



G R E S B  
★ ★ ★ ★ ★ 2019

# QTS Realty Trust

QTS Realty Trust

## GRESB Benchmark Report 2019

DATE: 4 Sep 2019 4:08:34pm Wed UTC

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## Resilience

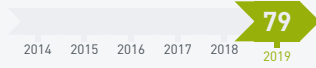
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## GRESB Partners

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# QTS Realty Trust

## Participation & GRESB Score

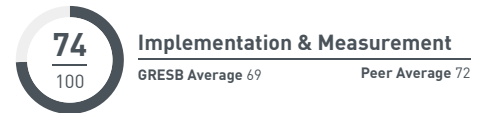
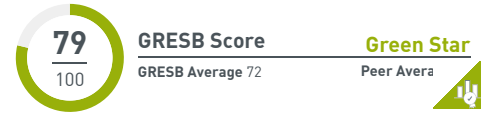
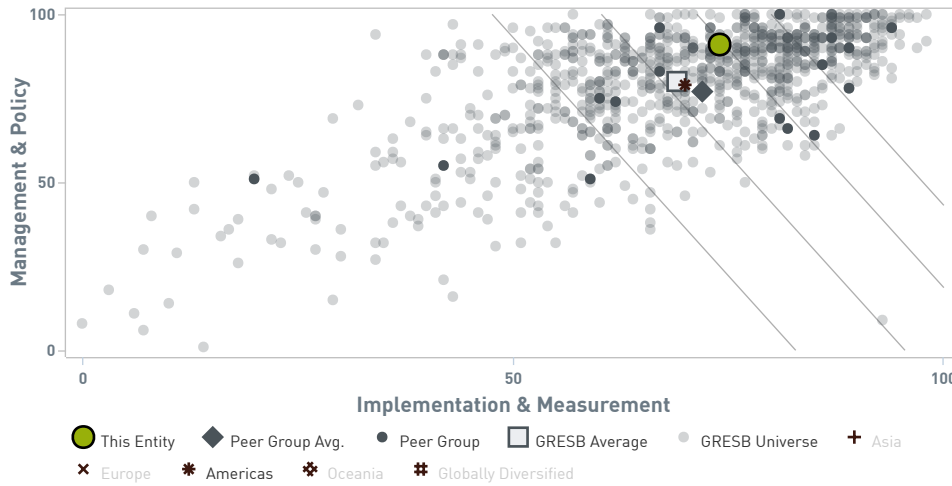


## Peer Comparison



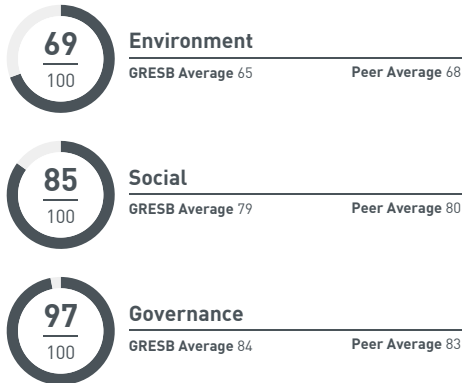
G R E S B  
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## GRESB Model

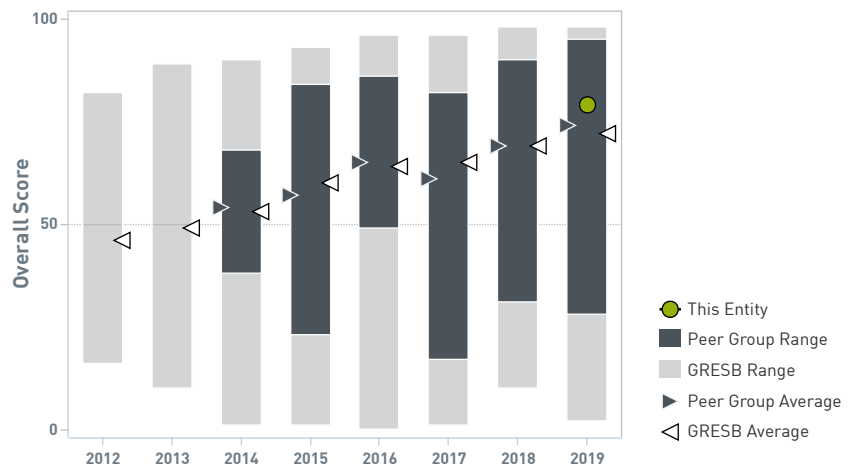


Performance data reported at asset level

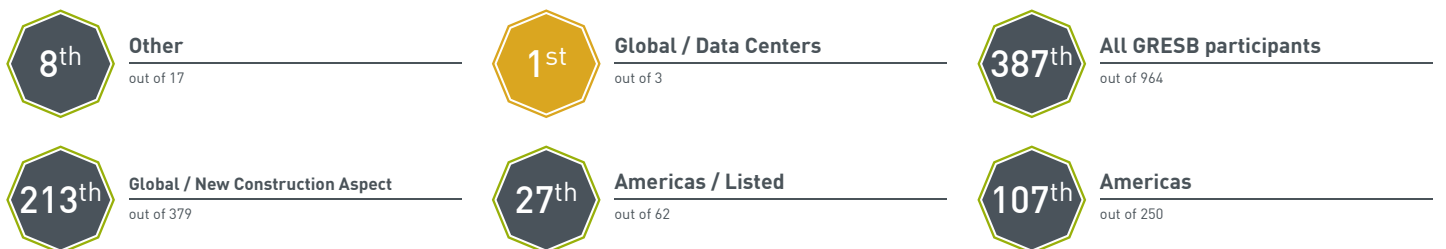
## ESG Breakdown



## Trend



## Rankings



# GRESB Aspects



Aspect Weight in GRESB Score	This Entity	Peer Group		GRESB
<b>Management</b> 7.9%	100	PEER 87 AVERAGE		GRESB 88 AVERAGE
<b>Policy &amp; Disclosure</b> 9.4%	96	PEER 81 AVERAGE		GRESB 84 AVERAGE
<b>Risks &amp; Opportunities</b> 12.9%	66	PEER 79 AVERAGE		GRESB 78 AVERAGE
<b>Monitoring &amp; EMS</b> 8.6%	96	PEER 79 AVERAGE		GRESB 77 AVERAGE
<b>Performance Indicators</b> 25.2%	74	PEER 61 AVERAGE		GRESB 60 AVERAGE
<b>Building Certifications</b> 10.8%	50	PEER 61 AVERAGE		GRESB 55 AVERAGE
<b>Stakeholder Engagement</b> 25.2%	83	PEER 79 AVERAGE		GRESB 78 AVERAGE
<b>New Construction &amp; Major Renovations</b> 0%	61	PEER 78 AVERAGE		GRESB 63 AVERAGE

## Strengths & Opportunities

Strengths: Outperformed more than 80% of peers

Indicator	Score	Peer Average	
ME4	Monitoring water consumption	2/2	1.3/2 88% of peers scored lower
PI1.2	Energy use intensity rates - Data Centers	1.5/1.5	0.23/1.5 88% of peers scored lower
PI1.3	Renewable energy generated - Data Centers	2/3	1.01/3 100% of peers scored lower
PI2.2	GHG emissions intensity rates - Data Centers	0.75/0.75	0.12/0.75 88% of peers scored lower
PI3.2	Water use intensity rates - Data Centers	0.75/0.75	0.09/0.75 88% of peers scored lower
BC1.1	Building certifications - design/construction - Data Centers	7.5/10	2.5/10 100% of peers scored lower

Opportunities: Outperformed by more than 80% of peers

Indicator	Score	Peer Average	
R05	Energy efficiency measures	1.5/3	2.72/3 94% of peers scored higher
R07	Waste management measures	0.2/1	0.76/1 88% of peers scored higher
BC2	Energy ratings - Office	0/3	2.44/3 88% of peers scored higher
BC2	Energy ratings - Data Centers	0/3	0.75/3 100% of peers scored higher
SE5.2	Monitoring sustainability requirements for external suppliers and/or service providers	1.5/2	1.67/2 81% of peers scored higher

## Portfolio Impact



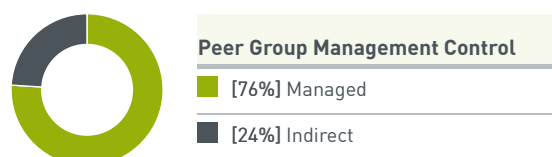
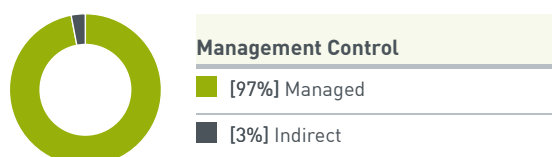
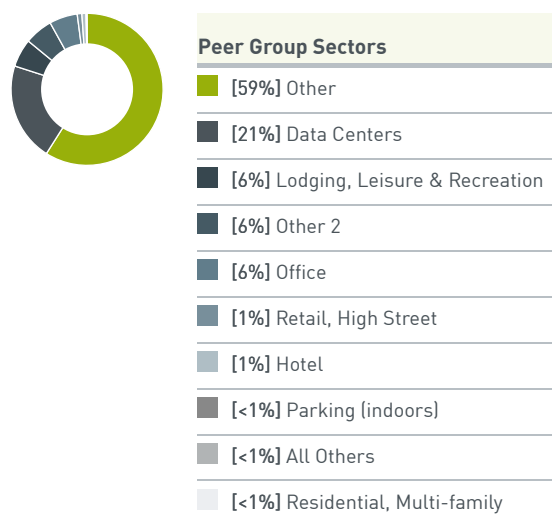
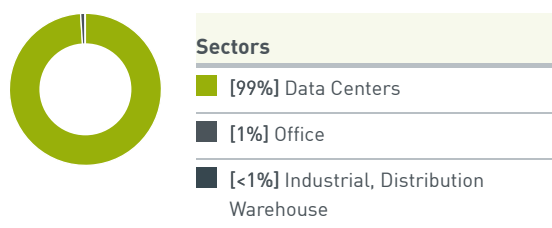
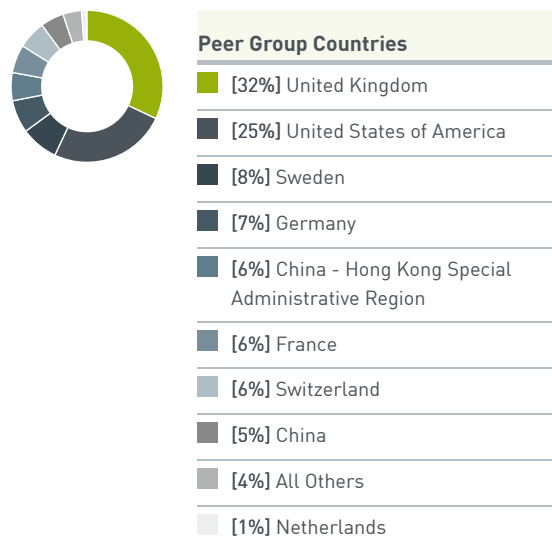
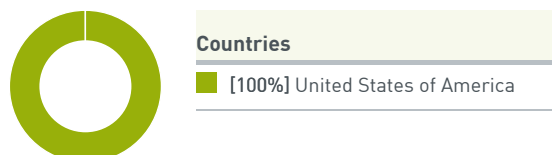
### Impact Reduction Targets

	Type	Long-term target	Baseline year	End year	2018 target	Portfolio coverage	Externally communicated
☁ GHG	Absolute	100.0%	2018	2025	14.0%	100.0	Yes
💧 Water	Absolute	35.0%	2018	2025	5.0%	100.0	Yes
✍ LEED Certification in 100% of QTS facilities	Absolute	90.0%	2018	2025	13.0%	100.0	Yes

# Entity & Peer Group Characteristics

This Entity	
Geography:	United States of America
Sector:	Data Centers
Legal Status:	Listed
Total GAV:	\$2.78 Billion
Activity:	Management and development of assets
Reporting period:	Calendar Year

Peer Group (17 entities)	
Peer Group Geography:	Global
Peer Group Sector:	Other
Legal Status:	Non-listed, Listed
Average GAV:	\$6.59 Billion





## Peer Group Constituents

### Peer Group Constituents

AXA Investment Management	Hufvudstaden AB	Pandox AB
Alexandria Real Estate Equities, Inc.	KaiLong Investment Management II Cayman Limited	QTS Realty Trust
Delancey	Knight Frank LLP	Shaftesbury Plc
Digital Realty	Legal and General Property	Swire Properties Limited
Equinix Inc.	Mobimo Holding AG	The Crown Estate
GI Partners	NBIM	

GRESB offers a customized benchmarking solution so that you can compare your performance against any peer group you choose. You are able to select specific peers by name (for listed entities), and/or choose from a range of peer group characteristics.

[Get your Customized Benchmark Report](#)

## Validation

### GRESB Validation

	Items	% accepted/ full points
<b>All participant check</b> All entities ✓ Text boxes, 'Other' answers, Table answers, Hyperlinks, Quantitative outliers		
<b>Validation plus</b> All entities ✓ MA5, PD1, PD5.1, R03.1, ME1, PI1.4, PI2.3, PI3.4, PI4.2, SE4.1, NC1, NC8		
<b>Validation Interview</b> Entity not selected Reporting boundaries, Supplemental questions		
<b>Evidence</b>	42	95%
<b>'Other' answers</b>	17	76%
<b>Text boxes</b>	7	86%
<b>Table answers</b>	1	100%
<b>Total</b>	<b>67</b>	<b>90%</b>

### Validation items not accepted

<b>NC3</b>	New Construction & Major Renovations   Sustainability Requirements   NC3   Yes   Other
<b>NC9</b>	New Construction & Major Renovations   Water Conservation and Waste Management   NC9   Yes   On-site waste monitoring (multiple answers possible)   Other
<b>PD5.1</b>	Policy & Disclosure   Sustainability Disclosure   PD5.1   Yes (multiple answers possible)   Other   Validation criteria ✓ Evidence
<b>PD5.2</b>	Policy & Disclosure   Sustainability Disclosure   PD5.2   Yes   Section in Annual Report   Externally verified by   using   Other selected. Please describe:
<b>SE11.1</b>	Stakeholder Engagement   Community   SE11.1   Yes   Other

### Validation items partially accepted

<b>PD5.1</b>	Policy & Disclosure   Sustainability Disclosure   PD5.1   Yes (multiple answers possible)   Section in entity reporting to investors   Evidence	Validation criteria ✓
<b>SE10.2</b>	Stakeholder Engagement   Tenants/Occupiers   SE10.2   Yes	Validation criteria ✓

### Quantitative outliers excluded

None

## Third Party Assurance, Verification and Checks

Question	Points	Data Review
<b>PD5.2</b> Organization's section in annual report		Externally <b>verified</b> by Earnst and Young
<b>PD5.2</b> Organization's stand-alone sustainability report		Externally <b>checked</b> by Goby, Inc.
<b>PD5.2</b> Organization's section in entity reporting to investors		Externally <b>checked</b> by Goby, Inc.
<b>PD5.2</b> Organization's sustainability disclosure: ISS-Oekom 2018 disclosure response		Externally <b>checked</b> by Goby, Inc.
<b>PI1.4</b> Energy consumption data	0.33/1	Externally <b>checked</b> by Goby, Inc.
<b>PI2.3</b> GHG emissions data	0.25/0.75	Externally <b>checked</b> by Goby, Inc.
<b>PI3.4</b> Water consumption data	0.25/0.75	Externally <b>checked</b> by Goby, Inc.
<b>PI4.2</b> Waste management data	0.25/0.75	Externally <b>checked</b> by Goby, Inc.

## Management

POINTS: 11/11  
WEIGHT: 7.9%

### Intent and Overview

This Aspect focuses on how the organization integrates ESG into its overall business strategy. The purpose of this section is to (1) identify who in the participant organization is responsible for managing ESG issues and has decision-making authority; (2) communicate to investors how the entity structures management of ESG issues and (3) determine how ESG is embedded into the organization.

## Sustainability Objectives

**MA1** POINTS: 2/2

### ESG Objectives

Percentage of Peers

<input checked="" type="radio"/> Yes	100%	<div style="width: 100%;"></div>
--------------------------------------	------	----------------------------------

#### Objective included

<input checked="" type="checkbox"/> General sustainability	94%	<div style="width: 94%;"></div>
<input checked="" type="checkbox"/> Environment	100%	<div style="width: 100%;"></div>
<input checked="" type="checkbox"/> Social	100%	<div style="width: 100%;"></div>
<input checked="" type="checkbox"/> Governance	94%	<div style="width: 94%;"></div>
<input checked="" type="checkbox"/> Health and well-being	94%	<div style="width: 94%;"></div>

#### Business strategy integration

##### Percentage of Peers



- [88%] Fully integrated into the overall business strategy
- [12%] Partially integrated into the overall business strategy

#### The objectives are

<input checked="" type="radio"/> Public disclosure	88%	<div style="width: 88%;"></div>
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Please provide a hyperlink or a separate publicly available document

Evidence provided

<https://www.qtsdatacenters.com/company/corporate-sustainability>

[ACCEPTED]

<https://www.qtsdatacenters.com/resources/brochures/esg-initiatives>

<input type="radio"/> Not publicly available	13%	<div style="width: 13%;"></div>
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Communicate the objectives and explain how the objectives are integrated into the overall business strategy (maximum 250 words)

**GB** At QTS, sustainability is an embedded component of our long-term vision and core business philosophy. As evidenced by our Powered by People approach, we believe that how we deliver our services is just as important as what is delivered. This means caring for and improving the lives of current and future employees, customers, investors and community members, and taking equal care of the environment and natural resources we all share. Our commitment to environmental sustainability, social accountability, and corporate governance rooted in sound and trusted core values has never wavered, and this is demonstrated through ESG transparency and data-backed performance. In addition, QTS has a Sustainability Leadership Team, tasked with leading ESG initiatives across the company. The team reports to the CEO and Board of Directors, is led by the Vice President of Energy and

Sustainability and is comprised of members across many diverse departments.

No 0%

**MA2** POINTS: 3/3

Persons responsible for implementing ESG objectives	Percentage of Peers
<input checked="" type="radio"/> Yes	100% <input type="text"/>
<b>The individual(s) is/are</b>	
<input checked="" type="checkbox"/> Dedicated employee(s) for whom sustainability is the core responsibility	63% <input type="text"/>
<input checked="" type="checkbox"/> Employee(s) for whom sustainability is among their responsibilities	100% <input type="text"/>
<input checked="" type="checkbox"/> External consultants/manager • Goby, Inc.	56% <input type="text"/>
<input type="checkbox"/> Investment partners (co-investors/JV partners)	6% <input type="text"/>
<input type="radio"/> No	0% <input type="text"/>
<input type="radio"/> Not applicable	0% <input type="text"/>

**Sustainability Decision Making**

**MA3** POINTS: 2/2

Sustainability taskforce or committee	Percentage of Peers
<input checked="" type="radio"/> Yes	100% <input type="text"/>
<b>Members are</b>	
<input type="checkbox"/> Asset managers	81% <input type="text"/>
<input checked="" type="checkbox"/> Board of Directors	63% <input type="text"/>
<input checked="" type="checkbox"/> External consultants • Goby, Inc.	75% <input type="text"/>
<input type="checkbox"/> Fund/portfolio managers	63% <input type="text"/>
<input checked="" type="checkbox"/> Property managers	81% <input type="text"/>
<input checked="" type="checkbox"/> Senior Management Team	94% <input type="text"/>
<input checked="" type="checkbox"/> Other Finance representative [ACCEPTED]	50% <input type="text"/>
<input type="radio"/> No	0% <input type="text"/>

**MA4** POINTS: 1/1

**Decision-maker on sustainability**

Percentage of Peers

<input checked="" type="radio"/> Yes	100%	<div style="width: 100%;"></div>
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The individual is part of

Percentage of Peers



- [50%] Board of Directors
- [38%] Senior Management Team
- [6%] Fund/portfolio managers
- [6%] Investment Committee

**Process of informing the decision-maker**

Travis Wright is the Vice President of Energy & Sustainability at QTS and is responsible for overseeing all ESG issues, including but not limited to energy procurement, sustainability programs, and tax incentive initiatives for global QTS operations. Travis also leads the Sustainability Leadership Team at QTS, which reports directly to the Chief Executive Officer and Board of Directors. Travis meets with the CEO regularly to review ESG strategy and status of individual projects, and reports to the board on ESG issues at least annually.

<input type="radio"/> No	0%	<div style="width: 0%;"></div>
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**MA5** POINTS: 3/3

**ESG factors included in performance targets**

Percentage of Peers

<input checked="" type="radio"/> Yes	88%	<div style="width: 88%;"></div>
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Does performance on these targets have predetermined consequences?

<input checked="" type="radio"/> Yes	75%	<div style="width: 75%;"></div>
<input checked="" type="checkbox"/> Financial consequences	56%	<div style="width: 56%;"></div>
<input checked="" type="checkbox"/> Non-financial consequences	56%	<div style="width: 56%;"></div>
<input type="radio"/> No	13%	<div style="width: 13%;"></div>

Factors apply to

<input type="checkbox"/> All employees	56%	<div style="width: 56%;"></div>
<input checked="" type="checkbox"/> Board of Directors	31%	<div style="width: 31%;"></div>
<input checked="" type="checkbox"/> Senior Management Team	69%	<div style="width: 69%;"></div>
<input checked="" type="checkbox"/> Other Property Managers, Sustainability Leadership Team members (Marketing Managers, VP of Finance)	38%	<div style="width: 38%;"></div>

Evidence provided

<input type="radio"/> No	13%	<div style="width: 13%;"></div>
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## Policy & Disclosure

POINTS: 12.5/13

WEIGHT: 9.4%

### Intent and Overview

The purpose of this section is to (1) describe the organization's ESG policies and (2) understand how the organization communicates its ESG performance. Institutional investors and other shareholders are primary drivers for greater sustainability reporting and disclosure among investable entities. Real estate companies and managers share how ESG policies and management practices are implemented, and how these practices impact the business through formal disclosure mechanisms. This Aspect focuses on the policies established to formally manage and communicate ESG issues to investors.

## ESG Policies

**PD1** POINTS: 3/3

### Policy on environmental issues

Percentage of Peers

<input checked="" type="radio"/> Yes	100%	<div style="width: 100%;"></div>
<b>Environmental issues included</b>		
<input checked="" type="checkbox"/> Biodiversity and habitat	50%	<div style="width: 50%;"></div>
<input checked="" type="checkbox"/> Climate/climate change adaptation	69%	<div style="width: 69%;"></div>
<input checked="" type="checkbox"/> Energy consumption/management	100%	<div style="width: 100%;"></div>
<input checked="" type="checkbox"/> Environmental attributes of building materials	75%	<div style="width: 75%;"></div>
<input checked="" type="checkbox"/> GHG emissions/management	100%	<div style="width: 100%;"></div>
<input checked="" type="checkbox"/> Resilience	81%	<div style="width: 81%;"></div>
<input checked="" type="checkbox"/> Waste management	94%	<div style="width: 94%;"></div>
<input checked="" type="checkbox"/> Water consumption/management	100%	<div style="width: 100%;"></div>
<input type="checkbox"/> Other	50%	<div style="width: 50%;"></div>
Evidence provided		
<input type="radio"/> No	0%	<div style="width: 0%;"><small>[ACCEPTED]</small></div>

**PD2** POINTS: 2/2

### Policy on social issues

Percentage of Peers

<input checked="" type="radio"/> Yes	100%	<div style="width: 100%;"></div>
<b>Social issues included</b>		
<input checked="" type="checkbox"/> Child labor	88%	<div style="width: 88%;"></div>
<input checked="" type="checkbox"/> Diversity and equal opportunity	100%	<div style="width: 100%;"></div>
<input checked="" type="checkbox"/> Forced or compulsory labor	88%	<div style="width: 88%;"></div>
<input checked="" type="checkbox"/> Occupational safety (for employees)	100%	<div style="width: 100%;"></div>
<input checked="" type="checkbox"/> Asset level safety (for tenants)	75%	<div style="width: 75%;"></div>
<input checked="" type="checkbox"/> Employee health & well-being	75%	<div style="width: 75%;"></div>
<input checked="" type="checkbox"/>		

Tenant/customer and community health & well-being	56%	
<input checked="" type="checkbox"/> Labor-management relationships	81%	
<input checked="" type="checkbox"/> Employee performance and career development	100%	
<input checked="" type="checkbox"/> Stakeholder engagement	81%	
<input checked="" type="checkbox"/> Worker rights	100%	
<input type="checkbox"/> Other	19%	

Evidence provided

<input type="radio"/> No	0%	[ACCEPTED]
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**PD3** POINTS: 2/2

**Policy on governance issues**

Percentage of Peers

<input checked="" type="radio"/> Yes	100%	
--------------------------------------	------	--

**Governance issues included**

<input checked="" type="checkbox"/> Bribery and corruption	100%	
<input checked="" type="checkbox"/> Data protection and privacy	100%	
<input checked="" type="checkbox"/> Employee remuneration	88%	
<input checked="" type="checkbox"/> Executive compensation	75%	
<input checked="" type="checkbox"/> Fiduciary duty	69%	
<input checked="" type="checkbox"/> Fraud	100%	
<input checked="" type="checkbox"/> Political contributions	75%	
<input checked="" type="checkbox"/> Shareholder rights	81%	
<input checked="" type="checkbox"/> Whistleblower protection	100%	
<input type="checkbox"/> Other	13%	

Evidence provided

<input type="radio"/> No	0%	[ACCEPTED]
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**PD4** Not scored

**Diversity**

Percentage of Peers

<input checked="" type="radio"/> Yes	94%	
<input checked="" type="checkbox"/> Diversity of the entity's governance bodies	81%	

**Diversity metrics**

<input type="checkbox"/> Age group distribution	75%	
---	-----	--

<input type="checkbox"/>	Board tenure	75%	<div style="width: 75%;"></div>
<input type="checkbox"/>	Gender pay gap	38%	<div style="width: 38%;"></div>
<input checked="" type="checkbox"/>	Gender ratio Women: 10% Men: 90%	75%	<div style="width: 75%;"></div>
<input type="checkbox"/>	International background	44%	<div style="width: 44%;"></div>
<input type="checkbox"/>	Racial diversity	38%	<div style="width: 38%;"></div>
<input type="checkbox"/>	Socioeconomic background	19%	<div style="width: 19%;"></div>
<input checked="" type="checkbox"/>	Diversity of the organization's employees	88%	<div style="width: 88%;"></div>

Select all diversity metrics (multiple answers possible)

<input checked="" type="checkbox"/>	Age group distribution Under 30 years old: 20% Between 30 and 50 years old: 58% Over 50 years old: 22%	81%	<div style="width: 81%;"></div>
<input type="checkbox"/>	Gender pay gap	56%	<div style="width: 56%;"></div>
<input checked="" type="checkbox"/>	Gender ratio Women: 23% Men: 77%	88%	<div style="width: 88%;"></div>
<input type="checkbox"/>	International background	44%	<div style="width: 44%;"></div>
<input checked="" type="checkbox"/>	Racial diversity	44%	<div style="width: 44%;"></div>
<input type="checkbox"/>	Socioeconomic background	19%	<div style="width: 19%;"></div>

Provide additional context for the response (maximum 250 words)



QTS' People Services team tracks the diversity metrics listed above for all employees at least annually.

<input type="radio"/>	No	6%	<div style="width: 6%;"></div>
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Sustainability Disclosure

<b>PD5.1</b>	POINTS: 4/4	
Disclosure of ESG performance		Percentage of Peers
<input checked="" type="radio"/>	Yes (multiple answers possible)	100% <div style="width: 100%;"></div>
<input checked="" type="checkbox"/>	Section in Annual Report	81% <div style="width: 81%;"></div>
Reporting level		<div style="width: 0%;"></div>



<input checked="" type="radio"/> Entity	44%	<div style="width: 44%;"></div>
<input type="radio"/> Investment manager	13%	<div style="width: 13%;"></div>
<input type="radio"/> Group	25%	<div style="width: 25%;"></div>

Evidence provided

<http://investors.qtsdatacenters.com/annual-report-proxy>

[ACCEPTED]

### Aligned with



<input checked="" type="radio"/> [47%] No answer provided
<input type="radio"/> [17%] GRI Standards, 2016
<input type="radio"/> [12%] Other
<input type="radio"/> [6%] EPRA Best Practice Recommendations in Sustainability Reporting, 2017
<input type="radio"/> [6%] GRI Sustainability Reporting Guidelines, G4
<input type="radio"/> [6%] INREV Sustainability Reporting Recommendations, 2016
<input type="radio"/> [6%] PRI Reporting Framework, 2018

<input checked="" type="checkbox"/> Stand-alone sustainability report(s)	75%	<div style="width: 75%;"></div>
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### Reporting level

<input checked="" type="radio"/> Entity	38%	<div style="width: 38%;"></div>
<input type="radio"/> Investment manager	19%	<div style="width: 19%;"></div>
<input type="radio"/> Group	19%	<div style="width: 19%;"></div>

Evidence provided

<https://www.qtsdatacenters.com/resources/brochures/esg-initiatives>

[ACCEPTED]

### Aligned with



<input checked="" type="radio"/> [35%] No answer provided
<input type="radio"/> [29%] GRI Standards, 2016
<input type="radio"/> [6%] EPRA Best Practice Recommendations in Sustainability Reporting, 2017
<input type="radio"/> [6%] GRI Sustainability Reporting Guidelines, G4
<input type="radio"/> [6%] INREV Sustainability Reporting Recommendations, 2016
<input type="radio"/> [6%] PRI Reporting Framework, 2018
<input type="radio"/> [6%] TCFD Recommendations, 2017
<input type="radio"/> [6%] Other

<input type="checkbox"/> Integrated Report	13%	<div style="width: 13%;"></div>
--	-----	---------------------------------

<input checked="" type="checkbox"/> Dedicated section on corporate website	88%	<div style="width: 88%;"></div>
--	-----	---------------------------------

### Reporting level

<input checked="" type="radio"/> Entity	50%	<div style="width: 50%;"></div>
<input type="radio"/> Investment manager	19%	<div style="width: 19%;"></div>
<input type="radio"/> Group	19%	<div style="width: 19%;"></div>

Evidence provided

Section in entity reporting to investors 44%

Aligned with



- [70%] No answer provided
- [12%] EPRA Best Practice Recommendations in Sustainability Reporting, 2017
- [12%] Other
- [6%] INREV Sustainability Reporting Recommendations, 2016

Evidence provided

Other 13%

ISS-Oekom 2018 disclosure response [ACCEPTED]

Reporting level

- Entity 6%
- Investment manager 0%
- Group 6%

Evidence provided

[NOT ACCEPTED]

Aligned with



- [94%] No answer provided
- [6%] TCFD Recommendations, 2017

No 0%

**PD5.2** POINTS: 1.5/2

Third party review of ESG disclosure

Percentage of Peers

Yes 75%

Select all applicable options (multiple answers possible, selections must match answers in PD5.1)

Section in Annual Report 44%

Externally checked by 13%

Externally verified by 0%

- Ernst and Young

using



- [94%] No answer provided
- [6%] Other: Audited in accordance with the standards of the Public Company Accounting Oversight Board (United States) (PCAOB) (see section F-2: <https://www.sec.gov/Archives/edgar/data/1561164/000155837019000991/qts-20181231x10k.htm>); Also externally checked by Goby Inc. [NOT ACCEPTED]


<input type="radio"/> Externally assured by	31%	
<input checked="" type="checkbox"/> Stand-alone sustainability report	56%	
<input checked="" type="radio"/> Externally checked by	19%	
• Goby, Inc.		
<input type="radio"/> Externally verified by	13%	
<input type="radio"/> Externally assured by	25%	
<input type="checkbox"/> Integrated Report	13%	
<input checked="" type="checkbox"/> Section in entity reporting to investors	19%	
<input checked="" type="radio"/> Externally checked by	13%	
• Goby, Inc.		
<input type="radio"/> Externally verified by	0%	
<input type="radio"/> Externally assured by	6%	
<input checked="" type="checkbox"/> Other	13%	
ISS-Oekom 2018 disclosure response	[ACCEPTED]	
<input checked="" type="radio"/> Externally checked by	0%	
• Goby, Inc.		
<input type="radio"/> Externally verified by	0%	
<input type="radio"/> Externally assured by	13%	
<input type="radio"/> No	19%	
<input type="radio"/> Not applicable	6%	

**PD6** Not scored


Commitment to ESG leadership standards	Percentage of Peers
<input type="radio"/> Yes	75%
<input checked="" type="radio"/> No	25%

**PD7.1** Not scored

Communication process for ESG-related incidents	Percentage of Peers
<input checked="" type="radio"/> Yes	100%
<b>Stakeholders</b>	
<input type="checkbox"/> Investors	81%
<input type="checkbox"/> Public	75%

Other stakeholders 50%   
Employees

Process


 Operations leaders at QTS meet weekly to review ESG-related best practices and incidents.

No 0% 

**PD7.2** Not scored

Involvement in ESG-related incidents Percentage of Peers

Yes 0% 

No 100% 

**Risks & Opportunities**

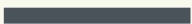

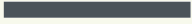


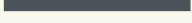



POINTS: 12/18  
WEIGHT: 12.9%

**Intent and Overview**

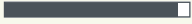
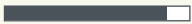

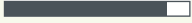

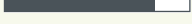
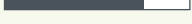

This Aspect investigates the steps undertaken by organizations to stay abreast of ESG related risks related to bribery and corruption, climate change, environmental legislation, market risks and other material ESG risks. The Aspect also addresses the actions taken to capitalize on identified improvement opportunities.

**Governance**

**R01** POINTS: 1/1

Implementation of governance policies	Percentage of Peers
<input checked="" type="radio"/> Yes	100% 
<b>Systems and procedures</b>	
<input checked="" type="checkbox"/> Investment due diligence process	100% 
<input checked="" type="checkbox"/> Employee training on governance issues	100% 
<input checked="" type="checkbox"/> Regular follow-ups	88% 
<input checked="" type="checkbox"/> When an employee joins the organization	100% 
<input checked="" type="checkbox"/> Whistle-blower mechanism	100% 
<input type="checkbox"/> Other	19% 
Evidence provided	
<input type="radio"/> No	0%  [ACCEPTED]
<input type="radio"/> Not applicable	0% 

**R02** POINTS: 2/2

Governance risk assessments	Percentage of Peers
<input checked="" type="radio"/> Yes	94% 
<b>Issues included</b>	
<input checked="" type="checkbox"/> Bribery and corruption	88% 
<input checked="" type="checkbox"/> Child labor	63% 
<input checked="" type="checkbox"/> Diversity and equal opportunity	88% 
<input checked="" type="checkbox"/> Executive compensation	63% 
<input checked="" type="checkbox"/> Forced or compulsory labor	81% 
<input checked="" type="checkbox"/> Labor-management relationships	75% 
<input type="checkbox"/> Shareholder rights	56% 
<input checked="" type="checkbox"/>	

<input checked="" type="checkbox"/> Worker rights	88%	
<input type="checkbox"/> Other	19%	
Evidence provided		
<input type="checkbox"/> No	6%	[ACCEPTED]

## Environmental & Social

**R03.1** POINTS: 2/2

### Risk assessments for new acquisition

Percentage of Peers


<input checked="" type="checkbox"/> Yes	94%	
Issues included		
<input checked="" type="checkbox"/> Building safety and materials	94%	
<input checked="" type="checkbox"/> Climate change adaptation	75%	
<input type="checkbox"/> Contamination	88%	
<input checked="" type="checkbox"/> Energy efficiency	88%	
<input checked="" type="checkbox"/> Energy supply	94%	
<input checked="" type="checkbox"/> Flooding	88%	
<input checked="" type="checkbox"/> GHG emissions	69%	
<input type="checkbox"/> Health and well-being	88%	
<input type="checkbox"/> Indoor environmental quality	56%	
<input checked="" type="checkbox"/> Natural hazards	94%	
<input checked="" type="checkbox"/> Regulatory	94%	
<input checked="" type="checkbox"/> Resilience	75%	
<input type="checkbox"/> Socio-economic	50%	
<input checked="" type="checkbox"/> Transportation	88%	
<input type="checkbox"/> Water efficiency	69%	
<input checked="" type="checkbox"/> Waste management	81%	
<input checked="" type="checkbox"/> Water supply	88%	
<input type="checkbox"/> Other	31%	
Evidence provided		
<input type="checkbox"/> No	6%	[ACCEPTED]

Not applicable 0% 






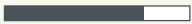

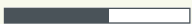








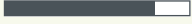
**R03.2** POINTS: 2/2

**Risk assessments for standing investments**

Percentage of Peers

Yes 94% 

**Issues included**


<input checked="" type="checkbox"/> <b>Building safety and materials</b> Percentage of portfolio covered: 100%	94%	
<input checked="" type="checkbox"/> <b>Biodiversity</b> Percentage of portfolio covered: 5%	50%	
<input checked="" type="checkbox"/> <b>Climate change adaptation</b> Percentage of portfolio covered: 5%	50%	
<input type="checkbox"/> <b>Contamination</b>	56%	
<input checked="" type="checkbox"/> <b>Energy efficiency</b> Percentage of portfolio covered: 100%	88%	
<input checked="" type="checkbox"/> <b>Energy supply</b> Percentage of portfolio covered: 100%	75%	
<input checked="" type="checkbox"/> <b>Flooding</b> Percentage of portfolio covered: 100%	75%	
<input checked="" type="checkbox"/> <b>GHG emissions</b> Percentage of portfolio covered: 100%	56%	
<input type="checkbox"/> <b>Health and well-being</b>	88%	
<input type="checkbox"/> <b>Indoor environmental quality</b>	63%	
<input checked="" type="checkbox"/> <b>Natural hazards</b> Percentage of portfolio covered: 100%	56%	
<input checked="" type="checkbox"/> <b>Regulatory</b> Percentage of portfolio covered: 7%	94%	
<input type="checkbox"/> <b>Resilience</b>	63%	
<input type="checkbox"/> <b>Socio-economic</b>	44%	
<input type="checkbox"/> <b>Transportation</b>	69%	
<input checked="" type="checkbox"/> <b>Water efficiency</b> Percentage of portfolio covered: 12%	75%	
<input checked="" type="checkbox"/> <b>Waste management</b> Percentage of portfolio covered: 2%	81%	

<input type="checkbox"/> Water supply	56%	<div style="width: 56%;"></div>
<input type="checkbox"/> Other	6%	<div style="width: 6%;"></div>

**Third-party standard used**

<input type="radio"/> Yes	31%	<div style="width: 31%;"></div>
<input checked="" type="radio"/> No	63%	<div style="width: 63%;"></div>

**Risk assessment outcomes**

 The reports generated by these analyses include potential mitigation opportunities, and as well as anticipated expense of implementing a mitigation opportunity when possible. When improvement projects are undertaken, property managers oversee the projects and report regularly on progress.

<input type="radio"/> No	6%	<div style="width: 6%;"></div>
<input type="radio"/> Not applicable	0%	<div style="width: 0%;"></div>

**R04** POINTS: 1.8/4.5

**Technical building assessments**

Percentage of Peers

<input checked="" type="radio"/> Yes	88%	<div style="width: 88%;"></div>
--------------------------------------	-----	---------------------------------

**Assessment type**

<input checked="" type="checkbox"/> <b>Energy Efficiency</b>	88%	<div style="width: 88%;"></div>
<input checked="" type="checkbox"/> <b>In-house assessment</b> Percentage of portfolio covered: 4%	38%	<div style="width: 38%;"></div>
<input checked="" type="checkbox"/> <b>External assessment</b> Percentage of portfolio covered: 30% <ul style="list-style-type: none"> <li>• H.F. Lenz Company</li> <li>• DLB Associates</li> </ul>	75%	<div style="width: 75%;"></div>

Evidence provided

<input checked="" type="checkbox"/> <b>Water Efficiency</b>	75%	<div style="width: 75%;"></div>
<input checked="" type="checkbox"/> <b>In-house assessment</b> Percentage of portfolio covered: 11%	44%	<div style="width: 44%;"></div>
<input type="checkbox"/> <b>External assessment</b>	63%	<div style="width: 63%;"></div>

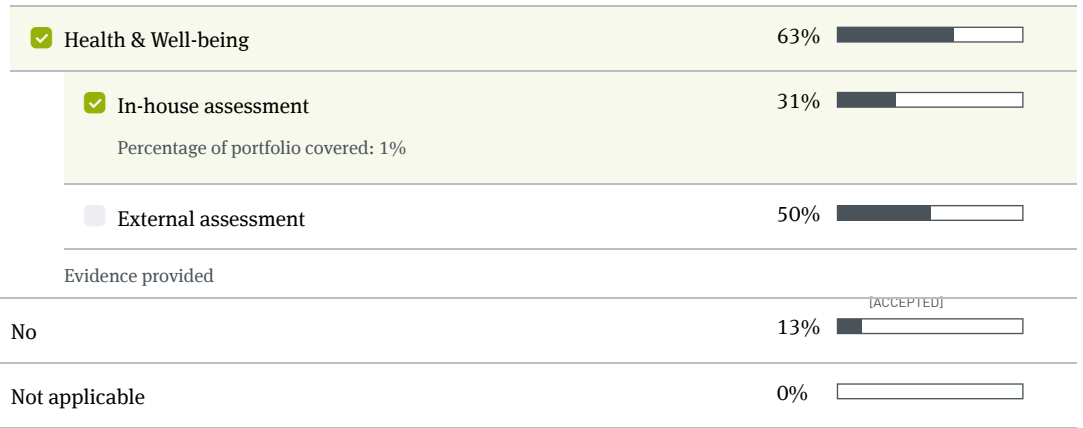
Evidence provided

<input checked="" type="checkbox"/> <b>Waste Management</b>	69%	<div style="width: 69%;"></div>
<input checked="" type="checkbox"/> <b>In-house assessment</b> Percentage of portfolio covered: 80%	31%	<div style="width: 31%;"></div>
<input type="checkbox"/> <b>External assessment</b>	50%	<div style="width: 50%;"></div>

Evidence provided

[ACCEPTED]





**R05** POINTS: 1.5/3

**Energy efficiency measures**


Percentage of Peers



List the measures using the table below.

Category	Measure	% portfolio covered during the last 4 years	Estimated savings MWh	Target ROI [%]
Building automation system upgrades/replacements	Upgrades to Current Building Automation Systems	0%, <25%		
Building energy management systems upgrades/replacements	Upgrades to Current Building Energy Management Systems	0%, <25%		
Installation of high-efficiency equipment and appliances	LED Retrofits and Equipment Replacements	0%, <25%	1534.046	39%

Describe the entity's strategy for implementing efficiency measures (payback period, property type, scope, etc.) and the link to the entity's ESG objectives and/or targets. (maximum 250 words)

 In an effort to meet their energy sustainability objectives, QTS has implemented the following efficiency measures across their portfolio in the last four years. QTS has upgraded BAS systems at 3 properties covering 23% of their portfolio. These projects include: upgrades to control high efficiency chilled water plants; upgrades to control all common area roof top units in order to provide maximum efficiency with air side economization; the addition of pump VFD's and optimization logic and cooling towers to support plate and frame heat exchangers for water side economization; and replacement of central plant BMS with efficiency upgrades to include dynamic balancing.

QTS has also upgraded BMS systems at 2 properties across their portfolio. These projects include placing UPS systems in VMMS mode.

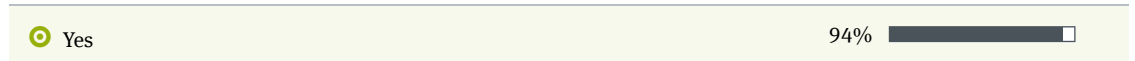
Additionally, QTS has completed LED retrofits and other equipment replacements at 7 properties across their portfolio. These projects include LED upgrades to parking and interior light fixtures, the installation of ENERGY STAR appliances, the installation of plate and frame heat exchangers for free cooling, and the installation of a heat exchanger that allows staff to use the outside environmental temperatures to reduce chiller usage and reduce electrical costs.



**R06** POINTS: 1.5/2.5

**Water efficiency measures**


Percentage of Peers



List the measures using the table below.

Category	Measure	% portfolio covered during the last 4 years	Estimated savings m <sup>3</sup>	Target ROI (%)
Drought tolerant/native landscaping	Xeriscaping	0%, <25%		
High-efficiency/dry fixtures	Low Flow Fixtures	0%, <25%		
Metering of water subsystems	Blowdown Water Meters	0%, <25%		

Describe the entity's strategy for implementing efficiency measures (payback period, property type, scope, etc.) and the link to the entity's ESG objectives and/or targets. (maximum 250 words)

 In an effort to meet their water sustainability objectives, QTS has implemented the following efficiency measures across their portfolio in the last four years. QTS has designed an entire landscape package with low-water plants and shrubs at 1 property. The site also does not include an irrigation system in order to reduce water consumption.

QTS has also installed low flow plumbing fixtures at 2 properties across their portfolio.

Additionally, QTS has included blowdown water meters for all chilled water lineups at 1 property. These meters are used to monitor the total water consumption of the chilled water system.

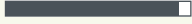
No 6% 

Not applicable 0% 

**R07** POINTS: 0.2/1

**Waste management measures**


Percentage of Peers


Yes 94% 

List the measures using the table below.

Category	Measure	% portfolio covered during the last 4 years	Estimated savings tonnes	Target ROI (%)
Recycling program	Cardboard Recycling	0%, <25%		

Describe the entity's strategy for implementing efficiency measures (payback period, property type, scope, etc.) and the link to the entity's ESG objectives and/or targets. (maximum 250 words)

 In an effort to meet their waste sustainability objectives, QTS has implemented the following efficiency measures across their portfolio in the last four years. QTS has provided cardboard bailers in the loading dock for recycling of clean cardboard waste at 2 properties in their portfolio. The recycling bins are picked up by a recycling company biweekly.

No 6% 

Not applicable 0% 

## Monitoring & EMS

POINTS: 11.5/12

WEIGHT: 8.6%

### Intent and Overview

Real estate consumes significant amounts of energy and water, produces waste streams and generates GHG emissions, all of which have substantial environmental impact. Measuring and monitoring of consumption and generation is an important basis for reducing impact and improving environmental performance of buildings. This Aspect describes the processes the entity uses to support ESG implementation and performance monitoring.

## Environmental Management Systems

**ME1** POINTS: 2.5/3

### Environmental Management System (EMS)

Percentage of Peers

<input checked="" type="radio"/> Yes	81%	<div style="width: 81%;"></div>
<input checked="" type="radio"/> EMS alignment	31%	<div style="width: 31%;"></div>

Percentage of Peers



[69%] No answer provided

[25%] ISO 14001

[6%] Other

<input type="radio"/> EMS third-party certification	44%	<div style="width: 44%;"></div>
<input type="radio"/> The EMS is not aligned with a standard nor certified externally	6%	<div style="width: 6%;"></div>
Evidence provided		
<input type="radio"/> No	19%	<div style="width: 19%;"></div> [ACCEPTED]

## Data Management Systems

**ME2** POINTS: 4/4

### Data Management System (DMS)

Percentage of Peers

<input checked="" type="radio"/> Yes	100%	<div style="width: 100%;"></div>
--------------------------------------	------	----------------------------------

DMS Type

Percentage of Peers



[75%] External system

Name of the system: Goby

[ACCEPTED]

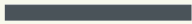








- Goby, Inc.

[19%] Bespoke (custom) internal system developed by a third party

[6%] Developed internally

Performance indicators included

Energy consumption

Percentage of portfolio covered: 100%	100%	
<input checked="" type="checkbox"/> GHG emissions/management Percentage of portfolio covered: 100%	94%	
<input checked="" type="checkbox"/> Building safety Percentage of portfolio covered: 100%	38%	
<input type="checkbox"/> Indoor environmental quality	31%	
<input checked="" type="checkbox"/> Resilience Percentage of portfolio covered: 100%	19%	
<input checked="" type="checkbox"/> Waste streams/management Percentage of portfolio covered: 100%	94%	
<input checked="" type="checkbox"/> Water Percentage of portfolio covered: 100%	100%	
<input type="checkbox"/> Other	25%	
<input type="radio"/> No	0%	

## Monitoring Consumption

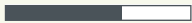
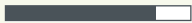





**ME3** POINTS: 3/3

### Monitoring energy consumption

Percentage of Peers

<input checked="" type="radio"/> Yes Percentage of whole portfolio covered: 100%	100%	
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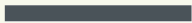
### Monitoring type(s)

<input checked="" type="checkbox"/> Automatic meter readings Percentage of the whole portfolio covered by floor area: 95%	63%	
<input checked="" type="checkbox"/> Based on invoices Percentage of the whole portfolio covered by floor area: 5%	81%	
<input type="checkbox"/> Manual-visual readings	31%	
<input type="checkbox"/> Provided by the tenant	25%	
<input type="checkbox"/> Other	6%	
<input type="radio"/> No	0%	
<input type="radio"/> Not applicable	0%	


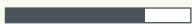





**ME4** POINTS: 2/2

**Monitoring water consumption**

Percentage of Peers

<input checked="" type="radio"/> Yes	100%	
Percentage of whole portfolio covered: 100%		

**Monitoring type(s)**

<input checked="" type="checkbox"/> Automatic meter readings	25%	
Percentage of the whole portfolio covered by floor area: 93%		
<input checked="" type="checkbox"/> Based on invoices	75%	
Percentage of the whole portfolio covered by floor area: 6%		
<input checked="" type="checkbox"/> Manual-visual readings	38%	
Percentage of the whole portfolio covered by floor area: 1%		
<input type="checkbox"/> Provided by the tenant	25%	
<input type="checkbox"/> Other	6%	
<input type="radio"/> No	0%	
<input type="radio"/> Not applicable	0%	





**ME5** Not scored

**Monitoring waste production**


Percentage of Peers

<input checked="" type="radio"/> Yes	94%	
Percentage of whole portfolio covered: 100%		

**Monitoring type(s)**

<input checked="" type="checkbox"/> Internal tracking	25%	
Percentage of the whole portfolio covered by floor area: 1%		
<input checked="" type="checkbox"/> Provided by haulers	75%	
Percentage of the whole portfolio covered by floor area: 99%		
<input type="checkbox"/> Provided by the tenant	6%	
<input type="checkbox"/> Other	6%	

**Calculation methodology, limitations and assumptions**

 A) The calculation methodology of the whole portfolio covered is based on the total square footage of the portfolio that monitors waste consumption as the numerator and the entire portfolio's square footage as the denominator. B) There are no limitations or assumptions made in the calculation.

<input type="radio"/> No	6%	
<input type="radio"/> Not applicable	0%	

# Performance

## Indicators

POINTS: 26/35

WEIGHT: 25.2%

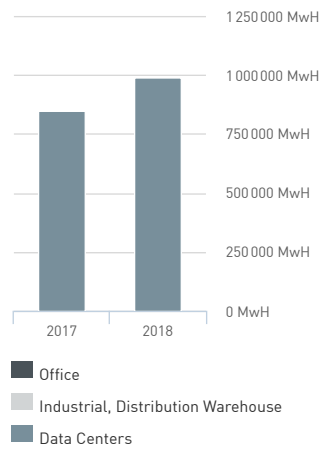
## Summary

### Performance Highlights - Absolute Consumption

#### Energy Consumption

POINTS: 13.43/16.5

Reported at Asset Level

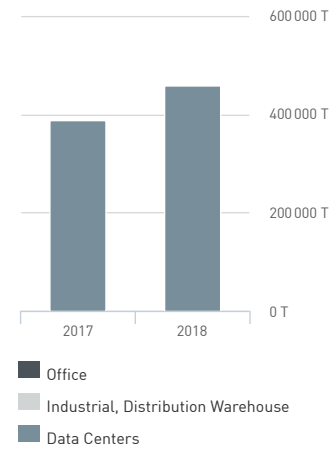


Externally checked by Goby, Inc. .

#### GHG Emissions

POINTS: 3.24/4.25

Reported at Asset Level

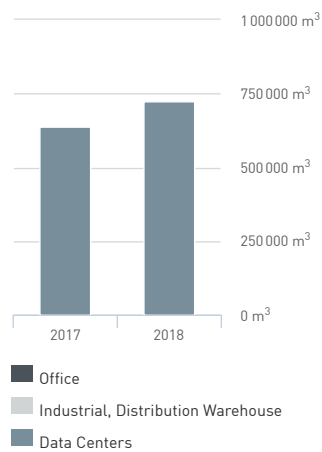


Externally checked by Goby, Inc. .

#### Water Consumption

POINTS: 3.5/4.75

Reported at Asset Level

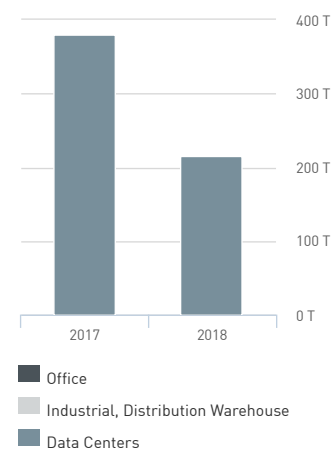


Externally checked by Goby, Inc. .

#### Waste Management

POINTS: 1.71/3.25

Reported at Asset Level



Externally checked by Goby, Inc. .

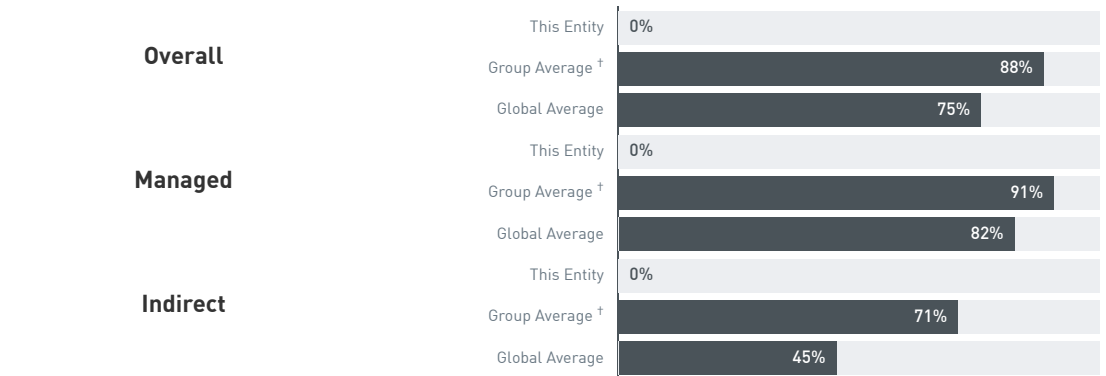
### Impact Reduction Targets POINTS: 3/3

	Type	Long-term target	Baseline year	End year	2018 target	Portfolio coverage	Externally communicated
☁ GHG	Absolute	100.0%	2018	2025	14.0%	100.0	Yes
💧 Water	Absolute	35.0%	2018	2025	5.0%	100.0	Yes
✍ LEED Certification in 100% of QTS facilities	Absolute	90.0%	2018	2025	13.0%	100.0	Yes

# Energy Consumption

Office  
(0.63% of GAV)

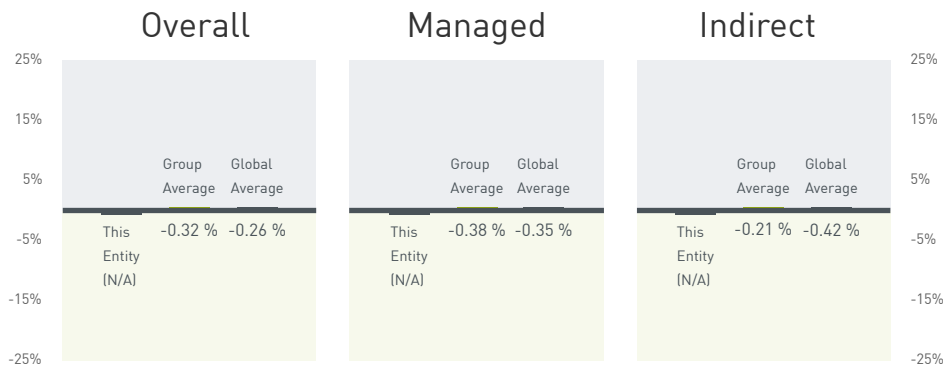
## Data Coverage POINTS: 0/8



† Comparison Group: Office / Americas  
Directly managed assets make up 46% of total assets for QTS Realty Trust.  
Indirectly managed assets make up 54% of total assets for QTS Realty Trust.  
Average data coverage is calculated based on the fraction of companies/funds that report data. Data availability for the categories above is: Overall: 100% group, 67% global. Managed assets: 96% group, 62% global. Indirectly managed assets: 43% group, 36% global.

## Change in Like-for-like Energy Consumption between 2017-2018 POINTS: 0/2.5

Overall LFL Portfolio Data Coverage: 0%  
Direct LFL Portfolio Data Coverage: 0%  
Indirect LFL Portfolio Data Coverage: 0%



Comparison Group: Office / Americas  
Directly managed assets make up 46% of total assets for QTS Realty Trust.  
Indirectly managed assets make up 54% of total assets for QTS Realty Trust.

## Impact of Change (Like-for-like)

Energy Consumption: **N/A**

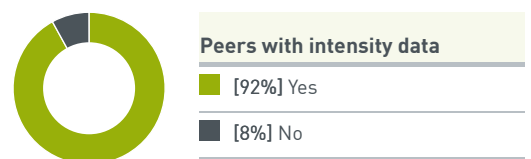
Equivalent of: **0 Homes**

## Asset level reporting POINTS: 0/1.5

### Energy Consumption Intensities POINTS: 0/1.5

No intensities data for Energy Consumption for Office

### Peers with intensity data

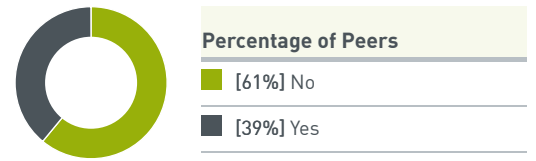


Comparison Group: Office / Americas

Renewable Energy POINTS: 0/3

No renewable energy data for Office

Peers with renewable energy data



Comparison Group: Office / Americas



# GHG Emissions

Office

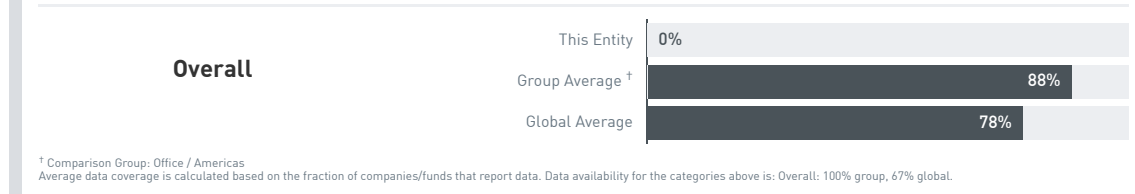
(0.63% of GAV)

Scope I	Scope II	Scope III	GHG Offsets
---------	----------	-----------	-------------

N/A	N/A	N/A	N/A
-----	-----	-----	-----

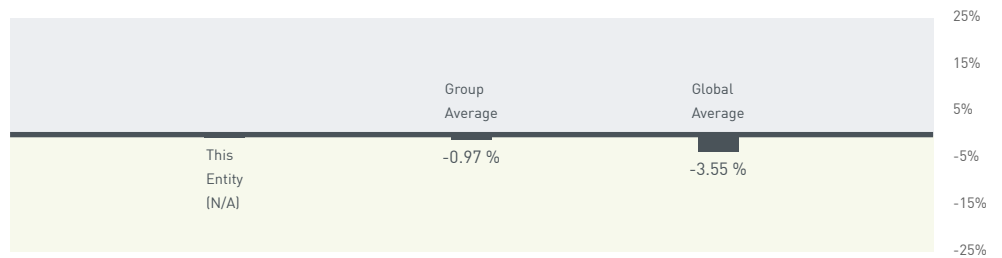
Calculation method: **Not provided**  
 Inventory reporting boundary: **Not provided**

## Data Coverage POINTS: 0/2



## Change in Like-for-like GHG Emissions between 2017-2018 POINTS: 0/1

Overall LFL Portfolio Data Coverage: **0%**



Comparison Group: Office / Americas  
 Directly managed assets make up 46% of total assets for QTS Realty Trust.  
 Indirectly managed assets make up 54% of total assets for QTS Realty Trust.

## Impact of Change (Like-for-like)

GHG Emissions **N/A**

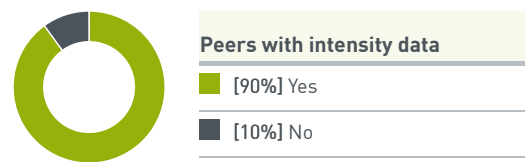
Equivalent of: **0 Automobiles**

Asset level reporting POINTS: 0/0.5

GHG Emission Intensities POINTS: 0/0.75

No intensities data for GHG Emissions for Office

Peers with intensity data

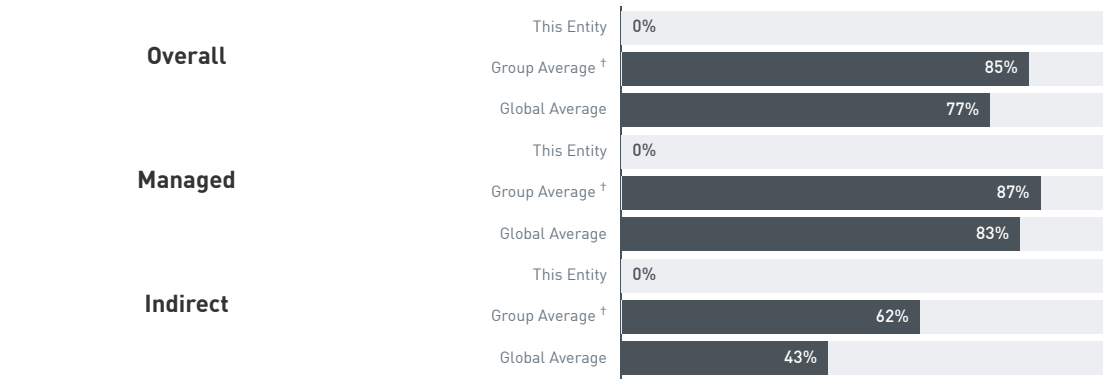


Comparison Group: Office / Americas

# Water Use

Office  
(0.63% of GAV)

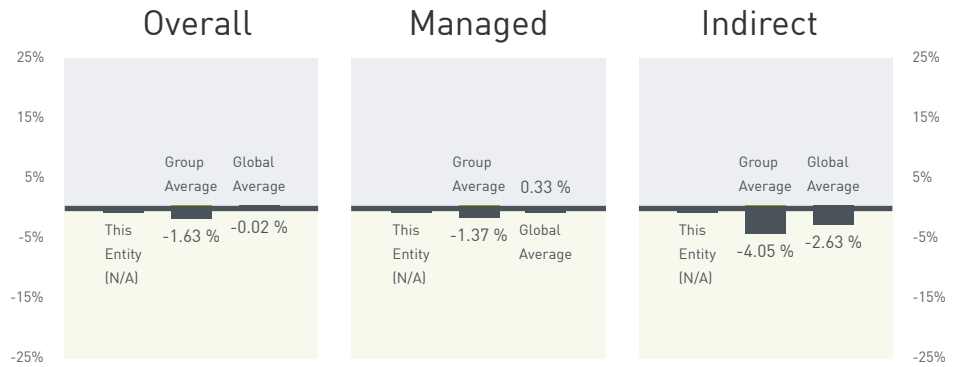
## Data Coverage POINTS: 0/2



† Comparison Group: Office / Americas  
Directly managed assets make up 46% of total assets for QTS Realty Trust.  
Indirectly managed assets make up 54% of total assets for QTS Realty Trust.  
Average data coverage is calculated based on the fraction of companies/funds that report data. Data availability for the categories above is: Overall: 100% group, 67% global. Managed assets: 96% group, 62% global. Indirectly managed assets: 43% group, 36% global.

## Change in Like-for-like Water Use between 2017-2018 POINTS: 0/1

Overall LFL Portfolio Data Coverage: 0%  
Direct LFL Portfolio Data Coverage: 0%  
Indirect LFL Portfolio Data Coverage: 0%



Comparison Group: Office / Americas  
Directly managed assets make up 46% of total assets for QTS Realty Trust.  
Indirectly managed assets make up 54% of total assets for QTS Realty Trust.

## Impact of Change (Like-for-like)

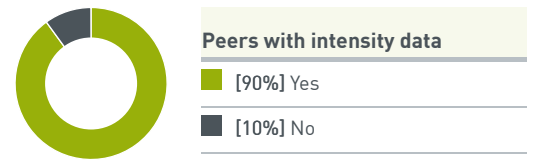
Water Use <b>N/A</b>		Equivalent of: <b>0 Olympic Swimming Pools</b>
-------------------------	--	---

Asset level reporting POINTS: 0/0.5

Water Use Intensities POINTS: 0/0.75

No intensities data for Water Use for Office

Peers with intensity data



Comparison Group: Office / Americas

Water reuse and recycling - Retail, High Street  
POINTS: 0/0.5

No water reuse and recycling data for Office

# Waste Management

Office  
[0.63% of GAV]

## Waste Management

No waste management data for Office

Peers with data



### Percentage of Peers

[87%] Yes

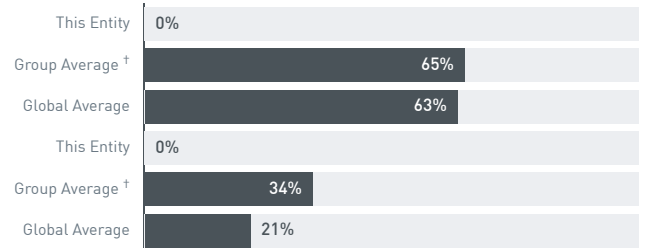
[13%] No

Comparison Group: Office / Americas

Data Coverage POINTS: 0/1.5

**Managed**

**Indirect**



† Comparison Group: Office / Americas  
 Directly managed assets make up 46% of total assets for QTS Realty Trust.  
 Indirectly managed assets make up 54% of total assets for QTS Realty Trust.  
 Average data coverage is calculated based on the fraction of companies/funds that report data. Data availability for the categories above is: Managed assets: 96% group, 62% global. Indirectly managed assets: 43% group, 36% global.

Waste Streams POINTS: 0/1.5

No waste streams data for Office

Peers with data



### Percentage of Peers

[87%] Yes

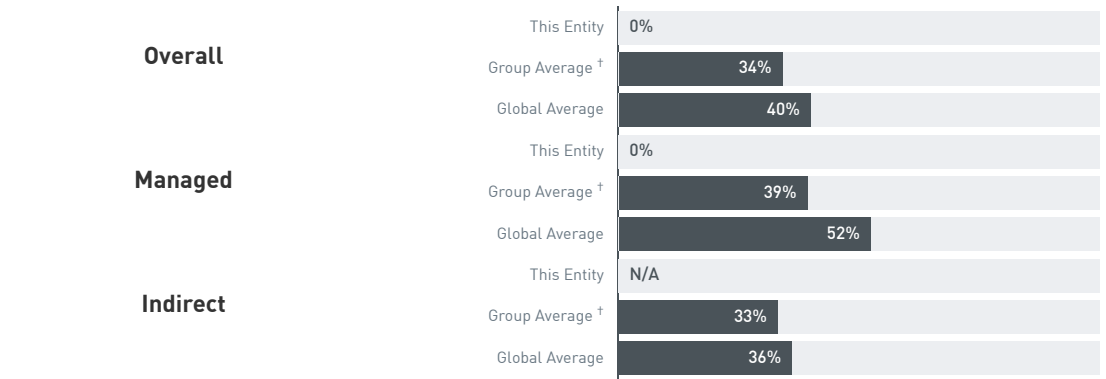
[13%] No

Comparison Group: Office / Americas

Asset level reporting POINTS: 0/0.25

**Energy Consumption**  
Industrial, Distribution Warehouse  
(0.16% of GAV)

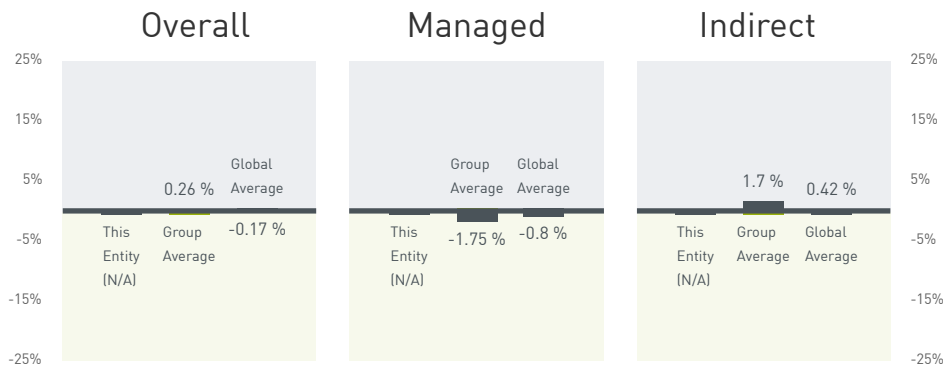
Data Coverage POINTS: 0/8



† Comparison Group: Industrial, Distribution Warehouse / Americas  
Directly managed assets make up 100% of total assets for QTS Realty Trust.  
Indirectly managed assets make up 0% of total assets for QTS Realty Trust.  
Average data coverage is calculated based on the fraction of companies/funds that report data. Data availability for the categories above is: Overall: 100% group, 38% global. Managed assets: 46% group, 16% global. Indirectly managed assets: 89% group, 33% global.

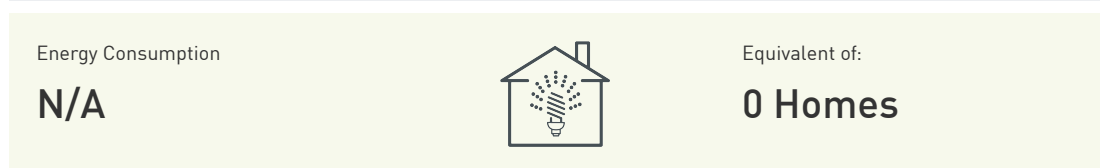
Change in Like-for-like Energy Consumption between 2017-2018 POINTS: 0/2.5

Overall LFL Portfolio Data Coverage: 0%  
Direct LFL Portfolio Data Coverage: 0%



Comparison Group: Industrial, Distribution Warehouse / Americas  
Directly managed assets make up 100% of total assets for QTS Realty Trust.  
Indirectly managed assets make up 0% of total assets for QTS Realty Trust.

Impact of Change (Like-for-like)

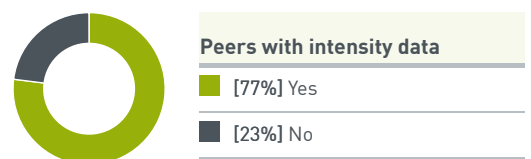


Asset level reporting POINTS: 0/1.5

Energy Consumption Intensities POINTS: 0/1.5

No intensities data for Energy Consumption for Industrial, Distribution Warehouse

Peers with intensity data

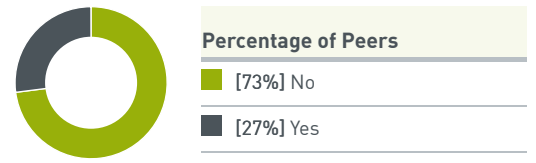


Comparison Group: Industrial, Distribution Warehouse / Americas

Renewable Energy POINTS: 0/3

No renewable energy data for Industrial, Distribution Warehouse

Peers with renewable energy data



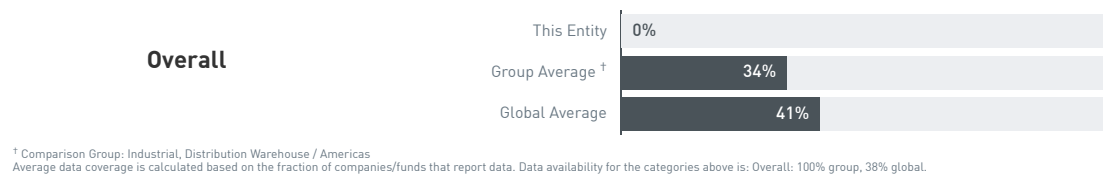
Comparison Group: Industrial, Distribution Warehouse / Americas

**GHG Emissions**  
**Industrial, Distribution**  
**Warehouse**  
 (0.16% of GAV)

Scope I	Scope II	Scope III	GHG Offsets
N/A	N/A	N/A	N/A

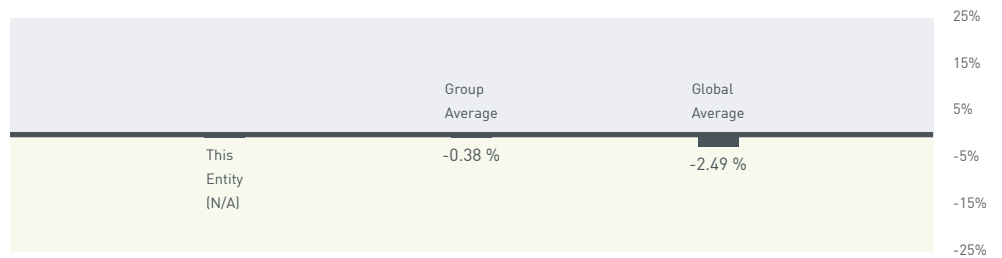
Calculation method: **Not provided**  
 Inventory reporting boundary: **Not provided**

**Data Coverage** POINTS: 0/2



**Change in Like-for-like GHG Emissions between 2017-2018** POINTS: 0/1

Overall LFL Portfolio Data Coverage: **0%**



Comparison Group: Industrial, Distribution Warehouse / Americas  
 Directly managed assets make up 100% of total assets for QTS Realty Trust.  
 Indirectly managed assets make up 0% of total assets for QTS Realty Trust.

**Impact of Change (Like-for-like)**

GHG Emissions **N/A**

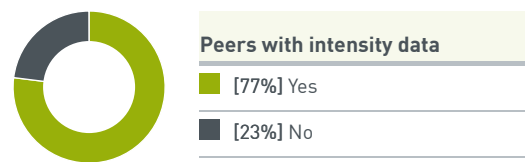
Equivalent of: **0 Automobiles**

**Asset level reporting** POINTS: 0/0.5

**GHG Emission Intensities** POINTS: 0/0.75

No intensities data for GHG Emissions for Industrial, Distribution Warehouse

Peers with intensity data



Comparison Group: Industrial, Distribution Warehouse / Americas

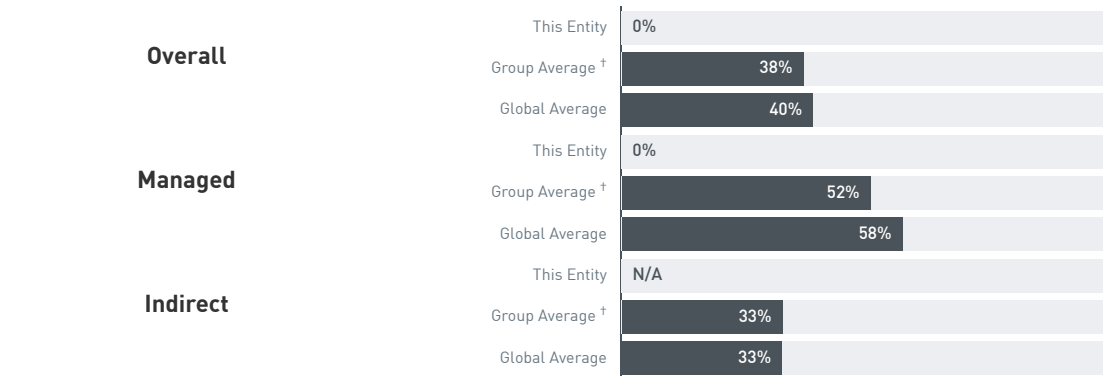
# Water Use

Industrial, Distribution

Warehouse

(0.16% of GAV)

## Data Coverage POINTS: 0/2

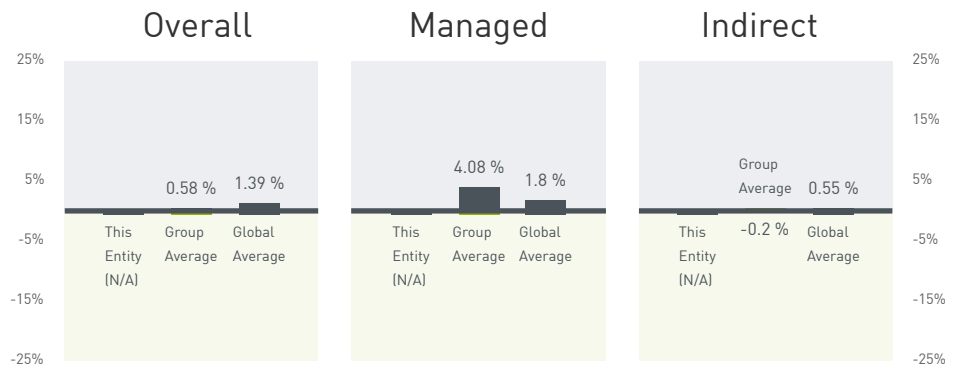


† Comparison Group: Industrial, Distribution Warehouse / Americas  
 Directly managed assets make up 100% of total assets for QTS Realty Trust.  
 Indirectly managed assets make up 0% of total assets for QTS Realty Trust.  
 Average data coverage is calculated based on the fraction of companies/funds that report data. Data availability for the categories above is: Overall: 100% group, 38% global. Managed assets: 46% group, 16% global. Indirectly managed assets: 89% group, 33% global.

## Change in Like-for-like Water Use between 2017-2018 POINTS: 0/1

Overall LFL Portfolio Data Coverage: 0%

Direct LFL Portfolio Data Coverage: 0%



Comparison Group: Industrial, Distribution Warehouse / Americas  
 Directly managed assets make up 100% of total assets for QTS Realty Trust.  
 Indirectly managed assets make up 0% of total assets for QTS Realty Trust.

## Impact of Change (Like-for-like)

Water Use	Equivalent of:
N/A	0 Olympic Swimming Pools

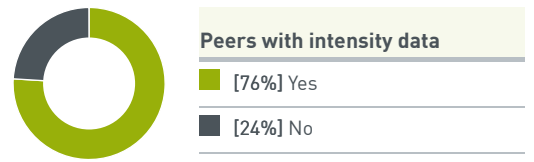
Asset level reporting POINTS: 0/0.5

Water Use Intensities POINTS: 0/0.75



No intensities data for Water Use for Industrial, Distribution Warehouse

Peers with intensity data



Comparison Group: Industrial, Distribution Warehouse / Americas

Water reuse and recycling - Retail, High Street  
POINTS: 0/0.5

No water reuse and recycling data for Industrial, Distribution Warehouse

# Waste

## Management

Industrial, Distribution

Warehouse

(0.16% of GAV)

### Waste Management

No waste management data for Industrial, Distribution Warehouse

Peers with data



#### Percentage of Peers

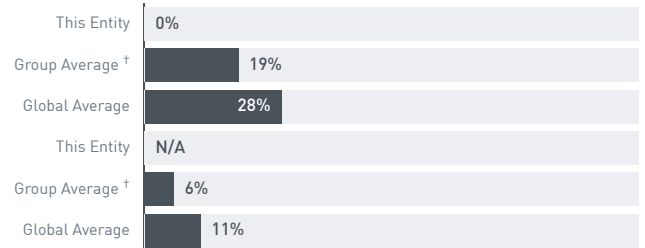
[51%] No

[49%] Yes

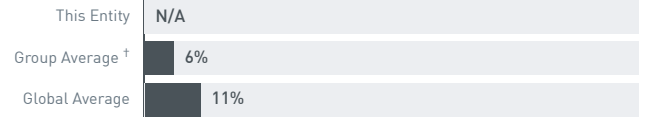
Comparison Group: Industrial, Distribution Warehouse / Americas

Data Coverage POINTS: 0/1.5

### Managed



### Indirect



† Comparison Group: Industrial, Distribution Warehouse / Americas  
Directly managed assets make up 100% of total assets for QTS Realty Trust.  
Indirectly managed assets make up 0% of total assets for QTS Realty Trust.  
Average data coverage is calculated based on the fraction of companies/funds that report data. Data availability for the categories above is: Managed assets: 46% group, 16% global. Indirectly managed assets: 89% group, 33% global.

Waste Streams POINTS: 0/1.5

No waste streams data for Industrial, Distribution Warehouse

Peers with data



#### Percentage of Peers

[51%] No

[49%] Yes

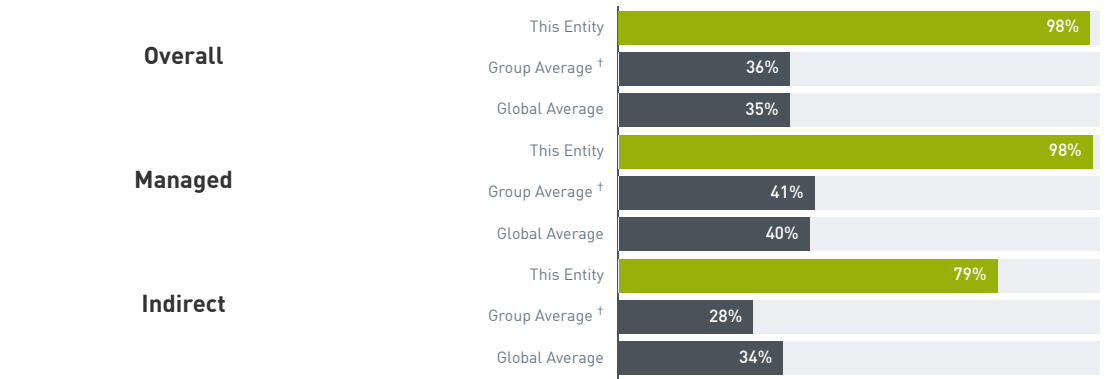
Comparison Group: Industrial, Distribution Warehouse / Americas

Asset level reporting POINTS: 0/0.25

# Energy Consumption

Data Centers  
(99.21% of GAV)

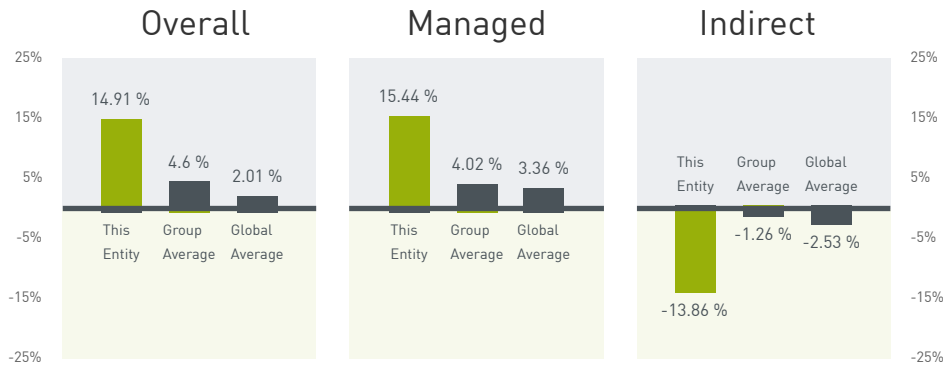
## Data Coverage POINTS: 8/8



† Comparison Group: Data Centers / Americas  
Directly managed assets make up 97% of total assets for QTS Realty Trust.  
Indirectly managed assets make up 3% of total assets for QTS Realty Trust.  
Average data coverage is calculated based on the fraction of companies/funds that report data. Data availability for the categories above is: Overall: 100% group, 4% global. Managed assets: 87% group, 3% global. Indirectly managed assets: 60% group, 2% global.

## Change in Like-for-like Energy Consumption between 2017-2018 POINTS: 0.5/2.5

Overall LFL Portfolio Data Coverage: 75.85%  
Direct LFL Portfolio Data Coverage: 75.77%  
Indirect LFL Portfolio Data Coverage: 78.71%



Comparison Group: Data Centers / Americas  
Directly managed assets make up 97% of total assets for QTS Realty Trust.  
Indirectly managed assets make up 3% of total assets for QTS Realty Trust.

## Impact of Change (Like-for-like)

Energy Consumption INCREASE

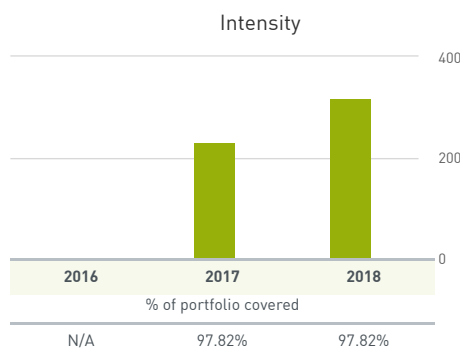
**120 386** MWh

Equivalent of:

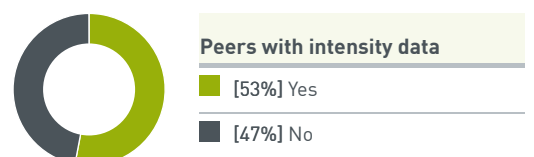
**9 881** Homes

## Asset level reporting POINTS: 1.5/1.5

### Energy Consumption Intensities POINTS: 1.5/1.5

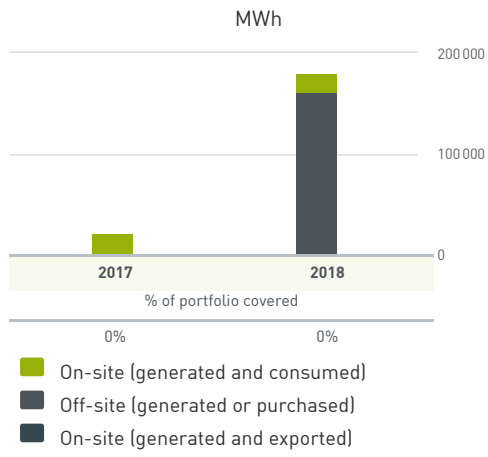


### Peers with intensity data

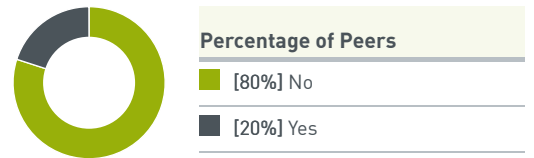


Comparison Group: Data Centers / Americas

Renewable Energy POINTS: 2/3



Peers with renewable energy data



Comparison Group: Data Centers / Americas

# GHG Emissions

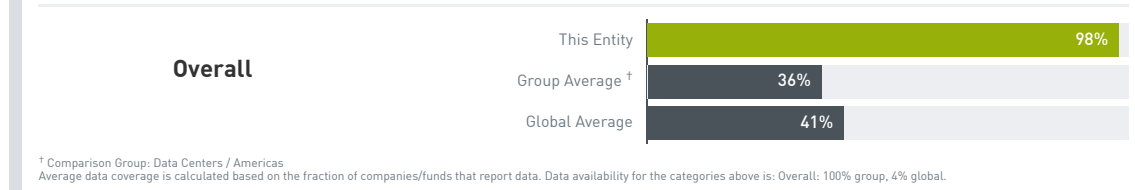
## Data Centers

(99.21% of GAV)

Scope I	Scope II	Scope III	GHG Offsets
N/A	N/A	N/A	N/A

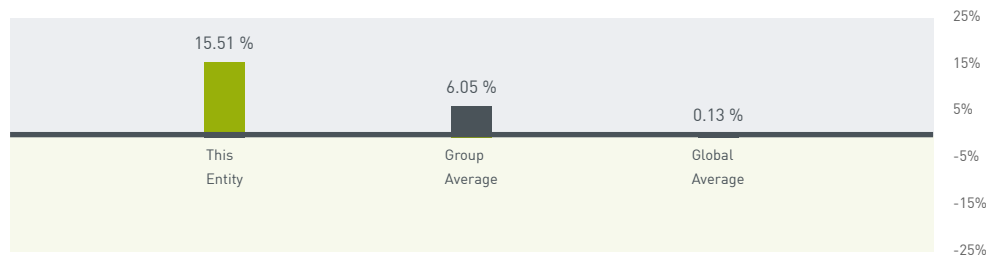
Calculation method: **Location-based method**  
 Inventory reporting boundary: **Operational control approach**

### Data Coverage POINTS: 2/2



### Change in Like-for-like GHG Emissions between 2017-2018 POINTS: 0/1

Overall LFL Portfolio Data Coverage: 75.85%



Comparison Group: Data Centers / Americas  
 Directly managed assets make up 97% of total assets for QTS Realty Trust.  
 Indirectly managed assets make up 3% of total assets for QTS Realty Trust.

### Impact of Change (Like-for-like)

GHG Emissions INCREASE

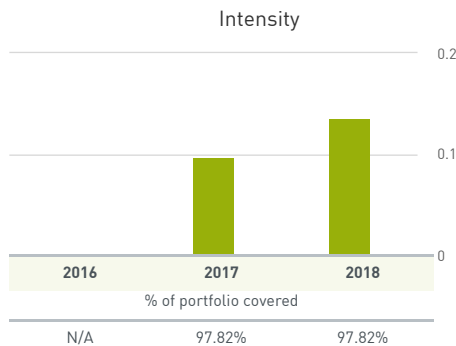
**57 376** tonnes CO<sub>2</sub>

Equivalent of:

**12 130**  
Automobiles

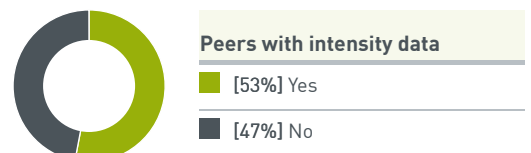
### Asset level reporting POINTS: 0.5/0.5

### GHG Emission Intensities POINTS: 0.75/0.75



Normalization factors applied in calculations:  
 Building age, Degree days, Occupancy rate

### Peers with intensity data

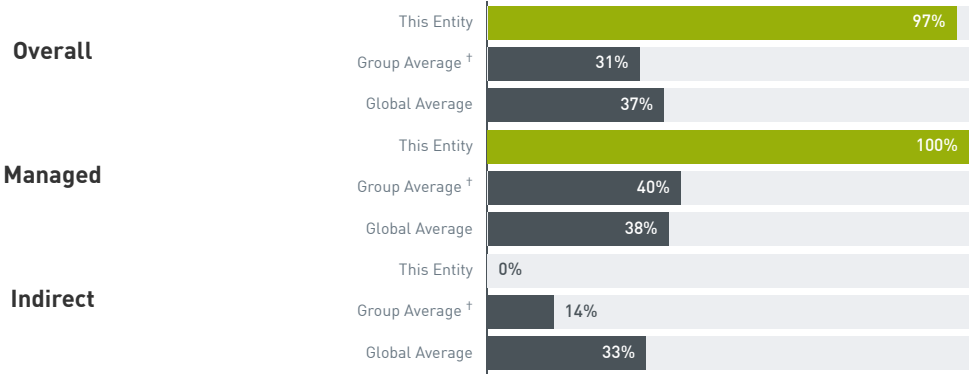


Comparison Group: Data Centers / Americas

# Water Use

Data Centers  
(99.21% of GAV)

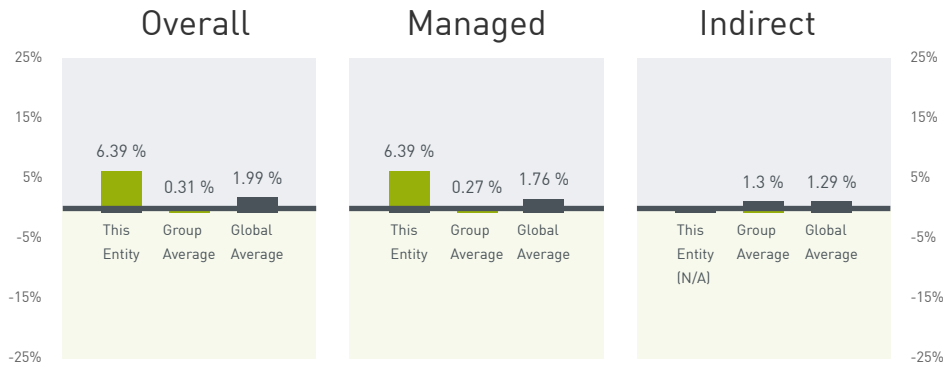
## Data Coverage POINTS: 1.95/2



† Comparison Group: Data Centers / Americas  
Directly managed assets make up 97% of total assets for QTS Realty Trust.  
Indirectly managed assets make up 3% of total assets for QTS Realty Trust.  
Average data coverage is calculated based on the fraction of companies/funds that report data. Data availability for the categories above is: Overall: 100% group, 4% global. Managed assets: 87% group, 3% global. Indirectly managed assets: 60% group, 2% global.

## Change in Like-for-like Water Use between 2017-2018 POINTS: 0/1

Overall LFL Portfolio Data Coverage: 48.06%  
Direct LFL Portfolio Data Coverage: 49.35%  
Indirect LFL Portfolio Data Coverage: 0%



Comparison Group: Data Centers / Americas  
Directly managed assets make up 97% of total assets for QTS Realty Trust.  
Indirectly managed assets make up 3% of total assets for QTS Realty Trust.

## Impact of Change (Like-for-like)

Water Use INCREASE

30 503 m<sup>3</sup>

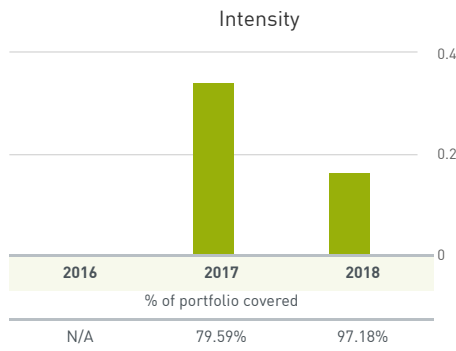


Equivalent of:

12 Olympic Swimming Pools

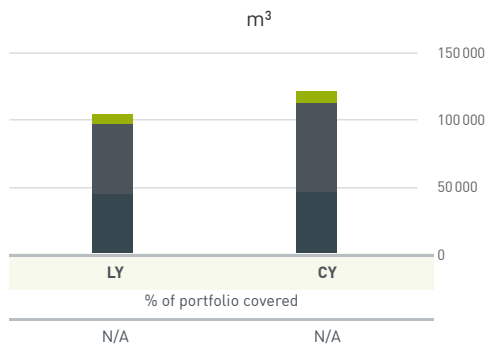
Asset level reporting POINTS: 0.5/0.5

Water Use Intensities POINTS: 0.75/0.75



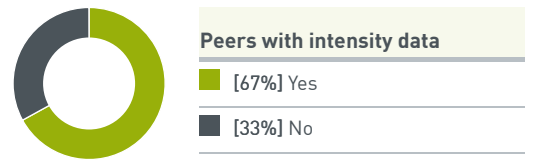
Normalization factors applied in calculations:  
 Building age, Degree days, Occupancy rate

### Water reuse and recycling - Retail, High Street POINTS: 0.33/0.5



- On-site water reuse (greywater, blackwater)
- On-site capture (rainwater, fog, condensate)
- On-site extraction (groundwater)

### Peers with intensity data

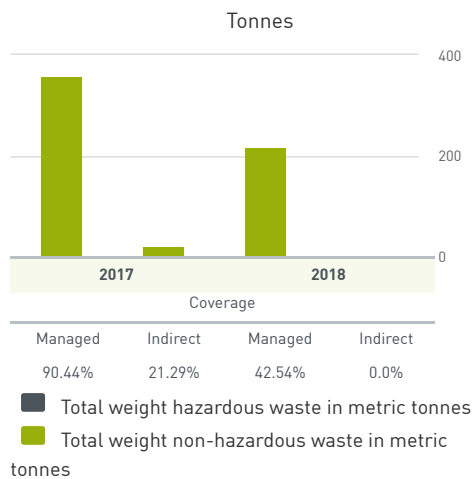


Comparison Group: Data Centers / Americas

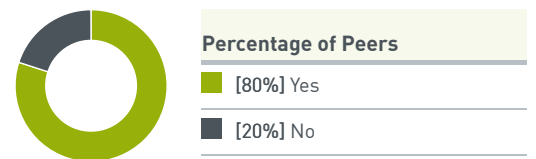
# Waste Management

Data Centers  
(99.21% of GAV)

## Waste Management



### Peers with data

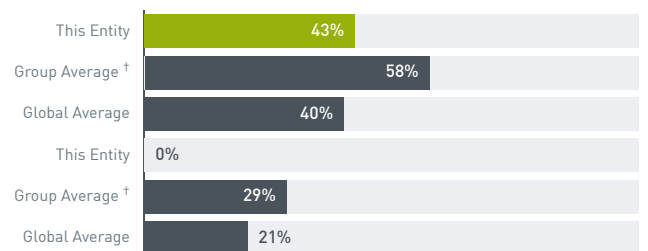


Comparison Group: Data Centers / Americas

## Data Coverage POINTS: 1.1/1.5

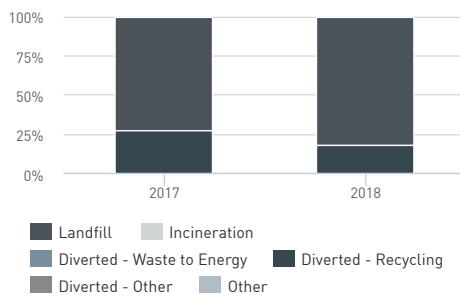
### Managed

### Indirect

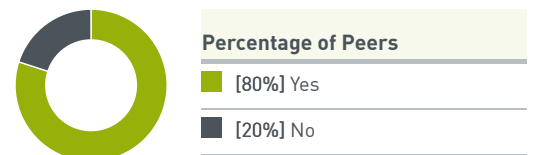


† Comparison Group: Data Centers / Americas  
 Directly managed assets make up 97% of total assets for QTS Realty Trust. Indirectly managed assets make up 3% of total assets for QTS Realty Trust. Average data coverage is calculated based on the fraction of companies/funds that report data. Data availability for the categories above is: Managed assets: 87% group, 3% global. Indirectly managed assets: 60% group, 2% global.

## Waste Streams POINTS: 0.38/1.5



### Peers with data



Comparison Group: Data Centers / Americas

## Asset level reporting POINTS: 0.25/0.25

# Certifications & Energy Ratings

POINTS: 7.4/15  
WEIGHT: 10.8%

## Intent and Overview

This Aspect assesses the entity's use of green building certifications and energy ratings. Publicly disclosed asset-level building certifications and ratings provide third-party verified recognition of sustainability performance in new construction, refurbishment and operations. Typically, building certifications affirm that individual assets are designed and/or operated in ways that are consistent with independently developed sustainability criteria.



## Office

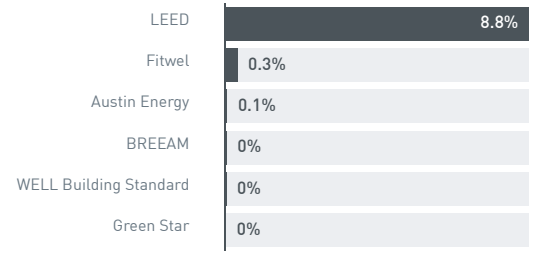
**BC1** POINTS: 0/12

### Green building certificates: time of construction

Coverage by Certification

No data available.

Comparison Group: Average Coverage by Brand



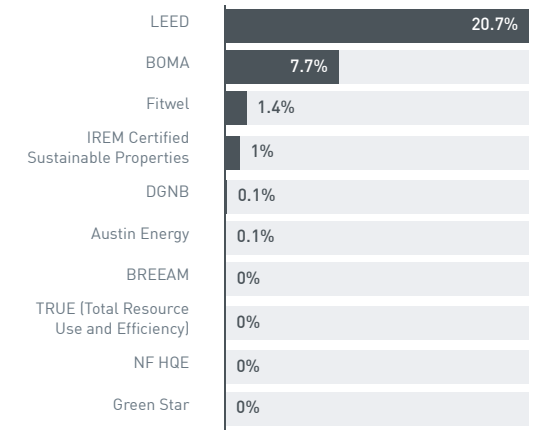
Comparison: Office / Americas

### Green building certificates: operational performance

Coverage by Certification

No data available.

Comparison Group: Average Coverage by Brand



Comparison: Office / Americas

**BC2** POINTS: 0/3

### Energy ratings - Office

Percentage of Peers



## Industrial, Distribution Warehouse

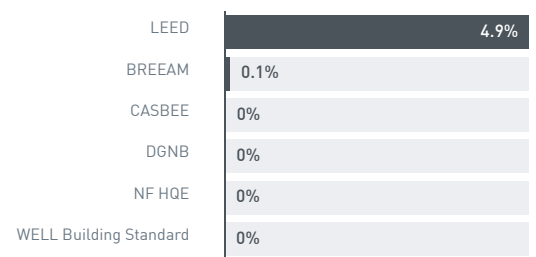
**BC1** POINTS: 0/12

### Green building certificates: time of construction

Coverage by Certification

No data available.

Comparison Group: Average Coverage by Brand



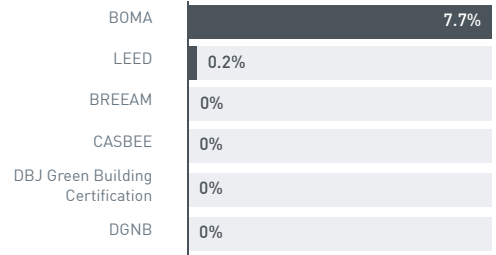
Comparison: Industrial, Distribution Warehouse / Americas

Green building certificates:  
operational performance

Coverage by Certification

No data available.

Comparison Group: Average Coverage by Brand

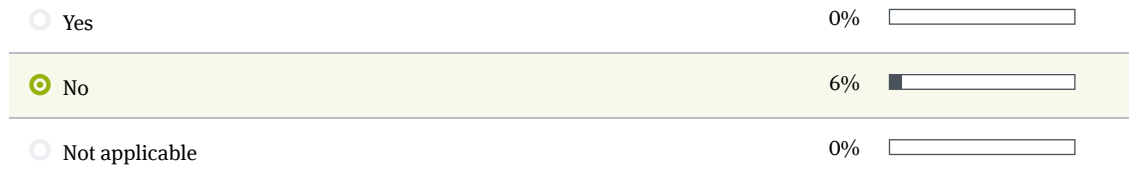


Comparison: Industrial, Distribution Warehouse / Americas

**BC2** POINTS: 0/3

Energy ratings - Industrial, Distribution Warehouse

Percentage of Peers



Data Centers

**BC1** POINTS: 7.5/12

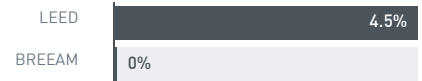
Green building certificates:  
time of construction

Coverage by Certification

Brand	Certifications & Levels						
LEED	<table border="1"> <tr> <td>4.40% Certified</td> <td>1.50% Silver</td> </tr> <tr> <td>2.30% Silver</td> <td></td> </tr> <tr> <td>60.40% Gold</td> <td></td> </tr> </table>	4.40% Certified	1.50% Silver	2.30% Silver		60.40% Gold	
4.40% Certified	1.50% Silver						
2.30% Silver							
60.40% Gold							

█ [FULL POINTS] █ [PARTIAL +] █ [PARTIAL -] █ [NO POINTS]

Comparison Group: Average Coverage by Brand



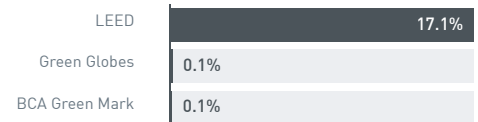
Comparison: Data Centers / Americas

Green building certificates:  
operational performance

Coverage by Certification

No data available.

Comparison Group: Average Coverage by Brand



Comparison: Data Centers / Americas

**BC2** POINTS: 0/3

Energy ratings - Data Centers

Percentage of Peers



---

Not applicable

0%

---

## Stakeholder Engagement

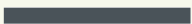


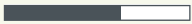
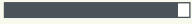



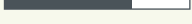




POINTS: 29.1/35  
WEIGHT: 25.2%

### Intent and Overview

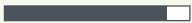

This Aspect focuses on engagement with employees, tenants, direct third-party suppliers and the community. Improving the sustainability performance of a real estate portfolio requires dedicated resources, a commitment from senior management and tools for measurement/management of resource consumption. It also requires the cooperation of other stakeholders, including tenants, suppliers, a participant's workforce and the local community. The Aspect identifies actions taken to engage with those stakeholders and to characterize the nature of the engagement.

## Employees

**SE1** POINTS: 2/2

Employee training	Percentage of Peers
<input checked="" type="radio"/> <b>Yes</b> Percentage of employees who received professional training: 100% Percentage of employees who received sustainability-specific training: 95%	100% 
<b>Sustainability-specific training focuses on the following elements (multiple answers possible)</b>	
<input checked="" type="checkbox"/> <b>Training on environmental issues</b>	94% 
<input type="checkbox"/> Contamination	38% 
<input checked="" type="checkbox"/> Greenhouse gas emissions	63% 
<input checked="" type="checkbox"/> Energy	94% 
<input type="checkbox"/> Natural hazards	44% 
<input type="checkbox"/> Regulatory standards	75% 
<input checked="" type="checkbox"/> Supply chain environmental impacts	56% 
<input checked="" type="checkbox"/> Waste	69% 
<input checked="" type="checkbox"/> Water	56% 
<input type="checkbox"/> Other	44% 
<input type="checkbox"/> Training on social issues	100% 
<input type="radio"/> <b>No</b>	0% 

**SE2.1** POINTS: 1/1.5

Employee satisfaction survey	Percentage of Peers
<input checked="" type="radio"/> <b>Yes</b>	88% 
<b>Survey type</b>	
<input checked="" type="checkbox"/> <b>Internally</b> Percentage of employees covered: 100% Survey response rate: 54%	31% 

By an independent third party 56%

Evidence provided

[ACCEPTED]

**Quantitative metrics included**

Yes 88%

**Metrics include**

Net Promoter Score 25%

Overall satisfaction score 81%

Other 31%   
Impact, job performance, support of core values

No 0%

No 13%

**SE2.2** POINTS: 1/1

**Program(s) to improve employee satisfaction**

Percentage of Peers

Yes 88%

**Program elements**

Development of action plan 81%

Feedback sessions with Senior Management Team 88%

Feedback sessions with separate teams/departments 88%

Focus groups 63%

Other 6%

No 6%

Not applicable 6%

**SE3** POINTS: 0.5/0.5

**Employee health and safety indicators**

Percentage of Peers

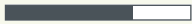

Yes 94%

**Indicators monitored**


Work station and/or workplace checks 88%

Absentee rate 88%   
0.05

Injury rate 69%   
1.59

<input checked="" type="checkbox"/> Lost day rate	69%	
0.63		
<input type="checkbox"/> Other metrics	25%	

#### Calculation method

 The absentee rate is calculated by taking the total number of days missed in 2018 (the numerator), and dividing by the total days scheduled to be worked by all employees in 2018 (the denominator). [FULL POINTS]

The injury rate is calculated by taking the total number of instances of being injured in 2018 (the numerator), and dividing by the total hours worked by all employees in 2018 multiplied by 200,000 (the denominator).

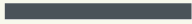
The lost day rate is calculated by taking the total number of days missed due to occupational accidents in 2018 (the numerator), and dividing by the total hours scheduled to be worked by the workforce in 2018 multiplied by 200,000 (the denominator).

<input type="radio"/> No	6%	
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## Suppliers

**SE4.1** POINTS: 3/3

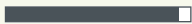

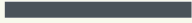
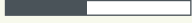
**Sustainability-specific requirements in procurement** Percentage of Peers

<input checked="" type="radio"/> Yes	100%	
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#### Topics included

<input checked="" type="checkbox"/> Business ethics	100%	
<input checked="" type="checkbox"/> Environmental process standards	81%	
<input checked="" type="checkbox"/> Environmental product standards	75%	
<input type="checkbox"/> Human rights	94%	
<input checked="" type="checkbox"/> Human health-based product standards	56%	
<input type="checkbox"/> Occupational safety	94%	
<input type="checkbox"/> Health and well-being	88%	
<input checked="" type="checkbox"/> ESG-specific requirements for sub-contractors	69%	
<input type="checkbox"/> Other	25%	

#### Requirements apply to

<input checked="" type="checkbox"/> Contractors	94%	
<input checked="" type="checkbox"/> Property/asset managers	81%	
<input checked="" type="checkbox"/> Suppliers	100%	
<input checked="" type="checkbox"/> Supply chain (beyond 1 tier suppliers and contractors)	44%	

Other 0%

Evidence provided

No 0%

Not applicable 0%

**SE4.2** Not scored

**Supply chain engagement**

Percentage of Peers

Yes 94%

**Engagement process**



QTS engages in regular supplier business reviews which includes analysis of ESG requirements.

No 6%

Not applicable 0%

**SE5.1** POINTS: 2/2

**Monitoring sustainability requirements for property/asset managers**

Percentage of Peers

Yes 94%

**Monitors compliance of**

**Percentage of Peers**



[75%] Both internal and external property/asset managers

[19%] Internal property/asset managers

[6%] No answer provided

**Methods used**

Checks performed by independent third party 38%

- Goby, Inc.

Property/asset manager sustainability training 63%

Property/asset manager self-assessments 50%

Regular meetings and/or checks performed by the organization's employees 88%

Require external property/asset managers' alignment with a professional standard 31%

Other 19%

Evidence provided

[ACCEPTED]

<input type="radio"/> No	0%	
<input type="radio"/> Not applicable	6%	

**SE5.2** POINTS: 1.5/2

**Monitoring sustainability requirements for external suppliers and/or service providers**

	Percentage of Peers	
<input checked="" type="radio"/> Yes	88%	
<b>Methods used</b>		
<input type="radio"/> Checks performed by an independent third party	50%	
<input checked="" type="checkbox"/> Regular meetings and/or checks performed by the organization's employees	88%	
<input checked="" type="checkbox"/> Regular meetings and/or checks performed by external property/asset managers	50%	
<input type="radio"/> Require supplier/service providers' alignment with a professional standard	50%	
<input type="radio"/> Supplier/service provider sustainability training	44%	
<input type="radio"/> Supplier/service provider self-assessments	63%	
<input type="radio"/> Other	6%	
<input type="radio"/> No	13%	
<input type="radio"/> Not applicable	0%	

**SE6** Not scored

**Grievance mechanisms**

	Percentage of Peers	
<input checked="" type="radio"/> Yes	94%	
<b>Characteristics applicable</b>		
<input checked="" type="checkbox"/> Dialogue based	94%	
<input checked="" type="checkbox"/> Legitimate	63%	
<input checked="" type="checkbox"/> Accessible	81%	
<input type="radio"/> Improvement based	69%	
<input type="radio"/> Predictable	50%	
<input checked="" type="checkbox"/> Equitable	56%	
<input type="radio"/> Rights compatible	38%	
<input type="radio"/> Transparent	81%	
<input checked="" type="checkbox"/> Safe	69%	



<input type="checkbox"/> Other	6%	<div style="width: 6%;"></div>
<b>Process available to</b>		
<input type="checkbox"/> Community	56%	<div style="width: 56%;"></div>
<input checked="" type="checkbox"/> Contractors	75%	<div style="width: 75%;"></div>
<input checked="" type="checkbox"/> Employees	88%	<div style="width: 88%;"></div>
<input checked="" type="checkbox"/> External property/asset managers	50%	<div style="width: 50%;"></div>
<input type="checkbox"/> Service providers	50%	<div style="width: 50%;"></div>
<input type="checkbox"/> Suppliers	56%	<div style="width: 56%;"></div>
<input type="checkbox"/> Supply chain (beyond tier 1 suppliers and contractors)	38%	<div style="width: 38%;"></div>
<input checked="" type="checkbox"/> Tenants	69%	<div style="width: 69%;"></div>
<input type="checkbox"/> Other	19%	<div style="width: 19%;"></div>
<input type="radio"/> No	6%	<div style="width: 6%;"></div>
<input type="radio"/> Not applicable	0%	<div style="width: 0%;"></div>

## Tenants/Occupiers

**SE7** POINTS: 3.8/4

Tenant engagement program(s)	Percentage of Peers
<input checked="" type="radio"/> Yes	94% <div style="width: 94%;"></div>

### Engagement approach(es) include

<input checked="" type="checkbox"/> Building/asset communication	88% <div style="width: 88%;"></div>
--	-------------------------------------



<input checked="" type="radio"/> [65%] ≥75, ≤100%
<input type="radio"/> [17%] ≥50%, <75%
<input type="radio"/> [12%] No answer provided
<input type="radio"/> [6%] 0%, <25%

<input checked="" type="checkbox"/> Provide tenants with feedback on energy/water consumption and waste	69% <div style="width: 69%;"></div>
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<input type="radio"/> [47%] ≥75, ≤100%
<input type="radio"/> [29%] No answer provided
<input type="radio"/> [12%] ≥25%, <50%
<input checked="" type="radio"/> [12%] ≥50%, <75%

<input checked="" type="checkbox"/> Social media/online platform	31% <div style="width: 31%;"></div>
--	-------------------------------------



- [65%] No answer provided
- [23%] ≥75, ≤100%
- [6%] 0%, <25%
- [6%] ≥25%, <50%

Tenant engagement meetings 94%



- [53%] ≥75, ≤100%
- [17%] 0%, <25%
- [12%] ≥25%, <50%
- [12%] ≥50%, <75%
- [6%] No answer provided

Tenant events focused on increasing sustainability awareness 50%

Tenant sustainability guide 75%

Tenant sustainability training 63%

Other 19%

No 6%

**SE8.1** POINTS: 2/3

**Tenant satisfaction survey**

Percentage of Peers

Yes 81%

**Survey type**

Internally 25%

Percentage of tenants covered: 100%

Survey response rate: 12.5%

By an independent third party 56%

**Quantitative metrics included**

Yes 69%

**Metrics include**

Net Promoter Score 31%

Overall satisfaction score 63%

Satisfaction with communication 56%

Satisfaction with responsiveness 56%

Satisfaction with property management 63%

Understanding tenant needs 63%

<input type="checkbox"/> Value for money	50%	<div style="width: 50%;"><div style="background-color: #333; height: 10px;"></div></div>
<input type="checkbox"/> Other	19%	<div style="width: 19%;"><div style="background-color: #333; height: 10px;"></div></div>
<input type="radio"/> No	13%	<div style="width: 13%;"><div style="background-color: #333; height: 10px;"></div></div>
<input type="radio"/> No	19%	<div style="width: 19%;"><div style="background-color: #333; height: 10px;"></div></div>
<input type="radio"/> Not applicable	0%	<div style="width: 0%;"><div style="background-color: #333; height: 10px;"></div></div>

**SE8.2** POINTS: 1/1


**Improvement of tenant satisfaction** Percentage of Peers

<input checked="" type="radio"/> Yes	75%	<div style="width: 75%;"><div style="background-color: #333; height: 10px;"></div></div>
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**Program elements**

<input checked="" type="checkbox"/> Development of an asset-specific action plan	63%	<div style="width: 63%;"><div style="background-color: #333; height: 10px;"></div></div>
<input checked="" type="checkbox"/> Feedback sessions with asset/property managers	63%	<div style="width: 63%;"><div style="background-color: #333; height: 10px;"></div></div>
<input checked="" type="checkbox"/> Feedback sessions with individual tenants	69%	<div style="width: 69%;"><div style="background-color: #333; height: 10px;"></div></div>
<input type="checkbox"/> Other	0%	<div style="width: 0%;"><div style="background-color: #333; height: 10px;"></div></div>

**Program description**

 QTS strives to create a safe, positive, and productive environment for their building occupants. Tenants are surveyed on a monthly basis, but feedback is not limited to these surveys as QTS promotes open lines of communications with all tenants. Tenants most often contact the property manager to provide feedback, who will then make adjustments as needed. QTS also regularly reviews the tenant satisfaction survey results and feedback collected in other ways, and takes steps to make improvements based on the feedback on an ongoing basis, including but not limited to the steps above.

<input type="radio"/> No	6%	<div style="width: 6%;"><div style="background-color: #333; height: 10px;"></div></div>
<input type="radio"/> Not applicable	19%	<div style="width: 19%;"><div style="background-color: #333; height: 10px;"></div></div>

**SE9** POINTS: 1.4/3

**Tenant fit-out and refurbishment program** Percentage of Peers

<input checked="" type="radio"/> Yes	81%	<div style="width: 81%;"><div style="background-color: #333; height: 10px;"></div></div>
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**Topics included**

<input type="checkbox"/> Fit-out and refurbishment assistance for meeting the minimum fit-out standards	63%	<div style="width: 63%;"><div style="background-color: #333; height: 10px;"></div></div>
<input checked="" type="checkbox"/> Tenant fit-out guides	81%	<div style="width: 81%;"><div style="background-color: #333; height: 10px;"></div></div>



- [53%] ≥75, ≤100%
- [17%] No answer provided
- [12%] 0%, <25%
- [12%] ≥25%, <50%
- [6%] ≥50%, <75%

Minimum fit-out standards are prescribed 56%

Procurement assistance for tenants 19%



- [76%] No answer provided
- [12%] 0%, <25%
- [12%] ≥75, ≤100%

Other 19%

Additional assistance for energy efficiency projects and retrofits [ACCEPTED]



- [76%] No answer provided
- [12%] ≥25%, <50%
- [6%] ≥50%, <75%
- [6%] ≥75, ≤100%

No 19%

**SE10.1** POINTS: 3/3

**Sustainability requirements in standard lease contracts**

Percentage of Peers

Yes 94%

**Topics included**

Cooperation and works: 88%

Environmental initiatives 81%

Enabling upgrade works 50%

Sustainability management collaboration 63%

Premises design for performance 50%

Managing waste from works 63%

Social initiatives 25%

Other 6%

Management and consumption: 94%

<input type="checkbox"/>	Energy management	88%	
<input checked="" type="checkbox"/>	Water management	81%	
<input checked="" type="checkbox"/>	Waste management	75%	
<input checked="" type="checkbox"/>	Indoor environmental quality management	63%	
<input type="checkbox"/>	Sustainable procurement	38%	
<input checked="" type="checkbox"/>	Sustainable utilities	38%	
<input type="checkbox"/>	Sustainable transport	31%	
<input type="checkbox"/>	Sustainable cleaning	31%	
<input type="checkbox"/>	Other	13%	
<input checked="" type="checkbox"/>	Reporting and standards:	88%	
<input checked="" type="checkbox"/>	Information sharing	75%	
<input type="checkbox"/>	Performance rating	50%	
<input type="checkbox"/>	Design/development rating	50%	
<input type="checkbox"/>	Performance standards	63%	
<input type="checkbox"/>	Metering	69%	
<input checked="" type="checkbox"/>	Comfort	38%	
<input type="checkbox"/>	Other	0%	
Evidence provided			
<input type="radio"/>	No	6%	

#### SE10.2 POINTS: 0.5/1

### Monitoring compliance with sustainability requirements in lease contracts

Percentage of Peers

<input checked="" type="radio"/>	Yes	81%	
----------------------------------	-----	-----	--

#### Monitoring compliance process

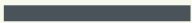



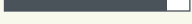
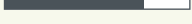

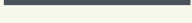


QTS monitors compliance with all leases, including sustainability-specific aspects; this is part of the management responsibility of property/asset managers and their respective personnel. Tenants receive warnings if they do not comply with lease requirements, with further action taken as necessary. [PARTIAL POINTS]

<input type="radio"/>	No	13%	
<input type="radio"/>	Not applicable	6%	

SE11.1 POINTS: 2.5/3

Community engagement program

Percentage of Peers

<input checked="" type="radio"/> Yes	100%	
<b>Topics included</b>		
<input checked="" type="checkbox"/> Effective communication and process to address community concerns	69%	
<input type="checkbox"/> Enhancement programs for public spaces	75%	
<input checked="" type="checkbox"/> Employment creation in local communities	63%	
<input checked="" type="checkbox"/> Community health and well-being	88%	
<input checked="" type="checkbox"/> Research and network activities	75%	
<input type="checkbox"/> Resilience, including assistance or support in case of disaster	50%	
<input checked="" type="checkbox"/> Supporting charities and community groups	100%	
<input type="checkbox"/> Sustainability education program	56%	
<input checked="" type="checkbox"/> Other	13%	
Volunteerism support; QTS 1/1/1 program to commit 1% of [DUPLICATE] QTS Time, Talent and Treasure to help those in need		

Program description

**QTS** QTS has a goal of improving the lives of those affected by their business, and this does not stop with employees and customers. QTS proudly extends this mission to the communities in which we do business. Our Community Impact program was created in 2012 to provide financial support, technical resources, and employees' time to benefit local programs and agencies that strive to enhance our communities. To help support the Community Impact program, we created the QTS 1/1/1 goal to commit 1% of our Time, Talent and Treasure to help those in need. We also encourage and facilitate employees serving their communities, and every QTS employee is allocated three full work-days per year of volunteer time at QTS' expense.

QTS also contributes to charitable organizations across the country supporting organizations like Big Brothers and Big Sisters, Children's Advocacy Groups, Habitat for Humanity, local food depositories and other charities that support the needs of children, veterans, emergency services personnel, the hungry and homeless. QTS will also match employee charitable donations for eligible organizations for up to \$250 per year. Since 2012, QTS has contributed over \$2 million and supported over 150 charitable organizations across the United States and abroad.

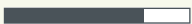

QTS also takes additional steps during the construction and operation phases to involve the local community, including involving the local workforce and community involvement during the site selection process.

<input type="radio"/> No	0%	
<input type="radio"/> Not applicable	0%	

SE11.2 POINTS: 1.5/1.5

Impact on community

Percentage of Peers

<input checked="" type="radio"/> Yes	75%	
<b>Monitored areas of impact</b>		
<input type="checkbox"/> Housing affordability	25%	

<input type="checkbox"/> Impact on crime levels	38%	
<input type="checkbox"/> Livability score	25%	
<input type="checkbox"/> Local income generated	50%	
<input checked="" type="checkbox"/> Local residents' well-being	75%	
<input checked="" type="checkbox"/> Walkability score	56%	
<input checked="" type="checkbox"/> Other local lighting, sidewalks, street conditions, park development on land (in applicable locations)	31%	 [ACCEPTED]
<input type="checkbox"/> No	25%	
<input type="checkbox"/> Not applicable	0%	

## Health and Well-being

SE12.1 POINTS: 2/2

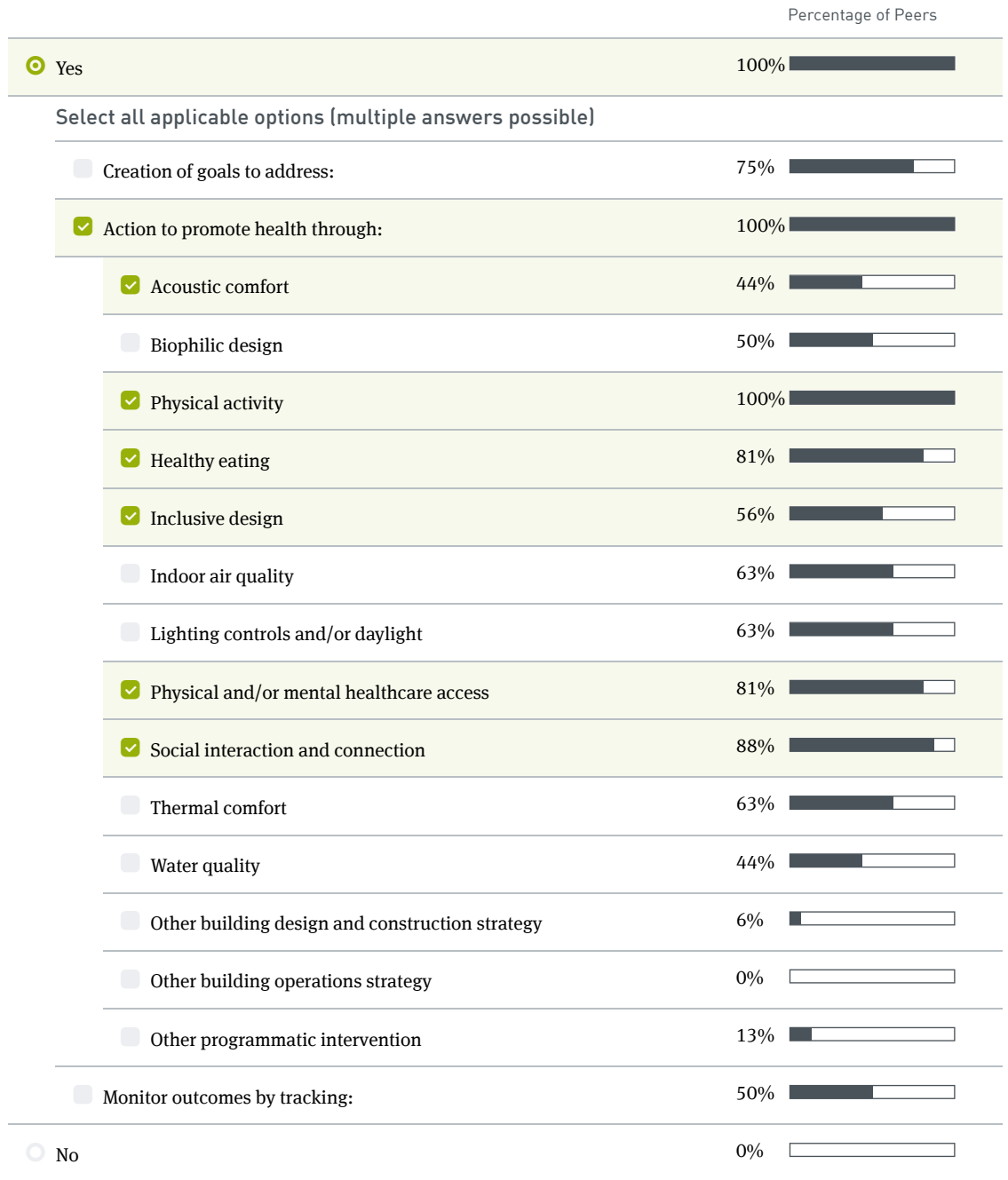
Does the organization have a program in place for promoting health & well-being of employees?

Percentage of Peers

<input checked="" type="radio"/> Yes	100%	
The program includes (multiple answers possible):		
<input checked="" type="checkbox"/> Needs assessment	81%	
The organization monitors employee health and well-being needs through (multiple answers possible):		
<input type="checkbox"/> Employee surveys on health and well-being	69%	
<input checked="" type="checkbox"/> Physical and/or mental health checks Percentage of employees: 100%	63%	
<input type="checkbox"/> Other	25%	
<input type="checkbox"/> Goal setting	75%	
<input checked="" type="checkbox"/> Action	94%	
<input checked="" type="checkbox"/> Monitoring	75%	
Evidence provided		
<input type="radio"/> No	0%	 [ACCEPTED]

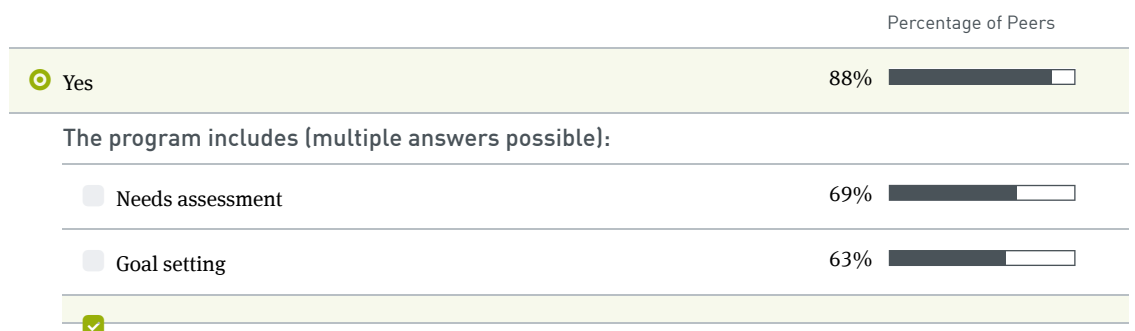
**SE12.2** Not scored

Does the organization take measures to incorporate the health & well-being program for employees described in SE12.1?



**SE13.1** POINTS: 0.5/1.5

Does the entity have a program in place for promoting health & well-being through its real estate assets and services?





<input checked="" type="radio"/> Action	88%	
<input type="radio"/> Monitoring	75%	
Evidence provided		
<input type="radio"/> No	13%	

**SE13.2** Not scored

Does the entity take measures to incorporate the health & well-being program through its real estate assets and services described in SE13.1?

	Percentage of Peers	
<input checked="" type="radio"/> Yes	88%	
Select all applicable options (multiple answers possible)		
<input type="radio"/> Creation of goals to address:	50%	
<input checked="" type="checkbox"/> Action to promote health through:	88%	
<input type="checkbox"/> Acoustic comfort	50%	
<input type="checkbox"/> Biophilic design	31%	
<input checked="" type="checkbox"/> Physical activity	50%	
<input type="checkbox"/> Healthy eating	38%	
<input checked="" type="checkbox"/> Inclusive design	44%	
<input type="checkbox"/> Indoor air quality	75%	
<input type="checkbox"/> Lighting controls and/or daylight	69%	
<input type="checkbox"/> Physical and/or mental healthcare access	44%	
<input type="checkbox"/> Social interaction and connection	69%	
<input type="checkbox"/> Thermal comfort	69%	
<input type="checkbox"/> Water quality	56%	
<input type="checkbox"/> Other building design and construction strategy	13%	
<input type="checkbox"/> Other building operations strategy	13%	
<input type="checkbox"/> Other programmatic intervention	6%	
<input type="checkbox"/> Monitor outcomes by tracking:	75%	
<input type="radio"/> No	13%	

## New Construction & Major Renovations

POINTS: 22.8/37  
WEIGHT: 0%

### Intent and Overview

This Aspect addresses the entity's efforts to address ESG-issues during the design, construction, and renovation of buildings. The built environment has a significant impact on ecological systems as well as the health, safety and welfare of communities. In addition, construction activities consume resources such as water and natural materials, while the construction process generates large quantities of waste. Integrating sustainability into construction activities can help mitigate this negative impact, and at the same time improve the environmental efficiency of buildings in the operational phase. By implementing sustainable best practices in construction activities, organizations can also positively impact local communities.

## Sustainability Requirements

**NC1** POINTS: 1/1

Sustainability strategy	Percentage of Peers
<input checked="" type="radio"/> Yes	44%

### Topics included

<input checked="" type="checkbox"/> Biodiversity and habitat	38%
<input checked="" type="checkbox"/> Climate/climate change adaptation	38%
<input checked="" type="checkbox"/> Energy consumption/management	44%
<input checked="" type="checkbox"/> Environmental attributes of building materials	44%
<input checked="" type="checkbox"/> GHG emissions/management	44%
<input type="checkbox"/> Green building certifications	44%
<input checked="" type="checkbox"/> Building safety	44%
<input type="checkbox"/> Health and well-being	44%
<input type="checkbox"/> Location and transportation	38%
<input checked="" type="checkbox"/> Resilience	38%
<input type="checkbox"/> Supply chain	31%
<input checked="" type="checkbox"/> Water consumption/management	44%
<input checked="" type="checkbox"/> Waste management	44%
<input type="checkbox"/> Other	6%

### Public disclosure

<input checked="" type="radio"/> Publicly available	38%
Please provide a hyperlink or a separate publicly available document	
Evidence provided	
<input type="radio"/> Not publicly available	6%

Communicate the objectives and explain how the objectives are integrated into the overall business strategy (maximum 250 words)

**QTS'** sustainability initiatives are woven throughout our entire company; the Sustainability Leadership Team is comprised of representatives from many departments, and the initiatives they pursue are cross-departmental as well. To ensure our business is conducted in the safest, most resilient locations, we take great care in selecting sites for future QTS data centers. Before moving forward with any new potential site, we evaluate not only feasibility of coset and timing, but hundreds of other issues regarding internal and external diligence, land zoning and entitlements, power sources, water sources, and connectivity. Each question on the site selection scorecard is given a score, and only sites with the highest scores across all categories are pursued.

In addition to this rigorous site selection process, QTS is also a leader in brownfield development. Whenever possible, QTS focuses on converting underutilized, infrastructure-rich properties into cutting-edge facilities. By reusing existing infrastructures, we significantly reduce the environmental impact associated with creating and shipping new building materials.

We believe that in order to accomplish our mission of empowering people and technology, we need to focus on our business results, but also equally important, the conduct and manner in which we achieve our goals. This means reducing our environmental impact wherever possible, including during the construction and renovation process.

<input type="radio"/> No	0%	<div style="width: 0%;"></div>
--------------------------	----	--------------------------------

**NC2** POINTS: 2/3


Sustainable site selection criteria	Percentage of Peers
<input checked="" type="radio"/> Yes	44% <div style="width: 44%;"></div>
<b>Topics included</b>	
<input checked="" type="checkbox"/> Connect to multi-modal transit networks	31% <div style="width: 31%;"></div>
<input checked="" type="checkbox"/> Locate projects within existing developed areas	44% <div style="width: 44%;"></div>
<input type="checkbox"/> Protect, restore, and conserve aquatic ecosystems	19% <div style="width: 19%;"></div>
<input type="checkbox"/> Protect, restore, and conserve farmland	13% <div style="width: 13%;"></div>
<input type="checkbox"/> Protect, restore, and conserve floodplain functions	19% <div style="width: 19%;"></div>
<input type="checkbox"/> Protect, restore, and conserve habitats for threatened and endangered species	31% <div style="width: 31%;"></div>
<input checked="" type="checkbox"/> Redevelop brownfield sites	31% <div style="width: 31%;"></div>
<input type="checkbox"/> Other	6% <div style="width: 6%;"></div>
<b>Third-party alignment of criteria</b>	
<input type="radio"/> Third-party guidelines	0% <div style="width: 0%;"></div>
<input checked="" type="radio"/> Third-party rating system(s) Specify scheme(s)/sub-scheme(s): LEED (multiple sub-schemes including Interior Design and Construction) [ACCEPTED]	38% <div style="width: 38%;"></div>
<input type="radio"/> Other	0% <div style="width: 0%;"></div>
<input type="radio"/> Not aligned	6% <div style="width: 6%;"></div>
<b>Evidence provided</b>	
<input type="radio"/> No	0% <div style="width: 0%;"></div> [ACCEPTED]

Not applicable 0% 


**NC3** POINTS: 1.3/1.5


Sustainable site design/development requirements


Percentage of Peers


Yes 44% 


Topics included


Manage waste by diverting construction and demolition materials from disposal 44% 

Manage waste by diverting reusable vegetation, rocks, and soil from disposal 38% 

Protect air quality during construction 38% 


Protect surface water and aquatic ecosystems by controlling and retaining construction pollutants 44% 

Protect and restore habitat and soils disturbed during construction and/or during previous development 38% 

Other 6%   
Materials reuse [DUPLICATE]

Third-party alignment of criteria

Third-party guidelines 6% 

Third-party rating system(s) 25%   
Specify scheme(s)/sub-scheme(s): LEED (multiple sub-schemes including LEED Interior Design and Construction) [ACCEPTED]

Other 6% 

Not aligned 6% 

Evidence provided

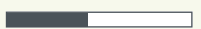
No 0%  [ACCEPTED]

**Materials and Certifications**


**NC4** POINTS: 1/2.5

Building materials attributes

Percentage of Peers

Yes 44% 

Topics included

Formal adoption of a policy on health attributes of building materials 25% 

Formal adoption of a policy on the environmental attributes and

performance of building materials	31%	
<input type="checkbox"/> Requirement for information (disclosure) about the environmental and/or health attributes of building materials (multiple answers possible)	38%	
<input checked="" type="checkbox"/> Material characteristics	44%	
<input checked="" type="checkbox"/> Preference for materials that disclose environmental impacts	38%	
<input checked="" type="checkbox"/> Preference for materials that disclose potential health hazards	38%	
<input type="checkbox"/> "Red list" of prohibited materials or ingredients that should not be used on the basis of their human and/or environmental impacts	19%	
<input checked="" type="checkbox"/> Locally extracted or recovered materials	38%	
<input type="checkbox"/> Rapidly renewable materials, low embodied carbon materials, and recycled content materials	38%	
<input checked="" type="checkbox"/> Materials that can easily be recycled	31%	
<input type="checkbox"/> Third-party certified wood-based materials and products	44%	
<input type="checkbox"/> Low-emitting materials	31%	
<input type="checkbox"/> Other	13%	
Evidence provided		
<input type="checkbox"/> No	0%	[ACCEPTED]
<input type="checkbox"/> Not applicable	0%	

**NC5.1** POINTS: 1/2

**Green building standards**

Percentage of Peers

<input checked="" type="radio"/> Yes	44%	
--------------------------------------	-----	--

**Standards included**

<input checked="" type="checkbox"/> The entity requires projects to align with requirements of a third-party green building rating system but does not require certification	6%	
Green building rating systems (include all that apply):: [FULL POINTS] LEED		



[88%] No answer provided  
 [12%] ≥75, ≤100%


<input type="checkbox"/> The entity requires projects to achieve certification with a green building rating system but does not require a specific level of certification	6%	
<input type="checkbox"/> The entity requires projects to achieve a specific level of certification	44%	
<input type="checkbox"/> No	0%	

Not applicable 0% 

**NC5.2** POINTS: 2.5/5

**Building certificates for construction/renovation**

Percentage of Peers

Yes 31% 

Specify the certification scheme(s) used and the percentage of the portfolio registered and/or certified (multiple answers possible)

Projects that obtained a green building certificate or official pre-certification during the reporting period

Certification Scheme	Level of certification	% portfolio covered by floor area	Number of certified assets
LEED/ID+C: Commercial Interiors	Gold	8%	1

No 13% 


Not applicable 0% 


**Energy Efficiency**


**NC6** POINTS: 2.8/3


**Energy efficiency requirements**

Percentage of Peers


Yes 44% 


Requirements for planning and design include (multiple answers possible) 44% 

Integrative design process 31% 


To exceed relevant energy codes or standards 44% 


Other 13% 


Energy efficiency measures 44% 


Air conditioning 44% 

Commissioning 38% 

Energy modeling 38% 

Lighting 44% 

Occupant controls 44% 

Space heating 44% 

Ventilation 44% 

Water heating 38% 

<input type="checkbox"/> Other	6%	
<input checked="" type="checkbox"/> Energy efficiency monitoring	44%	
<input checked="" type="checkbox"/> Energy use analytics	44%	
<input checked="" type="checkbox"/> Post-construction energy monitoring for on	38%	
Average years: 5		
<input type="checkbox"/> Sub-meter	25%	
<input type="checkbox"/> Other	0%	
<input type="checkbox"/> No	0%	

**NC7.1** POINTS: 0.8/3

Renewable energy generated on-site	Percentage of Peers
<input checked="" type="radio"/> Yes Design target for on-site production: 75%	31%

Renewable energy types

<input type="checkbox"/> Biofuels	6%	
<input type="checkbox"/> Geothermal	13%	
<input type="checkbox"/> Hydro	0%	
<input checked="" type="checkbox"/> Solar/photovoltaic Percentage of all projects: 25%	31%	
<input type="checkbox"/> Wind	0%	
<input type="checkbox"/> Other	6%	
<input type="radio"/> No	6%	
<input type="radio"/> Not applicable	6%	

**NC7.2** POINTS: 0/1

Design for net-zero energy standards	Percentage of Peers
<input type="radio"/> Yes	13%
<input checked="" type="radio"/> No	31%

**Water Conservation and**

**Water efficiency requirements**

Percentage of Peers

<input checked="" type="radio"/> Yes	44%	
<b>Water conservation requirements</b>		
<input checked="" type="checkbox"/> Requirements for planning and design include (multiple answers possible)	31%	
<input type="checkbox"/> Development and implementation of a commissioning plan	31%	
<input checked="" type="checkbox"/> Integrative design for water conservation	25%	
<input checked="" type="checkbox"/> Requirements for indoor water efficiency	31%	
<input type="checkbox"/> Requirements for outdoor water efficiency	31%	
<input checked="" type="checkbox"/> Requirements for process water efficiency	31%	
<input checked="" type="checkbox"/> Requirements for water supply	25%	
<input type="checkbox"/> Other	13%	
<b>Evidence provided</b>		
<input checked="" type="checkbox"/> Water efficiency measures	44%	
<input type="checkbox"/> Commissioning of water systems	31%	
<input type="checkbox"/> Drip/smart irrigation	31%	
<input type="checkbox"/> Drought tolerant/low-water landscaping	31%	
<input checked="" type="checkbox"/> High-efficiency/dry fixtures	44%	
<input type="checkbox"/> Leak detection system	38%	
<input type="checkbox"/> Occupant sensors	44%	
<input type="checkbox"/> On-site wastewater treatment	19%	
<input checked="" type="checkbox"/> Re-use of stormwater and greywater for non-potable applications	25%	
<input type="checkbox"/> Other	0%	
<input checked="" type="checkbox"/> Water efficiency monitoring	44%	
<input checked="" type="checkbox"/> Post-construction water monitoring for on Average years: 5	25%	
<input type="checkbox"/> Sub-meter	38%	
<input type="checkbox"/> Water use analytics	31%	
<input checked="" type="checkbox"/> Other Water utilization effectiveness [ACCEPTED]	6%	
<input type="radio"/> No	0%	
<input type="radio"/> Not applicable	0%	



Waste management

Percentage of Peers

<input checked="" type="radio"/> Yes	44%	
<b>Waste management during construction</b>		
<input checked="" type="checkbox"/> Management and construction practices (multiple answers possible)	44%	
<input type="checkbox"/> Construction waste signage	31%	
<input checked="" type="checkbox"/> Education of employees/contractors on waste management	38%	
<input checked="" type="checkbox"/> Incentives for contractors for recovering, reusing and recycling building materials	25%	
<input checked="" type="checkbox"/> Targets for waste stream recovery, reuse and recycling	38%	
<input checked="" type="checkbox"/> Waste management plans	44%	
<input checked="" type="checkbox"/> Waste separation facilities	44%	
<input type="checkbox"/> Other	6%	
<input checked="" type="checkbox"/> On-site waste monitoring	44%	
<input type="checkbox"/> Hazardous waste monitoring	44%	
<input checked="" type="checkbox"/> Non-hazardous waste monitoring	44%	
<input checked="" type="checkbox"/> Other Dirt/soil, recyclables	6%	 [DUPLICATE]
Evidence provided		
<input type="radio"/> No	0%	[ACCEPTED]

Supply Chain

ESG-specific requirements for contractors

Percentage of Peers

<input checked="" type="radio"/> Yes	44%	
Percentage of projects covered: 75%		
<b>Topics included</b>		
<input checked="" type="checkbox"/> Business ethics	38%	
<input type="checkbox"/> Community engagement	19%	
<input checked="" type="checkbox"/> Environmental process standards	44%	
<input checked="" type="checkbox"/> Environmental product standards	44%	
<input type="checkbox"/> Fundamental human rights	38%	

<input checked="" type="checkbox"/> Human health-based product standards	38%	
<input type="checkbox"/> On-site occupational safety	44%	
<input checked="" type="checkbox"/> ESG-specific requirements for sub-contractors	38%	
<input type="checkbox"/> Other	19%	
Evidence provided		
<input type="checkbox"/> No	0%	[ACCEPTED]

**NC10.2** POINTS: 0.5/2

**Monitoring contractors' compliance**

Percentage of Peers

<input checked="" type="radio"/> Yes	44%	
<b>Monitoring type</b>		
<input type="checkbox"/> Contractors provide update reports on environmental and social aspects during construction	38%	
<input type="checkbox"/> External audits by third party	31%	
<input checked="" type="checkbox"/> Internal audits Projects internally audited: 25%	25%	
<input type="checkbox"/> Weekly/monthly (on-site) meetings and/or ad hoc site visits	44%	
<input type="checkbox"/> Other	13%	
<input type="radio"/> No	0%	
<input type="radio"/> Not applicable	0%	

**Health, Safety and Well-being**

**NC11** POINTS: 1.5/2

**Occupant well-being**

Percentage of Peers

<input checked="" type="radio"/> Yes	44%	
<b>Health and well-being requirements</b>		
<input checked="" type="checkbox"/> Requirements for planning and design	38%	
<input type="checkbox"/> Health Impact Assessment	25%	
<input checked="" type="checkbox"/> Integrated planning process	38%	
<input type="checkbox"/> Other planning process	13%	
Evidence provided		
[ACCEPTED]		

<input checked="" type="checkbox"/> Health and well-being measures	44%	
<input checked="" type="checkbox"/> Access to spaces for active and passive recreation	38%	
<input checked="" type="checkbox"/> Active design features	31%	
<input type="checkbox"/> Commissioning	38%	
<input type="checkbox"/> Daylight	31%	
<input type="checkbox"/> Indoor air quality monitoring	44%	
<input type="checkbox"/> Indoor air quality source control	38%	
<input type="checkbox"/> Natural ventilation	31%	
<input checked="" type="checkbox"/> Occupant controls	44%	
<input type="checkbox"/> Provisions for active transport	31%	
<input type="checkbox"/> Other	13%	
<input checked="" type="checkbox"/> Health and well-being performance monitoring	31%	
<input checked="" type="checkbox"/> Occupant education	31%	
<input checked="" type="checkbox"/> Post-construction health and well-being monitoring (e.g., occupant comfort and satisfaction) for on Average years: 5	25%	
<input type="checkbox"/> Other	6%	
<input type="radio"/> No	0%	
<input type="radio"/> Not applicable	0%	

**NC12.1** POINTS: 1/1

**On-site health and safety during the construction phase**

Percentage of Peers

<input checked="" type="radio"/> Yes	44%	
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**Topics included**

<input type="checkbox"/> Availability of medical personnel	31%	
<input checked="" type="checkbox"/> Communicating safety information	44%	
<input type="checkbox"/> Continuously improving safety performance	38%	
<input type="checkbox"/> Demonstrating safety leadership	38%	
<input checked="" type="checkbox"/> Entrenching safety practices	44%	
<input checked="" type="checkbox"/> Managing safety risks	44%	
<input type="checkbox"/> Personal Protective and Life Saving Equipment	44%	
<input checked="" type="checkbox"/> Promoting design for safety	38%	

<input checked="" type="checkbox"/> Training curriculum	25%	<div style="width: 25%;"></div>
<input checked="" type="checkbox"/> Other	19%	<div style="width: 19%;"></div>
<input type="checkbox"/> No	0%	<div style="width: 0%;"></div>
<input type="checkbox"/> Not applicable	0%	<div style="width: 0%;"></div>

**NC12.2** POINTS: 1/1

**Occupational health and safety indicators**


Percentage of Peers

<input checked="" type="radio"/> Yes	44%	<div style="width: 44%;"></div>
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**Indicators monitored**

<input checked="" type="checkbox"/> Injury rate	38%	<div style="width: 38%;"></div>
2		

**Explain the injury rate calculation method (maximum 250 words)**

 The injury rate is expressed as a percentage and was calculated by taking the total number of instances of being injured (recordable injuries) arising from operations divided by total number of employees in 2018. [ACCEPTED]

<input type="checkbox"/> Fatalities	44%	<div style="width: 44%;"></div>
<input type="checkbox"/> Near misses	25%	<div style="width: 25%;"></div>
<input checked="" type="checkbox"/> Other metrics	0%	<div style="width: 0%;"></div>
training regarding safety (hours) <span style="float: right;">[ACCEPTED]</span>		
Rate of other metric(s): 11204		
<input type="checkbox"/> No	0%	<div style="width: 0%;"></div>

**Community Impact and Engagement**

**NC13** POINTS: 1.5/1.5

**Socio-economic impact on community**

Percentage of Peers

<input checked="" type="radio"/> Yes	44%	<div style="width: 44%;"></div>
--------------------------------------	-----	---------------------------------

**Monitored areas of impact**

<input type="checkbox"/> Housing affordability	19%	<div style="width: 19%;"></div>
<input type="checkbox"/> Impact on crime levels	25%	<div style="width: 25%;"></div>
<input type="checkbox"/> Livability score	19%	<div style="width: 19%;"></div>
<input type="checkbox"/> Local income generated	25%	<div style="width: 25%;"></div>
<input checked="" type="checkbox"/>		

Local residents' well-being	38%	
<input checked="" type="checkbox"/> Walkability score	38%	
<input checked="" type="checkbox"/> Other local lighting, sidewalks, street conditions, park development on land (in applicable locations)	13%	

[ACCEPTED]

<input type="radio"/> No	0%	
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**NC14** POINTS: 0/1.5

Monitor impact on community		Percentage of Peers
<input type="radio"/> Yes	38%	
<input checked="" type="radio"/> No	6%	

# Resilience

POINTS: ?/  
WEIGHT: 0%

## Intent and Overview

The GRESB Resilience Module is an optional supplement to the GRESB Real Estate and Infrastructure Assessments. It has been developed in response to organizations that are developing a capacity to assess, manage and adapt in the face of social and environmental shocks and stressors. The Module is designed as a three-year effort to 1. Meet investor demand for information about the resilience of property and infrastructure companies and funds; and 2. Provide more information about strategies used by property and infrastructure companies to assess and manage risks from social and environmental shocks and stressors, including the impact of climate change.

## Resilience Score & Peer comparison



## Rankings

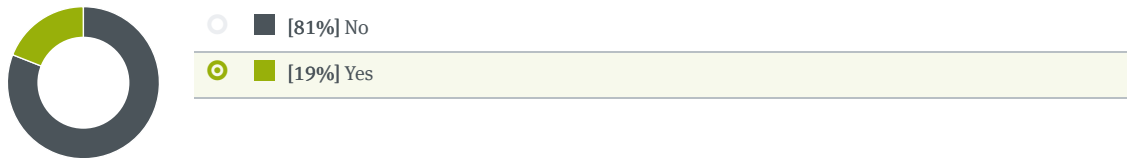


## Resilience Indicators

**RS0** Not scored

### Participation in Resilience Module

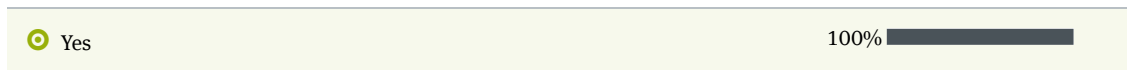
#### Percentage of Peers



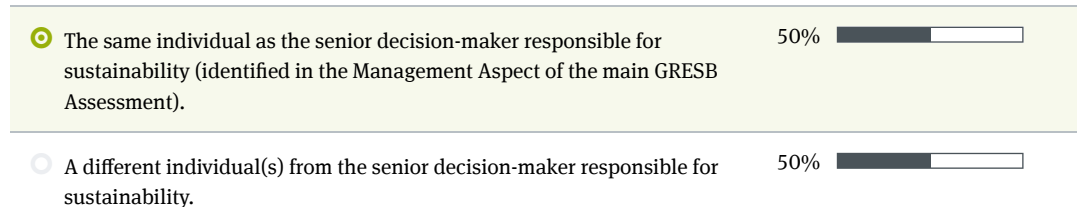
**RS1** POINTS: 3/3

### Decision-maker on resilience

All Data Centers



#### The most senior decision maker is



#### Additional context

Travis Wright joined QTS in 2014, and is the Vice President of Energy and Sustainability [FULL POINTS] where he manages utility procurement and energy efficiency programs. He also sits on the development team where he negotiates new-site infrastructure agreements and tax incentives, and foster government relations, and leads the QTS Sustainability Leadership Team.

Prior to this position, he was Site Director leading operations at the new QTS Mega facility in Irving, TX. He brings 18 years of Critical Facility management experience from the semiconductor industry, as well as 24 years of energy efficiency and management experience.

Prior to joining QTS, he was with Western Digital, where he was Facility Director for the Phoenix, AZ plant, and executive program manager at the Fremont, California plant.

Formerly, as the Director of Facilities at the European semiconductor giant STMicroelectronics, he managed a team of 43 managers, engineers, and technicians to best-in-class performance in safety, energy efficiency, and uptime. During his tenure, he led the team to receive ISO 14001, OHSAS 18001, and EMAS certifications for safety and environmental excellence, developed an expansive predictive maintenance program that nearly eliminated unscheduled downtime, and built a global energy benchmarking system that saved more than 70 GWH per year.

He holds a B.S. in Mechanical Engineering from Marquette University and is a Six Sigma green belt and Certified Energy Manager. Since moving to Dallas 3 years ago, he has been named by D Magazine as one of the most influential business leaders in North Texas three times.

No 0%

**Additional context**

[Not provided]

**RS2** POINTS: 3/3

**Coordination and execution of resilience activities**

All Data Centers

<input checked="" type="radio"/> Yes	100%	<input type="text"/>
<input checked="" type="checkbox"/> Climate-related transition risks	100%	<input type="text"/>
<input type="checkbox"/> The process is in routine use across the organization	50%	<input type="text"/>
<input checked="" type="checkbox"/> The process informs the highest level decision maker or decision making body with responsibility for the entity	100%	<input type="text"/>
<input type="checkbox"/> The process is documented	50%	<input type="text"/>
<input type="checkbox"/> The process includes (select all that apply):	50%	<input type="text"/>
<input checked="" type="checkbox"/> Physical risks	100%	<input type="text"/>
<input type="checkbox"/> The process is in routine use across the organization	50%	<input type="text"/>
<input checked="" type="checkbox"/> The process informs the highest level decision maker or decision making body with responsibility for the entity	100%	<input type="text"/>
<input type="checkbox"/> The process is documented	50%	<input type="text"/>
<input type="checkbox"/> The process includes (select all that apply)	50%	<input type="text"/>
<input checked="" type="checkbox"/> Social risks	100%	<input type="text"/>
<input checked="" type="checkbox"/> The process is in routine use across the organization	100%	<input type="text"/>
<input checked="" type="checkbox"/> The process informs the highest level decision maker or decision making body with responsibility for the entity	100%	<input type="text"/>
<input checked="" type="checkbox"/> The process is documented	100%	<input type="text"/>

<input checked="" type="checkbox"/> The process includes (select all that apply)	100%	
<input checked="" type="checkbox"/> Written communications	100%	
<input type="checkbox"/> Presentations or briefings	0%	
<input type="checkbox"/> Briefing documents for review by the Board of Directors	0%	
<input type="checkbox"/> Other	0%	

Evidence provided

<input type="checkbox"/> No	0%	
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**Additional context**

[Not provided]

**RS3** POINTS: 1.7/3

**Stakeholders potentially impacted by social and environmental shocks and stressors** All Data Centers

<input checked="" type="radio"/> Yes	100%	
<input checked="" type="checkbox"/> The process is in routine use across the organization	100%	
<input checked="" type="checkbox"/> The process is documented	100%	
<input type="checkbox"/> The process is based on a science-based target	0%	
<input type="checkbox"/> The process considers scenarios (select all that apply):	0%	
<input checked="" type="checkbox"/> The process evaluates climate-related transition opportunities and risk factors including (select all that apply):	100%	
<input type="checkbox"/> Policy and legal issues (select all that apply):	50%	
<input type="checkbox"/> Technology issues (select all that apply):	50%	
<input checked="" type="checkbox"/> Market issues (select all that apply):	100%	
<input type="checkbox"/> Reduced investor demand for assets with low scoring energy labels/ratings and/or green building certifications	0%	
<input checked="" type="checkbox"/> Abrupt and/or unexpected shifts in energy costs	100%	
<input type="checkbox"/> Re-pricing of "brown" assets	0%	
<input type="checkbox"/> Reduction in capital availability	0%	
<input type="checkbox"/> Other	0%	
<input type="checkbox"/> Asset labels and certifications (select all that apply):	50%	
<input type="checkbox"/> Other	0%	
<input checked="" type="checkbox"/> The process evaluates potential outcomes including (select all that apply):	100%	
<input checked="" type="checkbox"/> Risk to asset value;	100%	
<input checked="" type="checkbox"/>		



<input type="checkbox"/> Risk to tenants;	100%	
<input type="checkbox"/> Risk to communities (particularly vulnerable populations);	0%	
<input checked="" type="checkbox"/> Risk to continuity of operations;	100%	
<input checked="" type="checkbox"/> Risk to individuals working with or for the entity	50%	
<input type="checkbox"/> Other	0%	
<hr/>		
<input type="checkbox"/> Results from the risk assessment are available for investors (select all that apply):	0%	
<hr/>		
Evidence provided		
<input type="radio"/> No	0%	[ACCEPTED]

**Additional context**

[Not provided]


**RS4** POINTS: 1.7/3

**Assessment of asset vulnerability to social and environmental shocks and stressors** All Data Centers

<input checked="" type="radio"/> Yes	100%	
<input checked="" type="checkbox"/> The process is in routine use across the organization	100%	
<input checked="" type="checkbox"/> The process is documented	100%	
<input type="checkbox"/> The process is based on a science-based target	0%	
<input type="checkbox"/> The process considers scenarios	0%	
<input checked="" type="checkbox"/> The process evaluates social factors including (check all that apply):	100%	
<input checked="" type="checkbox"/> Physical security	100%	
<input checked="" type="checkbox"/> Cybersecurity	100%	
<input type="checkbox"/> Social disruption	0%	
<input type="checkbox"/> Public health	50%	
<input type="checkbox"/> Poverty	0%	
<input type="checkbox"/> Modern slavery	0%	
<input type="checkbox"/> Other	0%	
<input checked="" type="checkbox"/> The process considers outcomes including (check all that apply):	100%	
<input checked="" type="checkbox"/> Risk to asset value	100%	
<input checked="" type="checkbox"/> Risk to tenants/customers	100%	
<input type="checkbox"/> Risk to communities (particularly vulnerable populations)	50%	
<input checked="" type="checkbox"/> Risk to continuity of operations	100%	

<input checked="" type="checkbox"/> Risk to individuals working with or for the entity	100%	<div style="width: 100%;"></div>
<input type="checkbox"/> Other	0%	<div style="width: 0%;"></div>
<hr/>		
<input type="checkbox"/> Results from the risk assessment are available for investors (select all that apply):	0%	<div style="width: 0%;"></div>
<hr/>		
Evidence provided		
<input type="radio"/> No	0%	<div style="width: 0%; text-align: right;">[ACCEPTED]</div>

**Additional context**

 QTS' Business Continuity Plan contains policies, procedures, guidelines, and information to enable timely response to incidents, accidents, or emergencies. This Business Continuity Plan (BCP or Plan) enables stand-alone response, as well as harmonized response with local law enforcement and emergency services.

QTS has taken significant precautions to protect its employees, customers, and visitors. Personnel must carry out their daily routines knowing that they must be physically and mentally prepared to handle an emergency at any time. The procedures in this BCP are established to ensure that all employees, contractors, tenants, customers, and visitors follow an established protocol for emergency operations. Security, the Operations Service Center (OSC), and Local Emergency Response Teams (Local ERTs) must know these procedures and the responsibilities outlined therein.

This document is in routine use across the organization.

**RS5** POINTS: 1.7/3

**Assessment of business operations vulnerability to social and environmental shocks and stressors**

All Data Centers

<input checked="" type="radio"/> Yes	100%	<div style="width: 100%;"></div>
<input checked="" type="checkbox"/> The process is in routine use across the organization	100%	<div style="width: 100%;"></div>
<input checked="" type="checkbox"/> The process is documented	100%	<div style="width: 100%;"></div>
<input type="checkbox"/> The process is based on a science-based target	0%	<div style="width: 0%;"></div>
<input type="checkbox"/> The process considers scenarios	0%	<div style="width: 0%;"></div>
<input checked="" type="checkbox"/> The process evaluates environmental factors including (check all that apply):	100%	<div style="width: 100%;"></div>
<input type="checkbox"/> Biological	0%	<div style="width: 0%;"></div>
<input type="checkbox"/> Climatological	0%	<div style="width: 0%;"></div>
<input checked="" type="checkbox"/> Geophysical	100%	<div style="width: 100%;"></div>
<input checked="" type="checkbox"/> Hydrological	100%	<div style="width: 100%;"></div>
<input checked="" type="checkbox"/> Meteorological	100%	<div style="width: 100%;"></div>
<input type="checkbox"/> Other	0%	<div style="width: 0%;"></div>
<input checked="" type="checkbox"/> The process considers outcomes including (check all that apply):	100%	<div style="width: 100%;"></div>
<input checked="" type="checkbox"/> Risk to asset value	100%	<div style="width: 100%;"></div>
<input checked="" type="checkbox"/>		

<input checked="" type="checkbox"/> Risk to tenants/customers	100%	
<input type="checkbox"/> Risk to communities (particularly vulnerable populations)	0%	
<input checked="" type="checkbox"/> Risk to continuity of operations	100%	
<input checked="" type="checkbox"/> Risk to individuals working with or for the entity	100%	
<input type="checkbox"/> Other	0%	
<hr/>		
<input type="checkbox"/> Results from the risk assessment are available for investors (select all that apply):	0%	
<hr/>		
Evidence provided		
<input type="checkbox"/> No	0%	

**Additional context**

[Not provided]

**RS6** POINTS: 3/3



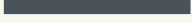
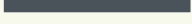


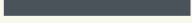
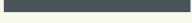





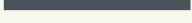


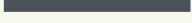




**Resilience objectives and strategies**

All Data Centers

<input checked="" type="radio"/> Yes	100%	
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Please select asset type related strategies to manage risk and/or create value (select all that apply):

<input checked="" type="checkbox"/> New construction projects	100%	
<input checked="" type="checkbox"/> Transition risk and value creation strategies	50%	
<input checked="" type="checkbox"/> Energy demand management	50%	
<input checked="" type="checkbox"/> Energy efficiency	50%	
<input checked="" type="checkbox"/> Energy supply	50%	
<input checked="" type="checkbox"/> Energy storage	50%	
<input type="checkbox"/> Other	0%	
<input type="checkbox"/> Social risk and value creation strategies	50%	
<input checked="" type="checkbox"/> Physical risk and value creation strategies	100%	
<input type="checkbox"/> Biological	0%	
<input checked="" type="checkbox"/> Climatological	50%	
<input checked="" type="checkbox"/> Geophysical	100%	
<input checked="" type="checkbox"/> Hydrological	100%	
<input checked="" type="checkbox"/> Meteorological	100%	
<input type="checkbox"/> Other	0%	

<input checked="" type="checkbox"/> Standing investments	100%	
<input checked="" type="checkbox"/> Transition risk and value creation strategies	100%	
<input checked="" type="checkbox"/> Energy demand management	100%	
<input checked="" type="checkbox"/> Energy efficiency	100%	
<input checked="" type="checkbox"/> Energy supply	100%	
<input checked="" type="checkbox"/> Energy storage	100%	
<input type="checkbox"/> Other	0%	
<input checked="" type="checkbox"/> Social risk and value creation strategies	100%	
<input checked="" type="checkbox"/> Physical security	100%	
<input checked="" type="checkbox"/> Cybersecurity	100%	
<input type="checkbox"/> Social disruption	0%	
<input type="checkbox"/> Public health	50%	
<input type="checkbox"/> Poverty	0%	
<input type="checkbox"/> Modern slavery	50%	
<input type="checkbox"/> Other	0%	
<input checked="" type="checkbox"/> Physical risk and value creation strategies	100%	
<input type="checkbox"/> Biological	0%	
<input checked="" type="checkbox"/> Climatological	50%	
<input checked="" type="checkbox"/> Geophysical	100%	
<input checked="" type="checkbox"/> Hydrological	100%	
<input checked="" type="checkbox"/> Meteorological	100%	
<input type="checkbox"/> Other	0%	
<input type="checkbox"/> New acquisitions	50%	
Evidence provided		
<input type="checkbox"/> No	0%	 [ACCEPTED]
<input type="checkbox"/> Not Applicable	0%	

#### Additional context


[Not provided]

Resilience promotion

All Data Centers

Yes 100% 

Please describe

**Transition risk and value creation** 100% 


**Targets or goals:**

**GB** As a data company, we are a large energy consumer and a constant energy supply is critical to our business operations and continuity. The most significant transition risk we face is dependence on fossil-fuel energy, and the largest value creation opportunity we have is to transition to renewable energy. This is why QTS has a goal of procuring 100% renewable energy by 2025, which was established in 2018.

To reach this goal, we created a comprehensive plan for all QTS data centers to transition to purchasing all of their energy from renewable sources over the next several years; we also take into account availability of renewable energy during our site selection process. In April of 2018, our Irving Texas data center switched to renewables and procures 100% of their energy from renewable resources.


Water is another resource critical to our operations, and therefore we have taken a similar approach to our water consumption. Our goal (set in 2018) is to conserve at least 10 million gallons of water per year; in 2018, we met this goal.

Another transition risks and value creation opportunity includes the percentage of our portfolio with green building labels / awards. In 2018, we created a target of pursuing LEED certification in 90% of our facilities in 2025; in 2018, nearly 60% of our sites were LEED certified, putting us on track to achieve that goal.

**Social risk and value creation** 100% 

**Targets or goals:**

**GB** As a data center service provider, safety and security of our stakeholders and assets is of critical importance to the success of our customers and our business. In order to reduce our vulnerability to social risks, and create long-term value for our business, we have taken significant precautions in protecting our employees, customers, and visitors. Our Business Continuity Plan outlines the policies, procedures, guidelines, and information to enable timely response to incidents, accidents, and emergencies included but not limited to social risks such as bomb threats, infectious events, and bioterrorism threats.

**Physical risk and value creation** 100% 

**Targets or goals:**

**GB** As a data center service provider, physical security of our assets is of critical importance to the success of our customers and our business. In order to reduce our vulnerability to physical, climate related risks, and create long-term value for our business, we take great care in selecting our sites. Our site selection process includes a stringent analysis of hundreds of issues including physical issues such as natural hazard risks, and only the sites with the highest ratings across all categories are pursued. Once constructed, we regularly conduct risk assessments to evaluate issues including weather and natural hazards, implementing changes when necessary.

Evidence provided

No 0%

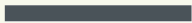
Not Applicable 0%

Additional context

[Not provided]

Response to disaster, extreme or catastrophic events

All Data Centers

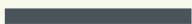
Yes 100% 

See also TCFD Guidance on this

Transition outcomes and performance measures 100% 

Describe metrics tracked

-  1. Renewable energy procurement [FULL POINTS]
- 2. Water utilization effectiveness
- 3. Percentage of portfolio with green building certificates

Social risk measurement, select all that apply: 100% 

Describe metrics tracked

-  1. Monitoring by onsite staff [FULL POINTS]

Physical risk measurement 100% 

Describe metrics tracked

-  1. Number of new sites that undergo site selection process [FULL POINTS]

Evidence provided

No 0%  [ACCEPTED]

Not Applicable 0%

Additional context

[Not provided]

**Disclaimer: 2019 Benchmark Report**

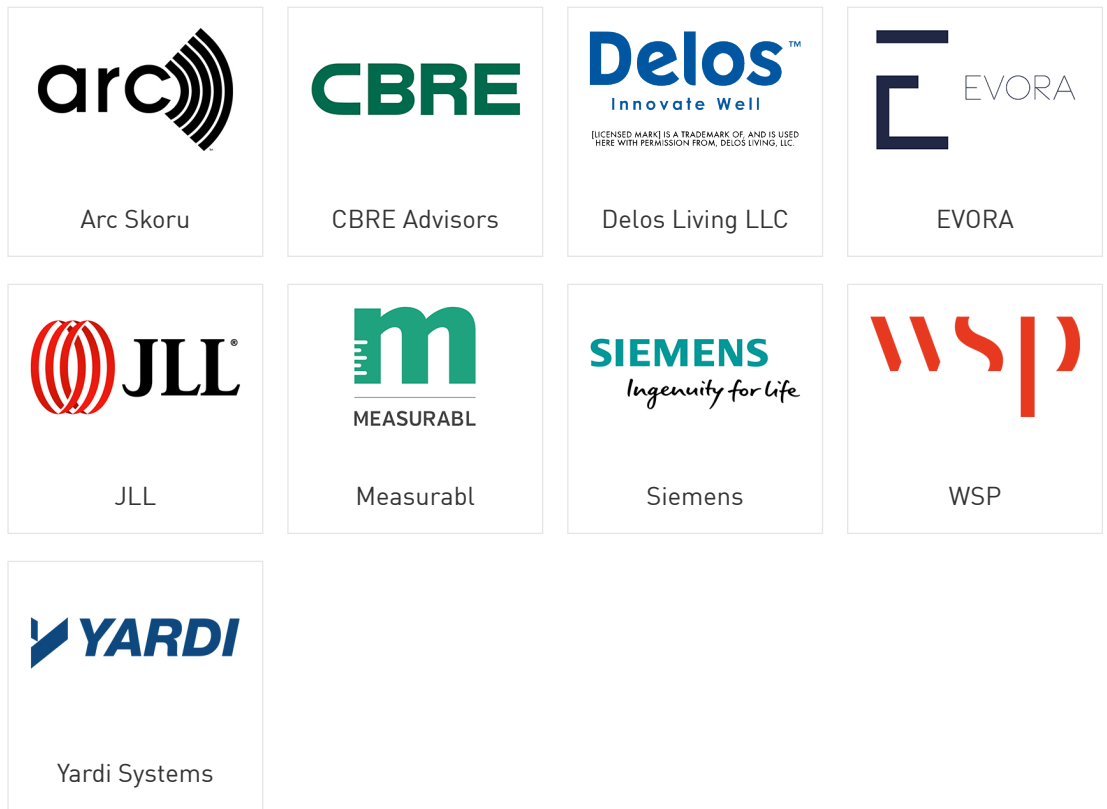
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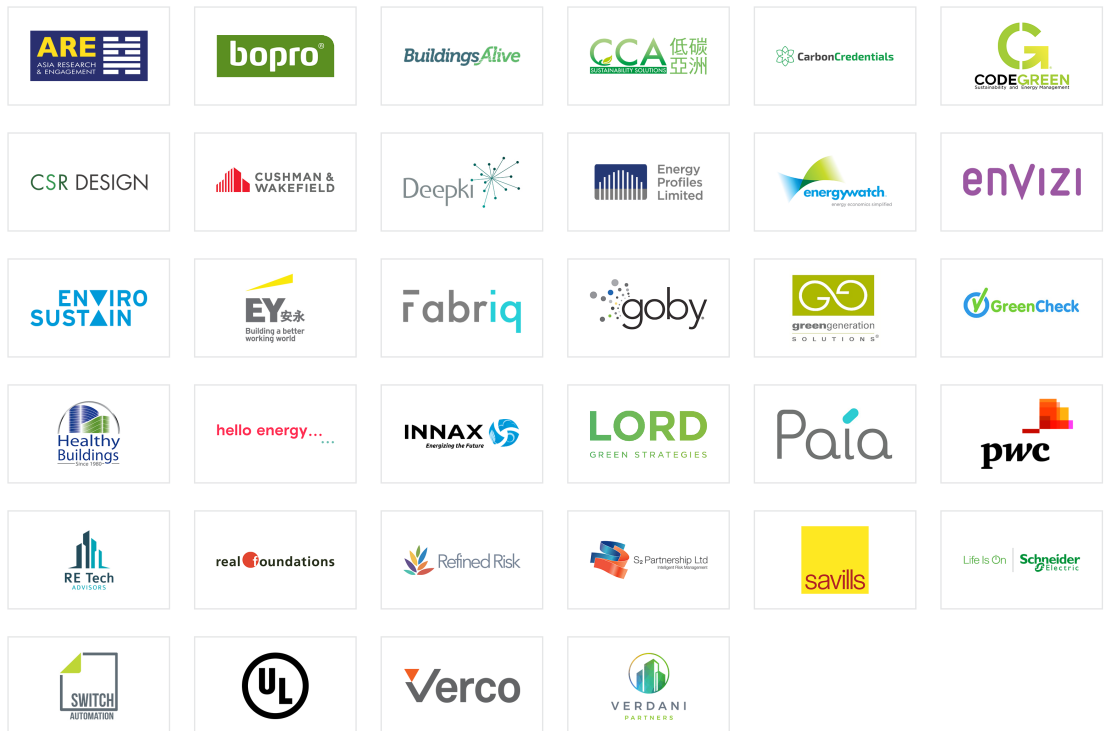
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