 12 indicators). Your score includes 4 additionally assessed indicators and the additional part of your score was calculated from SAM 02.2b, SAM 02.4, SAM 04.3, SAM 09.1.
Band	A+

SECTION	INDICATOR			MEDIAN PEER SCORE (# PEERS)	YOUR SCORE	CHANGE AGAINST LAST YEAR
	NUMBER	TYPE	TOPIC			
Overview	SG 12.3	CORE	Selection, appointment and review of investment consultants	★★★★ (58)	N/A	—
	SAM 12.5	CORE	Monitoring fiduciary managers	★★★★ (47)	N/A	—
Selection	SAM 02.1	CORE	Selection - RI in documentation	★★★★ (195)	★★★★	—
	SAM 02.2a	CORE	Selection - Strategy	★★★★ (195)	★★★★	—
	SAM 02.2b	ADDITIONAL	Selection - ESG people/oversight	★★★★ (195)	★★★★	—
	SAM 02.2c	CORE	Selection - Portfolio construction/valuation	★★★☆☆ (195)	★★★★	—
	SAM 02.3	CORE	Selection processes - General	★★★★ (195)	★★★★	—
	SAM 02.4	ADDITIONAL	Selection processes - RI considerations	★★★★ (195)	★★★★	—
Appointment	SAM 04.1	CORE	Appointment - General	★★★☆☆ (181)	★★★★	—
	SAM 04.2	CORE	Appointment - Objectives & Controls	★★★★ (181)	★★★★	—
	SAM 04.3	ADDITIONAL	Appointment - Incentives & Controls	★★★☆☆ (181)	★★★★	—
Monitoring	SAM 05.1	CORE	Monitoring - General	★★★☆☆ (195)	★★★★	—
	SAM 05.2	ADDITIONAL	Monitoring - Measuring progress	☆☆☆☆ (195)	★★★☆☆	⬇️
Outputs and Outcomes	SAM 09.1	ADDITIONAL	Examples of ESG factors	☆☆☆☆ (195)	★★★★	⬆️
Communication	SG 19	CORE	Disclosure of RI considerations	★★★☆☆ (195)	★★★★	—

COMPARISON WITH PEERS

Your Indirect - Property module score has been compared to relevant peer groups in a series of distribution charts below.

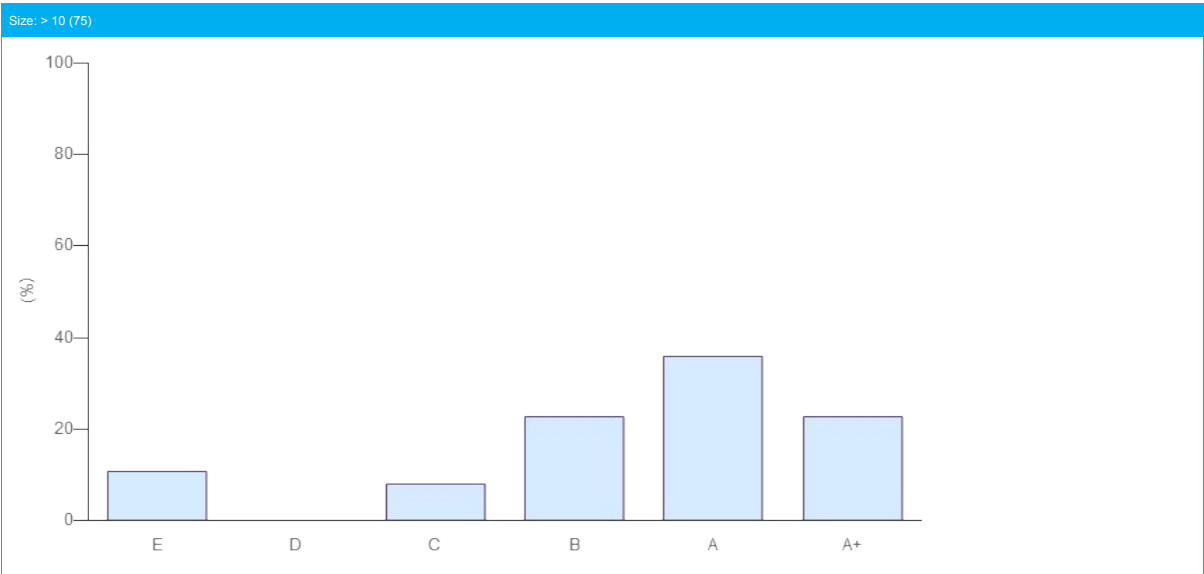
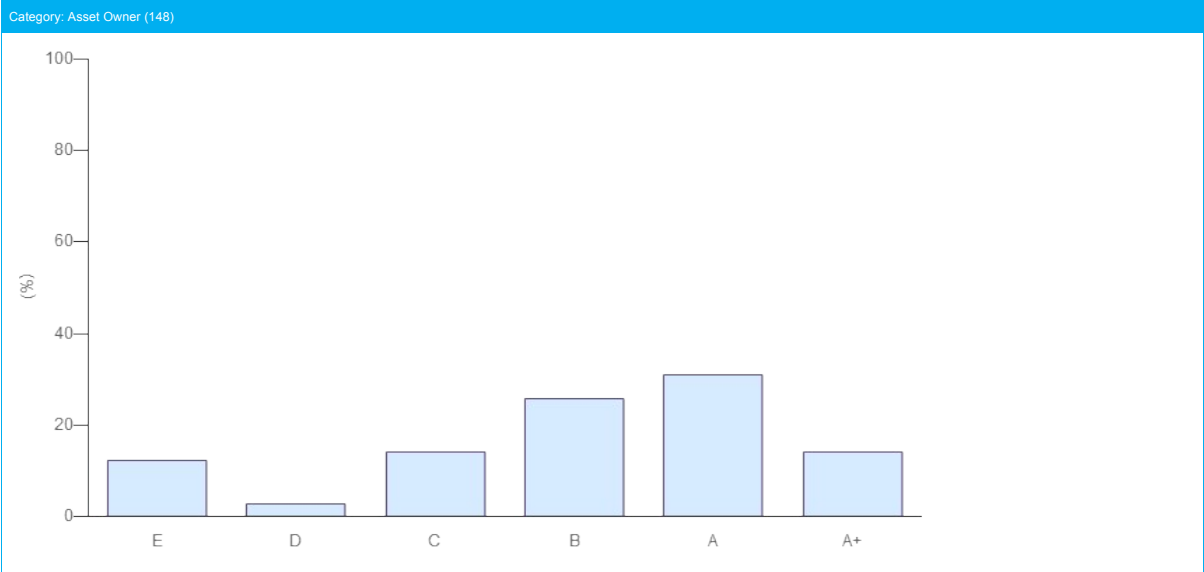
Module	INDIRECT - PROPERTY
Band	A+



COMPARISON WITH PEERS

Your Indirect - Property module score has been compared to relevant peer groups in a series of distribution charts below.

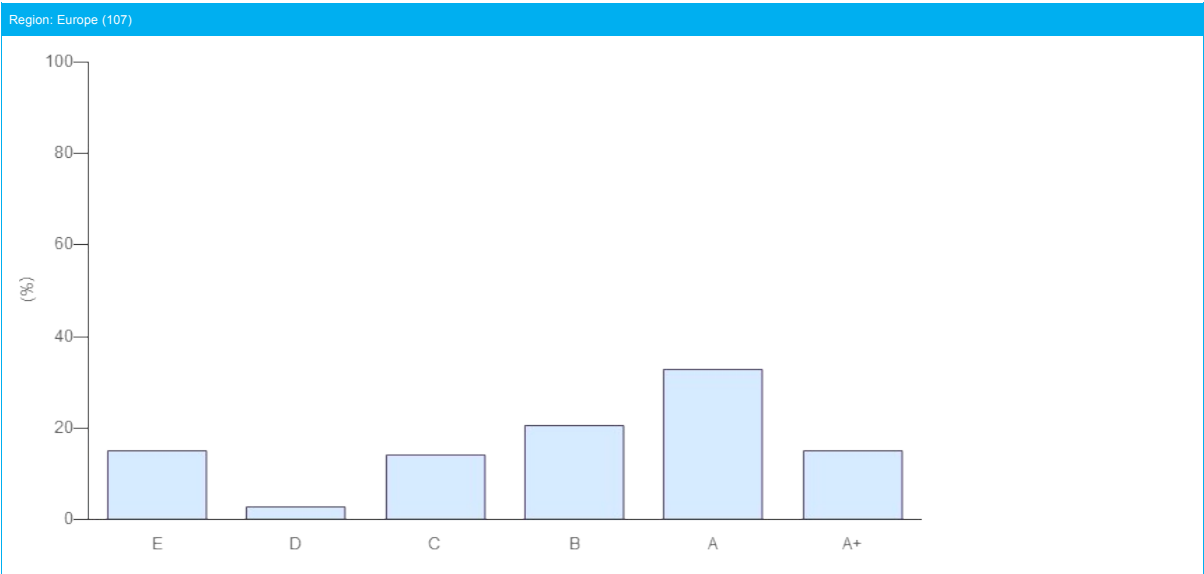
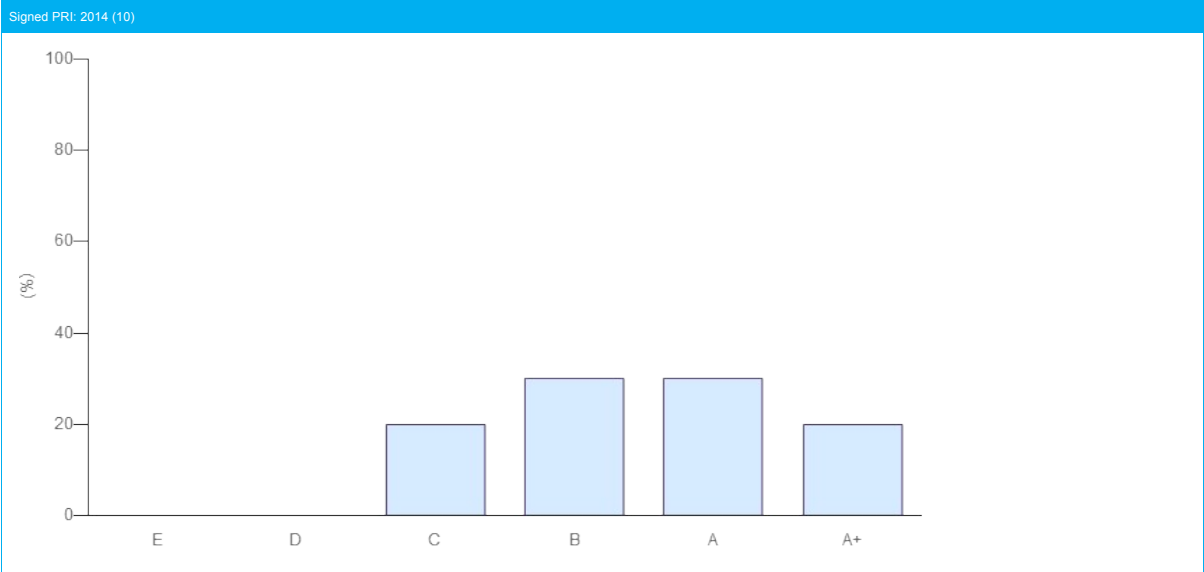
Module	INDIRECT - PROPERTY
Band	A+



COMPARISON WITH PEERS

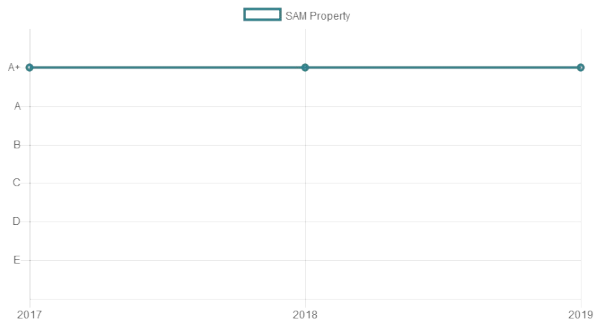
Your Indirect - Property module score has been compared to relevant peer groups in a series of distribution charts below.

Module	INDIRECT - PROPERTY
Band	A+



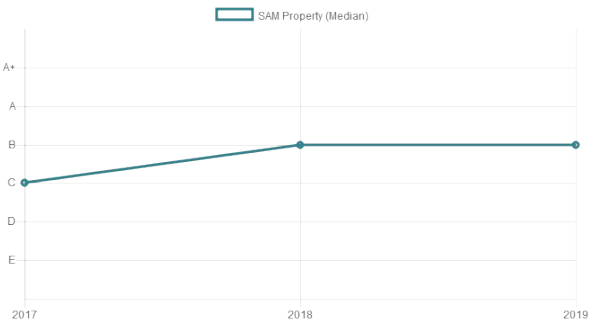
Your Company Year-On-Year Performance

"Indirect - Property"



Average Year-On-Year Trends

"Indirect - Property"



Indirect - Infrastructure

Indicator Scorecard

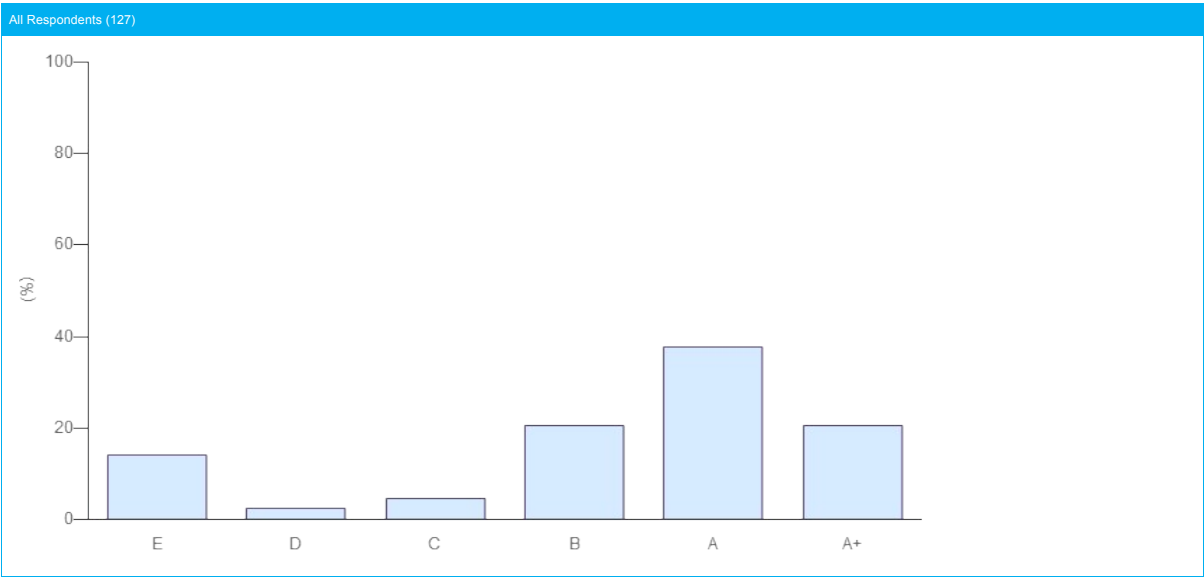
Module	Indirect - Infrastructure
Total Score	36 ★ (out of a maximum 36 ★ from 12 indicators). Your score includes 4 additionally assessed indicators and the additional part of your score was calculated from SAM 02.2b, SAM 02.4, SAM 04.3, SAM 09.1.
Band	A+

SECTION	INDICATOR			MEDIAN PEER SCORE (# PEERS)	YOUR SCORE	CHANGE AGAINST LAST YEAR
	NUMBER	TYPE	TOPIC			
Overview	SG 12.3	CORE	Selection, appointment and review of investment consultants	★★★★ (34)	N/A	—
	SG 12.5	CORE	Monitoring fiduciary managers	★★★★ (28)	N/A	—
Selection	SAM 02.1	CORE	Selection - RI in documentation	★★★★ (127)	★★★★	—
	SAM 02.2a	CORE	Selection - Strategy	★★★★ (127)	★★★★	—
	SAM 02.2b	ADDITIONAL	Selection - ESG people/oversight	★★★★ (127)	★★★★	—
	SAM 02.2c	CORE	Selection - Portfolio construction/valuation	★★★★ (127)	★★★★	—
	SAM 02.3	CORE	Selection processes - General	★★★★ (127)	★★★★	—
	SAM 02.4	ADDITIONAL	Selection processes - RI considerations	★★★★ (127)	★★★★	—
Appointment	SAM 04.1	CORE	Appointment - General	★★★★ (117)	★★★★	—
	SAM 04.2	CORE	Appointment - Objectives & Controls	★★★★ (117)	★★★★	—
	SAM 04.3	ADDITIONAL	Appointment - Incentives & Controls	★★★★ (117)	★★★★	—
Monitoring	SAM 05.1	CORE	Monitoring - General	★★★★ (127)	★★★★	—
	SAM 05.2	ADDITIONAL	Monitoring - Measuring progress	★★★☆☆ (127)	★★★☆☆	⬇️
Outputs and Outcomes	SAM 09.1	ADDITIONAL	Examples of ESG factors	☆☆☆☆ (127)	★★★★	—
Communication	SG 19	CORE	Disclosure of RI considerations	★★★☆☆ (127)	★★★★	—

COMPARISON WITH PEERS

Your Indirect - Infrastructure module score has been compared to relevant peer groups in a series of distribution charts below.

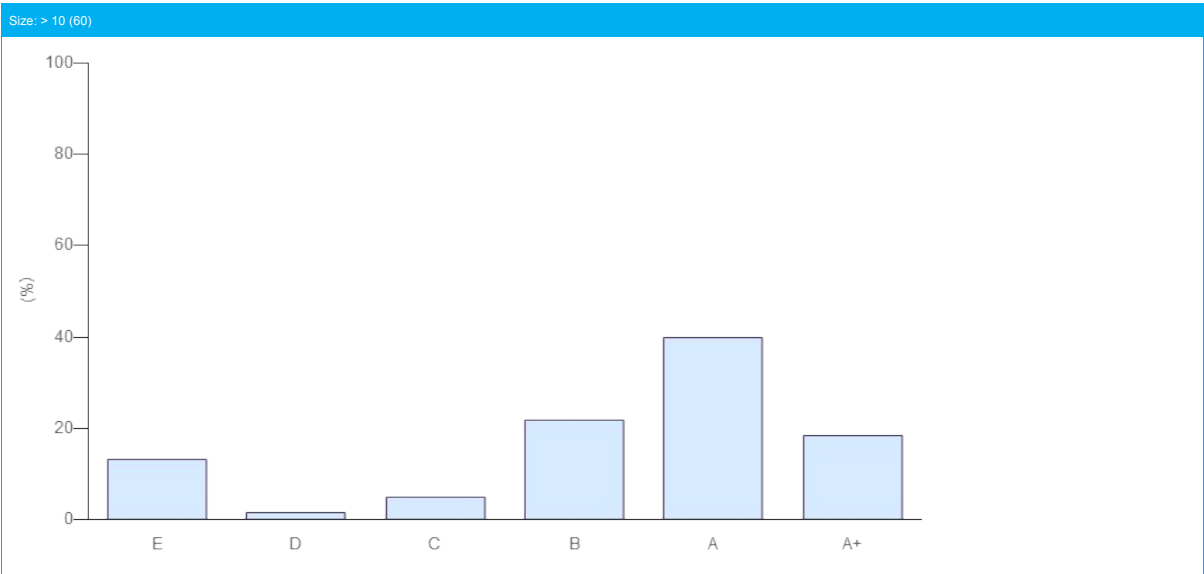
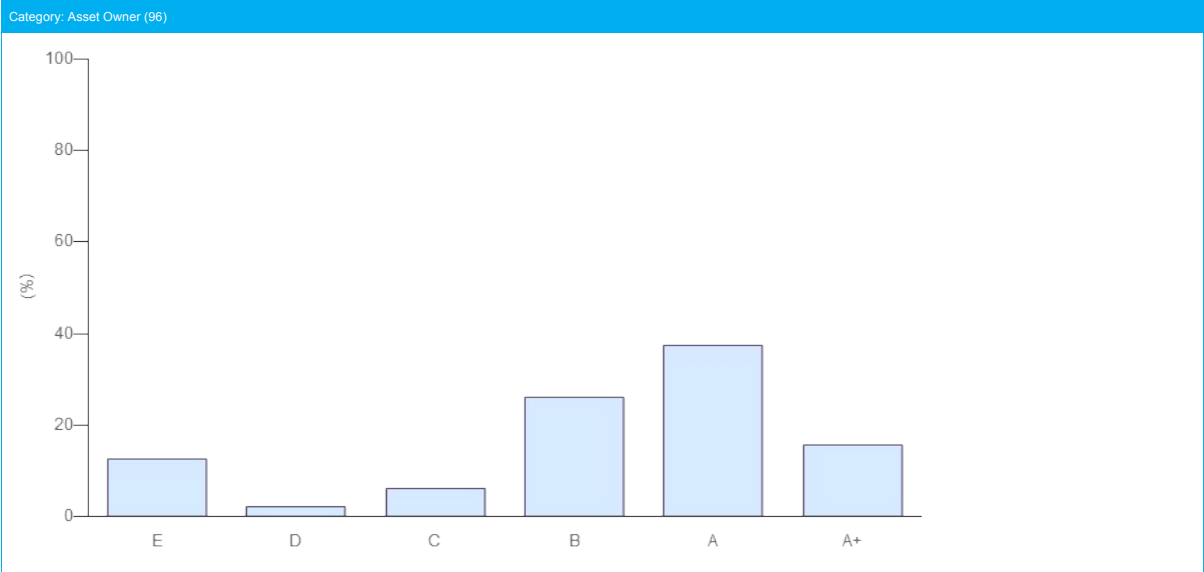
Module	INDIRECT - INFRASTRUCTURE
Band	A+



COMPARISON WITH PEERS

Your Indirect - Infrastructure module score has been compared to relevant peer groups in a series of distribution charts below.

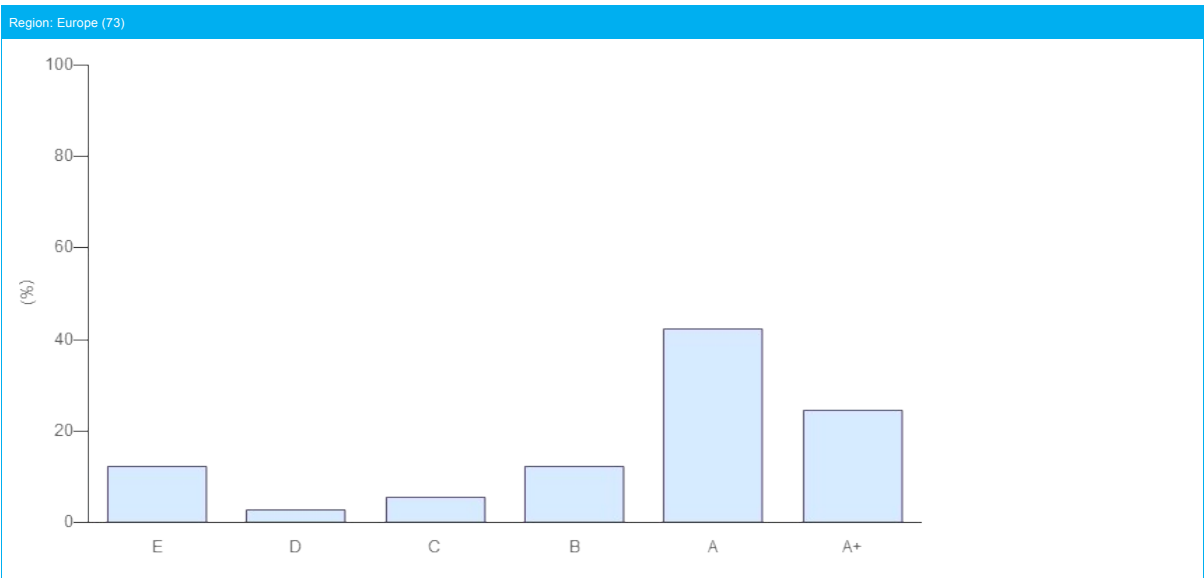
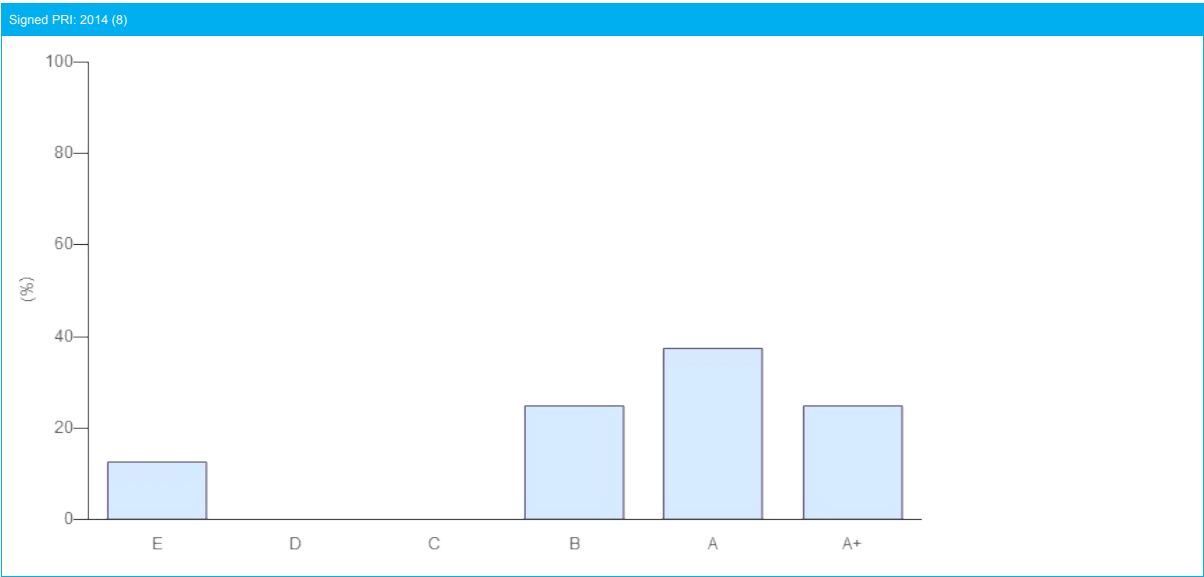
Module	INDIRECT - INFRASTRUCTURE
Band	A+



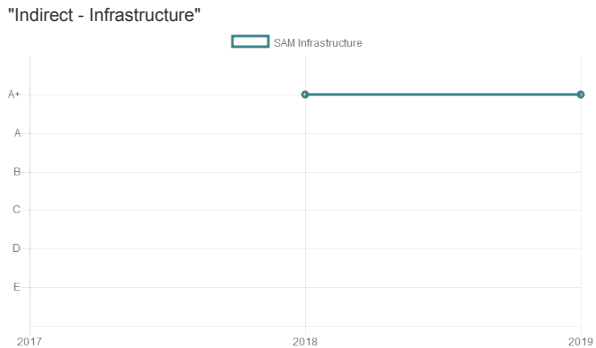
COMPARISON WITH PEERS

Your Indirect - Infrastructure module score has been compared to relevant peer groups in a series of distribution charts below.

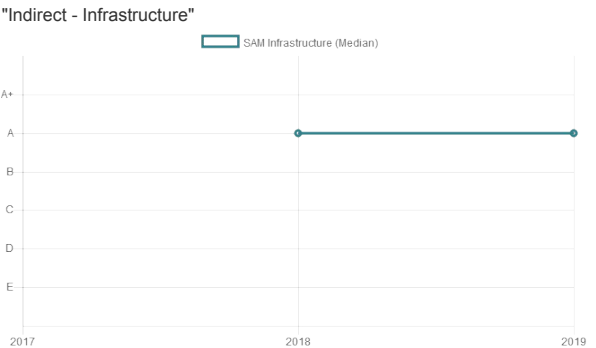
Module	INDIRECT - INFRASTRUCTURE
Band	A+



Your Company Year-On-Year Performance



Average Year-On-Year Trends



DIRECT - LISTED EQUITY - ACTIVE OWNERSHIP

MODULE OVERVIEW

The table below provides an overview of your Listed Equity Active Ownership Band. This is based on your score for engagement and (proxy) voting.

If applicable, you will see a separate score for engagements run internally, collaboratively and through service providers. Your engagement score is based on your main engagement approach, calculated using your reported information in indicator LEA 11. Your main approach is based on the combination of the quantity and comprehensiveness of engagements and your role/involvement. The Engagement score is not dependent on how you conduct your engagements and the top score can be achieved regardless of who conducts the engagements. For more information please see the assessment methodology and detailed methodology.

The scores for each applicable engagement approach are presented in more detail in the following pages.

Active Ownership Band	A
Engagement Band	A
Score based on:	Collaborative
Individual Engagement Band	A
Collaborative Engagement Band	A
Service Provider Engagement Band	NA
(Proxy) Voting Band	A

DIRECT - LISTED EQUITY - INDIVIDUAL ENGAGEMENTS

Indicator Scorecard

This section looks at how your organisation carries out engagements individually through internal staff. If your organisation did not respond to an applicable indicator, you will see a score of ☆☆☆

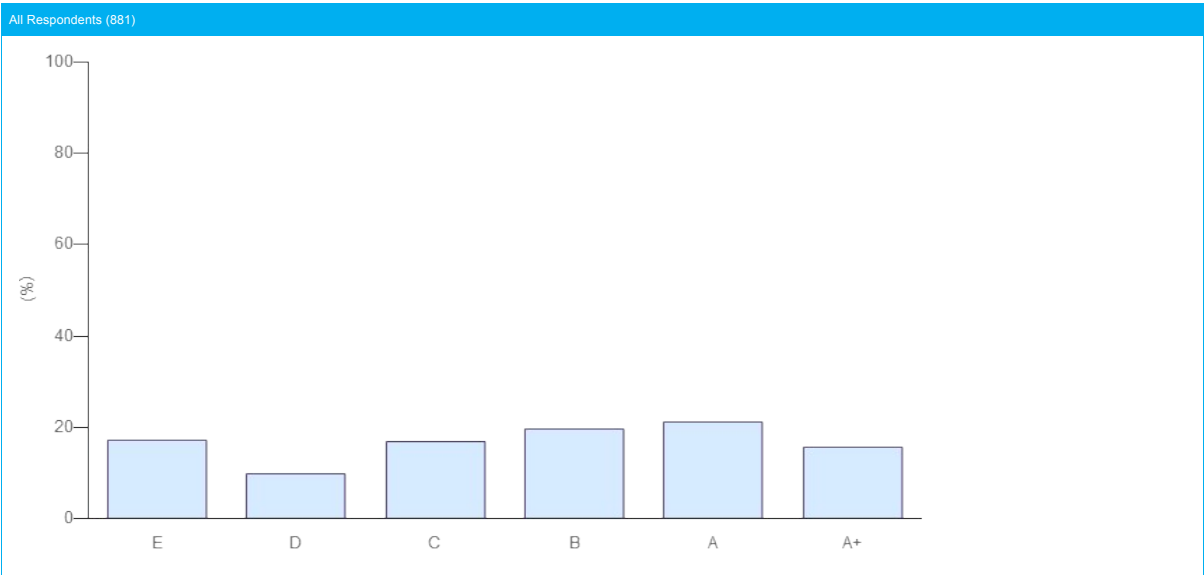
Section	LISTED EQUITY - INDIVIDUAL ENGAGEMENTS
Type of Engagement	INDIVIDUAL/INTERNAL STAFF ENGAGEMENTS
Total Score	28 ★ (out of a maximum 30 ★ from 10 indicators). Your score includes 3 additionally assessed indicators and the additional part of your score was calculated from LEA 06, LEA 07, LEA 10.
Band	A

SECTION	INDICATOR			MEDIAN PEER SCORE (# PEERS)	YOUR SCORE	CHANGE AGAINST LAST YEAR
	NUMBER	TYPE	TOPIC			
OVERVIEW	LEA 01	CORE	Description of approach to engagement	★★★ (881)	★★★★	—
INTERNAL PROCESSES	LEA 03	CORE	Process for identifying and prioritising engagement activities	★★★ (881)	★★★★	—
	LEA 04	CORE	Objectives for engagement activities	☆☆☆ (881)	★★★★	↑
	LEA 05	CORE	Monitor/review engagement outcomes	★★★ (881)	★★★★	—
	LEA 06	ADDITIONAL	Escalation strategy	★★★ (881)	★★★★	—
	LEA 07	ADDITIONAL	Share insights from engagements with internal/external managers	★★★ (881)	★★★☆☆	—
OUTPUTS AND OUTCOMES	LEA 09a	CORE	Number of companies engaged with, intensity of engagement and effort	★★★ (881)	★★★★	—
	LEA 09b	ADDITIONAL		☆☆☆ (881)	★★★☆☆	↓
	LEA 10	ADDITIONAL	Engagement methods	★★★ (881)	★★★☆☆	↓
COMMUNICATION	SG 19a	CORE	Disclosure of approach to public	☆☆☆ (881)	★★★★	—
	SG 19b	CORE	Disclosure of approach to clients/beneficiaries	★★★ (881)	★★★★	—

COMPARISON WITH PEERS

Your Direct - Listed Equity - Individual Engagements module score has been compared to relevant peer groups in a series of distribution charts below.

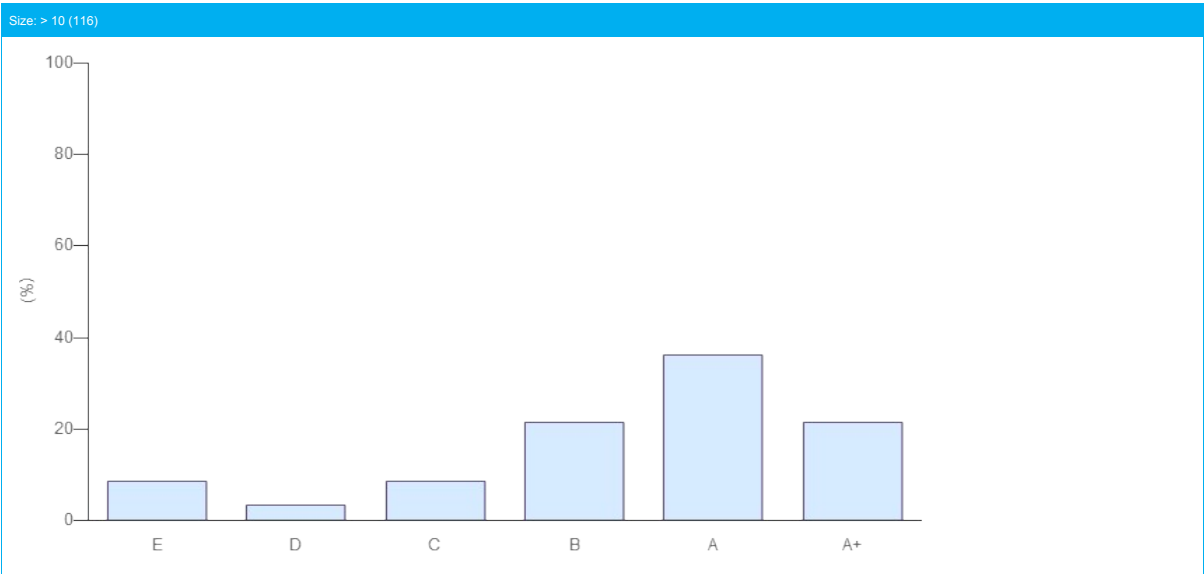
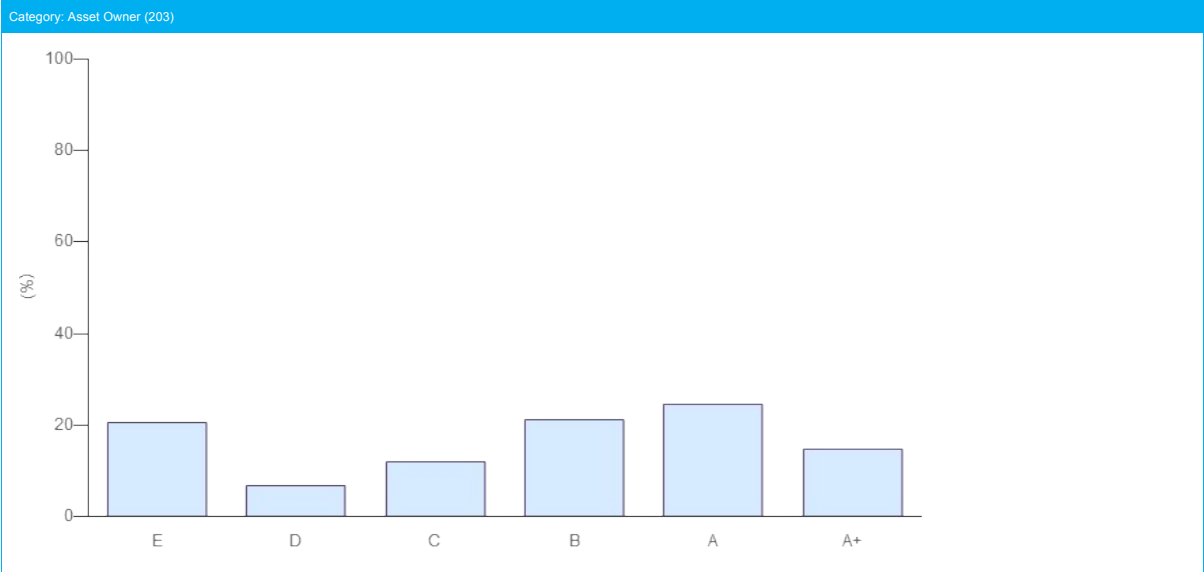
Module	DIRECT - LISTED EQUITY - INDIVIDUAL ENGAGEMENTS
Band	A



COMPARISON WITH PEERS

Your Direct - Listed Equity - Individual Engagements module score has been compared to relevant peer groups in a series of distribution charts below.

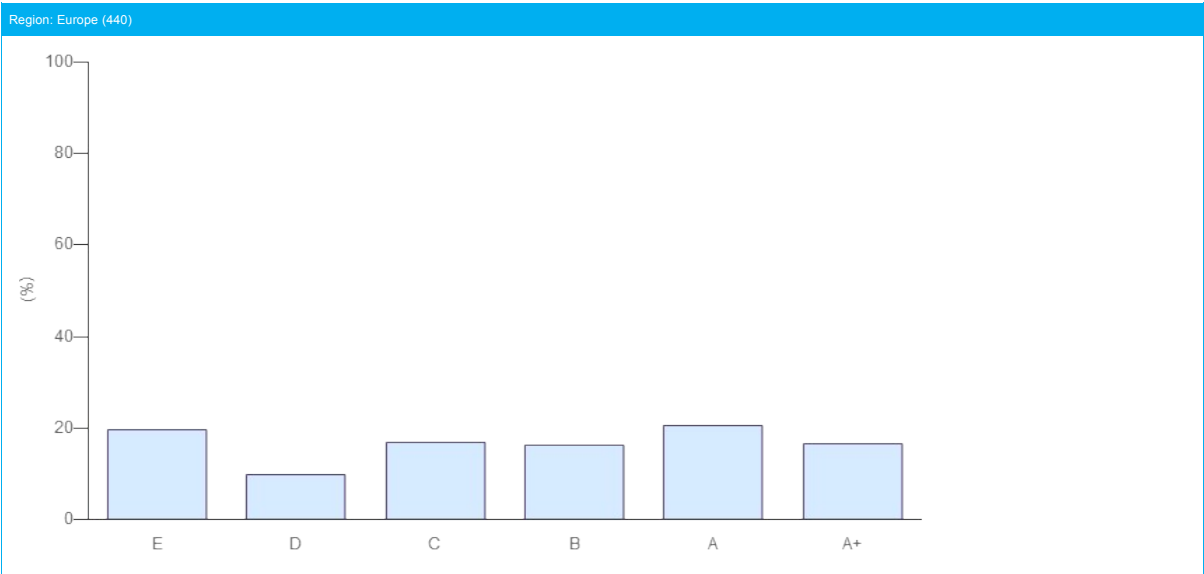
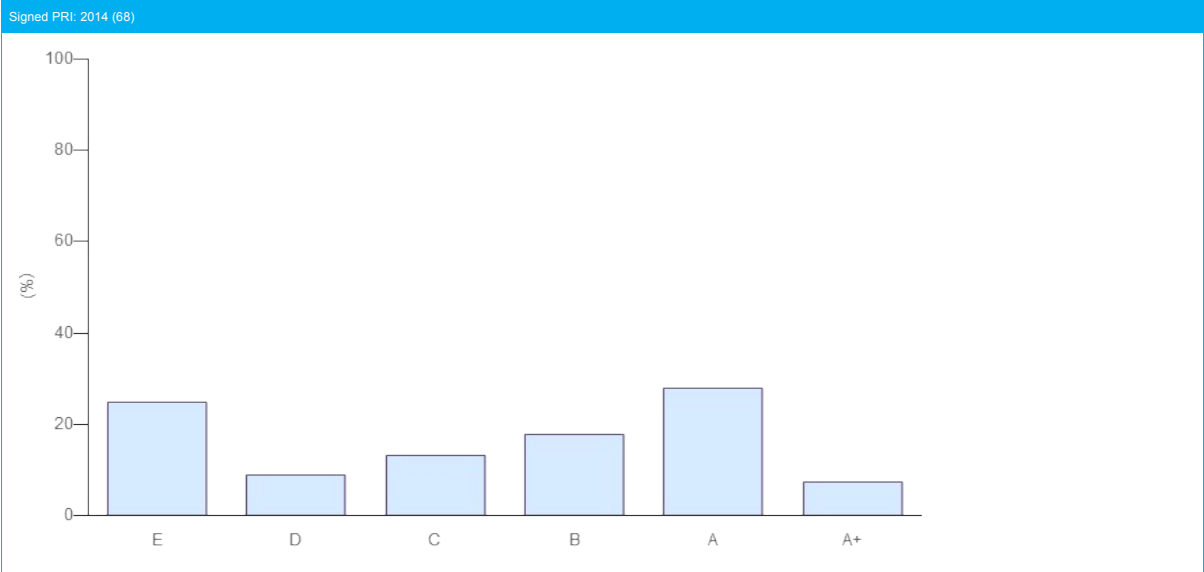
Module	DIRECT - LISTED EQUITY - INDIVIDUAL ENGAGEMENTS
Band	A



COMPARISON WITH PEERS

Your Direct - Listed Equity - Individual Engagements module score has been compared to relevant peer groups in a series of distribution charts below.

Module	DIRECT - LISTED EQUITY - INDIVIDUAL ENGAGEMENTS
Band	A



Direct - LISTED EQUITY - COLLABORATIVE ENGAGEMENTS

Indicator Scorecard

This section looks at how your organisation carries out engagements via collaborations. If your organisation did not respond to an applicable indicator, you will see a score of ☆☆☆

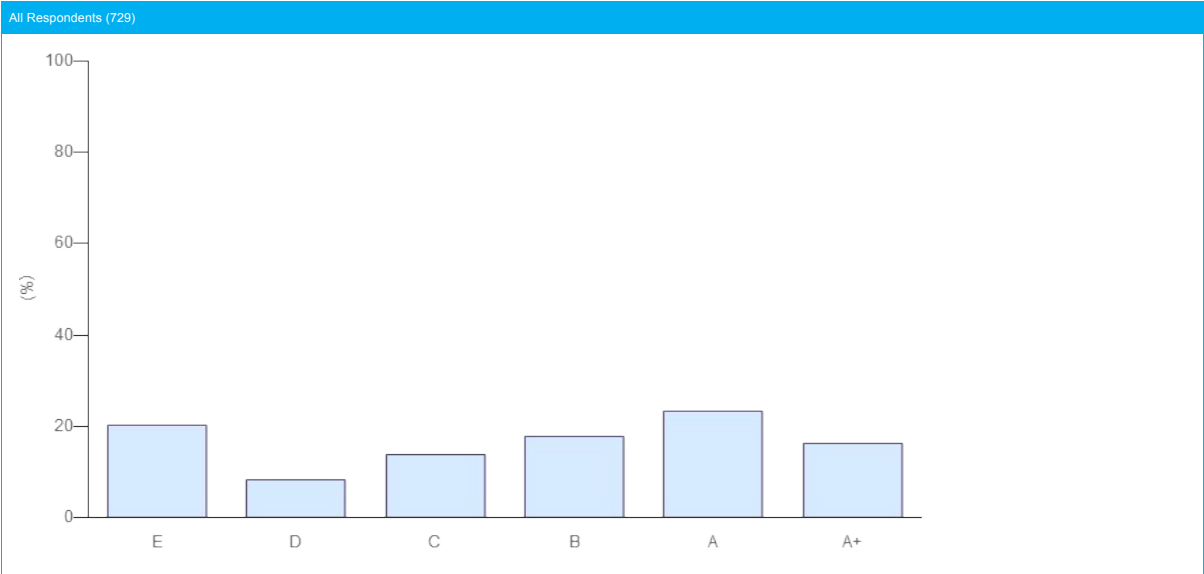
Section	LISTED EQUITY - COLLABORATIVE ENGAGEMENTS
Type of Engagement	COLLABORATIVE ENGAGEMENTS
Total Score	28 ★ (out of a maximum 30 ★ from 10 indicators). Your score includes 3 additionally assessed indicators and the additional part of your score was calculated from LEA 06, LEA 07, LEA 10.
Band	A

SECTION	INDICATOR			MEDIAN PEER SCORE (# PEERS)	YOUR SCORE	CHANGE AGAINST LAST YEAR
	NUMBER	TYPE	TOPIC			
OVERVIEW	LEA 01	CORE	Description of approach to engagement	★★★ (729)	★★★★	—
COLLABORATIVE PROCESSES	LEA 03	CORE	Process for identifying and prioritising engagement activities	★★★ (729)	★★★★	—
	LEA 04	CORE	Objectives for engagement activities	★★★ (729)	★★★★	↑
	LEA 05	CORE	Monitor/review engagement outcomes	★★★ (729)	★★★★	—
	LEA 06	CORE	Escalation strategy	★★★ (729)	★★★★	—
	LEA 07	ADDITIONAL	Share insights from engagements with internal/external managers	★★★ (729)	★★★☆☆	—
OUTPUTS AND OUTCOMES	LEA 09a	CORE	Number of companies engaged with, intensity of engagement and effort	★★★ (729)	★★★★	—
	LEA 09b	ADDITIONAL		☆☆☆ (729)	★★★☆☆	↓
	LEA 10	ADDITIONAL	Engagement methods	★★★ (729)	★★★☆☆	↓
COMMUNICATION	SG 19a	CORE	Disclosure of approach to public	☆☆☆ (729)	★★★★	—
	SG 19b	CORE	Disclosure of approach to clients/beneficiaries	★★★ (729)	★★★★	—

COMPARISON WITH PEERS

Your Direct - Listed Equity - Collaborative Engagements module score has been compared to relevant peer groups in a series of distribution charts below.

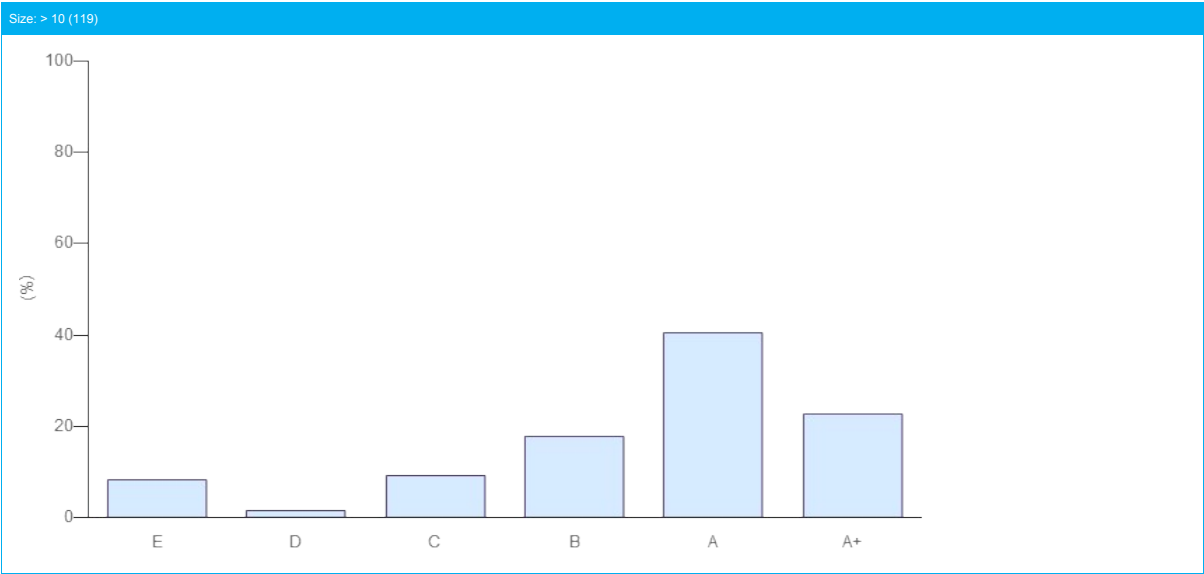
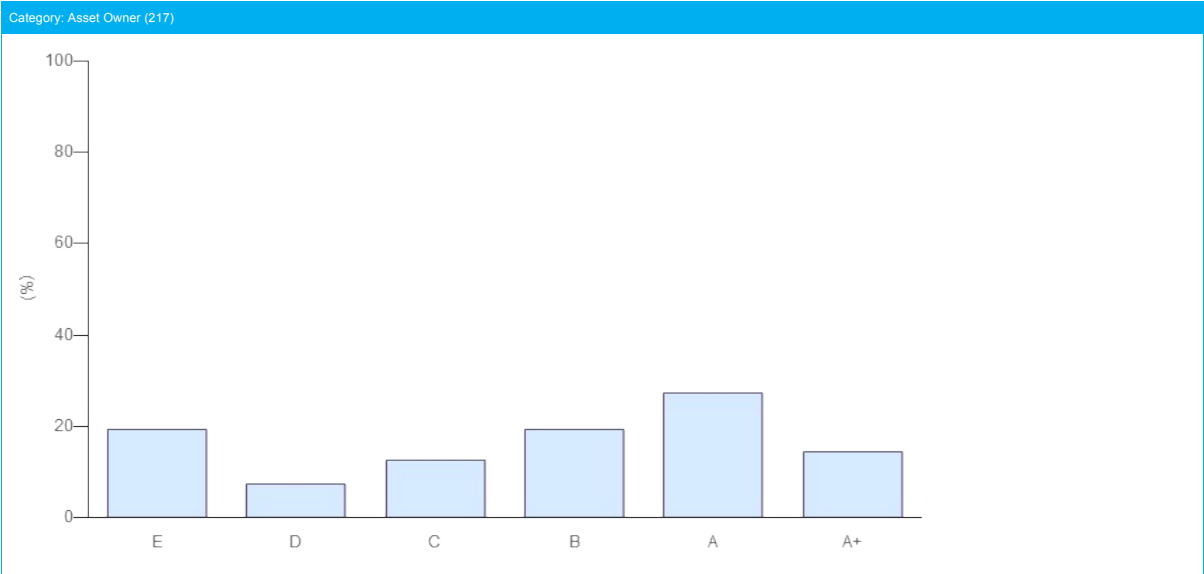
Module	DIRECT - LISTED EQUITY - COLLABORATIVE ENGAGEMENTS
Band	A



COMPARISON WITH PEERS

Your Direct - Listed Equity - Collaborative Engagements module score has been compared to relevant peer groups in a series of distribution charts below.

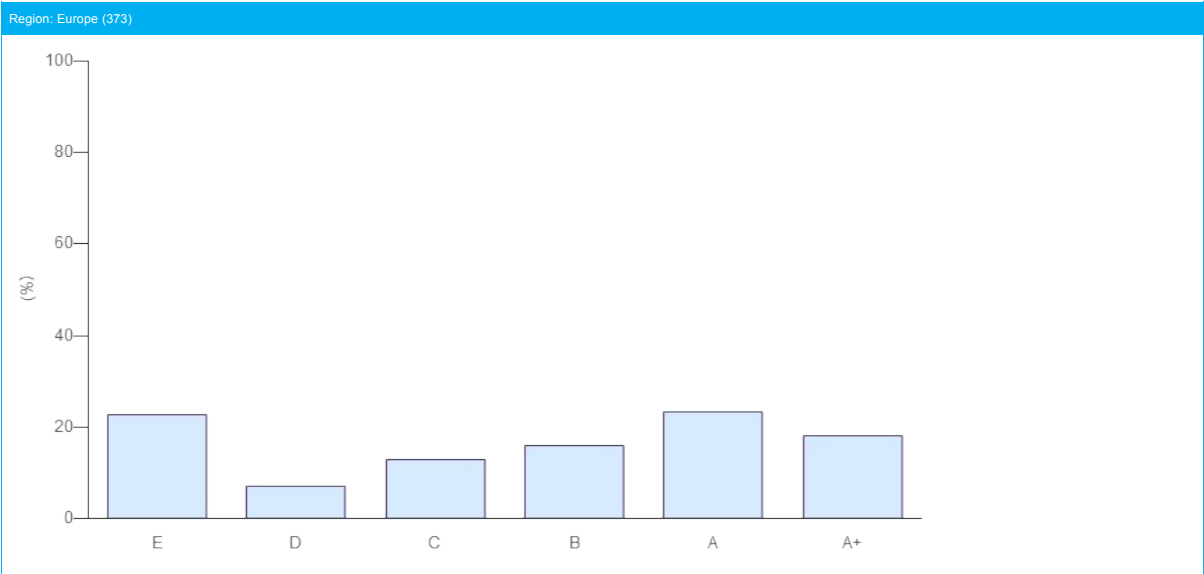
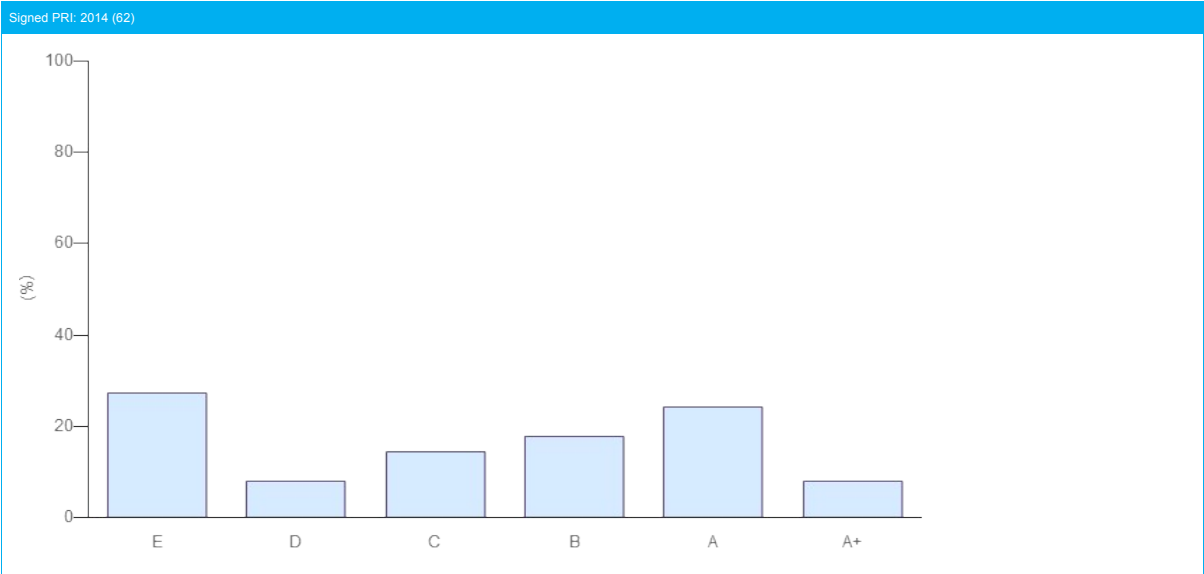
Module	DIRECT - LISTED EQUITY - COLLABORATIVE ENGAGEMENTS
Band	A



COMPARISON WITH PEERS

Your Direct - Listed Equity - Collaborative Engagements module score has been compared to relevant peer groups in a series of distribution charts below.

Module	DIRECT - LISTED EQUITY - COLLABORATIVE ENGAGEMENTS
Band	A



Direct - LISTED EQUITY - (PROXY) VOTING

Indicator Scorecard

This section looks at how your organisation conducts (proxy) voting and shareholder resolutions decided upon by you or on your behalf by service providers in relation to your listed equity holdings. If your organisation did not respond to an applicable indicator, you will see a score of ☆☆☆

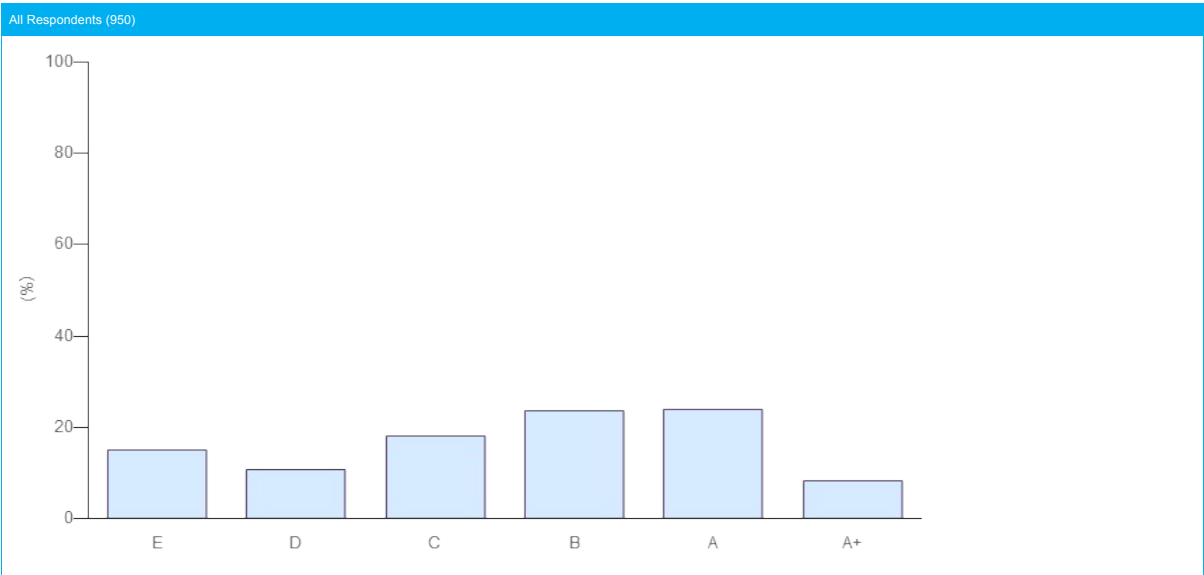
Section	(PROXY) VOTING & SHAREHOLDER RESOLUTIONS
Total Score	17 ★ (out of a maximum 21 ★ from 7 indicators). Your score includes 2 additionally assessed indicators and the additional part of your score was calculated from LEA 14, LEA 18.
Band	A

SECTION	INDICATOR			MEDIAN PEER SCORE (# PEERS)	YOUR SCORE	CHANGE AGAINST LAST YEAR
	NUMBER	TYPE	TOPIC			
PROCESS	LEA 01	CORE	Voting policy	★★★★ (950)	★★★★	—
	LEA 13	ADDITIONAL	Reviewing service provider voting recommendations	★★★★ (106)	N/A	—
	LEA 14	ADDITIONAL	Securities lending programme	☆☆☆☆ (475)	★★★★	—
	LEA 16	CORE	Informing companies of the rationale of abstaining/voting against management	★★★★ (900)	★★☆☆	↓
OUTPUTS & OUTCOMES	LEA 17	CORE	Percentage of (proxy) votes cast	★★★★ (950)	★★★★	—
	LEA 18	ADDITIONAL	Voting instructions issued	★★★★ (950)	★★★★	—
	LEA 19	ADDITIONAL	Escalation strategy	☆☆☆☆ (950)	★★☆☆	—
COMMUNICATION	SG 19a	CORE	Disclosure of approach to public	☆☆☆☆ (950)	★★☆☆	—
	SG 19b	CORE	Disclosure of approach to clients/beneficiaries	★★★★ (950)	★★☆☆	—

COMPARISON WITH PEERS

Your Direct - Listed Equity - Proxy voting module score has been compared to relevant peer groups in a series of distribution charts below.

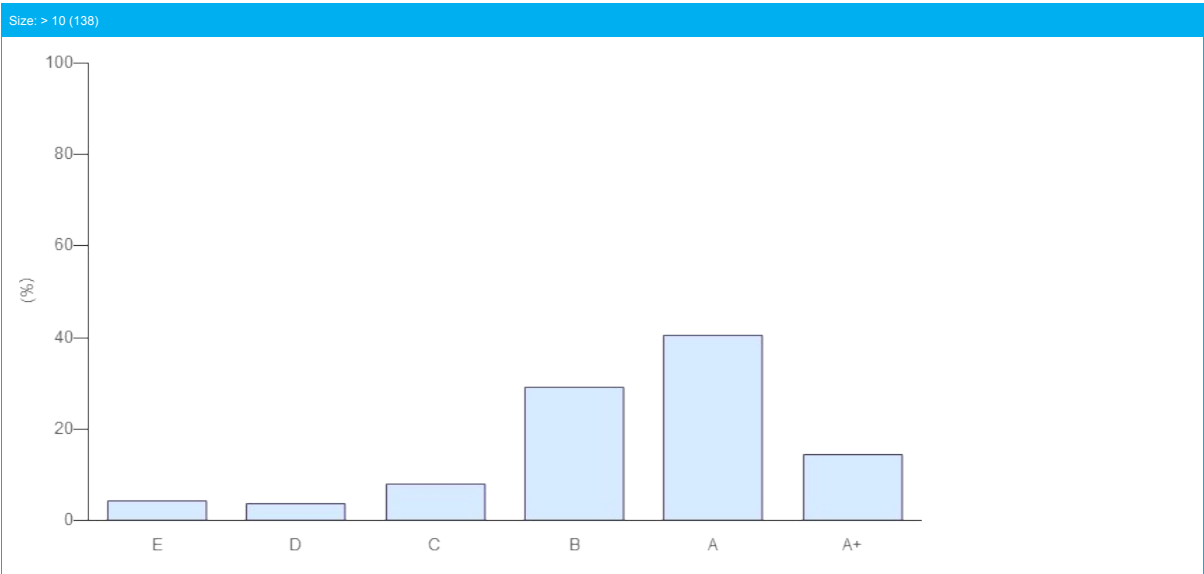
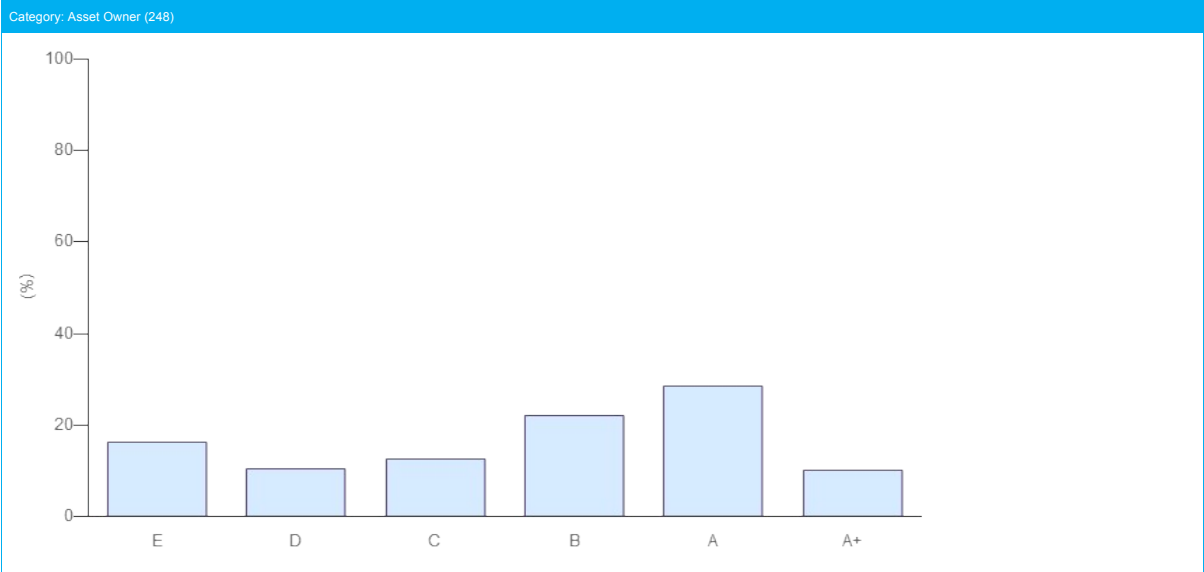
Module	DIRECT - LISTED EQUITY - PROXY VOTING
Band	A



COMPARISON WITH PEERS

Your Direct - Listed Equity - Proxy voting module score has been compared to relevant peer groups in a series of distribution charts below.

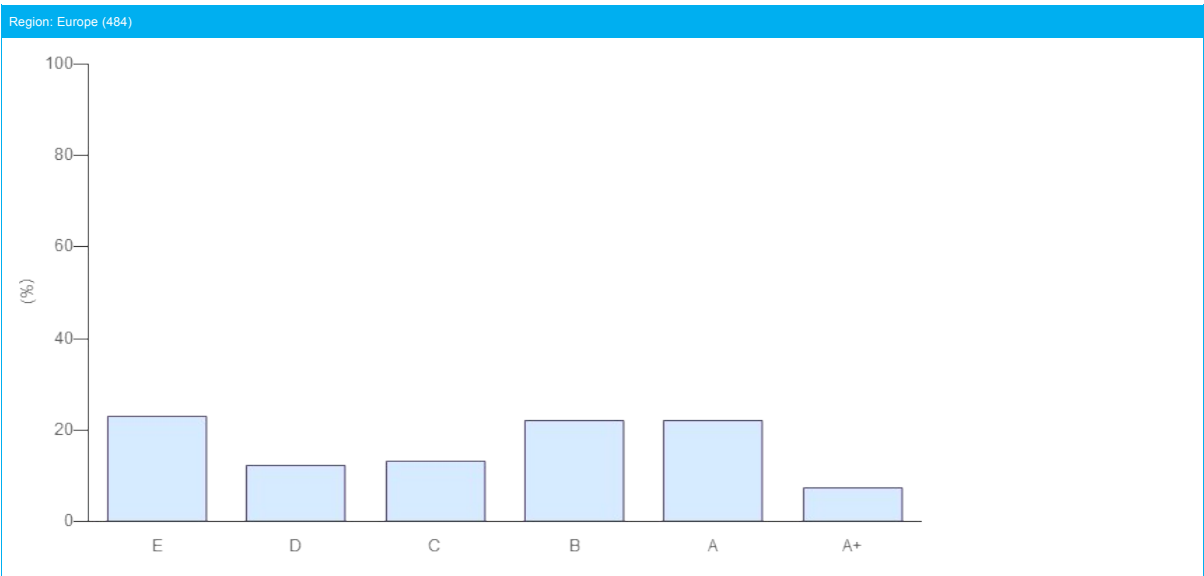
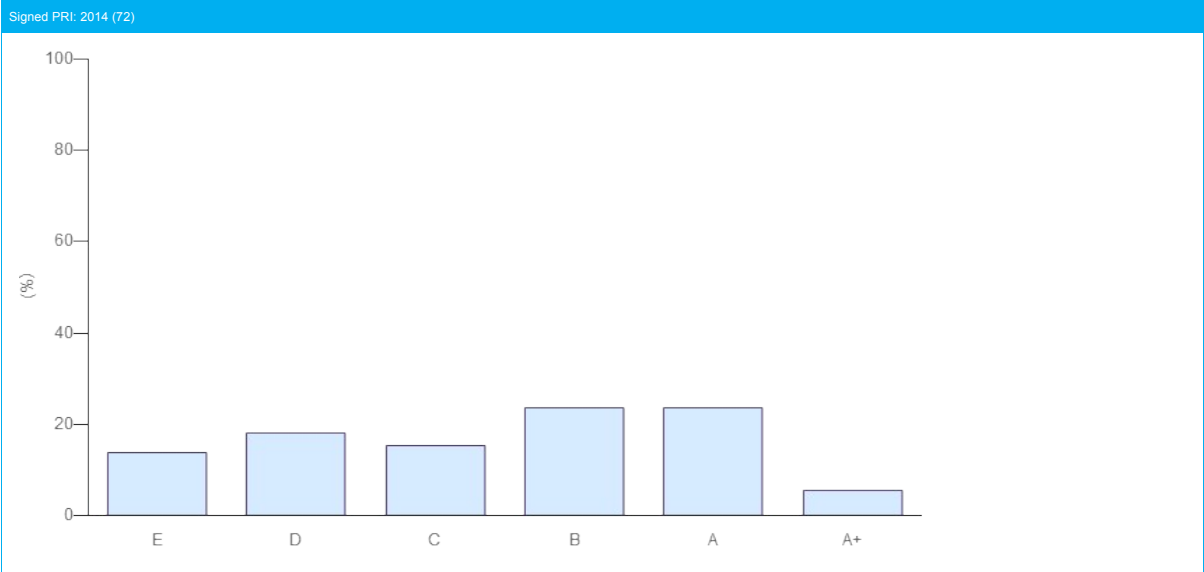
Module	DIRECT - LISTED EQUITY - PROXY VOTING
Band	A



COMPARISON WITH PEERS

Your Direct - Listed Equity - Proxy voting module score has been compared to relevant peer groups in a series of distribution charts below.

Module	DIRECT - LISTED EQUITY - PROXY VOTING
Band	A



DIRECT - PROPERTY

Indicator Scorecard

This module looks at responsible investment implementation during fundraising, pre- and post-investment processes.

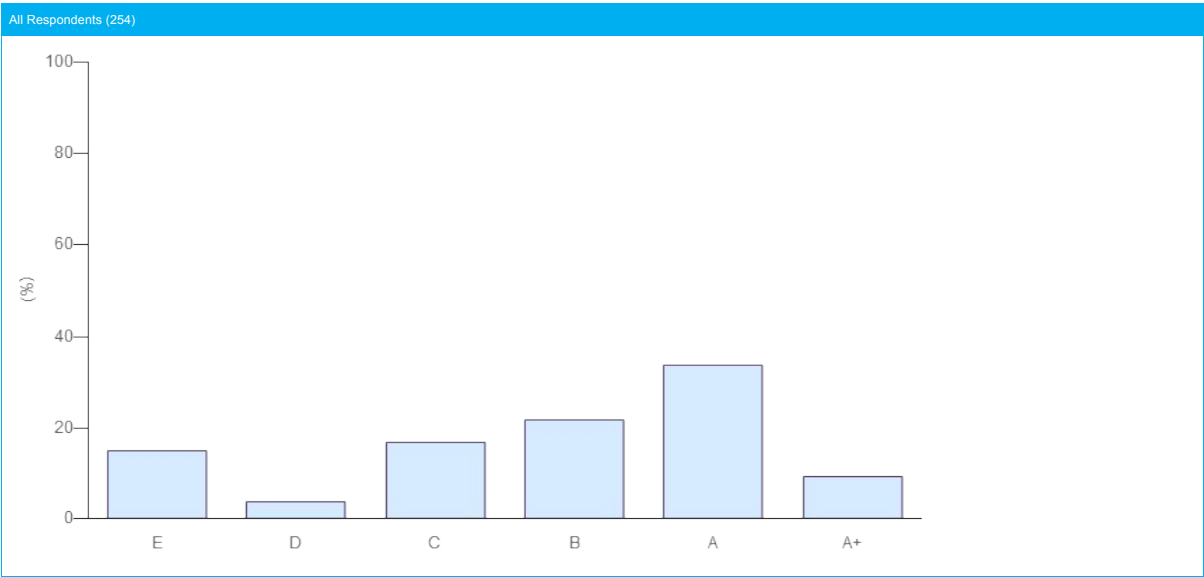
Module	PROPERTY
Total Score	38 ★ (out of a maximum 48 ★ from 16 indicators). Your score includes 4 additionally assessed indicators and the additional part of your score was calculated from PR 05, PR 14, PR 15.
Band	A

SECTION	INDICATOR			MEDIAN PEER SCORE (# PEERS)	YOUR SCORE	CHANGE AGAINST LAST YEAR
	NUMBER	TYPE	TOPIC			
OVERVIEW	PR 01	CORE	Responsible Property Investment (RPI) policy	★★★ (254)	★★★	—
FUNDRAISING	PR 02	CORE	Fund placement documents and RI	★★★ (165)	N/A	—
	PR 03	ADDITIONAL	Formal commitments to RI	★★★ (135)	N/A	—
PRE-INVESTMENT	PR 04	CORE	Incorporating ESG issues when selecting investments	★★★ (254)	★★★	—
	PR 05	ADDITIONAL	Types of ESG information considered in investment selection	★★★ (254)	★★★	—
	PR 06	CORE	ESG issues impact in selection process	★★★ (244)	★★★	—
SELECTION, APPOINTMENT & MONITORING THIRD-PARTY PROPERTY MANAGERS	PR 07a	CORE	ESG issues in selection	★★★ (175)	★★★	—
	PR 07b	CORE	ESG issues in appointment	★★★ (175)	★★★	—
	PR 07c	CORE	ESG issues in monitoring	★★★ (175)	★★★	—
POST-INVESTMENT	PR 09	CORE	ESG targets that were set and monitored	★★★ (254)	★★★	—
	PR 11a	CORE	Developments and refurbishments	★★★ (250)	★★★	—
	PR 11b	CORE	ESG Considerations	★★★ (250)	★★★	—
	PR 12	CORE	Occupier engagement	★★★ (254)	★★★	—
	PR 13	ADDITIONAL	Green leases or MOUs	★★★ (231)	★★★	—
	PR 14	ADDITIONAL	Proportion of assets engaged with on community issues	★★★ (254)	★★★	—
OUTPUTS	PR 15	ADDITIONAL	ESG issues affected financial/ESG performance	★★★ (254)	★★★	—
COMMUNICATION	SG 19a	CORE	Disclosure of approach to public	★★★ (254)	★★★	—
	SG 19b	CORE	Disclosure of approach to clients/beneficiaries	★★★ (254)	★★★	—

COMPARISON WITH PEERS

Your Direct - Property module score has been compared to relevant peer groups in a series of distribution charts below.

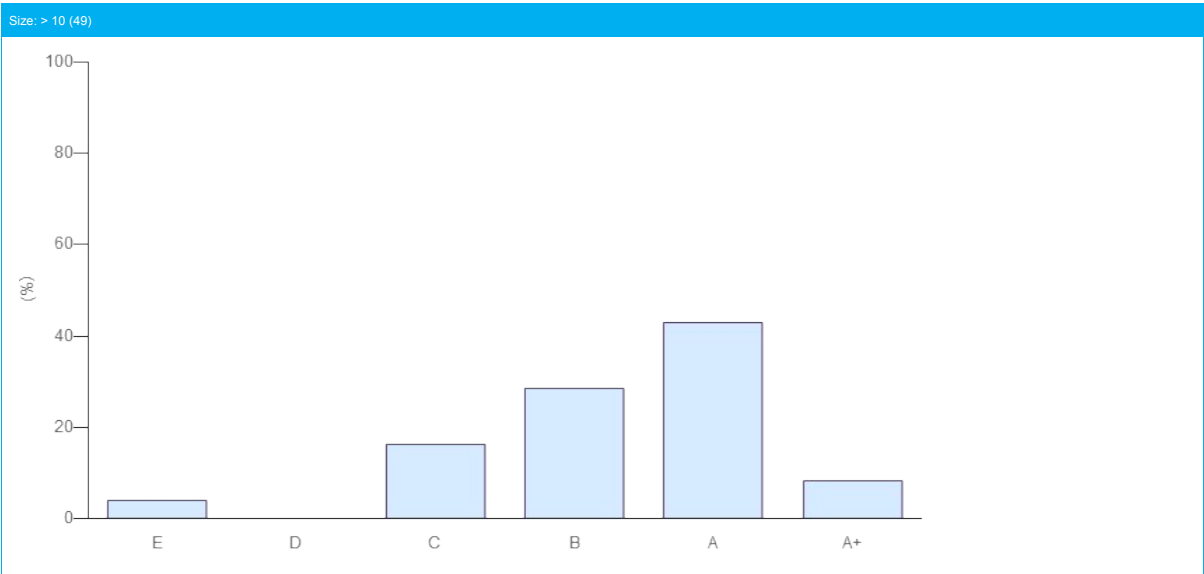
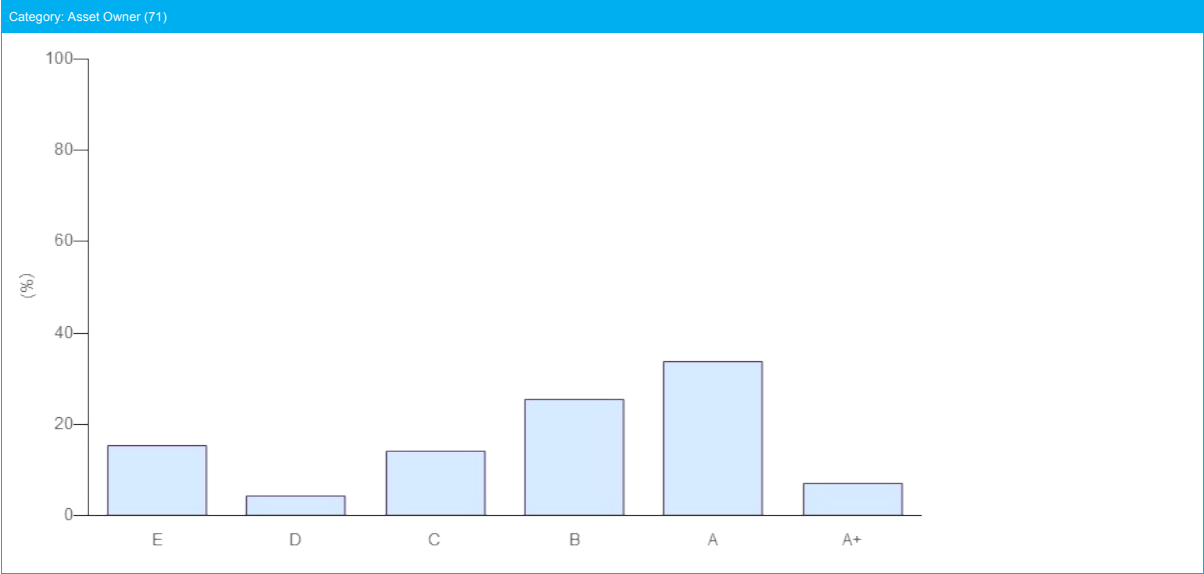
Module	DIRECT - PROPERTY
Band	A



COMPARISON WITH PEERS

Your Direct - Property module score has been compared to relevant peer groups in a series of distribution charts below.

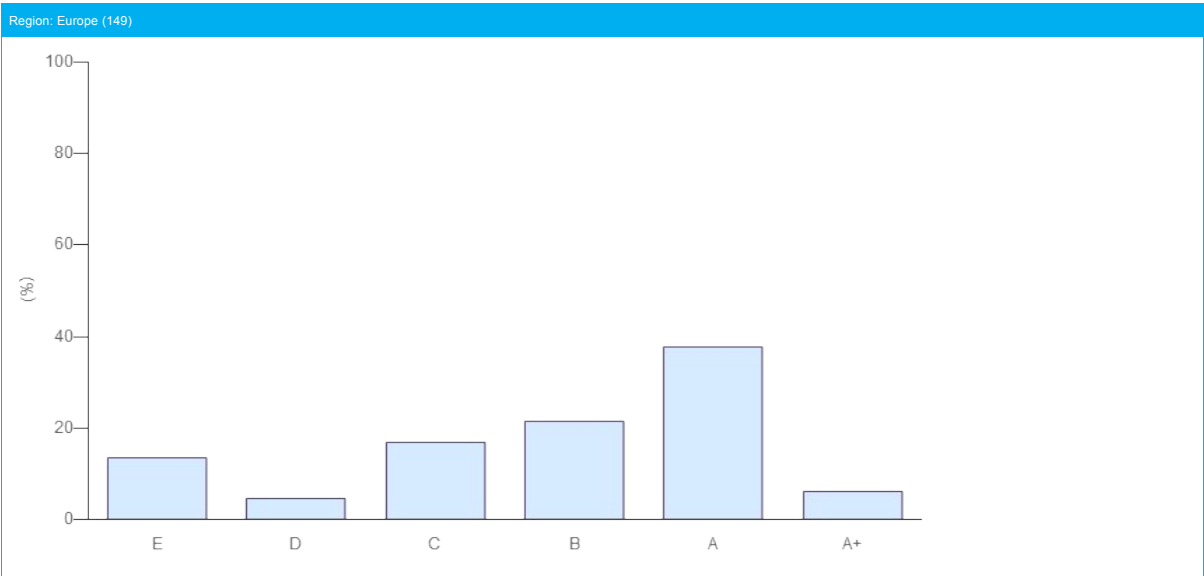
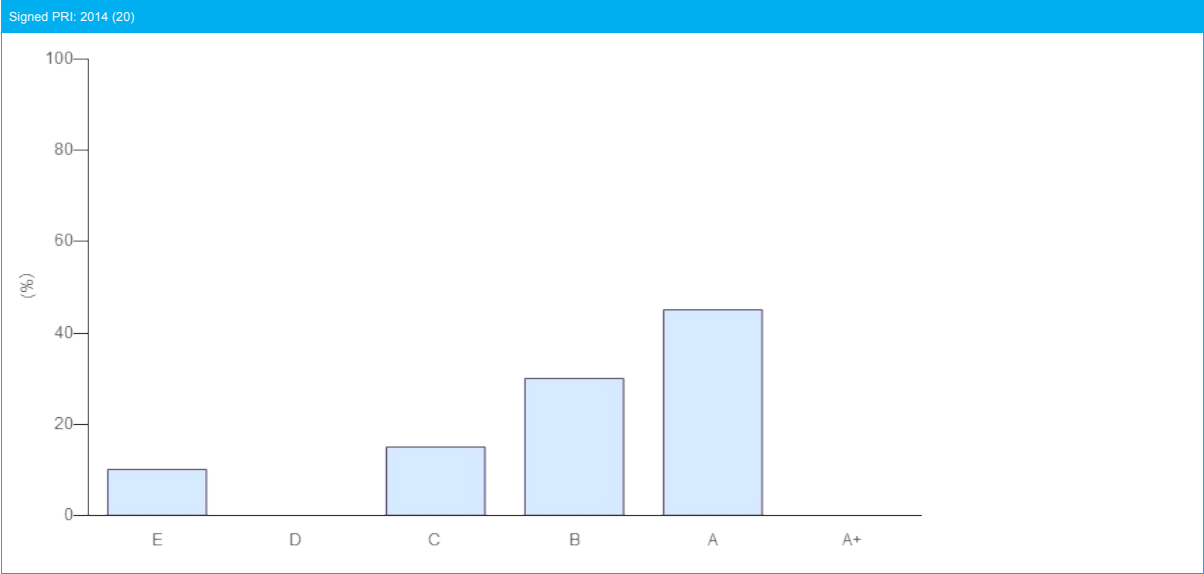
Module	DIRECT - PROPERTY
Band	A



COMPARISON WITH PEERS

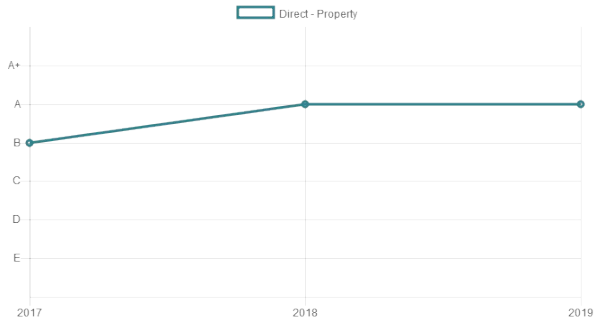
Your Direct - Property module score has been compared to relevant peer groups in a series of distribution charts below.

Module	DIRECT - PROPERTY
Band	A



Your Company Year-On-Year Performance

"DIRECT - PROPERTY"



Average Year-On-Year Trends

"DIRECT - PROPERTY"

