



GREEN BENCHMARKING

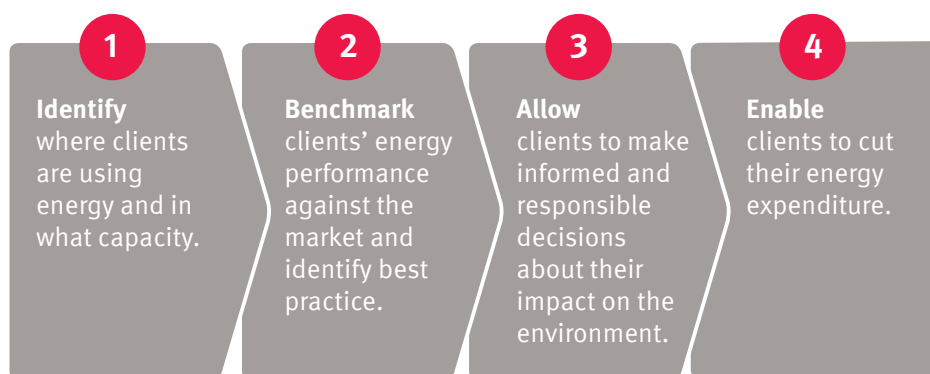
Measuring and comparing the environmental
performance of your portfolio

Knight Frank

KNIGHT FRANK'S SUSTAINABILITY CONSULTANCY HAS DEVELOPED A GREEN BENCHMARKING TOOL TO ASSIST OUR CLIENTS IN ASSESSING THE ENVIRONMENTAL PERFORMANCE OF THEIR PROPERTIES.

The opportunity for your company is to work with Knight Frank to measure the environmental performance of your buildings and estates under management, not only against each other but also against a wider range of properties to which Knight Frank has access.

The aim of the Green Benchmarking Tool



How the Green Benchmarking Tool works

- ◆ Each quarter your company will be issued with an environmental performance questionnaire for each building that is to be completed within three weeks. The questionnaire will be in the form of an MS excel document and will be accompanied by a set of guide answers to make the process less time-consuming.
- ◆ Knight Frank will then consolidate and analyse the data into a quarterly report using 'indicators' (outlined in the attached document) to summarise the information.
- ◆ The 'indicators' are then used to rate the buildings, taking into consideration their overall performance across a range of areas. The data and evidence will plan and strategically manage your portfolio to enhance energy and resource efficiency.
- ◆ A small fee is charged per building based upon building size. This can be paid either by the landlord or by the tenant as part of the service charge.

The Green Benchmarking Tool will aid in identifying and promoting environmentally sound decision making, target setting and reduce overall operational costs.



What the Green Benchmarking Tool can do for you and your business

◆ **Improve your understanding of the energy performance of the buildings within your portfolio**

The reports generated via the Green Benchmarking Tool will enable you to compare the energy consumption and performance of the buildings within your portfolio, both against each other and other trophy buildings in London and the South East.

◆ **Identify areas where you can save money**

Your managed portfolio is unique, yet many buildings have similar characteristics in age, structure and use. The report generated through the Green Benchmarking Tool will enable you to identify why some buildings are more energy efficient than others and where potential cost savings could be achieved.

◆ **Develop your reputation as being environmentally aware**

Knight Frank will complete quarterly benchmarking reports which you will be able to brand as your own and distribute to landlords and tenants. Tenants are increasingly sensitive about their own corporate responsibility and will appreciate your attention to the financial and environmental benefits of launching a green benchmarking service.

◆ **Increase the added-value of your property management services by providing tenants with useful information**

In many cases tenants may be part of the Carbon Reduction Commitment (CRC) energy efficiency scheme. By collecting the data for Green Benchmarking, their energy consumption related carbon emissions will be calculated for them, increasing your added-value property management services.

◆ **Assist decision makers in making environmentally sound and cost effective judgements**

The Green Benchmarking Tool constitutes a tangible knowledge base for decision makers. Knight Frank is ISO 14001 certified, which means that we operate with the highest level of environmental data management. Subsequently, the information can be used to support further decision making.

◆ **Designed to be cost neutral to your company**

The fee charged by Knight Frank for each report can form part of the tenant service charge therefore minimising any costs incurred to you.

Sustainability Consultancy

The questionnaire is designed to identify the direct impact of your properties with respect to global climate change. Building on the findings, Knight Frank can work with you to highlight where energy savings can be made and advise how your portfolio's energy efficiency can be improved as a whole.

Sustainability however, goes beyond good carbon management and moving forward, we seek to consider and assess the following indicators:

1. Community and social impact of your properties.
2. Supply chain and life cycle carbon assessment.
3. Biodiversity and natural conservation.

TRACK RECORD

Knight Frank currently manages in excess of 23million sq ft and circa 2,000 properties and we are utilising the Green Benchmarking Tool for our trophy building portfolio under management in London, including the buildings below:



The St Botolph Building, London EC3
Size: 555,000 sq ft
Use: Grade A offices completed in 2010
Tenants: Lockton; Clyde & Co



30 St Mary Axe, London EC3
Size: 505,000 sq ft
Use: Grade A offices with top floor restaurant
Tenant: Swiss Re; Allianz Services (UK) Ltd
Hypo Real Estate Bank, International and others



The Walbrook Building, London EC4
Size: 445,000 sq ft
Use: Grade A offices and retail, completed in 2010
Tenant: Awaiting Occupation



33 Grosvenor Place, London SW1
Size: 198,500 sq ft
Use: Grade A offices
Tenants: CQS, Tata, Dong, Hay Group



214 Oxford Street, London W1
Size: 245,000 sq ft
Use: Mixed use; retail and office
Tenants: Nike European headquarters,
Arcadia Group



Grand Buildings, London WC2
Size: 199.230 sq ft
Use: Grade A offices and retail
Tenant: Enterprise Oil, National Grid and
Reed Elsevier

CONTACT

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