



## **ASSESSMENT REPORT**

**2023**

**Sekisui House Asset Management, Ltd.**

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## About this report

PRI reporting is the largest global reporting project on responsible investment. It was developed with investors, for investors.

PRI signatories are required to report publicly on their responsible investment activities each year. In turn, they receive a number of outputs, including an Assessment Report.

The Assessment Reports, which are produced using signatories' reported information, support signatories to have internal discussions about their practices. They facilitate learning and development by outlining how signatories' responsible investment practices compare year-on-year, across asset classes, and with peers at a local and global level. Signatories can also choose to make these available to clients, beneficiaries, and other stakeholders.

This Assessment Report is an export of the scores for all the assessed indicators and modules you responded to in the PRI Reporting Framework during the 2023 reporting period.

The high-level assessment methodology can be found under the Assessment Methodology section of the How investors are assessed on their reporting webpage. Question-level assessment criteria can be found after each core indicator in the Investor Reporting Framework webpage.

Assessment Reports are confidential and only accessible to the reporting signatories they belong to on the Data Portal.

[View](#) the dataset of median scores, based on all signatories' scores.

## Publication Guidelines

As responsible investment practices have moved into the mainstream, PRI signatories are increasingly choosing to share their scores and Assessment Reports externally.

The PRI encourages such transparency and has developed a set of guidelines to support signatories wanting to disclose their assessment results, to ensure they are represented accurately and consistently:

- Signatories should avoid portraying any single score as representative of an overall or average score.
- Signatories should avoid disclosing individual module scores in isolation and instead present them with the full Summary Scorecard, which contains all module scores, to ensure full transparency.
- Signatories should avoid disclosing individual indicator scores in isolation and instead present them with the full Module Scorecard, which contains all individual indicator scores per module.
- Publication of scores should be accompanied by access to the full Assessment Report (once available) and public Transparency Report.

Assessment Reports are the intellectual property of PRI. Under no circumstances can this report or any of its contents be sold to third parties. Consent from the reporting signatory must be provided when sharing with third parties. Signatories should consider and be aware of any local regulations around sharing or promoting their PRI scores and/or third-party ratings.

## Disclaimers

### Responsible investment definitions

Within the PRI Reporting Framework Glossary, we provide definitions for key terms to guide reporting on responsible investment practices in the Reporting Framework. These definitions may differ from those used or proposed by other authorities and regulatory bodies due to evolving industry perspectives and changing legislative landscapes. Users of this report should be aware of these variations, as they may impact interpretations of the information provided.

### Data accuracy

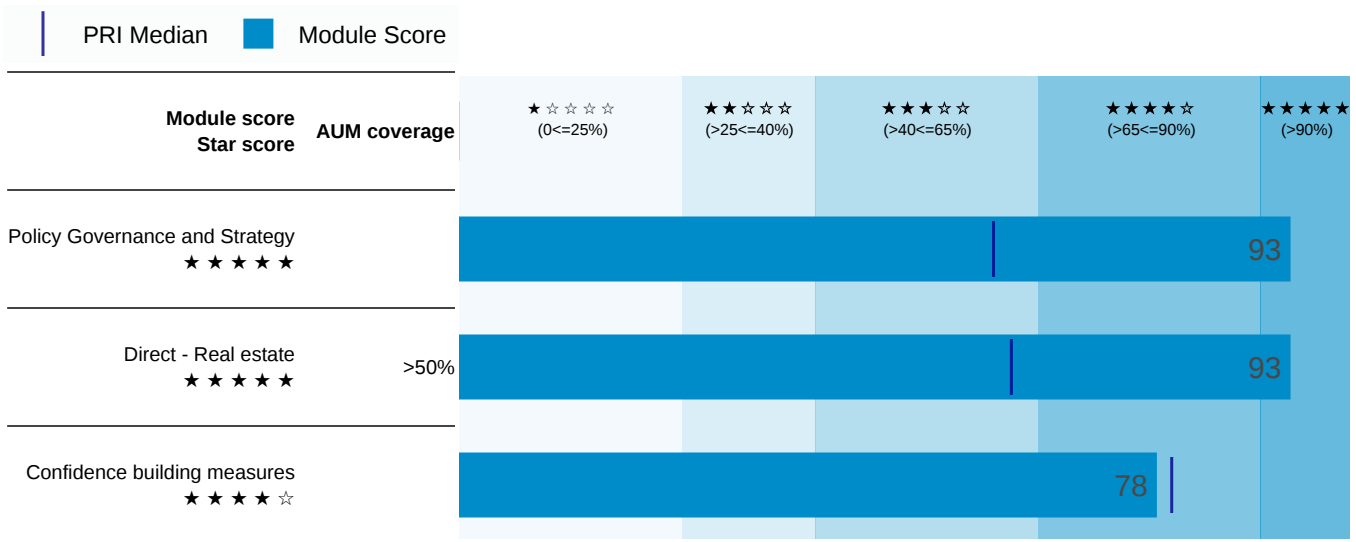
This document presents information reported directly by signatories in the 2023 reporting cycle. This information has not been audited by the PRI or any other party acting on its behalf. While this information is believed to be reliable, no representations or warranties are made as to the accuracy of the information presented.

The PRI has taken reasonable action to ensure that data submitted by signatories in the reporting tool is reflected in their official PRI reports accurately. However, it is possible that small data inaccuracies and/or gaps remain, and the PRI shall not be responsible or liable for such inaccuracies and gaps.

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# SUMMARY SCORECARD



## INDICATOR LEVEL SCORES FOR POLICY GOVERNANCE AND STRATEGY

Section	Sub-section	Indicator	Your Score	PRI Median Score	Median Sample Size
Policy	Responsible investment policy elements	PGS 1	100/100	100/100	3774
Policy	Responsible investment policy elements	PGS 2	150/150	99/150	3774
Policy	Responsible investment policy elements	PGS 3	100/100	50/100	3774
Policy	Responsible investment policy elements	PGS 5	150/150	90/150	3509
Policy	Responsible investment policy coverage	PGS 8	150/150	150/150	3774
Policy	Responsible investment policy coverage	PGS 9	150/150	150/150	2679
Policy	Responsible investment policy coverage	PGS 10	150/150	150/150	3509
Governance	Roles and responsibilities	PGS 11	100/100	100/100	3774
Governance	Roles and responsibilities	PGS 11.1	150/150	150/150	3593
Governance	Roles and responsibilities	PGS 12	100/100	100/100	3774
Governance	Roles and responsibilities	PGS 13	100/100	0/100	2362
Governance	External reporting and disclosures	PGS 16	200/200	132/200	3774
Governance	External reporting and disclosures	PGS 17	200/200	0/200	3774
Governance	External reporting and disclosures	PGS 19	200/200	200/200	1784
Strategy	Capital allocation	PGS 20	100/100	100/100	3042
Strategy	Capital allocation	PGS 21	116/200	133/200	2737
Strategy	Stewardship: Overall stewardship strategy	PGS 22	200/200	200/200	3729
Strategy	Stewardship: Engagement with policy makers	PGS 39	200/200	100/200	3770
Strategy	Stewardship: Engagement with policy makers	PGS 39.1	132/200	66/200	3509
Strategy	Stewardship: Engagement with policy makers	PGS 39.2	0/200	0/200	2110
Strategy	Climate change	PGS 41	200/200	200/200	3774
Strategy	Climate change	PGS 41.1	200/200	200/200	3774
Strategy	Climate change	PGS 43	200/200	0/200	3774
Strategy	Climate change	PGS 44	200/200	150/200	3774
Strategy	Climate change	PGS 45	200/200	124/200	3774

## INDICATOR LEVEL SCORES FOR POLICY GOVERNANCE AND STRATEGY (CONTINUED)

Section	Sub-section	Indicator	Your Score	PRI Median Score	Median Sample Size
Strategy	Climate change	PGS 46	200/200	0/200	3774
Strategy	Sustainability outcomes	PGS 47	200/200	200/200	3774
Strategy	Sustainability outcomes	PGS 47.1	150/150	150/150	2825
Strategy	Sustainability outcomes	PGS 47.2	150/150	99/150	2825

## INDICATOR LEVEL SCORES FOR DIRECT - REAL ESTATE

Section	Sub-section	Indicator	Your Score	PRI Median Score	Median Sample Size
Policy	Investment guidelines	RE 1	200/200	150/200	480
Pre-Investment	Materiality analysis	RE 3	200/200	200/200	480
Pre-Investment	Materiality analysis	RE 3.1	150/150	113/150	480
Pre-Investment	Due diligence	RE 4	200/200	145/200	480
Pre-Investment	Due diligence	RE 5	200/200	149/200	480
Selection, Appointment And Monitoring Of Third-Party Property Managers	Selection process of third-party property managers	RE 6	200/200	100/200	379
Selection, Appointment And Monitoring Of Third-Party Property Managers	Appointment process of third-party property managers	RE 7	150/150	93/150	379
Selection, Appointment And Monitoring Of Third-Party Property Managers	Monitoring process of third-party property managers	RE 8	200/200	126/200	379
Post-Investment	Monitoring	RE 11	145/150	105/150	480
Post-Investment	Monitoring	RE 12	106/150	100/150	480
Post-Investment	Monitoring	RE 13	143/150	102/150	480
Post-Investment	Monitoring	RE 14	150/150	100/150	480
Post-Investment	Monitoring	RE 17	66/100	33/100	480
Post-Investment	Stakeholder engagement	RE 18	98/150	77/150	480
Post-Investment	Exit	RE 20	150/150	93/150	406
Post-Investment	Disclosure of ESG portfolio information	RE 21	99/150	50/150	480

## INDICATOR LEVEL SCORES FOR CONFIDENCE BUILDING MEASURES

Section	Sub-section	Indicator	Your Score	PRI Median Score	Median Sample Size
Confidence-building measures	Approach to confidence-building measures	CBM 1	150/150	99/150	3774
Confidence-building measures	Third-party external assurance	CBM 2	100/200	132/200	222
Confidence-building measures	Internal review	CBM 6	100/100	100/100	3429