The net 0 imperative program is this beautiful combination of public and private sector collaboration to advance decarbonization at the local level. So we bring together real estate leaders and city governments to overcome local net zero challenges that they're facing through technical assistance programs. But then beyond that, we also encourage long term implementation. We bring together all of the participants in a global cohort to share best practices across the globe and we also take our headquarters research staff to kind of zoom out on some of the overarching themes and provide those recommendations and resources for the broader real estate industry.

I have gained an appreciation for the sheer complexity of thinking about how to build smart, how to adaptively reuse. How do we make certain this is top of mind for people that are focused on? Other things in light of changes like remote work in the office space, I've been particularly interested in the work of Hong Kong, where they're tackling the How do you get tenants focused on decarbonizing their particular operations when it's the last thing on their mind? Because this is not only a like an engineering exercise, but a social exercise, a financial exercise, and it has multiple benefits and other people have ways of measuring that
that we don't have yet necessarily.

NET 0 is a critical part of the policy framework for the City of Toronto, and we have a NET 0 transformation plan that's going to get us to NET 0 by 2040.

But we can't do that alone, and we need to use all our best ideas to get there.

And that's exactly what we got from the Net 0 initiative moves at the level of real estate developments or city scale are really.

At the frontier of heading towards net zero and this NET 0 initiative brought our own city officials and practitioners in the real estate space in the private sector to really get a sense of what is happening and it's given us a greater sense of urgency to get the job done.

Carbon emissions are a key part of cutting our greenhouse gases and being able to live sustainably on the planet, so the Net 0 initiative and networking all of these cities together is a critically important part of getting that done.

I am truly excited that we're focusing on something that has been visible to me for 30-40 years, but it's just dawning on a lot of people.

So to help them to go through that period of alarms, discovery and into action.

Action is what we need at this critical juncture.

Happy to be part of them making action happen.

The impact of the Net 0 Imperative program could be tremendous because what we're seeing really globally is that action on climate is happening locally.

We need to go where the action is.

We need to find those local challenges, help overcome those hurdles, accelerate building decarbonization.

And so Uri is just so beautifully poised to do that and achieve that impact.

So there's local action, global impact.

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