



BBP / OID ROUNDTABLE SHARING INTERNATIONAL BEST-PRACTISE



Agenda for the day

Morning

- Introduction to the BBP & OID
- Topic 1: Measuring, benchmarking & reporting
- Topic 2: Investment & lending
- Topic 3: Occupiers

Afternoon

- Visit of Argent's development site at King's Cross

ABOUT THE BBP

The BBP is

A collaboration of the UK's leading property owners who work together to improve the sustainability of the UK's existing commercial buildings.

Our aim is to

Enable market transformation through sustainability leadership and knowledge sharing across the property industry.

Members

Aberdeen

AVIVA INVESTORS

Blackstone

British Land

bruntwood

CADOGAN

CANARY WHARF GROUP PLC

Capital & Regional

CLS Holdings plc

CORDING REAL ESTATE GROUP

Deutsche Asset & Wealth Management

GROSVENOR

Hammerson

HERMES INVESTMENT MANAGEMENT

intu

LandSecurities

LaSalle INVESTMENT MANAGEMENT

Legal & General Investment Management

M&G REAL ESTATE

QUINTAIN

SEGRO WHERE BUSINESS WORKS

Shaftesbury

TH Real Estate

THE CROWN ESTATE

Transport for London

WORKSPACE

26
Members

+£180bn
Assets Under Management

42 million
m²

BBP | BETTER BUILDINGS PARTNERSHIP

Managing Agents Partnership Members



10
Agents



+26,000
Properties



~100 million
m²

Our Objectives

Share
Knowledge

Demonstrate
Leadership

Promote
Innovation

Influence the
sector

Support
Collaboration

Our Priorities



What do we do?

Working Groups

Addressing key challenges for the industry

Knowledge sharing

A wide range of outputs for the industry to use

Best Practice

A series of practical toolkits to support action

Real Estate Environmental Benchmark (REEB)

A sector leading benchmark of performance-in-use

Engagement with the industry and Government

Pro-active engagement with a wide range of stakeholders

Our resources (find them at www.betterbuildingspartnership.co.uk)

Case studies, toolkits, blogs ... and more

Green Roofs in Central London

03/07/2015

Tags: [Biodiversity](#) | [Case Study](#) | [British Land](#)

When British Land first included green roofs in its Sustainability Brief for Developments in 2004, the firm needed to work closely with its design partners and property teams to design, plant and maintain habitats that really enhanced biodiversity. Since then, British Land has created green roofs on 12 new buildings in central London, with more under design, and has successfully retrofitted them to three existing buildings.



90,000 SQ FT OF GREEN ROOF SPACE

ENHANCING URBAN BIODIVERSITY

CREATING PLEASANT PLACES FOR PEOPLE, PROMOTING WELLBEING AND PRODUCTIVITY

CUTTING CO2 EMISSIONS

REDUCING LOCAL FLOOD RISKS

INCREASING APPEAL FOR OCCUPIERS AND LOCAL AUTHORITIES

Situation and benefits

British Land is one of the UK's leading property firms. Green roofs on the company's central London portfolio not only add biodiversity value to urban areas, they can also:

- Improve the appearance of the roovescape for people on higher floors and in overlooking buildings, transforming areas that might otherwise be unsightly if left bare or filled only with plant equipment
- Create outdoor green spaces for the people who work or live in the buildings, which

"It's wonderful to see how green roofs have gone mainstream over the last decade – from just 10,000 sq m of green roofs in London's Square Mile in 2004 to almost 70,000 sq m in 2014. Green roofs are now standard on British Land's central London developments and our design teams know what to do."

*Sarah Cary, Sustainability Developments
Executive at British Land*



Fit-Out For The Future

06/08/2015

Tags: [Refurbishment](#) | [Blog](#) | [The Retail Estate](#)

Fitting out a shop or office is a real opportunity to communicate your brand and culture to the people who work there and those who come to visit. It has a real impact on their experience of being in the space, whether they want to keep coming back and how comfortable and productive they feel when they're there. It will also impact on how efficiently it allows you to run your business and what impact that has on the environment.

When going 'green' can help achieve any and all of the following...

- Reduced costs through increased energy efficiency
- Improved productivity, wellbeing and health of employees
- Reduced carbon emissions and environmental footprint
- Improved customer experience and sales volumes
- Engagement with staff, clients and stakeholders

...you have to ask why isn't it happening everywhere, all the time?

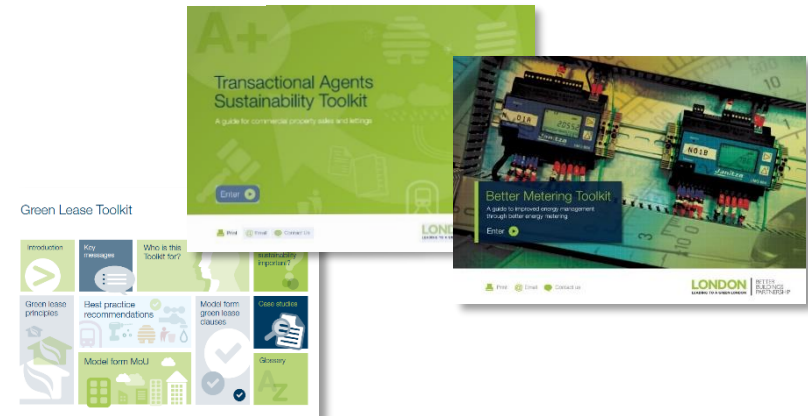
The answer is often a lack of time, resource, knowledge and communication between all the different parties involved throughout the fit-out and refurbishment process.

The right people, asking the right questions, at the right time, could make all the difference to achieving the most sustainable outcome when it comes to fit-out. And the solutions will be different for retail as from office. For big projects as from small. For short term lets as from long



Jenny Pidgen
Head of Sustainability, TH Real Estate

Related Resources



Engagement with the industry



ABOUT THE OI

Observatoire de l'immobilier durable (OID)

MEASUREMENT – EXPERTISE – INNOVATION

OCTOBER 2015



A NETWORK OF MAJOR REAL ESTATE COMPANIES

Background

In 2012, **7 major real estate actors** joined to share **the technical and environmental data of their property assets in order to create public indicators of environmental performance. This led to the creation of the OID.**

OID has developed into a think tank to exchange experiences and knowledge on green building challenges. OID observes, analyses and shares best practices to its members.

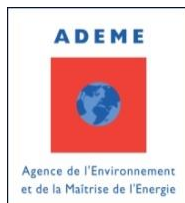
OID's missions:

- To advance the dialogue and the work on green buildings and innovation
- To enable our members to truly embed sustainability and innovation in business practices
- To communicate and share best practice

Our scope: Smart city and green building throughout its life cycle

Our values: **TRANSPARENCY, DYNAMISM** and **INDEPENDENCE**

Our partners



THE **OID**'S MEMBERS

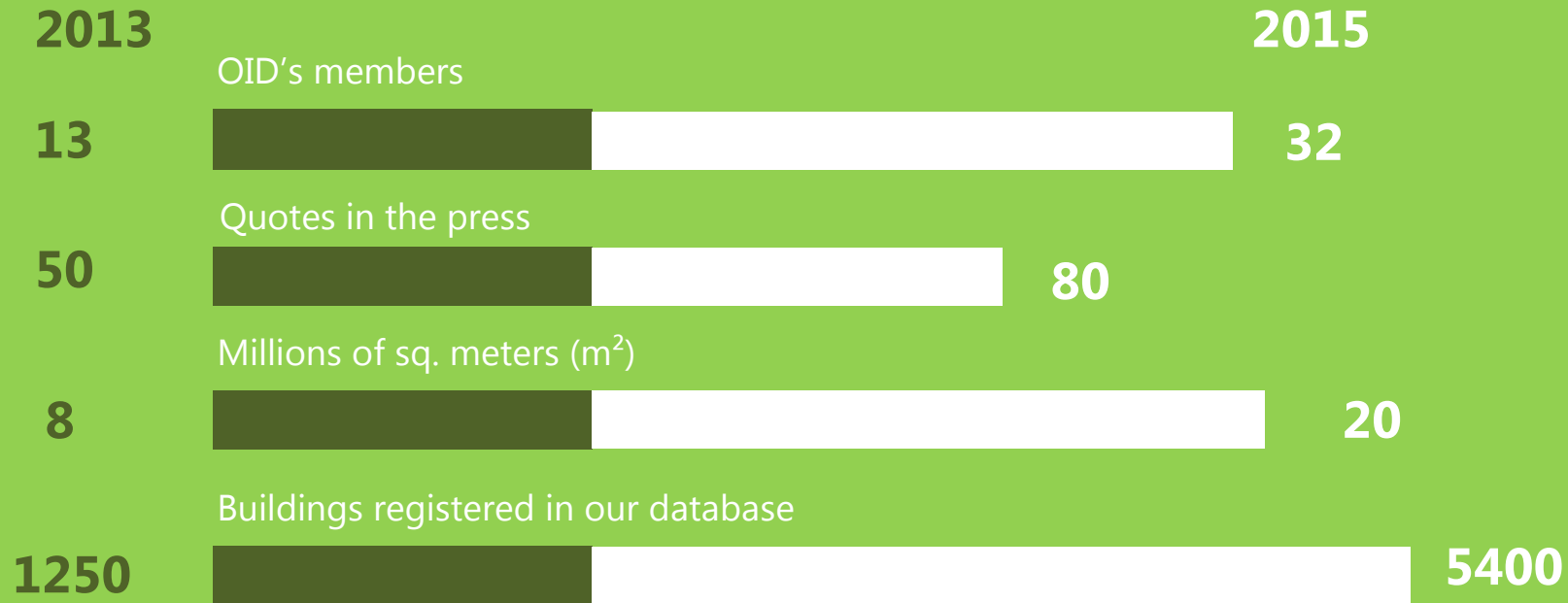
Founding Members



Members



KEY FIGURES & PUBLICATIONS



OUR PUBLICATIONS



Barometer of energy and environmental performance of buildings - 2012



Study on Green Leases



Barometer of energy and environmental performance of buildings - 2013



Study on Existing Building Certifications



Barometer of energy and environmental performance of buildings - 2014

OUR 3 ACTIVITY CENTRES

MEASUREMENT

- Publication **of indicators on the evolution of French real estate environmental performance**
- Management of a database containing more than 5400 buildings
- **Analysis and publication of benchmark** reports on the environmental performance

EXPERTISE

- **Analysis and dissemination of green building best practice**
- **Facilitation of working groups** (smart buildings, ...)
- **Publication of studies** (green leases, existing building certifications...) **and articles**
- **Facilitation of 'sharing sessions'** (biodiversity, energy audit, innovation in real estate)
- **Newsletters**

INNOVATION

- Study of current trends that will impact tomorrow's real estate
- Organisation **of conferences on prospective issues** (« New ways of working and tomorrow's office»...)
- Running of Open Innovation Group on demand

PRESENTATION OF OUR NEWSLETTER

Cet email ne s'affiche pas correctement
? [Version en ligne](#)

HEBD'OID n°92

Les actus du marché :

* Un futur label pour les fonds qui financent l'économie verte

Un projet de label pour valoriser les fonds actifs dans le financement de la transition énergétique a été présenté par le Ministère de l'Ecologie. Il a pour but de "***mobiliser davantage l'épargne vers la transition énergétique et la lutte contre le changement climatique, soit en mettant en lumière les fonds d'investissement existants, soit en suscitant la création de tels fonds***". Pour être labélisés, les fonds candidats devront prouver qu'ils ont une fine connaissance de leur portefeuille et de leurs impacts sur l'environnement.

Pour en savoir plus, cliquez [ici](#).

* COP 21 : Qu'on le veuille ou pas, il y aura un avant et un après COP21 pour l'immobilier français

Tel est le point de vue Guillaume Poitrinal, président de Woodeum & Cie, et Jean-Michel Wilmotte, architecte, fondateurs de l'association Bâtiment Bas Carbone (BBCA). **Grand oublié du débat immobilier, grâce à la**



Content

- **Market News** : News on the green building market and innovation
- **OID News** : new members, new study groups, publications ...
- **OID Agenda** : Next conferences, internal committees...

Key figures

- **Mailing list** : 150 persons, 30 companies
- **Open rate** : 35 %
- **Frequency** : weekly

PRESENTATION OF OUR COMMITTEES



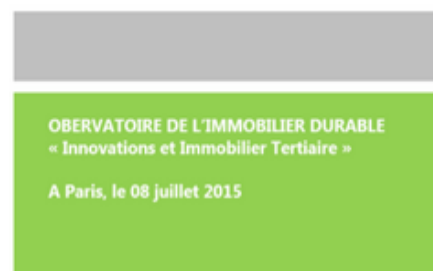
September : How to improve occupiers' comfort and well being in offices ?



September : The Energy Transition Law: How will it impact the real estate sector ?



July : How to encourage innovation in the real estate sector ?



Contents

- **Sharing experiences on Innovation/New Regulations/Technical** issues related to green buildings
- **Hosted by a OID member**
- Animated by the OID – **Intervention of experts and OID members**
- Presentation available on our website for our members

Key figures

- **Duration** : 1h30 – 2h
- **Participants** : 20 – 30 people
- **Frequency**: monthly

THANKS

Please note :

- 30 octobre 2015 : Présentation de l'expérience française – World Green Design Forum - Millan
- **4 novembre 2015** : Présentation des résultats GRESB/OID – NEXITY
- 26 novembre 2015 : Conférence de presse – Présentation du baromètre 2015
- **2 décembre 2015** : L'innovation durable, levier de valeur pour l'immobilier – SIMI
- 15 décembre 2015 : Commission Smart Cities (Bouygues, Alstom Grid, D. Kechenair, Ville de Paris)

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TOPIC 1

**MEASURING, BENCHMARKING &
REPORTING**

Our Objectives

Share
Knowledge

Demonstrate
Leadership

Promote
Innovation

Influence the
sector

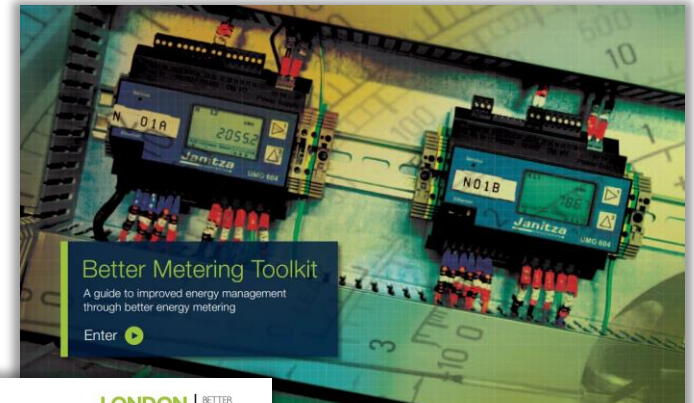
Support
Collaboration

Our Priorities

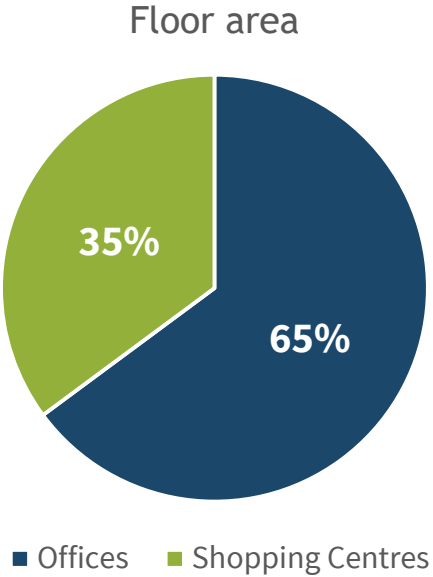


Measuring, Benchmarking & Reporting

- Our work focuses on:
 - Developing and encouraging the take-up of **common metrics** for the measurement of sustainability.
 - Developing **practical guidance** to support our members and the wider industry in the collection, benchmarking and reporting of sustainability data.
 - Measuring & benchmarking **‘performance in use’**



The data set



24
companies

611
buildings

5.2 million
m²

£135m
energy spend

1,400
GWh

608,000 t
CO₂

What do we measure?

- Assets:
 - Offices:
 - Air conditioned
 - Naturally Ventilated
 - Retail:
 - Shopping Centres - enclosed & unenclosed
 - Retail Parks
- Impacts:
 - Energy
 - Water
 - Waste
- Analysis - Scope:
 - BBP
 - Portfolio
 - Building level

REEB outputs:

□ REEB Benchmark

- A published benchmark based on actual performance data of participating assets.
- A transparent methodology that can be used by anyone to compare the performance of their asset to the benchmark.

The industry leading benchmark of performance-in-use

Publicly available methodology for anyone to compare their assets

□ REEB BBP Report

- A report on the performance of the all BBP member assets

Updated annually and based on a 3 year rolling average

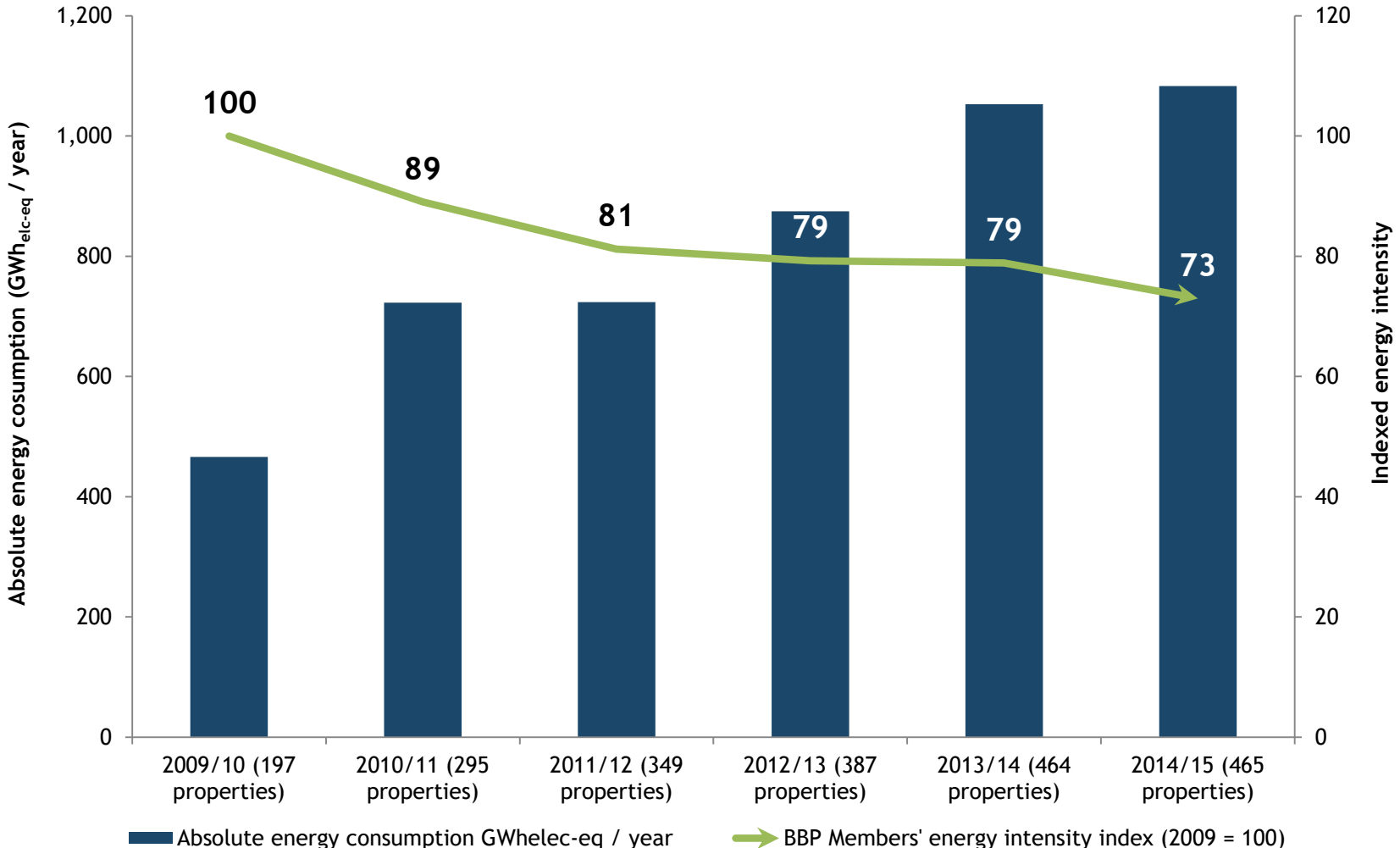
□ REEB Member Report

- A tailored report which enables BBP members to compare the performance of their assets over time and against peers

Energy Benchmarks

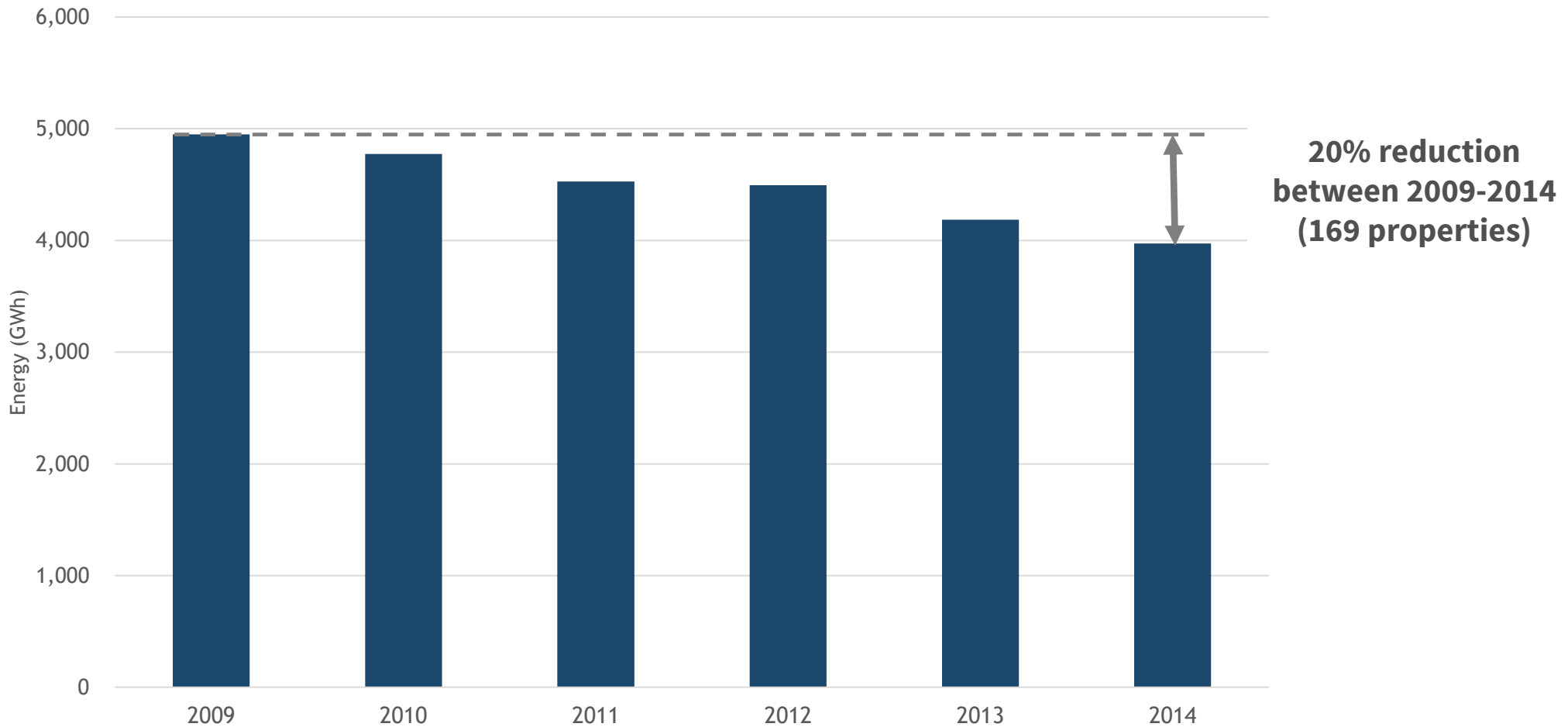
- £ / sq m NLA / year
- Energy /sq m / year
- Electricity / sq m / year
- Fuels / sq m / year

Absolute performance



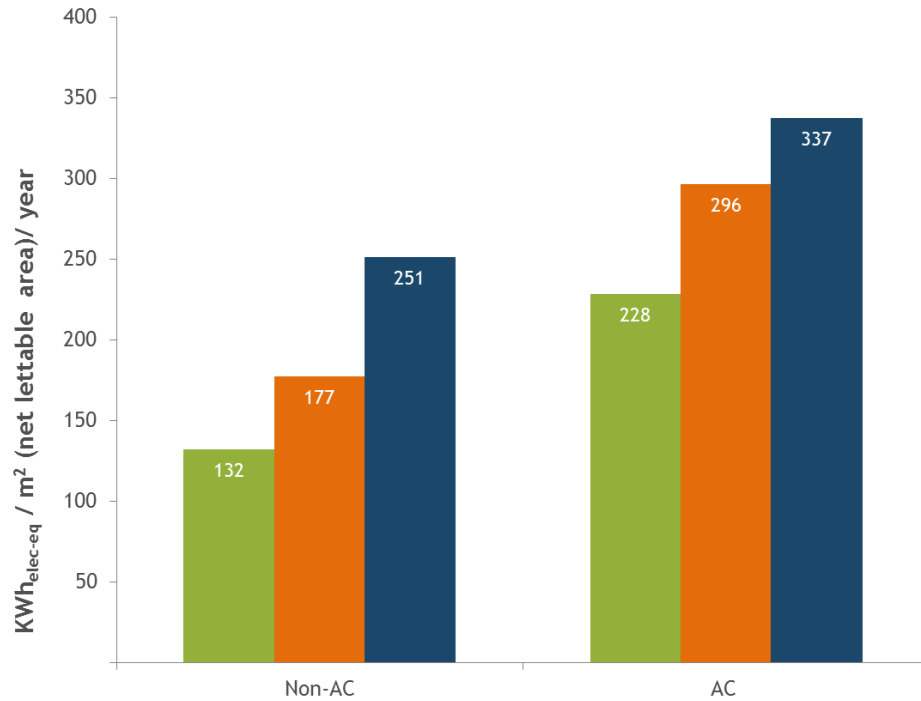
■ Absolute energy consumption GWh_{elec-eq} / year ➔ BBP Members' energy intensity index (2009 = 100)

Like-for-like change over time



Portfolio intensity

Offices

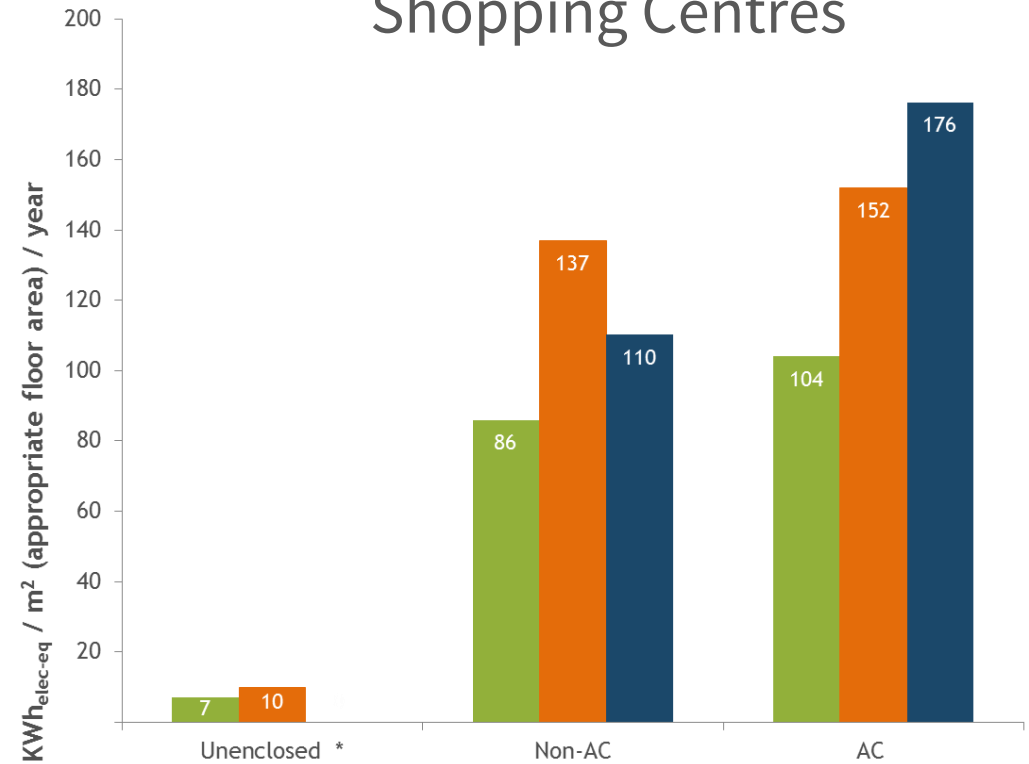


■ REEB Good Practice Benchmark

■ REEB Typical Practice Benchmark

■ Anonymous member average

Shopping Centres

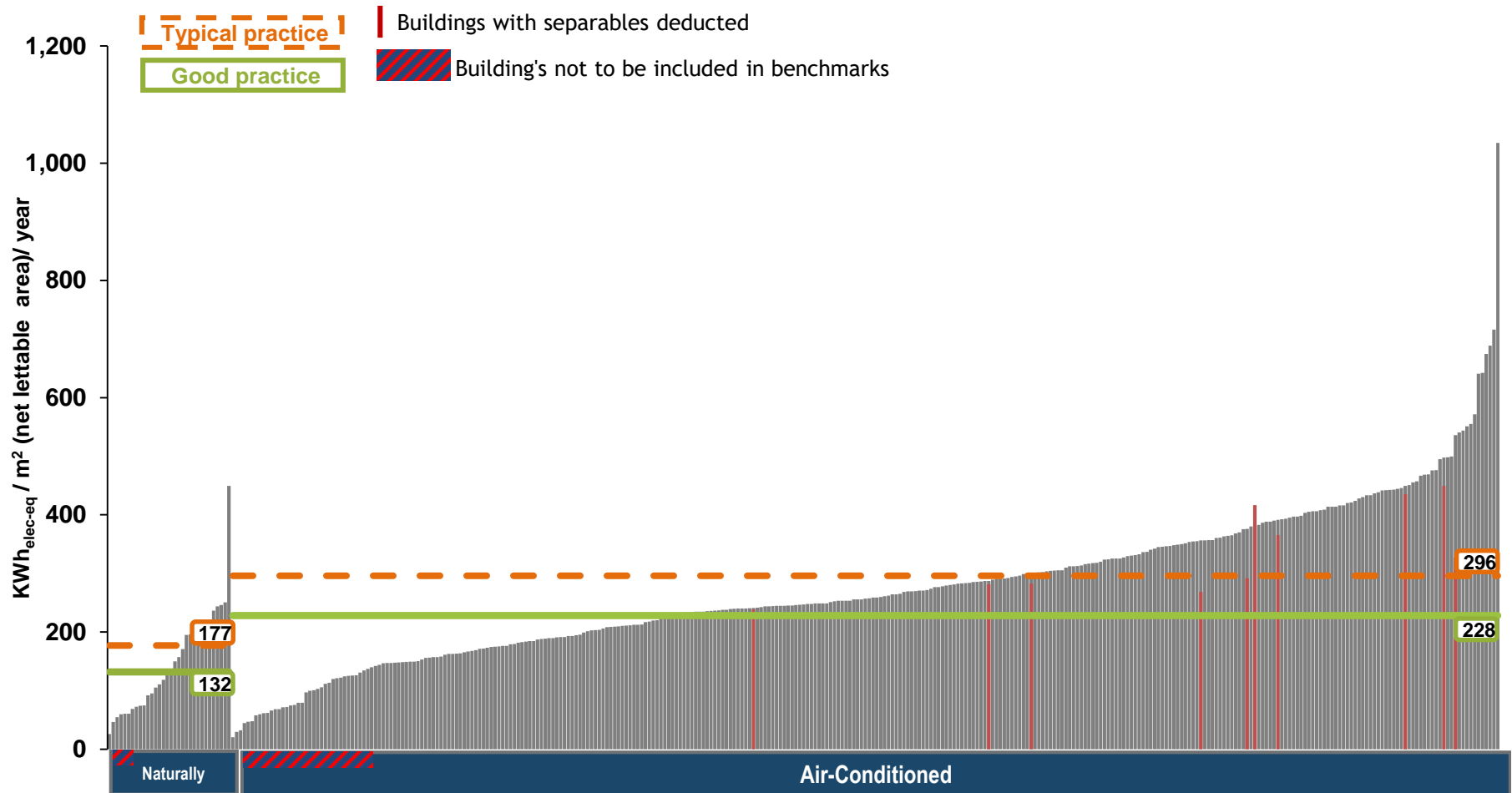


■ REEB Good Practice Benchmark

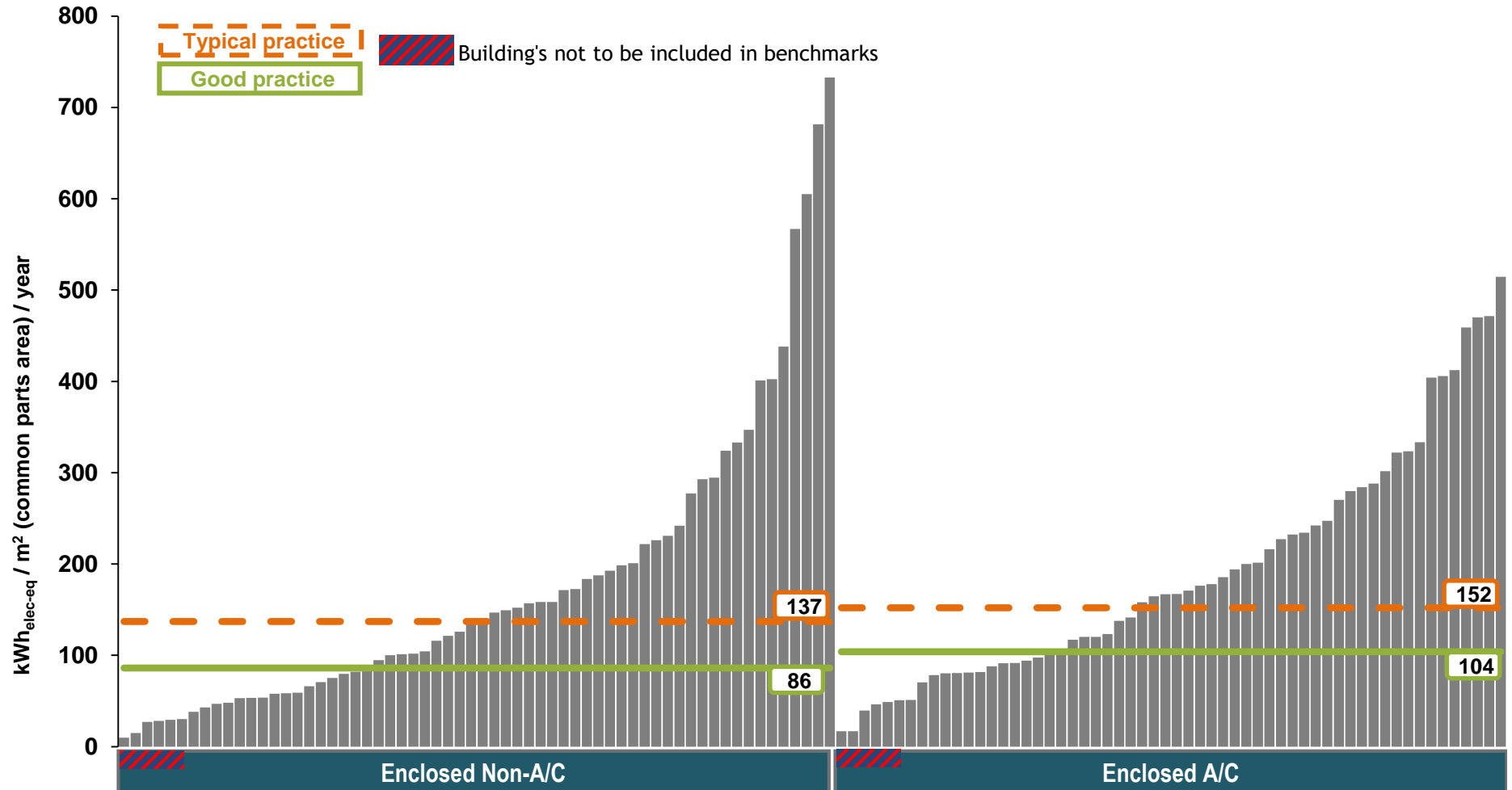
■ REEB Typical Practice Benchmark

■ Anonymous member average

Building Intensity - offices



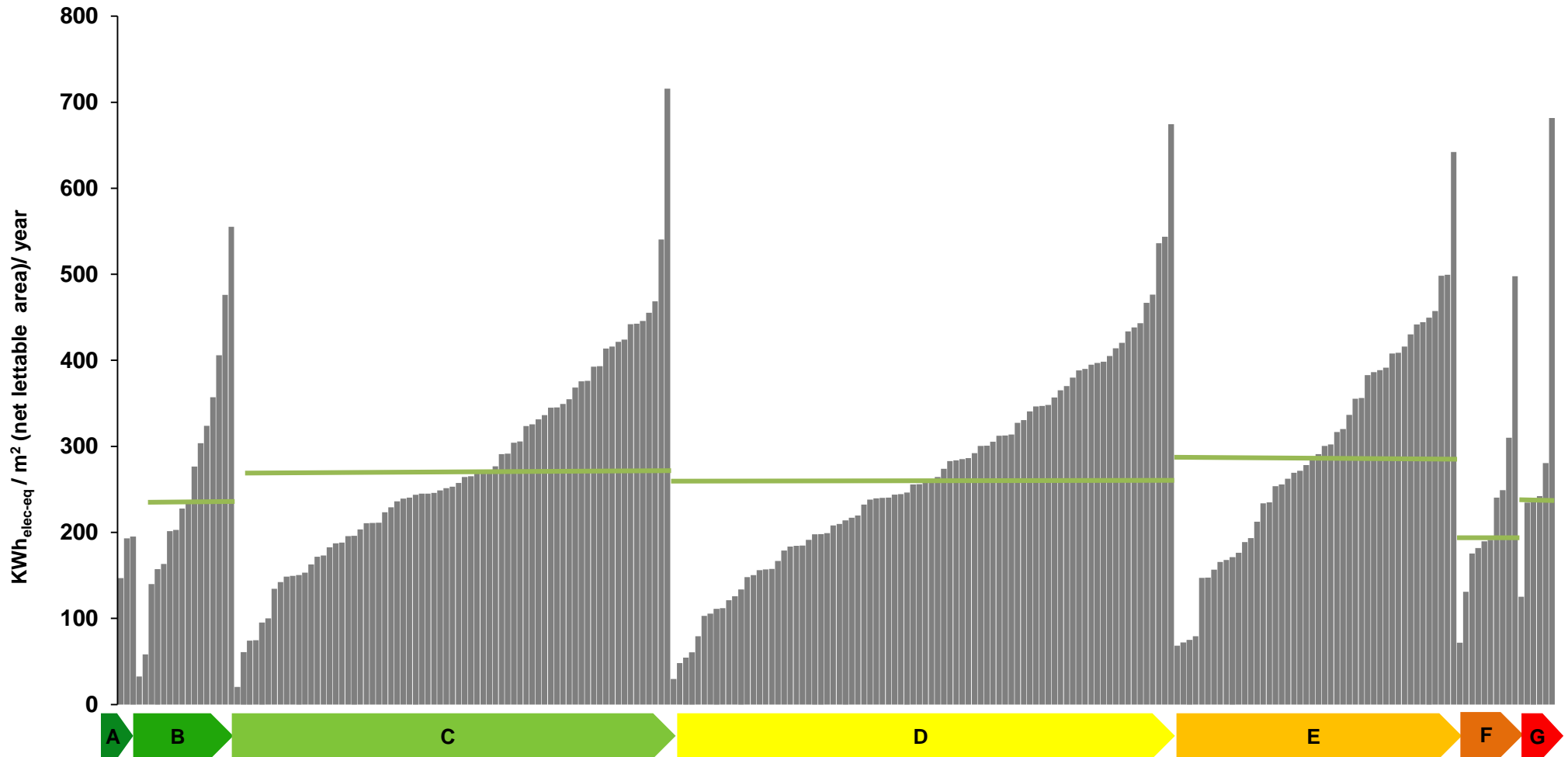
Building intensity – shopping centres



How does the BBP use REEB?

- To contribute to the development of common metrics
- To publish a benchmark for the property industry
- To highlight the critical issue of ‘performance in use’
- To contribute to other parts of the BBP programme of work, for example:
 - Long-term target setting
 - Landlord Energy Rating
 - Benchmarking toolkit
- To engage with investors, occupiers and other stakeholders for a benchmark of performance in use
- To support research by partners and other organisations (e.g. Greenprint, GRESB, GLA, Academic research).

Using REEB to influence...



Our Ultimate Objective

"To establish REEB as the performance in use benchmark for the UK & European property industry."

Observatoire de l'immobilier durable (OID)

MEASUREMENT & BENCHMARKING

OCTOBER 2015



Sustainability and French real estate

The french market is up to 850 millions sq. meters (40% owned by public organizations)

- According to DTZ Research, the first 2015 quarter has seen a real rebound with 5,6 mds invested in Real Estate. This trend confirms 2014 rebound with 22,7 mds.
- The annual real estate energy costs have by 5 % per year between 2006 and 2014 (source ARSEG 2014)
- **The vote of « Loi de Transition Energétique » (212 articles in every fields) in July 2015**

Main French legislative moves since 2007 until 2014

Démarche réglementaire



5 indicators and 3 building types

We publish indicators for 3 buildings types and sub-categories

BUREAUX	COMMERCES		AUTRES FAMILLES	
	Périmètre bailleur	Périmètre preneur	Logistique	Etablissement scolaire
Bureaux Haussmanniens	Centres commerciaux	Petits commerces	Logistique avec process	Etablissement scolaire
Bureaux < 1970		Grandes surfaces alimentaires	Entrepôt frigorifique (T<0)	
Bureaux années 1980		Grandes surfaces spécialisées	Entrepôt frigorifique (T>0)	
Bureaux années 1990			Logistique standard	
Bureaux années 2000				
Bureaux années 2005				

We publish 5 types of indicators on primary and final energies, carbon emissions, water and waste

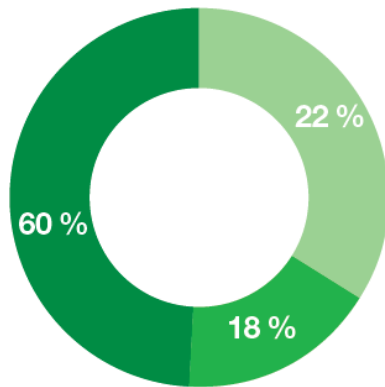
- The calculation of the indicators is verified by PwC
- The indicators are based on a three year average
- The indicators are all displayed in sq meters per year
- The calculation of the indicators follows EPRA Best Practices Recommendations¹



2014 key figures

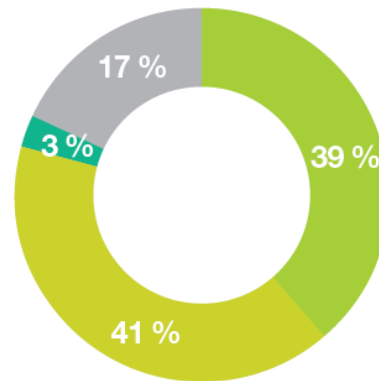
5,400 buildings totaling 15 millions sq. meters in France

Répartition des bâtiments par localisation



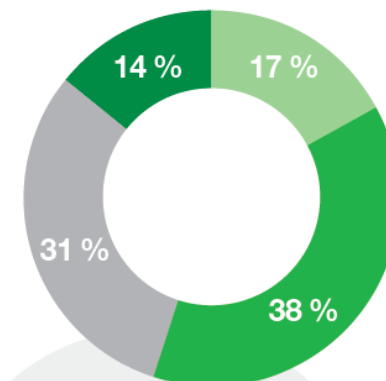
Ile-de-France hors Paris
Paris
Régions
En nombre de données

Répartition des bâtiments par famille



Commerces
Bureaux
Logistique
Autres
En nombre de données

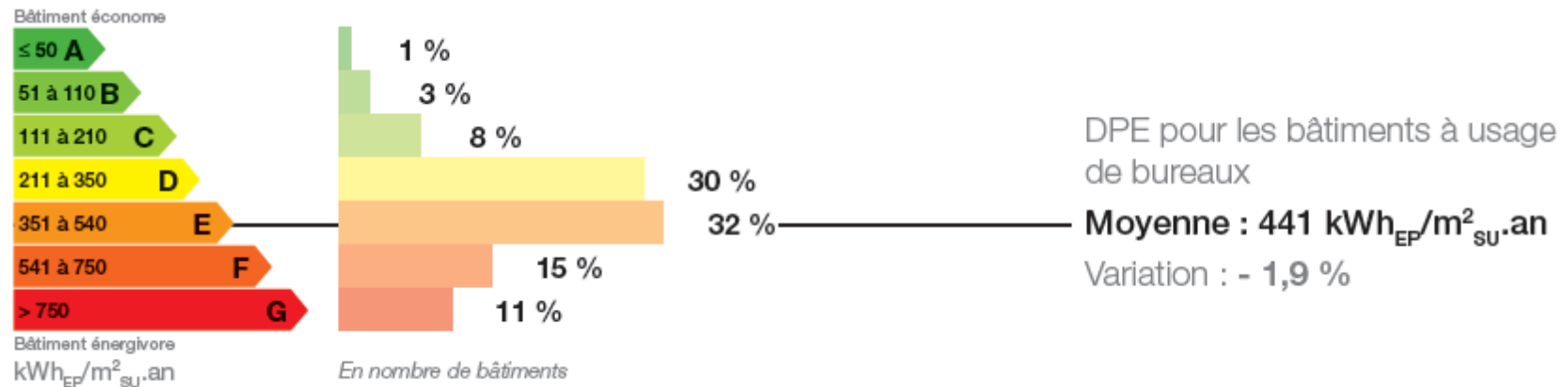
Répartition des bâtiments par surface



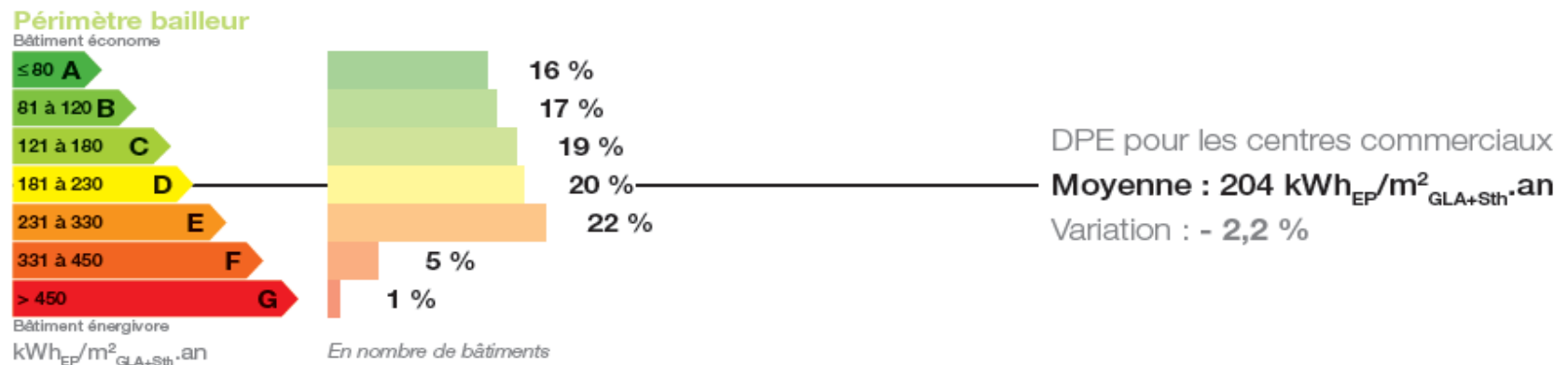
0 / 2 000 m²
2 000 / 5 000 m²
5 000 / 10 000 m²
> 10 000 m²
En nombre de données

2014 energy indicators

OFFICES



RETAILS (Owner perimeter)



2014 Indicators (1/2)

Primary and final energies, carbon footprint indicators

Indicateurs OID 2014 de consommation énergétique réelle en énergie primaire - kWh_{EP}/m².an



REFERENCE OID et GRI - Energie par m² de surface utile : GRI CRE1

Indicateurs OID 2014 de consommation énergétique réelle en énergie finale - kWh_{EF}/m².an



REFERENCE OID et GRI - Energie par m² de surface utile : GRI CRE1

Indicateurs OID 2014 de changement climatique - kg_{éqCO2}/m².an



REFERENCE OID et GRI - Emissions de CO2 par m² de surface utile : GRI CRE3

2014 Indicators (2/2)

Waste and water indicators

Indicateurs OID 2014 de l'eau - m³/m².an

FAMILLE BUREAUX	0,42	- 11,2 %	m ³ /m ² _{EU} .an
FAMILLE COMMERCE BAILLEURS	0,70	- 6,6 %	m ³ /m ² _{GLA+Bth} .an
FAMILLE COMMERCE SURFACES ALIMENTAIRES	N.C.		m ³ /m ² _{EU} .an

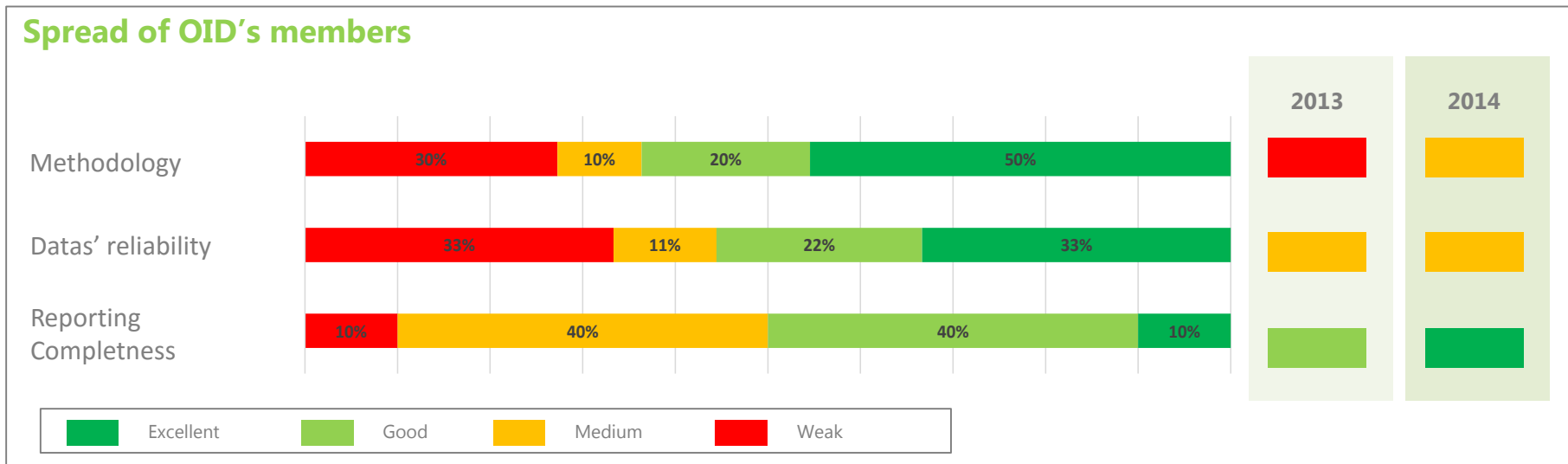
REFERENCE OID et GRI - Consommations totales d'eau par m² et par collaborateur : GRI CRE2

Indicateurs OID 2014 des déchets - kg/m².an

FAMILLE BUREAUX	5,15	- 21,6 %	kg/m ² _{EU} .an
FAMILLE COMMERCE BAILLEURS	12,14	- 16,3 %	kg/m ² _{GLA+Bth} .an
FAMILLE COMMERCE SURFACES ALIMENTAIRES	N.C.		kg/m ² _{EU} .an

REFERENCE OID et GRI - Total des déchets générés : GRI EN22

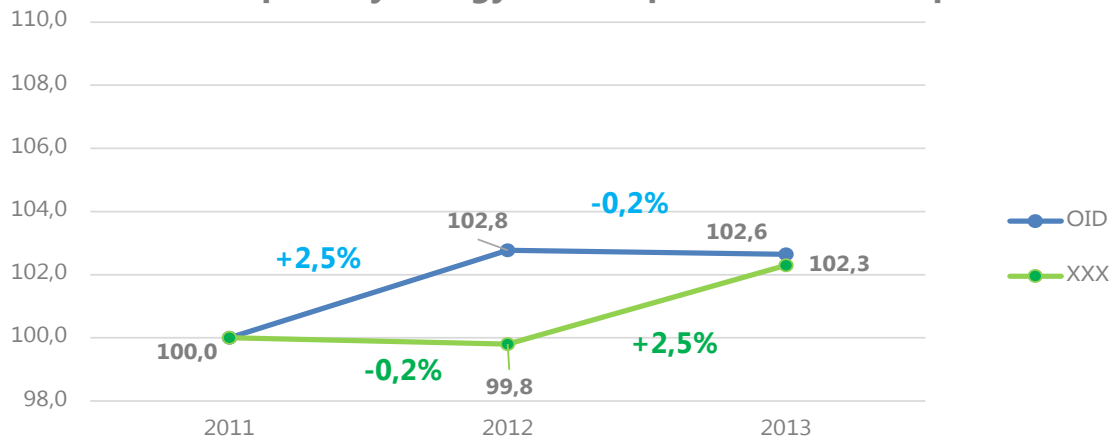
OID's benchmark on sustainable reporting



	Strengths	Areas for improvement
Methodology	<ul style="list-style-type: none"> Strong improvement in methology since 2013 	<ul style="list-style-type: none"> Source of datas needs be homogenized. Methodological standards should be transmitted to every person involved in the reporting process
Reliability	<ul style="list-style-type: none"> Every step of the collect process is checked by the sustainability manager The automatization of the collect of data thanks to the counting system increases the reliability on the reporting. 	<ul style="list-style-type: none"> Add automatic controls of your consumption datas in your excel file (e.g : n/n-1) Use datas consumption extracted from EDI sent by the energy provider
Completeness	<ul style="list-style-type: none"> The consumption datas report is complete 	<ul style="list-style-type: none"> Lack of datas about waste/ vacancy rate/... Increase the coverage rate of your reporting

FOCUS ENERGY – Offices (anonymous version)

Variation of the primary energy consumption - Constant perimeter on 3 years

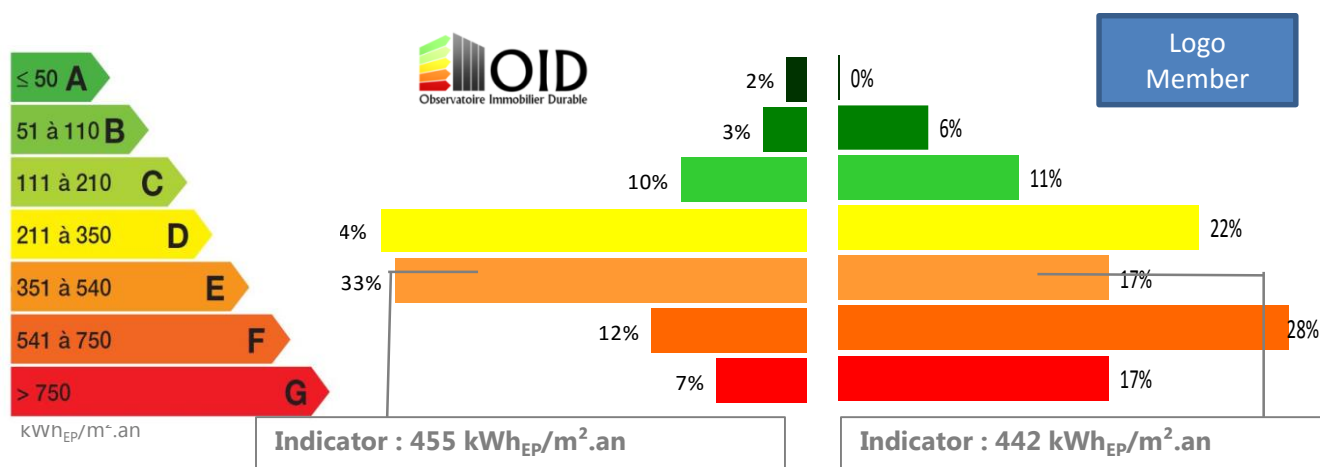


Constant Perimeter - Offices

OID constant perimeter : 80 buildings

XXX Constant Perimeter : 19 buildings

Repartition sur l'étiquette DPE de l'échantillon 2014



Perimeter XXX - offices 2014

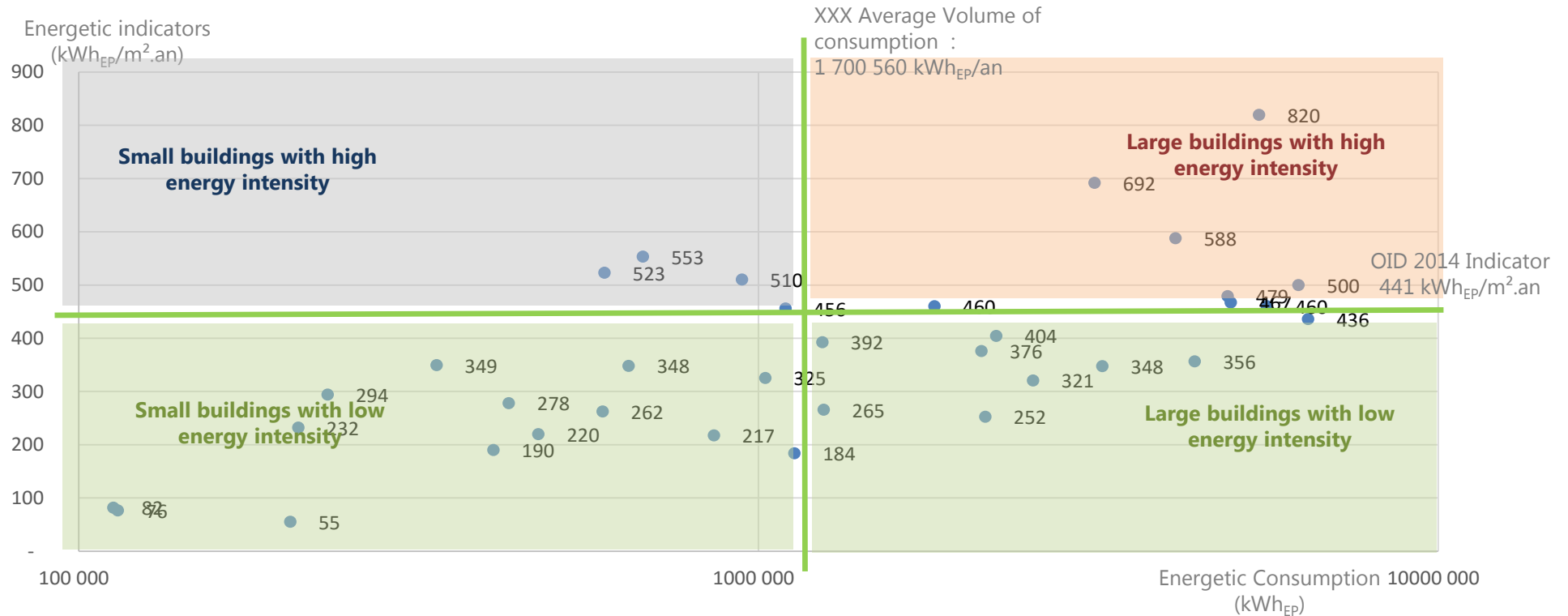
19 datas

Perimeter OID – Offices

431 datas



Energy Analysis – Offices (anonymous version)



Analysis

Neutral buildings

3 buildings

Priority buildings

8 buildings

Performing buildings

25 buildings

The correlation table is annexed p,19.

List of priority buildings :

820 : XXX

692 : XXX

588 : XXX

List of best performing buildings :

55 : XXX

76 : XXX

82 : XXX

THANKS

Our next moves :

- **A 2.0 database** : from Excell to a web platform !
- **New services to our members** : real time benchmark abilities
- **Improving ourselves** : working group on 2016 benchmark

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TOPIC 2

INVESTMENT & LENDING

Challenges with engaging with investors

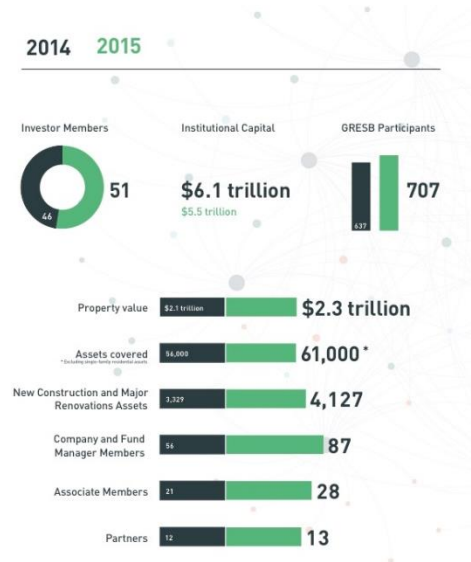
- ❑ Many types of investors
- ❑ Real estate is a relatively small proportion of many investors' portfolios
- ❑ Investors like ratings & benchmarks, but which ones should they use?
- ❑ Commercial real estate lending is growing significantly, investors are not aware of the risks for new acquisitions and existing loan books
- ❑ Sustainability remains difficult to quantify
- ❑ New forms of investment are emerging, but there is a risk of 'green washing'

Objectives for engaging with investors

- ❑ To highlight the importance of real estate assets in responsible investment strategies
- ❑ To highlight investors' and their advisors investment risks and opportunities
- ❑ To encourage investors to use benchmarks that are fit for purpose & seek their feedback in order to help improve benchmarks
- ❑ To encourage a greater focus on 'performance in use' & have Real Estate Environmental Benchmark referenced as the 'performance in use' benchmark for the UK
- ❑ To provide practical guidance for integrating sustainability into commercial real estate investment & lending

Investor Engagement Programme

- An investor working group that meets on a regular basis to share knowledge and practical experience of sustainability
- GRESB engagement & survey development
- A series of events focused on engaging with the investor community
- Exploring new markets through the ‘Market Transformation Working Group’:
 - Green Bonds
 - Impact Investment
 - Value
- Future projects: Fund Managers Toolkit & Training



Commercial Real Estate Lending

- Our Commercial Real Estate Lending Working Group meets on a regular basis to share knowledge and practical experience of sustainability
- Shortly launching and Industry Insight on the sustainability risks (mainly MEES) commercial real estate lenders need to consider as part of their due diligence for new lending decisions and ongoing monitoring for their existing loan book.
- Collaborative event with GRESB and CREFC Europe



TOPIC 3

OCCUPIERS



CORPORATE SOCIAL RESPONSIBILITY
POSTE IMMO
OID / BBP
22/10/2015

POSTE IMMO : A STRATEGIC PARTNER FOR LA POSTE

PROPERTY OWNER - SERVICE PROVIDER - DEVELOPER

11,847
sites

23,467
leases

7m m²

3,5 bn€
asset value

843 m€
turnover

❖ Profile

- Subsidiary of La Poste Group (2005)
- Extraordinary diversity of assets in terms of **size**, **typology** (logistics, services, stores) and **location** (urban/rural)

❖ Missions and Core Business

- **Highlight the value** of the real estate and provide support to B.U (Mail, Parcel, Bank, Post Offices network)
- **Assist its customers** in development and offer them an adapted real estate answer considering competition in their markets
- Make the real estate become a **key performance lever**
- **Forecast** the economic, environmental and political changes and how they may impact us
- Succeed in the **energy transition** and be able to turn this expertise in an energy management service form customers, within or outside La Poste Group

DEVELOPMENT AND JOIN DEVELOPMENT

Sole development project



La Poste du Louvre, Paris

→ Post office, offices, hotel****, residential, co-working area...

Site : 35,000 m²

Type : Major renovation

Certifications : HQE, BREEAM, LEED

Delivery : late 2018

Lyon Croix Rousse, Lyon

→ Post office, residential, offices

Partnership : Icade

Site : 3,685 m²

Type : Major renovation

Certifications : BBC Effinergy

Delivery : early 2016

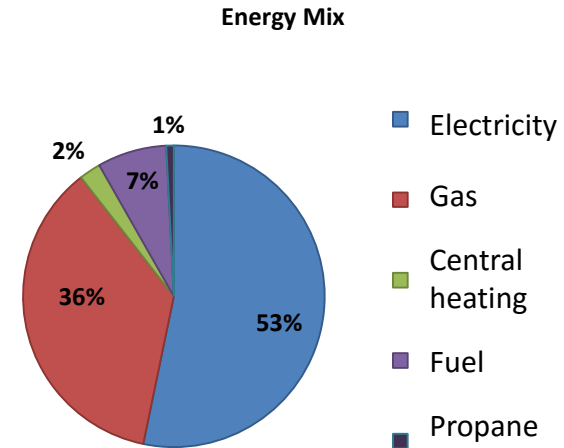


Joint development project

ENERGY PROFILE IN 2014 (BUILDINGS)

-22% end-use Kwh compared with 2013 , but only -5% after climate effect correction

	2014	2013
End-use KWH	1,024,182,637	1,311,597,041
End-use KWH corrected (climate effects)	1,175,059,548	1,235,389,113
€ ex VAT	87,605,107	102,000,000



Scope : 12,000 sites
Reporting based on : invoices

INSIGHT ON POSTE IMMO'S GREEN INITIATIVES

191

Green leases

42 Sites

Competing in
CUBE 2020

100%

Green
electricity
on all medium and
large contracts

-25 %

end-use kwh
Objective on the
Charter's scope

❖ Green leases (environmental annexes)

- Dialogue between occupiers and owners (energy & water consumption, annual quantity of waste, equipment characteristics, action plans to improve the energy performance)
- Extension to sites that were not originally concerned (Sites < 2,000 m²)
- Action plans (instrumentation, sustainable exploitation, green lease toolkit)

❖ Charter for energy efficiency

- Voluntary commitment to reducing energy consumption (French Sustainable Building Plan)
- Scope : 128 sites (> 5,000 m²)
- Objective : -25% Kwh between 2011 and 2020
- Actions : renovation, instrumentation, sustainable exploitation,...

❖ Green electricity since October 1st

- Context : the "NOME Law " (New Organization of the Electricity Market) to promote entry of competitors to incumbent electricity provider (EDF)
- Call for tender : ended last July
- Impacts : 2 new suppliers for 100 % "green electricity" for the medium and large contracts (70% of the total electricity consumption of the Group)

❖ "CUBE 2020" contest

- National competition: lasting 1 year, participating companies are committed to reducing the energy consumption of the sites by **behaviour and use only**
- Scope Poste Immo : 42 sites are competing in 2015 (11 sites in 2014)
- Results so far : 4 sites in the top 10

❖ Urban logistics

- New real estate solutions for parcel operators and e-Commerce (including lockers network deployment)





Tenant energy management in shopping centres

Altarea Cogedim



ALTAREA COGEDIM

A THREE-DIMENSIONAL REAL ESTATE COMPANY



Real Estate Investment Trust and Development Company



1,298
Direct employees



4 billion
Portfolio managed



755 million
Residential revenues



66 million
Office property sales

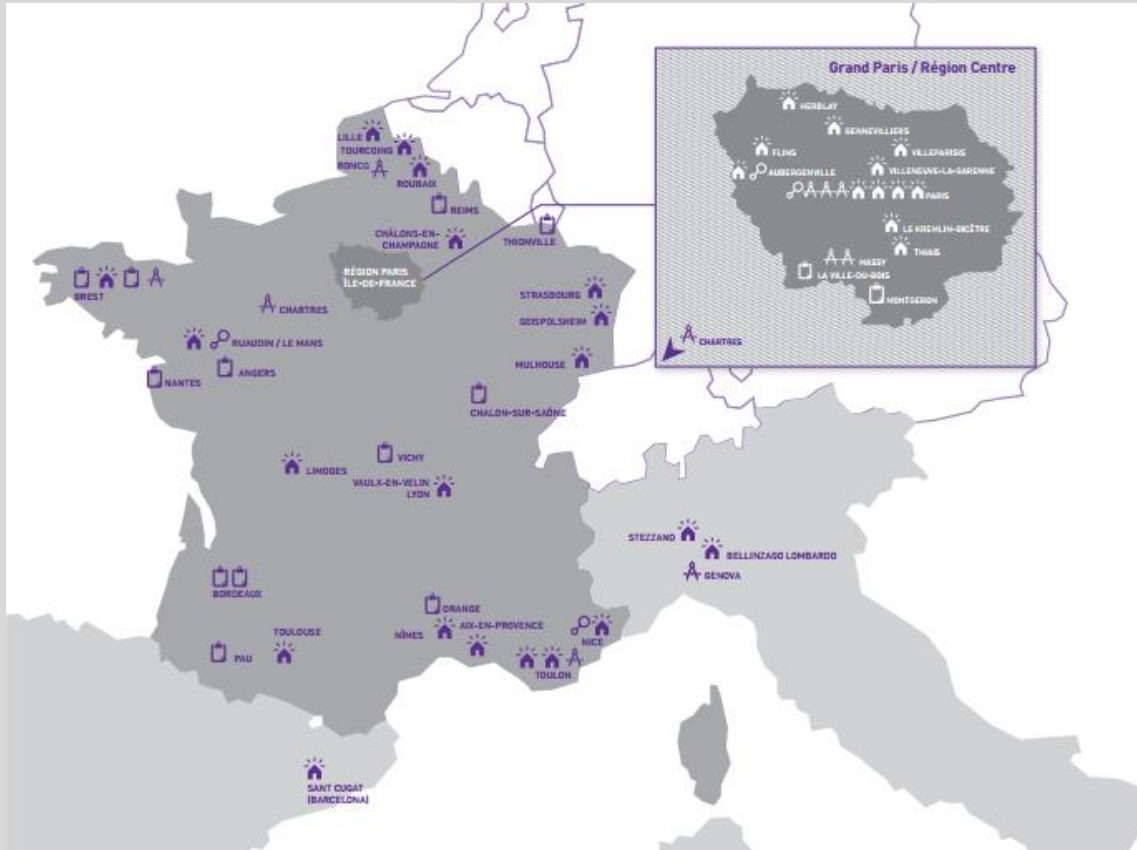
157 million
Net rental income

4,500
Reserved housing

500,000 m²
Projects in progress

ALTAREA COGEDIM'S ENERGY FOOTPRINT

A PARTIAL VIEW



42 shopping centers

23.1 GWh energy reported annually

BUT

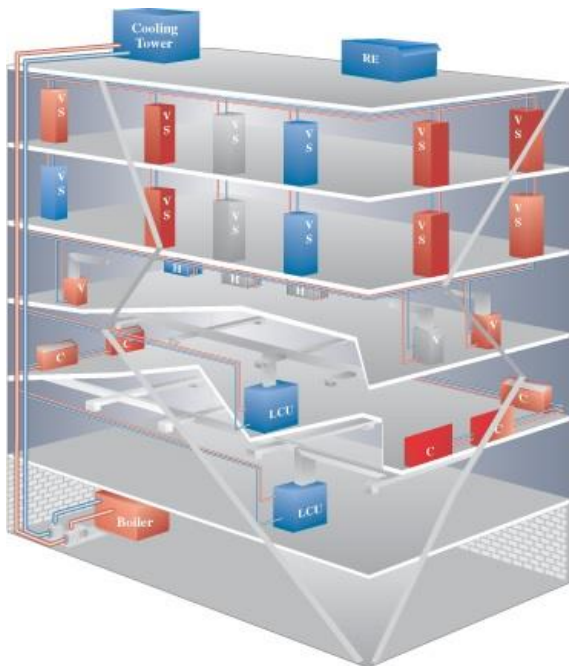
80% of the energy used:

- Not purchased
- Not managed

by Altarea Cogedim

A SPECIFIC FEATURE OF SHOPPING CENTERS

COMMON AREAS VS TENANT SPACES



ENERGY MANAGED BY THE LANDLORD:

- Common areas
- Water loop

ENERGY MANAGED BY TENANTS

- Mainly electricity for private areas

TENANT SPACES

THEIR MAIN ENERGY CONSUMPTION ITEMS



A COMPREHENSIVE APPROACH OF ENERGY

5 REASONS WE SHOULD REPORT TENANT ENERGY DATA



1. MAKE TENANTS SAVE MONEY

Even if energy is a minor part of rental expenses

2. SHARE OUR VISION OF SUSTAINABLE BUILDINGS

Continue efforts made for the design & construction of the building

3. INCITE ENGAGEMENT AND CSR APPROACH

Our scope 3 is their scope 1

4. ENGAGE STAKEHOLDER DIALOGUE

Transparency is a leading trend

5. GRESB

'Purchased by tenant' energy

REPORTING?

WHY IT IS A COMPLEX TASK



> 1,300 tenants

> 10 energy providers

0 centralized monitoring system

Green leases do not help

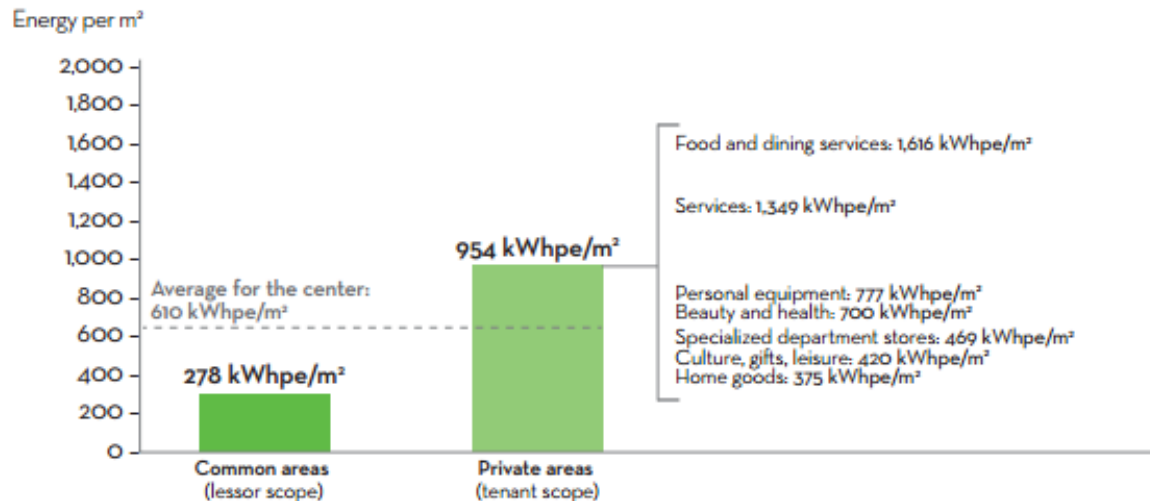
2013: FIRST APPROACH

PARTNERSHIP WITH AN ENERGY PROVIDER



BIG-PICTURE THINKING

In 2013, Altarea Cogedim launched – in partnership with EDF – a pilot project in Okabé (Kremlin-Bicêtre), the first NF-HQE® certified shopping center with 100% green leases. Thanks to this project, the Group now enjoys a consolidated view of common and private areas that allows it to work with retailers to control the site's environmental footprint.



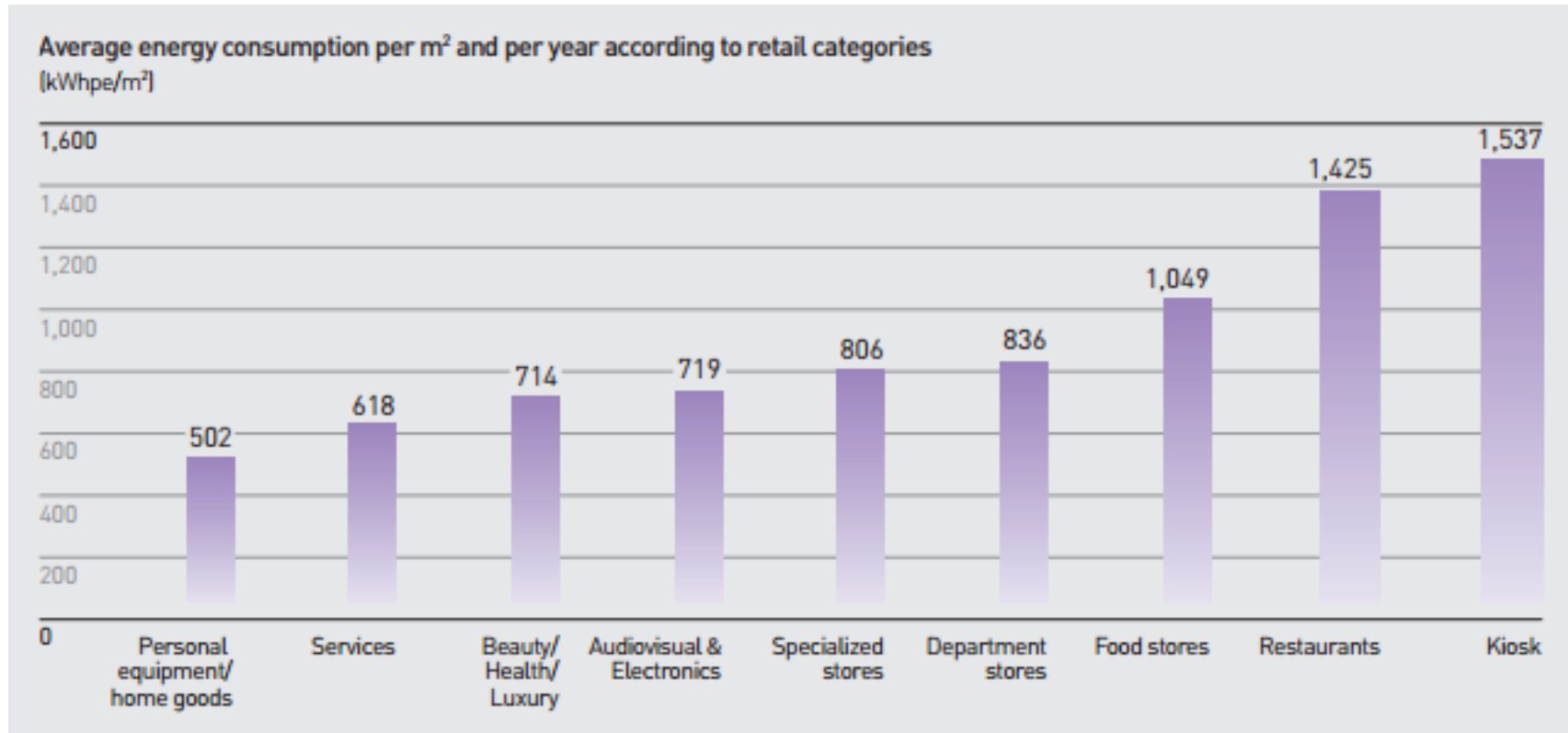
> 7,000€

6 months survey

Gives a first order of magnitude of consolidated tenants energy consumptions

2014: SECOND APPROACH

ENERGY DATA COLLECTION BASED ON INVOICES...



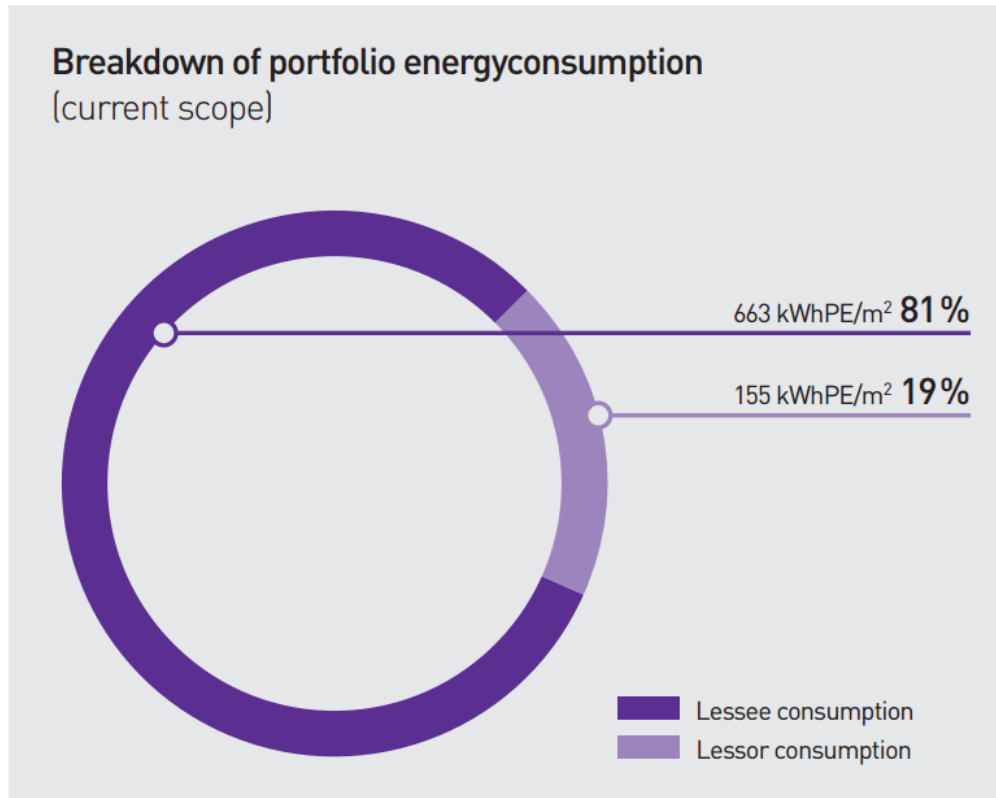
4 shopping centers

327 green leases

55% of the portfolio

2014: SECOND APPROACH

...AND EXTRAPOLATION TO THE WHOLE PORTFOLIO



Energy consumption of the portfolio in terms of current scope, calculated by adding consumption of energy managed by the Group and consumption data collected from tenants and extrapolated to the portfolio as a whole.

NEXT STEPS

THE FUTURE OF TENANT ENERGY MANAGEMENT



1. CENTRALIZED MONITORING SYSTEM

Still very expensive with no financial return

2. LAW FOR ENERGY TRANSITION

Energy providers will have to provide anonymized energy data for buildings

3. OPEN DATA

Could transparency lead to freely accessible data on building energy consumption?

Questions?

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