

SHREYA AGARWAL

Impact Strategy Intern



Impact investments are financial commitments undertaken with the deliberate aim of producing favourable and quantifiable social and environmental outcomes, in addition to achieving a financial return. At Dream, the evaluation of impact is facilitated through its Impact Management System that identifies, measures and manages Dream's impact assets. The Impact Management System incorporates industry leading methodologies from established frameworks such as the Operating Principles for Impact Management, the Five Dimensions of Impact, and supports the UN Sustainable Development Goals.

Impact investing at Dream is achieved through 3 key pillars:

- 🌿 Environmental Sustainability and Resilience,
- 👥 Inclusive Communities and
- 🏠 Attainable and Affordable Housing.

Measuring impact poses a challenge as it is a relatively new concept and can be subjective in nature based on what KPIs can be measured and disclosed. This is inherently more challenging for social KPIs due to reliance on stakeholders' perspectives and qualitative data. Additionally, the absence of standardized frameworks further compounds the difficulty, making it complex to draw comparisons among different firms.

Key Project

Conduct research and analysis on Dream's Impact Management System, providing recommendations to better understand the effectiveness and performance of social and environmental externalities through strategic investments.



Key Takeaways

Profit and Purpose: Impact aims to produce benefits that are both socially and financially beneficial thus attracting investors.

Urban Renewal and Revitalization: Rehabilitate properties or repurpose underutilized space to create positive transformation that contributes to economic growth.

Long-Term Value Creation: Impact-oriented investments have long-term value creation than short-term profits that address social and environmental challenges to have sustained growth and stability of communities.

Multi-Stakeholder Collaboration: Comprehending the requirement of diverse stakeholders, including investors, communities and government entities. The objective is to formulate solutions that address interdisciplinary needs.

Rigorous Measurements and Evaluations: Quantifying both financial and non-financial outcomes holds significant importance. The quantification demonstrates the effectiveness of investments.

Management and Analysis: Standardizing metrics and aligning them with sustainability frameworks and internal targets to strategically plan for long-term growth.

Project Highlights

- 1** • **Reviewing, recommending and standardizing key performance indicators** for all impact assets under management.
 - Establishing a link between KPI and Dream activities to enable efficient **data collection and progress monitoring** at asset and portfolio level.
- 2** • **Aligning, standardizing and examining** the interconnections between Dream activities and **UN Sustainable Development goals**.
 - **Conducting analysis** on global standards/frameworks such as **IRIS+, SASB, GRI and UN Global Compact** to align activities with impact-related disclosures.
- 3** • Develop a **research database for the secondary and negative pathways with impact verticals** stemming from our income and development real estate projects.
 - Conducting **research on the net zero strategy and GHG accounting standards such as PAS2080 & PAS2050** for real estate firms to develop future steps for Dream.
- 4** • **Revising ESG ratings** such as **Refinitiv, MSCI** for DRM, identifying opportunities for improvement.

The Dream group of companies is an **asset manager, owner, and developer** of real estate. With the founding of Dream Unlimited in 1994, the Dream group of companies has become one of Canada's leading real estate companies with over **\$24 billion** in assets under management across **North America and Europe**.

Through the Dream Impact Trust and the privately held Dream Impact Fund, there are **\$1.7 billion** of assets under management in pure-play impact investment vehicles. In aggregate across the Dream group of companies we manage **\$3.8 billion** of impact assets which includes a subset of Dream's assets that are held within Dream Impact Trust, Dream Office REIT, Dream Unlimited Corp., and Dream Impact Fund.

For more information see Dream's 2022 Impact Report



<https://dream.ca/impact-investing/>