

# SUSTAINABILITY REPORT 2018

## ACHIEVEMENTS



**\$62M**

**ENERGY**

ENERGY COST  
SAVINGS SINCE 2010



**60%**

**WASTE**

DIVERSION FROM  
LANDFILL, 2017



**GREEN  
BUILDINGS**

**83%**

LEED CERTIFIED  
OFFICE PORTFOLIO,  
2017



G R E S B  
★ ★ ★ ★ ★ 2017

## LAUNCHED NEW SUSTAINABILITY 2.0 STRATEGY



**CLIMATE  
AND ENERGY**



**MATERIALS  
AND RESOURCES**



**WELLBEING**



**COMMUNITY**



**MICHAEL  
TURNER**

**PRESIDENT  
OXFORD PROPERTIES GROUP**

At Oxford, we connect people to exceptional places. It is a bold vision, and every one of our team members is part of bringing it to life.

Our vision comes with a commitment to giving our customers and communities leading sustainability practices, technologies and experiences.

Oxford's track record in sustainability practices is quantifiable and impressive. We set public goals and are transparent about our performance. Since 2010, we have significantly reduced energy usage in our buildings, leading our customers to directly save over \$62 million in energy costs; we have achieved 83% LEED certification across our North

American office buildings; and we have increased waste diversion from landfills at our properties to 60%. Over 100,000 of our customers have taken part in sustainability focused events at our buildings. The list of industry firsts, awards and achievements is a long one.

The real estate landscape is changing quickly. Oxford is committed to continuing to build on the leadership position we have worked so hard to earn. We are committed to being progressive in how we think and act, and to always learning. Our customers expect industry leadership from our team, and we pride ourselves on surpassing their expectations.



## SUSTAINABILITY 2.0

In 2017, we launched Sustainability 2.0 – a new approach to take Oxford to the next level of sustainability performance. A cross-section of global team members acknowledged what we should continue and identified where there are opportunities to lead the industry and serve our customers. We developed a new set of commitments and ambitious targets to bring us into the next ten years of sustainability at Oxford.

# CELEBRATING 10 YEARS

**OUR SUSTAINABILITY PROGRAM  
ORIGINATED IN 2008.  
IN THAT SAME YEAR WE BECAME  
THE 1ST BUILDING OWNER IN  
CANADA TO SET A GREENHOUSE  
GAS (GHG) EMISSIONS  
REDUCTION TARGET.**



The 1<sup>st</sup> LEED Certified Complex designation in Canada is awarded to MetroCentre. (Toronto)



Incorporated energy performance metrics into employee bonus program.



Achieved our carbon emissions reduction target two years ahead of schedule, reducing emissions by 20%, equivalent to taking 23,000 cars off the road.



Implemented our real time energy management platform across our managed portfolio.



Launched our Customer Engagement Program, engaging customers in our sustainability initiatives.



Achieved \$300,000 in annual energy savings from customer engagement lighting optimization campaign.



Launched 1<sup>st</sup> sustainable food court in our shopping centre portfolio, making a commitment to eliminate disposable dishes and cutlery.



Achieved 28% water use reduction across our managed portfolio; an average annual savings of \$1.1M.



Published our Sustainability Standards, a tool to drive excellence in operations across our business lines.



Introduced Sustainability 2.0 (S2.0), highlighting our commitments and global targets.

2008

2009

2010

2011

2012

2013

2014

2015

2016


2017



# CLIMATE & ENERGY

## COMMITMENT


We will be a leader in the development and operation of energy efficient, low-carbon buildings.



## NEW TARGETS


### REDUCE SCOPE 1 & 2 CARBON EMISSIONS BY 30% on a per square foot basis (2015 base year)

**2025**  
All Asset Classes




### DEVELOP 1 MILLION SQUARE FEET OF ROOFTOP SOLAR PROJECTS.

**2022**  
Canada, Retail/Industrial




### PROCURE 100% RENEWABLE ELECTRICITY.

**2025**  
UK, All Asset Classes



### PILOT THE CAGBC ZERO CARBON BUILDING STANDARD FOR TWO NEW DEVELOPMENT PROJECTS TO REDUCE CARBON EMISSIONS.


**2021**  
Canada, Office



## CASE STUDY

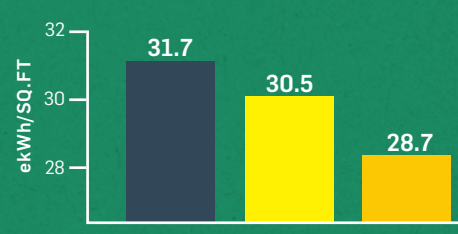
### WHEN THE SUN SHINES THE METER ROLLS AT YORKDALE!

Oxford's first significant solar project was completed in 2017 at Yorkdale Shopping Centre in Toronto. The rooftop solar panels cover approximately 20,000 square feet and generate over 230,000 kWh of clean electricity per year – equivalent to 3 months of interior and exterior lighting at Yorkdale.



## ACHIEVEMENTS


### ENERGY USE INTENSITY



Year	Intensity (e kWh/sq.ft)
2015	31.7
2016	30.5
2017	28.7

NOTE\* | Global office, retail, residential, hotels portfolio.

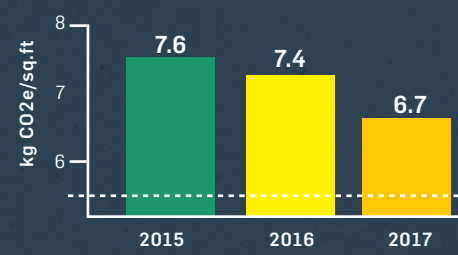
### AVERAGE ENERGY STAR SCORE



# 82

NOTE\* | North American Office Portfolio, 2017.

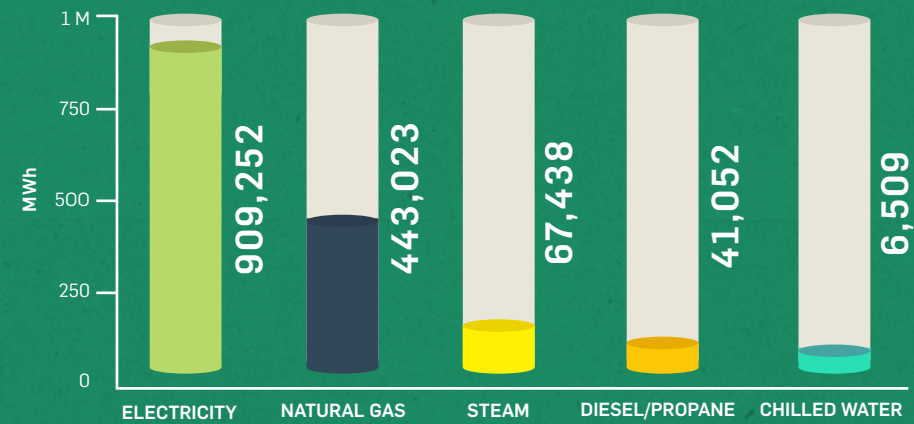
### CARBON EMISSIONS INTENSITY



Year	Intensity (kg CO2e/sq.ft)
2015	7.6
2016	7.4
2017	6.7
TARGET 2025	~5.5

NOTE\* | Global office, retail, residential, hotels portfolio.

### ENERGY USE ABSOLUTE 2017



Energy Source	Absolute Use (MWh)
ELECTRICITY	909,252
NATURAL GAS	443,023
STEAM	67,438
DIESEL/PROPANE	41,052
CHILLED WATER	6,509

### CARBON EMISSIONS ABSOLUTE 2017

#### SCOPE 1

## 89,407

MT CO<sub>2</sub>e

#### SCOPE 2

## 251,495

MT CO<sub>2</sub>e

NOTE\* | Scope 1 - Direct Emissions (natural gas, other fuels, refrigerants); Scope 2 - Indirect Emissions (electricity, steam, chilled water)

# MATERIALS & RESOURCES

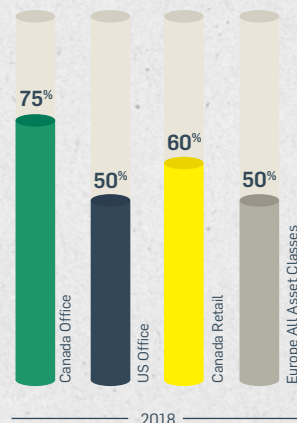
## COMMITMENT

We will critically evaluate the environmental and health aspects of the materials and resources we procure and use in our buildings.



## NEW TARGETS

### ACHIEVE INCREASED DIVERSION FROM LANDFILL & INCINERATION



REQUEST LEED V4 COMPLIANT EPDS (ENVIRONMENTAL PRODUCT DECLARATIONS) AND HPDS (HEALTH PRODUCT DECLARATIONS) FOR CONSTRUCTION MATERIALS ON ALL MAJOR RENOVATION AND NEW DEVELOPMENT PROJECTS.

**2019/ONGOING**  
Canada/US,  
All Asset Classes



INSTALL METERING ON ALL EXISTING RAINWATER CAPTURE SYSTEMS AND BENCHMARK PORTFOLIO WATER RE-USE PERFORMANCE.

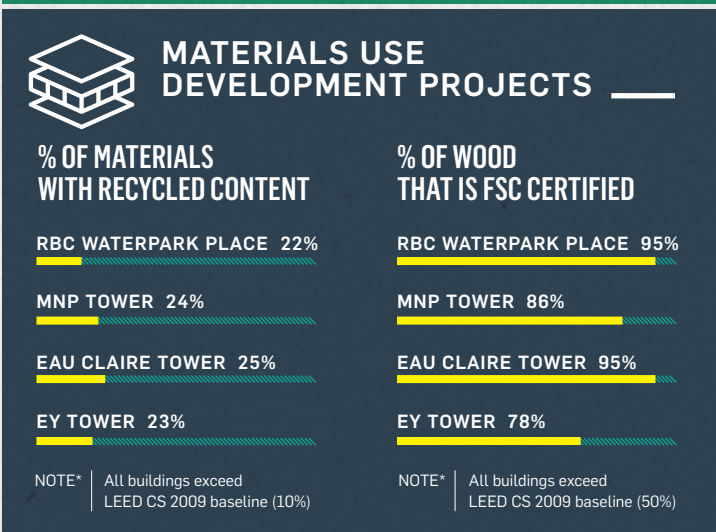
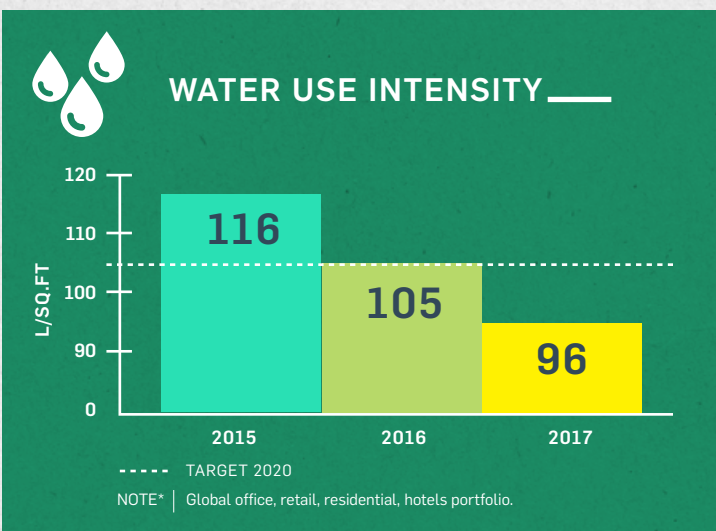
**2019**  
All Regions,  
All Asset Classes



ACHIEVE 10% REDUCTION IN POTABLE WATER USE BY 2020.

**2015 BASE YEAR**  
All Regions,  
All Asset Classes

## ACHIEVEMENTS



# WELLBEING

## COMMITMENT

We will incorporate world class features and amenities in our buildings that support the success of our customers, and help them live healthy and active lives.



## NEW TARGETS

CONDUCT GLOBAL BEST PRACTICE ANNUAL INDOOR AIR QUALITY TESTING AND DEVELOP ACTION PLANS WHERE REQUIRED.

**2018/ONGOING**  
All Regions, Office



DEVELOP AND IMPLEMENT WORLD CLASS WELLBEING STANDARDS FOR EXISTING BUILDINGS, MAJOR RENOVATIONS, AND NEW DEVELOPMENTS.

**2018**  
All Regions, Office/Retail



PROVIDE BUILDING AND SURROUNDING WELLBEING INFORMATION TO CUSTOMERS.

**ONGOING**  
All Regions, All Asset Classes



## CASE STUDY

### WELL BY DESIGN (AND CERTIFIED TOO!)

In 2017, MNP Tower in Vancouver became the first new building in Canada to be certified WELL Core & Shell, demonstrating outstanding commitment to customer health & wellbeing through building design and operations. Notable features include a state-of-the-art fitness centre, health conscious food retailers, open stairwells and enhanced air filtration, water, and acoustics testing.



## GREEN BUILDING CERTIFICATIONS

### NEW TARGETS

**LEED®**

**2018**  
Canada/US, Office

**90%**

**BOMA Best**

**2018**  
Canada, Retail

**100%**

**GREEN KEY**

**2018**  
Canada, Hotel

**100%**



## ACHIEVEMENTS

### LEED® CERTIFICATION LEVELS

**30%**

PLATINUM



**44%**

GOLD

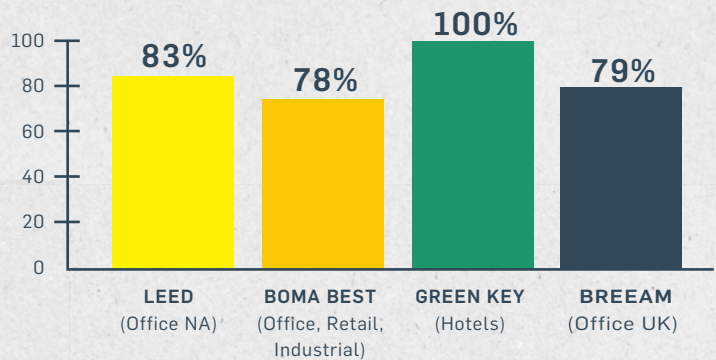


**6%**

SILVER



### GREEN BUILDING CERTIFICATIONS



# COMMUNITY

## COMMITMENT

We will engage our stakeholders, create outstanding buildings and places, and give back to our communities.



## NEW TARGETS

**CULTIVATE SPACES FOR PHILANTHROPIC, ENTREPRENEURIAL, AND ARTISTIC PARTNERSHIPS WITHIN OUR LEASABLE AND COMMON AREAS.**

**ON/GOING**

*All Regions, Office, Retail*



**ENGAGE FUTURE GENERATIONS ON THE BENEFITS AND VALUES OF THE REAL ESTATE INDUSTRY THROUGH EDUCATIONAL INSTITUTIONS AND INDUSTRY ASSOCIATIONS.**

**ON/GOING**

*All Regions, All Asset Classes*



## CASE STUDY

### CREATING PLACES OUT OF SPACES

Utilizing over 25,000 square feet of pavement, Urban Oasis at Dix30, in Brossard, Quebec, was built in 2017 as a new gathering place to wander, enjoy the moment and partake in activities for all ages. The team at Dix30 thought out of the box to increase connectivity between the Square and the Avenue des Lumières through a vibrant and immersive park.

The public has been flocking to this new venue, making it their own as they enjoy play areas and amenities (reuse of on-site materials to create new park benches and chairs and retailer collaborations), open-air concerts, open-sky fitness, cultural and culinary initiatives and more.

## OMERS FOUNDATION

OMERS employees are passionate supporters of the communities where we live and work, which is why we established the OMERS Foundation. In Canada, the OMERS Foundation is bringing together the charitable activities of our employees across the country. It allows us to make a significant difference on the issues we care about most. In 2017, with the generous support of donors and volunteers, almost \$200,000 was donated to 13 grassroots charities across Canada. For more information, please visit

[www.OMERSgives.org](http://www.OMERSgives.org)



## ABOUT THIS REPORT

Oxford Properties Group is one of the world's premier real estate investment, development and management companies. Established in 1960, Oxford manages over \$45 billion of real estate assets on behalf of its co-owners and investment partners, with a global portfolio spanning over 60 million square feet. We have offices across Canada and in London, Luxembourg, Boston, Washington DC and New York, with regional investment, development and management professionals who have deep real estate expertise and local market insight. Oxford is the global real estate investment arm of OMERS, the pension plan for Ontario's municipal employees.

Sustainability performance data reflects the global office, retail, residential, and hotel portfolios, and is reported from January 1, 2015 to December 31, 2017, except where otherwise noted. This report was created with reference to the GRI Standard and select indicators. All financial figures are in Canadian dollars unless otherwise noted.

For more information on our programs, all publicly disclosed targets and reporting boundaries, please visit:

[sustainable.oxfordproperties.com](http://sustainable.oxfordproperties.com)

## SUSTAINABILITY AWARDS 2017 WINNERS



### PROPERTY OF THE YEAR

This year, Square One Shopping Centre in Mississauga, won the award for most outstanding achievement in sustainability. The team focused on a comprehensive commissioning plan to reduce energy and water use both inside the shopping centre and throughout the premises, resulting in a 50% reduction in water use and close to half a million dollars saved in one year.



### STAR OF THE YEAR

This year we recognized Dave Sylvester, Operations Manager at Centennial Place, Calgary, for his outstanding personal commitment to sustainability. Among his efforts, Dave revamped the waste program in the building, resulting in an increased waste diversion of 75% to 93%, saving approx. \$75k annually.

### PERFORMANCE AWARDS

1250 Rene Levesque, Montreal, Forest Lane Apartments, Toronto and Hillcrest Mall, Richmond Hill were all recognized for achieving the highest overall energy performance improvements in each of their respective asset classes.

**OXFORD**