



Bay Adelaide Centre Environmental Scorecard

Corporate Environmental Profile

Brookfield Office Properties is firmly committed to the continuous improvement of energy performance and the sustainability profile of its Canadian office portfolio, both in new developments and within existing buildings. The company continues to expand and enhance the features, systems and programs at each of its properties that foster energy efficiency, water efficiency, and reduce landfill waste, as well as enhance the wellness and safety of its tenants, employees and the community. Each of Brookfield's managed properties undergoes routine, comprehensive environmental reviews and upgrades, and its environmental footprint is closely monitored through Greenhouse Gas emissions and energy intensity metrics.

In addition to developing new buildings and operating existing ones in environmentally friendly ways, Brookfield also looks to take leadership positions in industry organizations and supports initiatives that promote sustainability and energy conservation. Brookfield Office Properties is a member of the Canada Green Building Council (CaGBC) in relation to its pursuit of various LEED® green building certifications, and works with the Building Owners and Managers Association (BOMA) in Canada on the BOMA BEST Environmental program.

New Development: LEED Core & Shell (CS)

In 2010, Bay Adelaide Centre was officially certified as a Leadership in Energy and Environmental Design (LEED®) Core & Shell Gold office building.

The LEED® CS rating system is comprised of prerequisites and credits that focus on environmental best practices for new construction developments. The program is based on five key areas of human and environmental health:

- ✓ Sustainable site development
- ✓ Water efficiency
- ✓ Energy efficiency
- ✓ Materials and resource selection
- ✓ Indoor environmental quality

Bay Adelaide Centre excelled in each green building category becoming the first of Brookfield's buildings in Toronto to become LEED® certified. Some of the key features include the implementation of enhanced Green Cleaning procedures and an Ecozone for the preferred parking of hybrid, carpooling and car-sharing vehicles.

Project Blue Recycling Program

Project Blue is Brookfield Office Properties' national recycling program designed to make the recycling of paper, bottles, cans and other recyclable materials "second nature" among our tenants.

Implemented by the Property

- ✓ Batteries
- ✓ Cans
- ✓ Cardboard
- ✓ Computers/Cell Phones/PDA's
- ✓ Fryer Oil/Grease
- ✓ Glass Bottles
- ✓ Lamps & Ballasts
- ✓ Organics (Desk Side & Kitchen)
- ✓ Paper/Paper Towels
- ✓ Plastic (Bottles/Other)
- ✓ Scrap Metal
- ✓ Shredding (In-House)
- ✓ Toner Cartridges
- ✓ Wood Skids

Recycling Council of Ontario Waste Minimization Awards

- ✓ Marketing & Communications: Gold

B.E.S.T. Energy Program

Our B.E.S.T. program (Bringing Energy Savings to our Tenants) works to reduce energy consumption in common areas as well as tenant premises. To achieve conservation goals, we host Tenant Committee meetings and work with our largest energy users to develop strategies for lowering consumption.

Implemented by the Property

- ✓ Automated/Energy Efficient Lighting System
- ✓ Base Building Window Coverings
- ✓ Building Automation System
- ✓ CO₂ Monitoring
- ✓ Energy Efficient Chillers
- ✓ Low Flush Plumbing Fixtures
- ✓ Occupancy Sensor Lighting (Washrooms)
- ✓ Tenant Electricity Meters
- ✓ Variable Frequency Drives for Pumps and Fans (VFD)

Tread Lightly on the Planet

Brookfield Office Properties will continue to identify solutions and seek practices that reduce the carbon footprint of its business operations. By integrating the company's business needs with environmental values and concerns, we can reap long term benefits for our properties, Tenants and those who live in the broader communities we serve. Below are some items we have implemented to reduce our environmental footprint.

Green Amenities and Programs

- ✓ Annual Earth Hour Participant
- ✓ Annually Reports Emissions to the Carbon Disclosure Project
- ✓ Contributes to LEED® CI Certification in Tenant Spaces
- ✓ Ecozone in Parking Garage (Preferred Parking for Carpooling and Car-sharing Vehicles)
- ✓ FSC Certified Paper Products
- ✓ Green Cleaning Practices
- ✓ Migratory Birds (Safe Flight Program)
- ✓ Recycled Rainwater Used for 100% of Landscape Irrigations
- ✓ Smoke-Free Building Perimeter
- ✓ Tenant Bike Room and Shower Facilities

Our National Environmental Initiatives, including those Relating to Energy Conservation and Waste Diversion Resulted in Annual Savings Equivalent to 63 Million Kilowatt-Hours of Electricity or 260,000 Trees.



Brookfield