

Invitation Homes



Following our environmental engagement in 2022, we are pleased to see Invitation Homes starting to disclose GHG emission data for the first time. We encourage the company to set ambitious emission reduction targets with its upcoming ESG report.

Andreas Welter, Senior Portfolio Manager

Engagement rationale

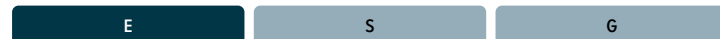
Invitation Homes is the largest landlord of single-family rental homes in the US owning >82,000 homes and has a market capitalisation of >20bn USD.

Background

We initiated an engagement for change with Invitation Homes back in June 2022. The environmental engagement was, on the one side, driven by engaging with the top 50% CO2 emitters in our portfolio and on the other side by engaging with the lowest scoring companies in the US Residential cluster (no or only limited GHG emission reporting and no reduction targets).

Theme for engagement

Environmental



- Improve disclosures and reporting of environmental/emission data
- Develop a strategy to reduce its emissions & link to management compensation

Development

Positive

Milestone



Engagement objectives

We followed-up with Invitation Homes to check on the progress made on disclosing emissions, setting reduction targets and linking management remuneration to those targets.

Engagement results

The progress Invitation Homes has made until today includes:

- Invitation Homes hired a full ESG team, as promised in our call back in 2022.
- Invitation Homes published a “preliminary” ESG report that includes scope 1 and 2 disclosure for the first time, which we very much welcome.
- They asked all stakeholders to take part in a survey in order to decide which priorities to focus on.
- Committed to publish a formal ESG report later in 2023

Next steps

We will follow-up with the company after the publication of the full ESG report later in 2023.



Company

Invitation Homes

Country

USA

Sector

Real Estate

Market cap

Large Cap

Materiality

Improving ESG efforts can lead a lower risk profile and multiple benefits for all stakeholders.

ESG Research

MSCI ESG Rating: BBB
Sustainalytics: 16.9 (low risk)

Engagement initiated

Q2 2022

Latest update

Q2 2023

Kempen Fund

Kempen (Lux) Global Property Fund

