



# Mortgage Strategy Sustainability Procedures

**Effective Date August 1, 2019**

## Introduction

The TD Greystone Mortgage Fund (the “Fund”) seeks to integrate best-in-class sustainability practices in all investment and portfolio management processes. We believe that our sustainability strategy is fully aligned with our culture that focuses on risk management, disciplined processes, sustainable returns and creating mutually beneficial solutions for our clients and the borrowers with whom we partner.

The purpose of our sustainability procedures is to outline how the Fund integrates sustainability in our investment processes and what our commitments are.

Sustainability includes how we consider environmental and social impacts and performance in decision-making, and how we govern and manage ourselves to fulfill our commitments.

## Our Commitments

The Fund is committed to promoting and encouraging the minimization of the environmental impact of our mortgage investments by:

- Incorporating sustainability factors into loan origination, asset underwriting and borrower due diligence
- Considering energy ratings and building certifications when assigning values to underlying properties
- Identifying and monitoring sustainability-related risk factors of the underlying properties by engaging borrowers throughout the loan term.

In committing to the above initiatives, the Fund encourages borrowers to:

- Improve the operational efficiency of underlying properties by:
  - Reducing energy use
  - Reducing greenhouse gas emissions
  - Reducing water use
  - Minimizing waste output and maximizing waste diversion
- Attain third party certification standards relating to sustainable practices wherever possible
- Increase the use of materials, equipment and suppliers that are selected based on environmental and social considerations
- Increase the generation and procurement of renewable energy
- Manage climate-related risks, including physical climate, regulatory changes and market demands

The Fund seeks to improve the health and welfare of tenants, residents, suppliers and the communities in which we invest by encouraging borrowers to:

- Ensure properties meet or exceed all health and safety, and workplace violence and harassment regulation
- Improve indoor air quality
- Require sustainable and responsible contracting principles to be used by property management and their suppliers
- Foster community involvement and support.

To support continuous improvement of sustainability best practices and our values of integrity and accountability, the Fund is committed to:

- Promoting and explaining our sustainability procedures to all relevant stakeholders
- Embedding sustainability considerations into our disciplined investment processes and policies so that they are understood and applied by the entire team
- Working with borrowers to measure, target and monitor our sustainability integration performance and portfolio environmental footprint
- Reporting on progress in implementing our commitments to create greater transparency
- Encouraging employees and borrowers who partner with TD Asset Management to develop sustainability competencies and share lessons learned
- Participating in sustainability related industry groups and activities

## Responsibilities

These procedures apply to all members of the TD Asset Management Mortgage Investments Team, the borrowers who partner with TD Asset Management and related external service providers.

The Managing Director, Mortgage Investments is responsible for the implementation of and adherence to these procedures. The Mortgage Investments team's sustainability representative reports on progress to TD Asset Management's ESG Committee annually.

These procedures are reviewed annually.

