



Clarion Partners Europe ESG Strategy

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1. Introduction

This document sets out Clarion Partners Europe Limited's ("CPE" or "the Manager") strategy for managing Environmental, Social and Governance (ESG) matters applicable to CPE's managed funds. The purpose of the ESG Strategy is to provide a framework to ensure all ESG commitments, responsibilities and objectives are clearly defined and communicated to key stakeholders, both internal and external. This document will be reviewed and updated at least annually.

This document can be used to signpost users to additional material, documents and processes utilised by CPE to effectively integrate ESG matters into the overall fund strategy.

1.1. CPE ESG Policy

CPE is a pan-European investor in income operating real estate assets with a focus on logistics and light industrial properties. We are committed to integrating the effective management of Environmental, Social and Governance (ESG) impacts into the full life cycle of investment decisions, where technically and economically feasible to do so. The ESG ambitions of CPE are articulated in this policy, which is intended to be applied to the operation of its managed funds.

In recognition that ESG is a key priority for our investors and key stakeholders, CPE has established an ESG strategy that is operated in alignment with good practice sustainability guidelines and, wherever possible, in-keeping with the United Nations' Sustainable Development Goals. CPE believes that the integration of ESG programmes into acquisition strategies and via active asset management has the potential to add material value to the portfolio, while enhancing environmental and social conditions of our tenants and wider communications.

CPE has developed an ESG framework to identify and manage ESG risks and opportunities inherent within real estate investment. As a responsible owner and operator of real estate assets, CPE aspires to:

- Establish an Environmental Management System (EMS) aligned to the international standard for environmental management - ISO14001:2015.
- Continue to participate in the annual GRESB real estate sustainability survey and disclose results with investors, where requested.
- Continue to produce a fund sustainability report to disclose energy, water, greenhouse gas, and waste impacts, together with an overview of our performance programmes.



- Continue to implement a data management system to collate and analyse sustainability performance data, where made available.
- Incorporate ESG responsibilities into role profiles across internal and external stakeholders, as relevant to role functions and where CPE has the ability to do so.
- Integrate ESG considerations into the acquisition process and assign governance oversight for material ESG risks to the Investment Committee.
- Achieve green building certification for all development projects where CPE acts as the development manager.
- Identify EU Energy Performance Certificate (EPC) risk profiles and seek to establish minimum performance levels for standing investments when undertaking renovations and refurbishment projects.
- Seek to procure energy from renewable sources, where acceptable to our tenants, and undertake feasibility studies for onsite solar PV generation to mitigate against future climate change and resilience impacts.
- Seek to install electric vehicle charging points to alleviate local air quality issues through pollution prevention.
- Aim to enhance tenant engagement through a tenant engagement program based on a tenant satisfaction survey last conducted in 2020 which will be repeated every 3 years through collaboration on improvement initiatives and sharing of data, where possible.
- Encourage development and implementation of biodiversity strategies, where possible.
- Aim to develop an employee engagement program based on an employee satisfaction survey last conducted in 2020 and will be repeated once every three years to improve engagement and address areas of concern. Identify opportunities for community engagement through monitoring community impact of the assets. This policy and our ESG strategy is endorsed by the CEO of CPE. Progress against stated commitments are reviewed by the ESG Committee on a regular basis and by the CEO at least annually.



1.2. Scope, Development Process and Key Documentation

This ESG strategy has been developed by CPE at a corporate level. The ESG strategy aims to integrate within the CPE risk management process to ensure governance risks and ESG opportunities are integrated with business processes. The ESG strategy also integrates with fund level business processes across the asset life cycle including investment, fund, asset and property management activities, processes and procedures.

In alignment with the internationally recognised Environmental Management System Standard, ISO 14001:2015, CPE’s ESG strategy is underpinned by a “Plan-Do-Check-Act” approach, summarised as follows:

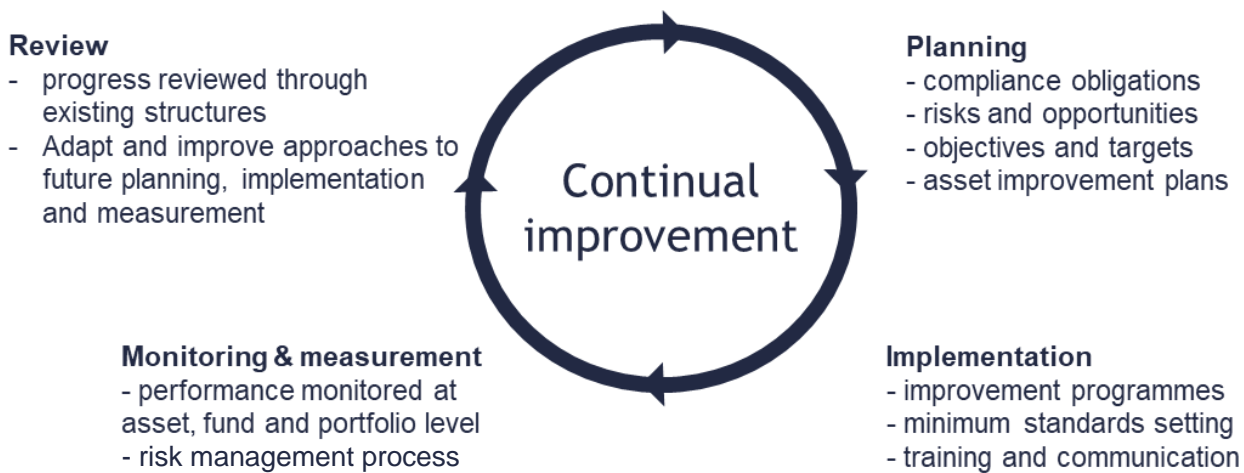


Figure 1 Continual improvement framework of the CPE ESG strategy

The structure of the ESG strategy document map is shown in Figure 2 below. Each component directly supports the continual improvement framework depicted above, which in turn informs the ongoing review and development of documentation.



CPE ESG Policy

ESG strategy [this document]:

- ESG context
- Roles & responsibilities
- Objectives & targets
- Monitoring
- Supply chain management
- Reporting
- Review process

Acquisition:

- Technical due diligence request list and reports
- Acquisition Checklist
- Investment committee memorandum

Operation:

- 5-year asset business plan
- Property Management Agreement
- Sustainability audits
- Standard lease terminology
- Monitoring & Reporting (SIERA)

Engagement:

- Quarterly Property Management
- Quarterly report board pack
- Investor annual report
- Annual Report (INREV)
- GRESB Disclosure
- Employee performance assessment

The table below outlines key documents which support the processes within the ESG strategy.

*Figure 2 CPE ESG document map (above).
Figure3 Document significance (below).*

Stage	Document / Function	Strategic Relevance
Acquisition	Technical due diligence request list / technical building reports	<p>Sets out the sustainability criteria for consideration by due diligence vendors during acquisition. The document:</p> <ul style="list-style-type: none"> • Highlights investment critical issues • Establishes key criteria to be addressed during the due diligence process • Identifies required mitigation measures <p>See Appendix 1 for a full list of topics.</p>
Acquisition	Acquisition checklist	<p>Highlights ESG red flags identified during the due diligence process; for example, flood risk, energy performance (EPCs) and ESG enhancements required in addition to like-for-like technical replacements.</p>



<i>Stage</i>	<i>Document / Function</i>	<i>Strategic Relevance</i>
Acquisition	Investment Memorandum	Communicates, among other issues, material ESG issues and associated costs / liabilities identified during due diligence.
Operation	5-year asset business plan	Established late November / early December, the document sets the annual property management budget and five-year business plan. ESG initiatives, costs and impacts should be considered, as relevant.
Operation	Sustainability Audits	Periodically conducted by appointed third-party consultants to identify asset-level sustainability improvements, including energy, water and waste efficiency measures, and wellbeing initiatives.
Operation	Monitoring & Reporting (SIERA)	Ongoing programme to monitor performance at the asset-level. This includes data collection, validation and annual reporting of sustainability data.
Operation	Standard lease terminology	To include clauses (where acceptable to both parties) that can protect and / or enhance ESG performance of the asset and fund. For example, this may include clauses on data sharing, collaboration and minimum energy standards.
Operation / Engagement	Property Management Agreement / Quarterly Property Management Reports	Inclusion of ESG requirements within Property Management Agreements (PMA) to enhance performance and minimise risk through Property Manager interventions, where appropriate. Quarterly Property Management Report to contain update on notable ESG issues, as relevant.
Engagement	Employee Self-Assessments	All employees are required to include ESG within their performance self-assessments to ensure that CPE's ESG strategy is integrated within day-to-day activities, where appropriate.
Engagement	Fund ESG Report / Annual Report / Investor Report	Performance to be disclosed annually in an INREV-aligned report as a means to engage with key stakeholders on fund ESG performance and initiatives. Key findings to be incorporated into Fund



<i>Stage</i>	<i>Document / Function</i>	<i>Strategic Relevance</i>
		Annual Report / Investor Reports, where appropriate.
Engagement	GRESB Disclosure	GRESB acts as a framework to evaluate our ESG credentials and disclose performance to investors, who use GRESB as an indicator of ESG performance.



2. ESG Context and Risk Identification

The diagram below summarises the key risks, enablers and challenges that CPE has considered in its approach to managing ESG matters. By developing ESG Objectives (see Section 3), CPE has incorporated ESG risk mitigation measures into its investment process to manage these issues, as appropriate.

Figure 4 Objective selection criteria





2.1. Roles & Responsibilities

Key roles and responsibilities have been defined to ensure effective operation and integration of the ESG strategy.

Chief Executive Officer (CEO)

The CEO of CPE has ultimate authority over the ESG strategy. The CEO is responsible for ensuring the ESG framework is appropriately resourced and is effective in satisfying the needs of stakeholders, including the Boards of funds under management. The CEO is responsible for ensuring alignment with Clarion Partners global ESG commitments, where relevant. Accordingly, the CEO delegates responsibility for enacting this ESG strategy to the appropriate teams and conducts regular reviews. The CEO is the most senior decision-maker accountable for ESG issues.

ESG Committee

The ESG Committee currently comprises the Head of Asset Management, Asset Manager, Executive Assistant and Vice President Investments. The ESG Committee is responsible for ensuring the ongoing development, maintenance, review, and improvement of this ESG framework and its implementation. The ESG Committee identifies the expectations of stakeholders and, in light of CPE's wider commitments, establishes and reviews fund-level objectives and targets.

With support from external ESG consultants, the Executive Assistant shall facilitate the collection of data for performance monitoring and communicate ESG performance to stakeholders, where appropriate. They are responsible for embedding ESG principles within internal operational practices, in support of the objectives set out in this strategy and promoting sustainable practices within the company.

Investment Team

During acquisitions, the Investment Team will seek to conduct adequate ESG due diligence and communicate material ESG risks and opportunities via the Investment Committee Memorandum. This ESG policy and ambitions should be considered within the initial acquisition target phase.

Asset Management

The Head of Asset Management along with support of the Asset Managers is responsible for supporting environmental and social improvement programmes at the asset-level, ensuring that adequate resource is provided to manage ESG risks and opportunities appropriately. This may include enacting, where feasible, the



inclusion of green lease terminology, inclusion of ESG requirements within Property Management Agreements and supporting Property Management Quarterly Reports, and the progression of ESG initiatives at asset level.

Risk Management

Risk Management maintain processes to identify direct, governance-related risk exposure as part of the wider risk management processes. This includes risks such as bribery and corruption, and human rights.

All CPE Employees

All employees are required to understand the ESG related impacts of their roles and must adhere to relevant policies and operational procedures. Employees are actively encouraged to participate in ESG training sessions and to include ESG objectives within their Annual Performance Appraisal Form, where appropriate.

2.2. Competence

Employees actively involved in managing the funds shall be provided with the necessary training in order to deliver their responsibilities against the requirements and commitments of the CPE ESG Policy and Strategy.

3. Objectives and Targets

3.1. Rationale

CPE's ESG objectives target both a top-down and bottom-up review of the fund strategy and individual asset initiatives to identify relevant and practical value-driven objectives. ESG priorities and expectations have been identified primarily via interviews with the ESG Committee. All objectives have been reviewed and approved by the CEO. The following topics have also been taken into consideration:

- **Investment strategy** – CPE is a pan-European investor in income-operating real estate assets, with a focus on logistics and light industrial properties. We acquire assets subject to existing leases, invests through sale-leaseback transactions and funds build-to-suit and speculative developments. The assets are typically of strategic importance to the underlying tenant. The integration of ESG programmes into acquisition strategies and via active asset management has the potential to add material value to the portfolio.



- **Legislation** – The European ESG agenda is driven by increasingly stringent legislation. Examples include the Minimum Energy Efficiency Standard (UK), Article 173 "Décret tertiaire " (France) and the (currently voluntary) Taskforce for Climate-related Financial Disclosure (TCFD). CPE is acutely aware of the risk such legislation poses and sets objectives and targets to address the drivers that underpin such legislation, where relevant.
- **Investor expectations** – CPE's investors consider GRESB to be an important indicator of the success of CPE's ESG strategy. The GRESB benchmark provides a framework for targeted improvement for participating funds.
- **Clarion Partners:** CPE has reviewed the existing [corporate responsibility commitments](#) implemented by Clarion Partners to align strategies, where relevant. For example, this includes the development of commitments that align with the UN Sustainable Development Goals as well as identifying targets and performance metrics for implementation and alignment.

The principles that underline CPE's ESG objectives can be summarised as follows:






- **Environment:** Acquisition and development of modern logistics sites to deliver more efficient stock, aligned with tenant preferences, with active management to improve, track, and report environmental performance, where possible.
- **Social:** Promote safe buildings that deliver positive customer experiences for workers and the visitors who use them.
- **Governance:** Ensure that robust processes are in place to minimise legislative, environmental and social risks throughout the applicable stages of the investment cycle, whilst disclosing our activities and progress.

Where appropriate, our objectives abide by the SMART criteria (specific, measurable, attainable, relevant and time-bound). Objectives and targets are reviewed by the ESG Committee on a regular basis and by the CEO at least annually.

Where relevant, the Sustainable Development Goal is displayed next to each category.



Figure 5: Objectives and Targets Summary

Category	Item	Objective	Target	Scope	Timeframe	KPI	Responsibility	Status
    	1	Continue to implement a data management system to collate and analyse sustainability performance data, where made available.	Obtain annual sustainability performance data, where reasonably practicable.	All assets held for longer than 12 months.	Q2 2020 and annually	75% overall data coverage by floor area for utility consumption including water.	Property Managers	Achieved
	2	Achieve green building certification for all development projects where CPE Europe acts as development manager.	Obtain minimum 'Very Good' BREEAM rating or equivalent	Development sites at RIBA Stage 4 or earlier	Ad hoc	Achievement of green building certificate rating	Asset Management and Investment Team	Ongoing
	3	(Phase 1) Identify EU Energy Performance Certificate risk profiles (Phase 2 – not yet deployed) establish minimum performance levels for standing investments when undertaking renovations and refurbishment projects.	(Phase 1) identify existing EPC profiles, including gaps	All assets	Q2 2021	100% coverage of assets	Asset Management	Ongoing
	4	(Phase 1) Seek to procure energy from renewable sources, where acceptable to our tenants (Phase 2 – to be commenced) Undertake feasibility studies for onsite solar PV generation to mitigate against future climate change and resilience impacts.	(Phase 1) Recommend green energy tariffs to tenants	All assets where tenants benefit from landlord-controlled (electricity) suppliers	Q2 2021	Notification of opportunity to 100% of relevant assets / tenants	Asset Management	Ongoing
	5	Encourage development and implementation of	Identify locations with known biodiversity opportunities	All assets	Q4 2020	Reporting of existing initiatives and opportunities	Property Managers	In Progress



		biodiversity strategies, where possible.						
	6	Seek to install electric vehicle charging points to alleviate local air quality issues.	Identify highest priority locations according landlord / tenant benefit	All assets (on prioritised basis)	Ongoing	List of highest priority sites and indicative installation costs	Asset Management	In Progress
Social 	7	Enhance tenant engagement programmes through completion of a tenant satisfaction survey programme, collaboration on improvement initiatives and sharing of data, where possible	Completion of a tenant satisfaction survey. Development of action plan to respond to survey findings	All assets	Q4 2020 Until Q4 2021	100% coverage of tenants	Asset Management	Partly Complete
	8	Incorporate ESG responsibilities into role profiles across internal and external stakeholders, as relevant to role functions and where CPE has the ability to do so.	Completion of ESG training to CPE employees	All employees responsible for CPE's managed funds	Q1 2021	100% employee coverage via in person training and / or online distribution of training material	ESG Committee	In Progress
Governance 	9	Establish an Environmental Management System (EMS) aligned to the international standard ISO14001:2015.	CEO and Fund Board sign-off of ESG Strategy. Integrate relevant ESG components into investment management process	All funds under management	Q2 2020	Signed Policy Inclusion of ESG components within investment management process e.g. PMAs, acquisition checklist etc.	ESG Committee	Complete
	10	Continue to participate in GRESB and disclose results with investors, where requested.	Submission assessment for all funds under management with standing investments	All funds under management	Q3 2020, Q3 2021	GRESB benchmark report	ESG Committee	Complete, Ongoing for 2021
	11	Develop a fund sustainability report to disclose energy, water, carbon and waste impacts together with an overview of our performance programmes.	Production of INREV aligned fund report(s). Inclusion of ESG programmes and overview within fund annual report	All funds under management	Q3 2020 & Q3 2021	Publication of report	ESG Committee	Complete, Ongoing for 2021
	12	Integrate ESG considerations into the acquisition process and	Inclusion of material ESG risks into standard acquisition process	All funds under management	Q4 2020	Amendment of acquisition checklist and / or IC memo	Investment Team	Progress to be confirmed



		assign governance oversight for material ESG risks to the Investment Committee.						
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4. Monitoring

ESG performance data will be monitored and collected in order to:

- Contribute to entity and asset risk profiling.
- Assist in the identification and development of improvement initiatives to manage entity and asset resilience.
- Assist in the reduction of consumption.
- Enable tracking of performance over time; and,
- Support internal and external reporting.

4.1 Asset-level ESG Data

A (non-exhaustive) summary of asset-level data collection requirements for the relevant stages of the property life cycle is detailed below. Comprehensive data availability is not expected from all assets' are not expected from all assets. In a number of cases, funds will be reliant on tenants sharing data.

Stage	Data Collection Requirement		Timeframe
Acquisition	Supply contracts	<ul style="list-style-type: none"> • Extent of landlord responsibilities, metering infrastructure and supply contracts concerning the provision of utility services (i.e. energy, water and waste). 	Ad hoc
	Resilience	<ul style="list-style-type: none"> • Flooding and natural hazard risks. 	
	ESG ratings	<ul style="list-style-type: none"> • Presence of asset energy ratings (e.g. EPCs) and green building certifications (including scope of certificate, awarding body, achieved rating and year of award). 	
	Lease provisions	<ul style="list-style-type: none"> • Existence of any ESG-related clauses within tenant agreements or Memorandum of Understanding. 	
	Technical building systems	<ul style="list-style-type: none"> • Description of mechanical and electrical systems including risks, observations and opportunities for improvement. 	
Property Management	Landlord / tenant responsibilities	<ul style="list-style-type: none"> • Extent of landlord / tenant responsibilities, metering infrastructure and supply contracts concerning the provision of utility services (i.e. energy, water and waste) 	Annual
	Energy	<ul style="list-style-type: none"> • Energy (kWh) – electricity, gas, fuel, oil and district heating / cooling consumption data. • Energy generation data (kWh). 	
	Water	<ul style="list-style-type: none"> • Water (m3) – consumption. 	
	Waste	<ul style="list-style-type: none"> • Waste (tonnes) – waste stream and final destination data. 	
	ESG ratings	<ul style="list-style-type: none"> • ESG certifications (e.g. BREEAM, LEED). • Energy performance certificates (EPCs). 	



	Improvement activities	<ul style="list-style-type: none"> • Audits / condition surveys completed. • High efficiency technologies installed. 	
	Other	<ul style="list-style-type: none"> • Tenant satisfaction surveys / results. 	
Asset Management	Improvement activities	<ul style="list-style-type: none"> • Fit-out and Refurbishment activities. 	Annual
	Other	<ul style="list-style-type: none"> • Green lease clauses. • Occupancy / vacancy rates. 	

Data Management Software

CPE utilise the sustainability Data Management System SIERA to hold asset-level ESG information. The software is managed by the ESG consultancy EVORA.

Data Quality – Actual versus Estimates

Energy and water consumption reporting should be based on actual records, where possible; that is records from automatic meters, validated invoices or manual meter reads. The use of estimates should be avoided, wherever possible.

Waste data will be sourced from appointed contractors, where available. Estimations can be made if waste contractor reports are not available. Volume to weight estimations can be made based on the following variables:

- Type of waste stream (e.g., general, paper, plastics)
- Number of containers
- Size of containers
- Frequency of collection
- End disposal route (recycling, incineration, landfill etc)

Data Validation

Prior to submission of data, property managers and site teams are encouraged to undertake initial verification exercises to review accuracy and completeness of reported data. The appointed ESG consultant, EVORA, shall seek to undertake additional verification to understand anomalies and potential errors in data submitted by property managers. Additional clarification will be requested from property managers where annual like-for-like and / or degree day adjusted usage differs significantly.

Single-Tenancy Leases



Data returns from single-tenanted assets are encouraged, as this facilitates portfolio-wide reporting and progress tracking. It is recognised that data acquisition from tenants may be challenging where lease provisions do not required the data to be shared. As such, CPE is reviewing opportunities to insert data sharing clauses where possible.

Reporting Timeframe

Asset-level data is required for annual reporting purposes (INREV aligned sustainability reports and GRESB). The collation and reporting of asset-level data will take place within the following timeframes:

<i>Data Period</i>	<i>Reporting Deadline</i>	<i>Validation Deadline</i>	<i>Reporting Deadline</i>
2020 (full year)	31 st March 2021	30 th April 2021	31 st May 2021

5. Supply Chain Management

CPE recognise the need to work collaboratively with our supply chain, so it can positively influence the impact of its funds and assets through the progression of our ESG objectives.

Prior to appointment, CPE will consider contractor and supplier ESG performance, as relevant to the appointment, across a range of topics, such as:

- Business ethics – for example, via the provision of policies relating to:
 - Corporate social responsibility / ESG
 - Bribery and corruption policies
 - Child labour / modern slavery
 - Working conditions and worker rights
- Environmental process standards – for example, procedures relating to:
 - Waste management
 - Conservation of resources (energy, water, materials)
 - Implementation of Environmental Management Systems
- Environmental / health product standards – for example, via the use of materials with:
 - High recycled content
 - Low volatile organic compounds (VOCs)
 - Minimum standards for the health-related attributes of products
- Health, safety and wellbeing programmes for employees, tenants and/or sub-contractors



CPE will seek to encourage major suppliers to implement the following programmes where appropriate:

- Development of an ESG Policy and / or strategy.
- Development of an action plan in relation to ESG initiatives and reporting programmes to be undertaken at sites owned by CPE funds.
- Reporting to CPE on the implementation of ESG related actions including a review and evaluation on effectiveness and measurable impacts, where possible.
- Completion of training programmes to employees, as relevant, to ensure site based ESG risks and opportunities, as well as contractual requirements, are understood.

6. Reporting

6.1 *Internal*

Asset-level ESG Performance

Asset level ESG programmes and compliance issues will be documented quarterly (as relevant) via Quarterly Property Management Reports. Asset and Property Management teams will review current and potential future programmes to identify the need for additional action / resource on ESG matters, which will be raised during asset review meetings.

Additionally, environmental performance data will be collated annually as a minimum, where data is available, to be reported within the fund ESG report and GRESB submission (See Section 6.2)

CPE ESG Strategy

CPE will monitor progress against the ESG objectives and targets set out in this document on an annual basis, as a minimum. Progress will be assessed, documented and communicated to the CEO and Fund Boards, with defined actions as is necessary to remain on track with ESG objectives.

6.2 *External*



CPE's managed funds will disclose ESG practices and performance via the following means:

- Completion of fund ESG report in line with INREV sustainability reporting guidelines, including disclosure of quantitative impacts;
- Inclusion of ESG strategy and initiatives within fund annual reports;
- Inclusion of ESG updates and achievements within quarterly investor reports, where relevant; and
- Submission of annual GRESB Real Estate assessment.

Additional external communication of ESG matters may be required. Instances of material significance will be communicated to the ESG Committee for review if necessary. This may include:

- Requests for information from interested parties (including tenants and investors);
- Communication from environmental regulators; or
- ESG-related complaints that cannot be resolved at the property-level by operational teams.

7. Review Process

7.1. *Management Review*

An annual Management Review of progress and performance against objectives will be conducted to evaluate the overall effectiveness of the ESG strategy. This will identify strategy-level actions for ensuring the continual improvement of ESG performance. This will be attended by the ESG Committee and others as deemed relevant and will address the following items:

- Review CPE's ESG Policy to ensure it reflects current and forthcoming priorities;
- ESG risk assessment and management;
- Roles and responsibilities;
- Performance against objectives;
- Training and awareness-raising programmes;
- Monitoring and reporting processes; and
- Other relevant ESG issues / requirements.

Minutes and details of agreed actions will be retained and evaluated during subsequent reviews.



8. ESG Programme

An indicative and high-level plan of the key components of the ESG programme are set out in figure 6 below.

Figure 5: High level overview of ESG programme delivery schedule for 2020-2021

	2020		2021								
	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
ESG Workshop											
ESG Strategy											
Social Risk Assessment											
Governance Risk Assessment											
Employee Satisfaction Survey											
Tenant Satisfaction Survey											
Asset Certification 1 Asset											
Community Impact											
Data Collection											
Data Verification											
Data Assurance											
Fund ESG Report (INREV)											
GRESB Submission											



Appendix 1: Due diligence vendor ESG brief

In addition to topics included within “traditional” due diligence vendor briefs, the inclusion of the following ESG aspects should be considered:

Biodiversity and habitat - Issues related to wildlife, habitat management, and relevant topics. Biodiversity refers to the variety of all plant and animal species. Habitat refers to the natural environment in which these plant and animal species live and function.

Climate/Climate change adaptation - Preparation for long-term change in climatic conditions or climate related events. Example of climate change adaptation measures can include, but are not limited to building flood defences, using tree species resistant to storms and fires, and adapting building codes to extreme weather events.

Energy efficiency - Refers to products or systems using less energy to provide the same consumer benefit.

Indoor environmental quality - Refers to the environmental conditions inside the building including air quality, access to daylight and views, acoustic conditions and occupant control over lighting and thermal comfort.

Transportation - Risks associated with transportation to and from the building’s location in relation to pedestrian, bicycle and mass-transit networks, and in the context of the existing infrastructure and amenities in the surrounding area.

Waste management - Issues associated with hazardous and non-hazardous waste generation, reuse, recycling, composting, recovery, incineration, landfill and on-site storage.

Water efficiency - Refers to the conservative use of water resources through water-saving technologies to reduce consumption; for example, rain water harvesting systems for irrigation of local landscaped areas.



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