Y ANALYTICS (TPG) – ASSOCIATE, REAL ESTATE ESG PERFORMANCE

Location: Washington DC or San Francisco

Application Instructions: Please send a resume and cover letter to jobs@yanalytics.org

Application Prompt (please limit your response to a single page or less):
Imagine TPG is considering investing in a multifamily housing property in Florida. Please describe:
(1) what ESG (environmental, social & governance) risks and outcomes/impacts are relevant to this asset;
(2) how you would assess the asset's current ESG-related risk exposure and performance against these ESG factors, including what sources and data you would use; and
(3) what information you would need to know about the asset/management team and how that information would influence your perspective on ESG risk/performance.

ABOUT Y ANALYTICS

Y Analytics is TPG's innovative capability, purpose-built to understand and improve the environmental and social impacts of deployed capital.

Y Analytics was launched in parallel to The Rise Fund and founded in partnership with TPG to provide best-in-class insights and tools that improve capital allocation decisions. Our rigorous approach to impact assessment and management draws on evidentiary academic and economic research, enabling greater use of evidence in capital allocation decision making and impact valuation.

TPG has a long history of commitment to ESG in its investing activities; today, Y Analytics is responsible for managing ESG strategy and performance across TPG, by assessing and advising on Environmental, Social, & Governance value creation. This role will be directly engaging with TPG platforms and portfolio companies across the investment lifecycle: beginning with diligence, to onboarding and agenda-setting, during holding, and upon exit.

As we continue to grow, we are leveraging our capabilities in new and innovative ways and sharing our learnings with the broader investment and research communities.

PRIMARY RESPONSIBILITIES

The Associate will primarily support Y Analytics' ESG assessments, data analysis and content development for TPG Real Estate Partners (TREP). Established in 2009, TREP is TPG's dedicated opportunistic real estate equity investment platform with approximately $6 billion in assets under management. TREP has built a differentiated investment portfolio comprised primarily of real estate-rich platforms and portfolios located in the United States and Europe. Additionally, there will likely be opportunities for the Associate to provide ESG support to TPG Real Estate Finance Trust (TRTX) and Thematic Advantage Core Plus (TAC+), TPG's other real estate investment vehicles.

The Associate will work with closely and cross-functionally across ESG, fundraising, and investing and operating professionals. Primary responsibilities include:

- **Supporting research and analysis of environmental, social, and governance (ESG) risks and performance of potential TPG Real Estate Partners investments.** The associate will

partner with TPG's Real Estate investment teams to assess material ESG performance. This work requires a combination of desk research and data analysis, an inquisitive mindset, self-direction, and pragmatic client service orientation given the rigor and speed of deal flow. The Associate will be expected to synthesize this research to arrive at actionable conclusions.

- **Engaging with property managers and third-party vendors to collect site-specific ESG data and improve ESG performance.** Global Real Estate Sustainability Benchmark (GRESB) is a leading framework used to assess the sustainability performance of real estate portfolios. TPG submits detailed portfolio data to GRESB to participate in its annual fund benchmark and to analyze the TPG Real Estate Partners portfolio's ESG performance. This Associate will work with property managers and a third-party data vendor to collect, assess, and take action on ESG performance insights. The Associate will also develop internal policies and procedures on a variety of Real Estate ESG matters and communicate these to GRESB during survey submission.

- **Interfacing with Limited Partners (LPs) as needed on ESG topics**. This will include completing ESG due diligence questionnaires, preparing presentation materials for LP consumption, and participating in LP calls on various ESG topics.

REQUIRED QUALIFICATIONS

- Undergraduate degree required, advanced degree preferred. Relevant programs of study include but are not limited to Real Estate, Environmental Sciences, Environmental Engineering, Environmental Sustainability, Finance, Business, Economics, or Public Administration.

- Minimum of two years of full-time work experience in a relevant position, ideally in real estate. Other relevant professional experiences include consulting, finance, ESG, or a related field.

- Exceptional ownership and self-direction: must be able to demonstrate past success driving work forward independently, managing fast-paced projects, and delivering top quality, highly polished outputs with minimal QC/review

- Demonstrated ability to efficiently conduct and synthesize market research (experience interpreting/applying academic or industry group research is a plus)

- Exceptional written and verbal communication: must be able to synthesize findings from research and data analysis in presentations and written documents, including PowerPoint, and communicate these to internal and external senior executives

- Strong quantitative analytics capabilities: must be able to quickly and accurately analyze company and third-party data and generate practical insights, with excellent facility with Excel

- Strong strategic thinker and problem solver: must be able to navigate challenges (e.g., data gaps) with creative problem-solving ability and a can-do attitude

- Commitment to Y Analytics' mission to improve the future of humanity and our planet through effective capital allocation for the greater good

- Highly collaborative: must be a strong team player who is effective in a teamwork-heavy, cross-functional environment

- Must be authorized to work in the United States