

SUSTAINABLE AND EFFICIENT BY DESIGN

Verde SW1 offers a suite of sustainable and environmental features designed to reduce consumption whilst enhancing the everyday lives of those working in and visiting the building.

With over 30 years of experience in managing buildings efficiently, we have long-standing relationships with our tenants and understand that the operational efficiency of a building begins in the design phase. As both developer and manager of Verde SW1, Tishman Speyer has designed the building to its maximum operational efficiency from the start.

WHAT DOES THIS MEAN FOR THE OCCUPIERS?

Through our experience of managing buildings efficiently around the world, we know that efficient design must be combined with efficient operations to allow a building to reach its full potential. At Verde SW1, the thoughtful design includes both technical, environmental and operations features which are all intended to provide the best possible experience for our tenants on both a human and financial level.

Health and well-being have been addressed through the creation of open spaces, green areas and terracing within the office areas and a distinctive access plan offering:

- Dedicated cycle access
- 440 cycle spaces, including areas for folding bicycles
- Large shower and changing rooms space

With its proximity to St James's Park and Victoria Station, Verde SW1 also offers a unique combination of direct transport links and access to one of the most beautiful parks of London.

Lower operating costs and energy price protection are achieved through the following measures:

- Smart metering throughout, providing real-time consumption monitoring
- BREEAM Excellent rating
- EPC 'B' rating (expected)
- Highly-efficient mechanical equipment¹

Easy energy management and reporting will be provided through an on-line platform, enabling tenants to manage and report on their own consumption and carbon footprint at the touch of a button. In our experience, this kind of information is the keystone to reducing energy and operating costs and data transparency is something in which we believe strongly.

WHAT DOES THIS MEAN FOR THE ENVIRONMENT AND SURROUNDING AREA?

As one of the few integrated property companies in the world, Tishman Speyer's focus on its environmental impact happens at each and every stage of a building's life cycle. So whilst we have strong credentials as sustainable property management experts, we are also conscious of our impact during the redevelopment.

To understand this better, Verde SW1 is undergoing an analysis of the total carbon impact of the construction period. This **Life Cycle Analysis** allows us to both understand the key moments where we can make a difference, such as choice of materials during the design phase, as well as the corresponding impact this will have on the operating performance of the building.

By retaining the original shell of the building, the development has saved an estimated 8,500 tonnes of carbon

The end result ensures that, as custodians of the buildings which we create and manage, we mitigate the impact of each part of the chain and minimise the impact on the environment. Our commitment to sustainable real estate means that:

- We will manage the refurbishment of Verde SW1 thoughtfully, ensuring end-to-end consistency of its environmental commitments;
- We will collaborate with our partners throughout the process to ensure that our sustainability principles are embedded in their processes as well;
- As part of the construction, we will undertake analysis to measure the total carbon impact of the building and its component parts through each stage of its life cycle (construction, refurbishment, occupation and end-of-life);
- Construction will adhere to best practice standards throughout, including careful management of site waste and impact, responsibly sourced timber and a commitment to go beyond the demands of the Considerate Constructors Scheme.

For more information about Tishman Speyer's commitment to sustainability, please visit www.tishmanspeyer.com/firm/responsibility

¹Key plant and equipment which will enhance the building's efficiency, and drive operating costs lower, are:

- Heat recovery in the central air handling units to minimise outside air heating demand;
- Waterside and airside cooling harnessing the mild London climate to provide free cooling for a large proportion of the year, significantly reducing cooling energy usage;
- Advanced BMS control and energy monitoring functions will allow optimisation of the building energy usage;
- The base design provides high temperature fan coil units with direct current electronically commutated (EC/DC) motors allowing full range of speed control providing optimum energy efficiency throughout the year;
- A centralised CHP engine provides the annual domestic hot water requirements for the building, significantly reducing the carbon emissions over a traditional gas fired system;
- High efficiency condensing boilers with ultra-low NOx emissions ensure the impact on the local environment is minimised.