



# ULI Global Sustainability Outlook 2024

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# Introductions



**Kara Kokernak**

Senior Director, ULI  
Randall Lewis Center  
for Sustainability in Real  
Estate



**Sarah Cullins  
Nezamis**

Managing Director,  
Ferguson Partners



**Philippa Gill**

Executive Director,  
EVORA Global



**Onay Payne**

Senior Managing  
Director and Portfolio  
Manager, Manulife  
Investment  
Management



**Judi Schweitzer**

Owner, Schweitzer &  
Associates



**Peter Tomai**

Managing Partner and  
Chief Sustainability  
Officer, Specific  
Performance, Inc.

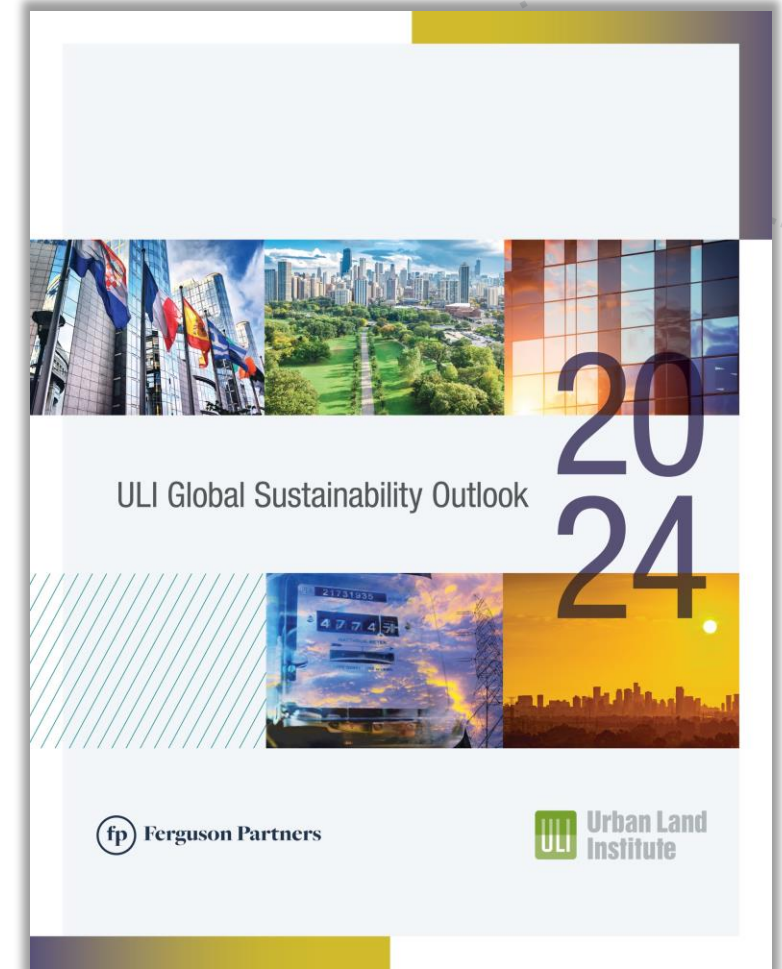
# ULI Global Sustainability Outlook 2024

*What's on the sustainability horizon for 2024?*

In 2023, ULI interviewed over 50 ULI member experts across the globe to inform an outlook for the coming year:

*What sustainability topics and issues are on the rise, why do they matter, and what actions should the industry pursue moving forward?*

[uli.org/SustainabilityOutlook](https://uli.org/SustainabilityOutlook)



# TOP FIVE SUSTAINABILITY ISSUES FOR 2024

1

Linking  
Sustainability  
Performance and  
Financial  
Performance

2

Going Back to the  
Basics to Make  
Progress on  
Decarbonization

3

Complying with an  
Evolving Regulatory  
Landscape

4

Prioritizing resilience  
as extreme weather  
intensifies

5

Approaching  
Sustainability  
Holistically

# Q&A

Kara Kokernak

Sarah Cullins Nezamis

Philippa Gill

Onay Payne

Judi Schweitzer

Peter Tomai

# #1

## Linking Sustainability Performance and Financial Performance

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“Despite the difficult interest rate environment, banks and other lenders are increasing their degree of sophistication around ESG due diligence.”

—Bozena Jankowska  
*Managing Director, Global Head of ESG  
Slate Asset Management*



# #2

## Going Back to Basics to Make Progress on Decarbonization

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“By prioritizing decarbonization, we commit to a sustainable and equitable future, ensuring our actions benefit both our assets and the broader community.”

—Calvin Lee Kwan  
*Director of Sustainability and Risk Governance  
Link Asset Management Limited*

# #3

## Complying with an Evolving Regulatory Landscape

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“These reporting commitments offer huge potential to create de-risked assets by going beyond reporting requirements and rewarding good asset-level performance with better financial terms.”

—Rasmus Grosen Olsen  
*Head of Sustainable Finance  
Urban Partners*



# #4

## Prioritizing Resilience as Extreme Weather Intensifies

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“In the last couple of months, Hong Kong has had quite a few instances of concrete spalling in prominent locations. As real estate companies, we need to better understand how extreme heat is impacting our buildings.”

—Calvin Lee Kwan  
*Director of Sustainability and Risk Governance*  
*Link Asset Management Limited*



# #5

## Approaching Sustainability Holistically

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“We need to tie it all together and undo what we did to the environment. As strategic thinkers we need these holistic solutions.”

—Rives Taylor  
*Global Design Resilience Coleader*  
*Gensler*