

Invitation Homes



We appreciate Invitation Homes improving their environmental reporting and their efforts to assess the impact of climate risks on their portfolio. It is promising to see the company mention 'reduction initiatives' as they contemplate setting formal reduction targets in the future.

Andreas Welter, Senior Portfolio Manager

Engagement rationale

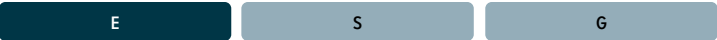
Invitation Homes is the largest landlord of single-family rental homes in the US owning >82,000 homes and has a market capitalisation of c20bn USD.

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



Development

Positive

Milestone



Engagement objectives

- 1. **Improve disclosures and reporting of environmental/emission data:** When we initially engaged with the company in 2022, they did not disclose any emission data. In 2023, the first set of data on Scope 1 and 2 were published.
- 2. **Develop a strategy to reduce its emissions:** Following the disclosure of Scope 1 and 2 data, Invitation Homes committed to a comprehensive ESG report in the same year and to evaluate reduction targets.

At the end of 2024 we followed-up to check on the progress made on disclosing emissions and setting reduction targets.

Engagement results

The progress Invitation Homes has made over the last year includes:

- 1. **Improve disclosures and reporting of environmental/emission data:** Invitation Homes had already started disclosing emission data last year and followed up with its first comprehensive ESG report, which we welcome. Further, Invitation Homes conducted an asset-level review of climate-specific exposures across their portfolio. This analysis considers wind, flood, precipitation, hail, heat, cold, wildfire, and drought, both in present-day hazard levels and projected changes by 2050
- 2. **Develop a strategy to reduce its emissions:** Invitation Homes has published Scope 1 and 2 data for 2 years now, which the company states as "the groundwork for future reduction initiatives", and we hope to see them setting reduction targets soon.

Company

Invitation Homes

Country

USA

Sector

Real Estate

Market cap

20bn USD



Materiality

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

Engagement initiated

Q2 2022

Latest update

Q4 2024

Kempen Fund

Kempen (Lux) Global Property Fund

