



Royal 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.

LEED EB:OM Program

The property is currently targeting the Gold level of certification and plans to finalize its submission to the Canada Green Building Council for evaluation in Q3, 2011. Achievement of certification is expected by early 2012.

The LEED® EB:OM Rating System covers a wide spectrum of green building best practices meaningful for the Canadian climate while focusing on the key elements of human and environmental health. The property currently meets all 9 prerequisites of LEED® EB:OM:

- ✓ Energy Efficiency Best Management Practices: Planning, Documentation, and Opportunity Assessment
- ✓ Minimum Energy Efficiency Performance
- ✓ Refrigerant Management: Ozone Protection
- ✓ Sustainable Purchasing Policy
- ✓ Solid Waste Management Policy
- ✓ Minimum IAQ Performance
- ✓ Environmental Tobacco Smoke (ETS) Control
- ✓ Green Cleaning Policy
- ✓ Water Metering and Minimum Indoor Plumbing Fixture and Fitting Efficiency

In preparation to become certified, the property will be implementing other policies and programs such as enhanced Green Cleaning procedures. The property also ranks in approximately the 75-80th percentile in energy performance among all buildings in North America based on the Energy Star guidelines.

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

- ✓ Cans
- ✓ Cardboard
- ✓ Computers/
Cell Phones/PDA's
- ✓ Fryer Oil/Grease
- ✓ Glass Bottles
- ✓ Lamps & Ballasts
- ✓ Office Furniture
- ✓ Paper/Paper Towels
- ✓ Plastic (Bottles/Other)
- ✓ Shredding (In-House)
- ✓ Toner Cartridges

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
- ✓ CO Monitoring (Parking)
- ✓ Energy Efficient Chillers
- ✓ 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
- ✓ Bike Storage
- ✓ BOMA BEST Certification
- ✓ Contributes to LEED® CI Certification in Tenant Spaces
- ✓ FSC Certified Paper Products
- ✓ Green Cleaning Practices
- ✓ Smoke-Free Building Perimeter

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