

# Sustainability in RPT

## Implementing environmental, social, and governance (ESG) in our portfolio

Deploying sustainability initiatives in commercial real estate offers compelling financial, social, and environmental benefits. Since RREEF Property Trust's launch in 2013, the REIT has acquired high quality, sustainable properties free of environmental contamination, many with green amenities. In addition, we have initiated several sustainability programs geared at reducing energy consumption, conserving water, and promoting healthy spaces for our tenants.

Our approach to investing in sustainable real estate is split into five phases and is integrated across the investment process.



Acquire properties with sustainable features and screened for environmental risks, e.g.

- \_ LEED certification
- \_ ESG checklist
- \_ Environmental assessments



Gather energy, waste and water information on our buildings to benchmark the performance of our properties and portfolios.



Implement property level reduction programs, such as investments in energy efficiency.

Improved energy and water efficiency = cost savings and improved NOI.



Set and monitor property, regional and portfolio-level targets using our ground-up approach.



Seek to enhance returns by marketing sustainability features to tenants and prospective buyers. *We believe high quality real estate with green features attracts high quality tenants.*

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### The Flats at Carrs Hill

The Flats at Carrs Hill is a 135,896 SF student housing property serving the University of Georgia located in Athens, Georgia.

#### Sustainability features

- \_ All appliances are Energy Star rated
- \_ Bike racks for students
- \_ "Simple Green" cleaning products used
- \_ Online leasing and resident portal reduces paper waste
- \_ Exterior LED lighting audit scheduled for 2018



### Wallingford Plaza

Wallingford Plaza is a 33,837 SF office building in Seattle Washington. The property has an ENERGY STAR label and current Energy Star Score of 84.

#### Recent water and energy efficiency investments

- \_ Common Area and Exterior LED Retrofit
- \_ Lighting controller on the exterior parking lot
- \_ Low-flow faucet aerators in tenant and common areas
- \_ Water consumption reduced by 8.9% in 2017



### Anaheim Hills Office Park

Anaheim Hills Office Park is 73,892 SF office property located in Anaheim, CA.

The property has consistently maintained ENERGY STAR label for the past three years and currently has an ENERGY STAR score of 89.

A water conservation program was implemented, resulting in installation of smart irrigation controller.

As of 6/30/18, unless otherwise noted. For illustrative purposes only. Not intended to represent all assets currently held in portfolio. No assurance can be made that any investment currently held in the portfolio will ever be part of a future invested portfolio. The mention of a specific security should not be interpreted as a recommendation to either buy, sell or retain a position in that security.

## How is RPT sustainable?

### Carbon tracking

- \_ 100% (4/4) of office properties benchmarked for their energy and carbon footprint

### Energy efficiency

- \_ 75% (3/4) of office properties have ENERGY STAR labels
- \_ Average Energy Star score of 76 out of 100
- \_ 3.4% reduction in energy use in the office portfolio in 2017 (19.1% reduction in 2016)

### Water conservation

- \_ Irrigation renovation scope at Anaheim Hills Office Park includes installation of smart irrigation controller
- \_ Wallingford Plaza reduced water consumption by 8.9% through installation of low-flow water fixtures in 2017

DWS has been a pioneer and thought leader in sustainable real estate for more than a decade. DWS was a founding member of the Urban Land Institute's Greenprint Index, which engages real estate owners to collectively track and reduce the carbon footprint of global real estate.



**€9.43 billion**

in green-label assets

(those with certifications such as LEED, BREEAM, ENERGY STAR, or equivalent as at end of 2017)



**7 funds**

(€23.7 billion AuM)

recognized with Green Stars distinction from Global Real Estate Sustainability Benchmark in 2017



### LEED

Leadership in Energy and Environmental Design



### GRESB

Assesses the sustainability performance of real estate and infrastructure portfolios and assesses worldwide

### BREEAM® BREEAM

Sustainability assessment method for master-planning projects, infrastructure and buildings. It recognizes and reflects the value in higher performing assets across the built environment lifecycle, from new construction to in-use and refurbishment.



### ENERGY STAR®

Government-backed symbol for energy efficiency, providing simple, credible, and unbiased information that consumers and businesses rely on to make well-informed decisions.

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Risk Factors. RREEF Property Trust is a speculative security and, as such, involves a high degree of risk. An investment in us involves the same risks associated with an investment in real estate, such as market risk, interest rate risk, risks related to property diversification, tenant turnover and the use of leverage. There is no guarantee that any real estate strategy, including ours, will be successful. There is no public market for our shares of common stock. Our shares should be considered as having only limited liquidity and at times may be illiquid. Our redemption of shares will likely be the only way for you to dispose of your shares, and our redemption plan contains limitations on the number of shares we will redeem in any calendar quarter. Our board of directors may modify or suspend our redemption plan, as well as our investment policies without stockholder approval, which could alter the nature of your investment. The purchase price and redemption price for our shares is based on our NAV, which may not accurately reflect the actual price at which our assets could be liquidated on any given day because valuation of properties is inherently subjective. Our failure to remain qualified as a REIT would have an adverse effect on our operations and our ability to make distributions to our stockholders. Distributions are not guaranteed, are made at the discretion of the board and may be paid from sources other than cash flow from operations, including, without limitation, the sale of assets, borrowings or offering proceeds, and we have no limits on the amounts we may pay from such sources. We are dependent upon our advisor to conduct our operations, and our advisor will face conflicts of interest as a result of, among other things, time constraints, allocation of investment opportunities and the substantial fees we will pay to our advisor. Data provided by RREEF America, the Advisor to RREEF Property Trust.

**Investment products: No bank guarantee | Not FDIC insured | May lose value**

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