

Last data update:  
28/11/2022

Company ticker:  
VHP

**C+**  
Explorer

	Grade	Score	Property Sector Average	New Zealand Average	Property Sector Weight
Carbon	C-	43.1%	49.6%	51.9%	20%
Environment	D	38.9%	45.1%	48.9%	20%
Social	B-	59.4%	59.6%	65.6%	20%
Governance	B-	58.2%	63.9%	71.8%	40%
<b>Total</b>	<b>C+</b>	<b>51.5%</b>	<b>56.4%</b>	<b>62.9%</b>	

#### Forsyth Barr Commentary

The manager of the VHP is NorthWest Healthcare Properties Management Limited, a subsidiary of Toronto listed global healthcare fund manager and owner, NorthWest Healthcare Properties REIT. VHP's strongest score is in the S category with G not far behind. However, the G score is negatively impacted by the Manager's previous unequal treatment of shareholders, which appears to have been rectified in recent capital issues. There have also been historical shareholder concerns around the high level of fees paid to the manager, which VHP has responded to constructively. VHP has committed to becoming Net Zero carbon by 2050 with a focus over the next 18 months to establish a roadmap for a science-based interim 2030 reduction target. These efforts include a 100% renewable energy target. Despite this, the current C score is low. However, as VHP builds out a longer history of GHG data reporting and benefits from the upshot of its work, we expect that the score will improve. The E score is where the company scores lowest.

Carbon		Metric	Data	Score	Weight	Group Score	Group
GHG Emissions	1.01	Is Scope 1 and 2 CO2e (tonnes) tracked and measured by the company? If so, how many of the last years has it been reported?	2 years	0.40	33.33%	13.33%	25.00%
	1.02	If five years of data, is Scope 1+2 increasing/stable/decreasing?	N/A	0.00	33.33%		
	1.03	Is Scope 3 CO2e (tonnes) publicly reported?	No	0.00	33.33%		
Emissions Intensity / Transition Risk	1.04	Carbon intensity (tonnes of Scope 1 + 2 CO2e/revenue)	0.4	1.00	50.00%	50.00%	25.00%
	1.05	Carbon intensity (tonnes of Scope 1 + 2 CO2e/earnings)	0.5	Unscored	0.00%		
	1.06	If five years of data, is carbon intensity increasing/stable/decreasing?	N/A	0.00	50.00%		
Emissions Management	1.07	Is there an emissions reduction target in place?	Yes	1.00	20.00%	42.50%	25.00%
	1.08	If so, is the target science based?	No	0.00	20.00%		
	1.09	Is the target for actual reductions?	No	0.00	20.00%		
	1.10	Is there a commitment to be Net Zero?	Yes	1.00	20.00%		
	1.11	If so, how ambitious and robust is the commitment: <i>If a company has a Net Zero commitment, by what year is the commitment?</i>	2050	0.50	5.00%		
	1.11.1	<i>If a company has a Net Zero commitment, is the commitment to a 1.5 degree celsius world?</i>	No	0.00	5.00%		
1.11.2	<i>If a company has a Net Zero commitment, which emission scopes are included?</i>	Not Specified	0.00	5.00%			
1.11.3	<i>If a company has a Net Zero commitment, are there interim targets or a goal of a 50% reduction by 2030?</i>	No	0.00	5.00%			
Risk & Opportunity Management	1.12	Has a physical risk assessment been undertaken?	Yes	1.00	33.33%	66.67%	25.00%
	1.13	Does the company own any proven or probable fossil fuel reserves?	No	1.00	33.33%		
	1.14	Is the proportion of revenue, assets or other business activities aligned with climate-related opportunities reported?	No	0.00	33.33%		
	1.15	Does the company spend capital or have capital commitments (in terms of capital expenditure, financing, or investment) toward climate-related risks and opportunities?	-	Unscored	0.00%		
<b>C - Total</b>							<b>C- (43.13%)</b>

Environmental		Metric	Data	Score	Weight	Group Score	Group
Environmental Management Systems	2.01	Does the company have an ISO 14001, EMS, Toitū Envirocare carbonzero or equivalent certification on all applicable sites?	No	0.00	33.33%	66.67%	16.67%
	2.02	Has the company issued any green/social bonds or committed to a sustainability linked loan?	No Debt Issued	1.00	33.33%		
	2.03	Has the company made any commitments to new build or retrofit to meet level 4, 5 or 6 of the green star (or equivalent Homestar if relevant) standard in owned or leased buildings?	5	1.00	33.33%		
Waste	2.04	Is there a commitment to reduce waste in place?	Yes	1.00	33.33%	33.33%	16.67%
	2.05	Is waste intensity data tracked and measured?	0 years	0.00	33.33%		
	2.06	If there is five years of data, is it increasing/stable/decreasing?	N/A	0.00	33.33%		
	2.07	Has there been a breach related to resource consent discharges (i.e. nutrient discharge) in the last five years?	-	Unscored	0.00%		
Water	2.08	Is there a target for achieving water consumption efficiency?	Yes	1.00	33.33%	33.33%	16.67%
	2.09	Is water consumption intensity data tracked and measured?	0 years	0.00	33.33%		
	2.10	If there is five years of data, is it increasing/stable/decreasing?	N/A	0.00	33.33%		
Biodiversity	2.11	Is there a commitment to reduce the impact of the company's operations on biodiversity?	No	0.00	100.00%	0.00%	16.67%
Circular Economy	2.12	Is there a commitment to the circular economy?	No	0.00	100.00%	0.00%	16.67%
Environmental	2.13	Has there been an environmental fine in the last three years?	No	1.00	100.00%	100.00%	16.67%
<b>E - Total</b>							<b>D (38.89%)</b>

Social		Metric	Data	Score	Weight	Group Score	Group
Health & Safety	3.01	Is there a health & safety policy?	Yes	1.00	16.67%	33.33%	12.50%
	3.02	Are there safety management targets in place?	No	0.00	16.67%		
	3.03	Is a measure of safety (e.g. LTIFR) tracked and measured?	No	0.00	16.67%		
	3.04	If yes, is data reported?	0 years	0.00	16.67%		
	3.05	If there is five years of data, is it increasing/stable/decreasing?	N/A	0.00	16.67%		
	3.06	Have there been any workplace fatalities in the last five years?	No	1.00	16.67%		
Human Rights	3.07	Is there a human rights policy?	No	0.00	50.00%	50.00%	12.50%
	3.08	Is there a commitment to preventing modern slavery?	Yes	1.00	50.00%		
Supply Chain	3.09	Is there a supply chain code of conduct?	Yes	1.00	33.33%	66.67%	12.50%
	3.10	Is there an environmental policy for the supply chain?	Yes	1.00	33.33%		
	3.11	Is there a formal commitment to pay vendors a living wage?	No	0.00	33.33%		
Product Quality & Accessibility	3.12	Have there been any product or service faults (unplanned) resulting in, for example, disruption to operations or recalls (including FDA regulated products if relevant), in the last three years?	No	1.00	100.00%	100.00%	12.50%
	3.13	Portion of care beds offered at standard rate?	-	Unscored	0.00%		
Employee Value Proposition / Culture	3.14	Is employee turnover measured and publicly reported?	No	0.00	25.00%	0.00%	12.50%
	3.15	If yes, is it <10%, <20%, >20%?	N/A	0.00	25.00%		
	3.16	Is there a contemporary parental leave policy?	No	0.00	25.00%		
	3.17	Has the company made a living wage commitment?	No	0.00	25.00%		
Diversity	3.18	Does the company track and measure ethnicity diversity metrics?	No	0.00	50.00%	25.00%	12.50%
	3.19	Does the company track and measure the % of women managers in relation to % of women employees?	69%	0.50	50.00%		
Community Relations	3.20	Is there a policy to manage community involvement?	Yes	1.00	100.00%	100.00%	12.50%
Stakeholder Relations	3.21	Is the business model stakeholder centric?	Yes	1.00	100.00%	100.00%	12.50%
<b>S - Total</b>							<b>B- (59.38%)</b>

Governance		Metric	Data	Score	Weight	Group Score	Group
Sustainability	4.01	Is there a sustainability strategy?	Yes - Integrated	1.00	20.00%	80.00%	14.29%
	4.02	Is remuneration linked to achieving sustainability performance?	Yes	1.00	20.00%		
	4.03	Any recent level 3, 4 or 5 controversies?	No	1.00	20.00%		
	4.04	Has there been a breach of UN Global Compact principles or are they on the watch list?	Compliant	1.00	20.00%		
	4.05	Does the company have B Corporation or Future-Fit certification?	No	0.00	20.00%		
Investor Protections	4.06	Does the company have shares with different voting rights?	No	1.00	25.00%	25.00%	14.29%
	4.07	Is there potential for a 'blocking' shareholder?	26.42%	0.00	25.00%		
	4.08	How many anti-takeover devices are there?	2	1.00	25.00%		
	4.09	Is there any evidence of significant unequal treatment of minority shareholders in any equity raisings in the last three years?	Negative	-1.00	25.00%		
Board	4.10	Do non-executive and independent Board members comprise the CEO, the Chair?	60%	1.00	12.50%	68.75%	14.29%
	4.11	Is the CEO, the Chair?	No	1.00	12.50%		
	4.12	What is the average Board tenure?	6.2	1.00	12.50%		
	4.13	What is the average number of Board member affiliations?	Null	Unscored	0.00%		
	4.14	What is the size of the Board (number of people)?	5	0.50	12.50%		
	4.15	Is a Board skills matrix disclosed?	Yes	1.00	12.50%		
	4.16	Does the company have a policy for maintaining a well-balanced Board?	Yes	1.00	12.50%		
	4.17	Are all audit-committee members non-executive directors?	80%	0.00	12.50%		
4.18	Is the Board's gender diversity sufficient? (i.e. <2/3 one gender)	20%	0.00	12.50%			
Auditors	4.19	Is the auditor tenure >10 years?	8 years	1.00	25.00%	100.00%	14.29%
	4.20	Has the lead audit partner rotated in the last five years?	Yes	1.00	25.00%		
	4.21	Is auditor compensation for non-audit publicly reported?	Yes	1.00	25.00%		
	4.22	If yes, >70% of statutory audit fees – average over last three years?	17.5%	1.00	25.00%		
Data Security & Strategy	4.23	Is there a cybersecurity policy in place?	Yes	1.00	50.00%	100.00%	14.29%
	4.24	Is there a data privacy and protection policy in place?	Yes	1.00	50.00%		
Tax	4.25	Does the Board have a tax governing framework in place?	No	0.00	100.00%	0.00%	14.29%
Reporting & Assurance	4.26	First quartile Bloomberg disclosure score	21.02	0.00	33.33%	33.33%	14.29%
	4.27	External assurance of sustainability report or disclosures?	No	0.00	33.33%		
	4.28	Has the company acted with integrity in financial reporting and in the timeliness and balance of corporate disclosures within the last five years?	Yes	1.00	33.33%		
<b>G - Total</b>							<b>B- (58.15%)</b>

Data sourced from Forsyth Barr analysis, company disclosures, Refinitiv Eikon, Sustainalytics and Bloomberg.