

13.1 ekWh/ft²/yr

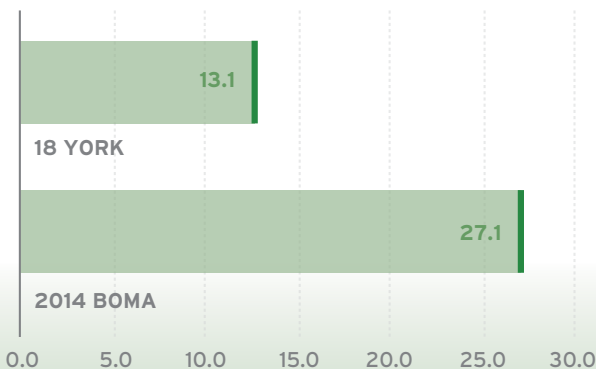
Designed to meet 17 ekWh/ft²/yr, 18 York continued to improve its energy performance in 2013, reducing its energy use intensity (EUI) from 13.9 to 13.1 ekWh/ft²/yr - which is less than half the current published BOMA BEST certified office buildings national average EUI (27.1 ekWh/ft²/yr).*

Key contributors to 18 York's performance include:

- Implementation of Energy Master Plan concentrated on management performance programs to drive efficiencies
- Calibration of existing addressable lighting control system
- On-going monitoring and benchmarking of energy consumption

* See the 2014 BOMA BEST Energy and Environment: Summary Report (p. 2).

2013 - 18 York Energy Consumption vs. BOMA Data (ekWh/ft²/yr)[†]



Sustainability at /SFC means working with our tenants and vendors to maximize occupant comfort, productivity and satisfaction while:

- Optimizing energy performance
- Minimizing operating expenses
- Reducing environmental impact

Owners and management endeavour to:

- Deploy best practices in building construction
- Invest in top-of-the-line, highly efficient energy and water systems which include underfloor air-distribution plenum, high-efficiency condensing boilers, deep lake cooling, thermal storage technology, rainwater recycling system
- Evolve, improve and have on-going dialogue with tenants to ensure their satisfaction and comfort while continually reducing consumption and costs
- Provide green spaces for tenants/employees that fosters overall wellness, collaboration and sense of community

QUESTIONS COMMENTS/FEEDBACK?

Contact us at SFCsustainability@gwlra.com

This report applies to 18 York. Energy data includes electricity, natural gas, and chilled water. Greenhouse Gas (GHG) emissions prepared by Energy Advantage and calculated using electricity, natural gas, steam, landfill waste and water. GHG data not adjusted for weather or occupancy. All other data was sourced directly from utility bills and sub-meter outputs and has been audited and verified by Energy@Work Inc.

SUPPORTING: REFERENCES: (1) BOMA EUI avg: <http://www.bomabest.com/wp-content/uploads/BBEER-2014-Full-Report.pdf> (2) REALpac water-use intensity avg.: <http://www.realpac.ca/?page=WaterBnchMarking> (3) <http://www.bomabest.com/wp-content/uploads/BBEER-2014-Summary-Report.pdf>.

[†] NOTE: Data from 2014 BOMA Full and Summary Report are both based on 2013 Data.

OWNER/DEVELOPER



DEVELOPMENT AND LEASING MANAGER



SFC/SOUTHCORE FINANCIAL CENTRE

southcore.ca

18 YORK SUSTAINABILITY SCORECARD 2013
ISSUED: SEPTEMBER 2014



2013 Race to Reduce Building Performance Award:
Lowest Energy Use category (Portfolio Manager score of 97 out of 100)



2012
Internationally recognized LEED Gold (Core and Shell) standard

southcore.ca

WASTE DIVERSION RATE 2013

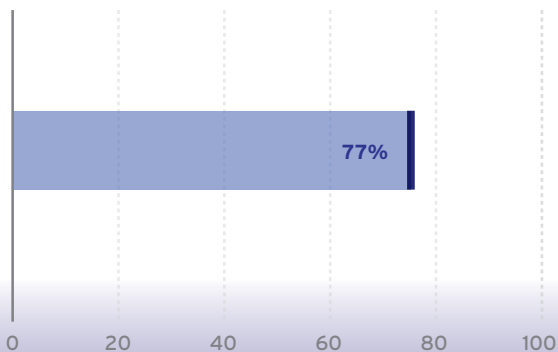
77%

Key to 18 York's success in waste diversion has been tenant-landlord collaboration. Owners, tenants, and management at 18 York have the satisfaction of knowing that by working in partnership their recycling efforts are paying off as the waste diversion rate increased to 77% in 2013 from 72% in 2012. Based on findings from the 2014 BOMA BEST Energy and Environment Report, this 77% remains in the top 55% of all Canadian certified office buildings who achieved waste diversion rates of more than 60%.*

Successful waste diversion means less waste in the landfill and more recyclable materials captured from the overall waste stream. In 2013, three additional diversion streams (batteries, e-waste, and toner cartridges) were added in addition to the eight streams already being diverted in 2012.

* See the 2014 BOMA BEST Energy and Environment Summary Report (p. 2).

2013 - 18 York Waste Diversion Rate (%)



WATER CONSUMPTION 2013

0.27 m³/m²

18 York's water consumption rate in 2013 was 0.27 m³/m². This allows for 18 York's water consumption to be less than half of the national average water consumption rate for BOMA certified office building which is at 0.68 m³/m².*

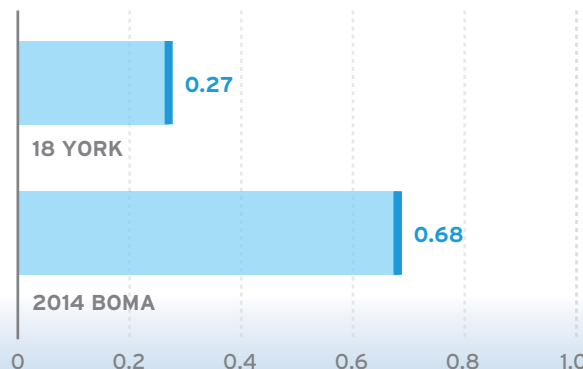
Furthermore, 18 York's water consumption rate of 0.27m³/m² for 2013 was 72% better than the national average of 0.98 m³/m².* This achievement was based on constant calibration and vigilant monitoring of irrigation and plumbing systems.

In addition, 18 York's 2013 water use intensity of 25.4 L per ft² places it in the 99th percentile of Canadian office buildings based on a 2012 REALpac survey. In comparison, the mean average office water use intensity is nearly four times higher at 91 L per ft².**

* See the 2014 BOMA BEST Energy and Environment Summary Report (p. 2).

** Based on REALpac's 2012 Water Benchmarking Pilot Report: Performance of the Canadian Office Sector.

2013 - 18 York Water Consumption vs. BOMA Data (m³/m²)[†]



GHG EMISSIONS 2012-2013

DOWN

5%

Greenhouse gases (GHGs) absorb solar radiation, causing the greenhouse effect. GHGs include carbon dioxide, methane, nitrous oxide, ozone, and chlorofluorocarbons. GHG emissions for 18 York went from 2,253 tCO₂e in 2012 to 2,145 tCO₂e in 2013 for a 5% improvement.‡ This 5% greenhouse gas (GHG) emissions reduction at 18 York was driven by its energy performance improvements.

Key contributors to this improvement include:

- On-going tenant engagement and education along with management strategies and performance analysis
- A highly efficient condensing boiler heating plant
- Use of low-emission "deep lake" cooling with on site thermal storage

18 York continually tracks its GHG emissions and actively seeks to identify measures that reduce GHGs and their associated impacts to the environment.

‡ Greenhouse Gas (GHG) emissions prepared by Energy Advantage and calculated using electricity, natural gas, steam, landfill waste and water. GHG data not adjusted for weather or occupancy.

2013 - 18 York GHG Emission Level (tCO₂e)[†]

