

BentallGreenOak

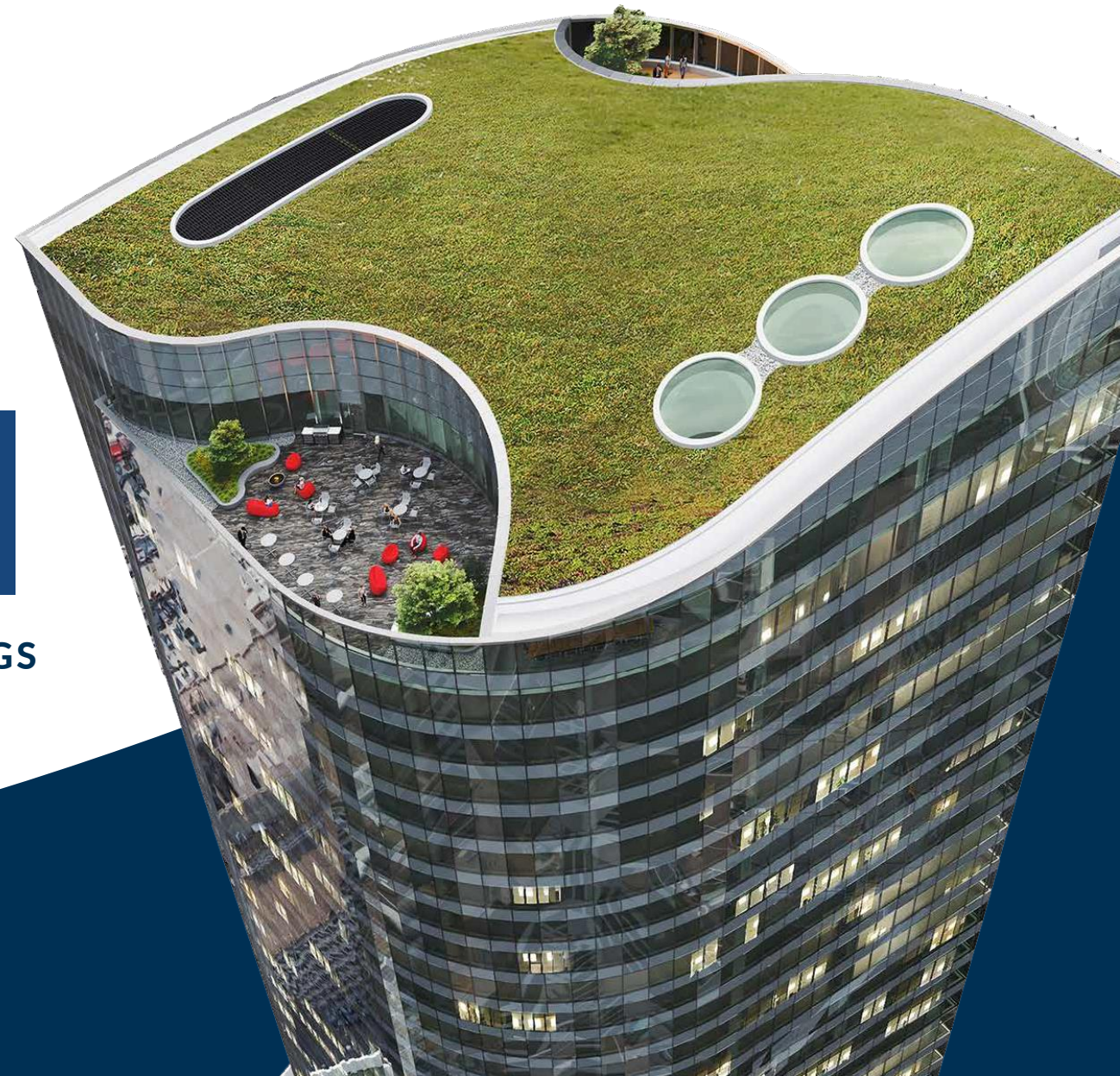
fitwel® Viral Response Module

Setting Industry Best Practices for Mitigating Viral Transmission

CRE CANADIAN CHAPTER – HEALTHY BUILDINGS

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SUSTAINABLE INVESTING HIGHLIGHTS



2020 Green Building Pioneer Award winner

for approach to climate risk mitigation planning (Canada Green Building Council)



Top rankings in the Global Real Estate Sustainability Benchmark (GRESB) for 10 consecutive years

BGO Diversified US Property Fund ranked 1st in its U.S. peer group, 4th in its global peer group

Sun Life General Account ranked 2nd in its Canadian peer group, 6th in its global peer group

Prime Canadian Fund ranked 3rd in its Canadian peer group, and Sector Leader in Developments

WELPUT ranked 3rd in its UK peer group and 8th globally for the Office, Non-listed peer group



11 years as ENERGY STAR Partner of the Year

Sustained Excellence for leadership in energy management



Elected Co-Chair of the United Nations Environment Programme Finance Initiative (UNEP FI)

Property Working Group and co-publisher of the Global ESG Real Estate Investment Survey with Real Property Association of Canada (REALPAC)



A+ rating

from United Nations Principles for Responsible Investing (UN PRI)



Fitwel Industry Leader

Fitwel Champion

Sit on the Advisory Council, contributing to the advancement of Fitwel's global impact

Industry Advisor for Fitwel Viral Response Module

Awarded record number of Fitwel Best in Building Health Awards® in 2021 and honored with Industry Leadership Award

PILLARS

OUR COMMITMENT TO ADDING VALUE FOR OUR INVESTORS AND TENANTS ACROSS OUR PORTFOLIOS



OPERATIONAL EFFICIENCY

data analytics
target setting
certifications



RESILIENCE

climate risk analysis
portfolio planning



INNOVATION

pilot projects
research



SOCIAL IMPACT

global research
industry advocacy



TENANT EXPERIENCE

tenant engagement
health and wellness



GIVING BACK

charitable giving
volunteering
sustainable work
environments

CASE STUDY:

BGO'S RESPONSE TO COVID-19 UTILIZING
FITWEL VIRAL RESPONSE:

US OFFICE AND CANADIAN OFFICE + ENCLOSED
RETAIL

US CONTEXT

- Collaboration with Asset Management team
- Needed to ensure a consistent approach in response to COVID-19
- Guidance from multiple sources – CDC, ASHRAE, WHO, etc.
- Third-party managed by various companies



GOALS



Promote Occupant
Health & Safety



Build Trust with
Occupants



Demonstrate
Leadership



FITWEL VIRAL RESPONSE MODULE

Fitwel Viral Response

- Provides annual, third-party certification of policies and practices to mitigate the spread of contagious diseases within buildings.
- Developed with input from health experts and industry leaders
- Sets the industry standard for optimizing buildings in response to the broad health impacts of infectious respiratory diseases in light of the COVID-19 pandemic



BentallGreenOak participated as an Industry Advisor and early adopter of the Fitwel Viral Response Module

CERTIFICATION PROCESS



STEP 1: Entity-level Certification

- Establish entity-level policies that apply to a group of properties
- Achieve Fitwel Viral Response Certification for our policies and protocol strategies
- Meet minimum requirements

STEP 2: Asset-level Approval

- Properties can demonstrate that they have applied the policies and practices. Verifies that the strategies have been put into practice.
- Achievement recognized with a plaque that can be used to convey to occupants that their spaces are optimized for viral mitigation

ASSET-LEVEL IMPLEMENTATION

Performed Re-Occupancy Inspections at all certified assets to evaluate key Indoor Environmental Quality (IEQ) metrics:

- Inspected the air handling system with respect to HVAC hygiene
- Improve filtration (MERV 13+), and enhance ventilation (30% above ASHRAE 62.1)
- Performed various air and water tests; and
- Evaluated janitorial efficacy throughout the building.



OCCUPANT EXPERIENCE

- Hand & surface hygiene stations
- Display educational health promotion signage
- Implement viral response design guidelines to promote physical distancing



ACHIEVEMENTS

- First Viral Response Approved buildings in 9 US markets in 2020
- Achieved Fitwel VR at 30 office buildings
- Recognized with 2021 Best in Building Health Awards
 - Most Approved Assets
 - Industry Leadership



KEY TAKEAWAYS

- Ensured a consistent approach across third-party managed assets
- Aligned to industry best practice, informed by science-based evidence
- Enhanced tenant communications to support re-occupancy
- Expand certification to Canadian portfolio

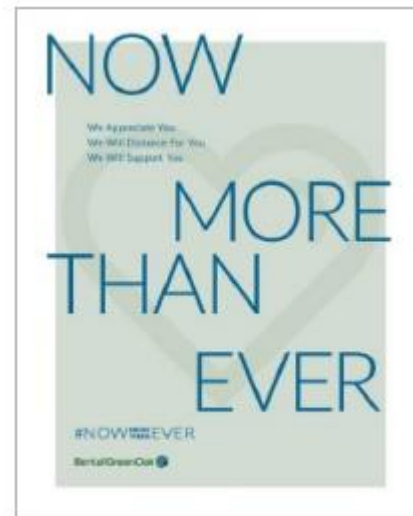


CANADA OFFICE + ENCLOSED RETAIL



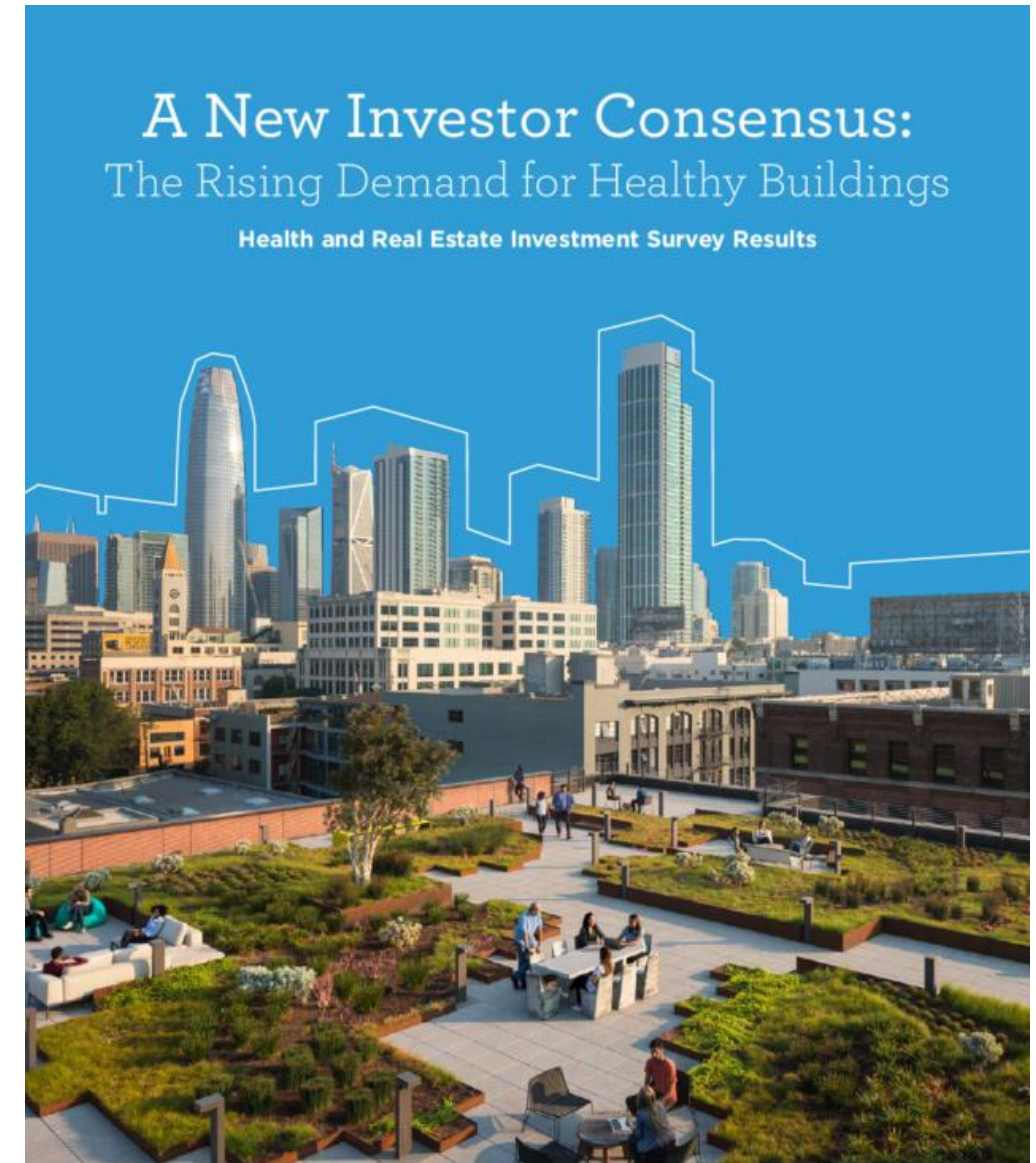
Fitwel®
Viral Response
Certified

- Built on BGO's comprehensive response to COVID-19 to provide 3rd party verification of practices
 - #NOWMORETHANEVER campaign
- In June 2021, achieved Fitwel Viral Response entity-level certification with Distinction (score +90%)
- Pursuing Asset-level Approval for 50+ assets across our office & enclosed retail portfolios across the country
- Launching an updated marketing campaign to welcome tenants back to buildings, highlighting Fitwel achievement



92% AGREE THAT DEMAND FOR HEALTHY BUILDINGS WILL GROW IN THE NEXT THREE YEARS

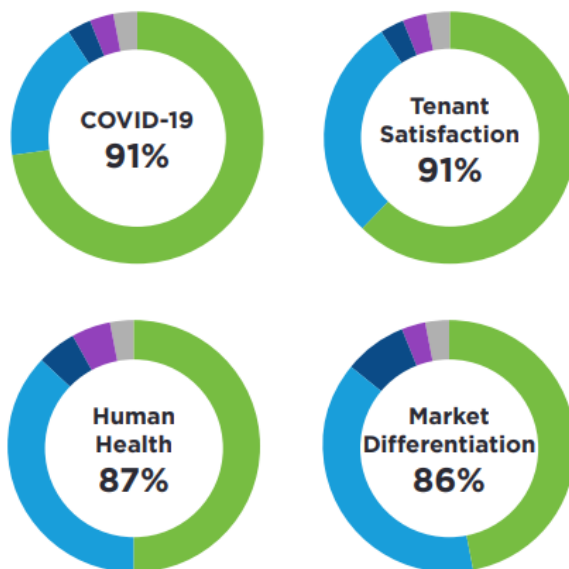
- Comprehensive health and wellness study of global real estate investment managers and stakeholders
- One of the largest global surveys of its kind ever conducted
- Representing aggregate AUM of \$5.75 trillion and portfolio investments in real estate totaling approximately US\$1.03 trillion



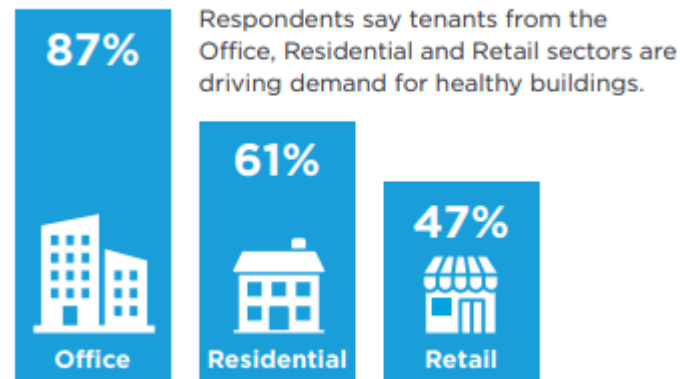
REPORT HIGHLIGHTS

Motivations Are Diverse

The top four reasons for investing in healthy buildings, as cited by percentage of respondents:



Tenants Driving Demand



Why Healthy Buildings Matter

- Rental premiums of **4.4-7.0%**
- Higher overall productivity
 - Improved employee satisfaction
 - Lower absenteeism
 - Lower turnover

Spike in Demand



87%

of survey respondents experienced increased demand for healthy buildings over the past 12 to 24 months, and 92% expect demand to grow over the next three years.

Investing in Healthy Buildings



89.5%

of respondents plan to enhance their company's health and wellness strategy in the coming year.

Aligning to Best Practices



61%

of respondents report using healthy building certification systems.



74%

agree that tracking data is a key priority for integrating healthy buildings into ESG strategy.

KEY TAKEAWAYS

- A spike in demand for healthy buildings
- Demand expected to keep growing
- Office and residential tenants driving demand
- Diverse drivers behind the investment strategies
- A chance to align on best practices

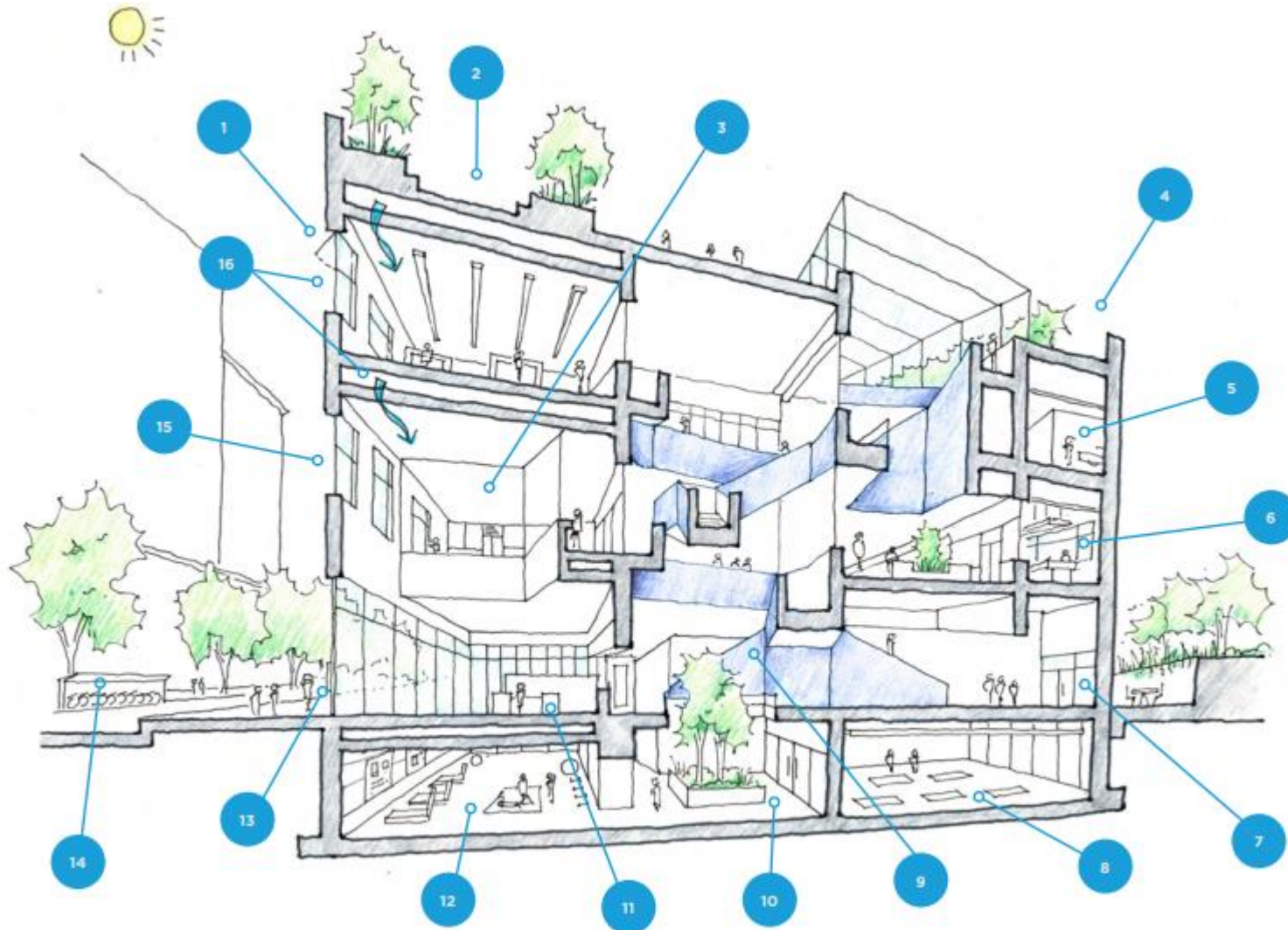


THANK YOU

AILEY ROBERTS
SENIOR MANAGER, SUSTAINABLE INVESTING

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WHAT IS A HEALTHY BUILDING?



1. Daylight in regularly occupied spaces
2. Tobacco-free rooftop garden and outdoor space
3. Break area with hygiene signage and enhanced cleaning
4. Fruit and vegetable garden
5. Bathrooms with hand hygiene signage and PPE
6. Flexible multi-purpose room and views of nature
7. Tobacco-free indoor space
8. Meditation and yoga studio
9. Open and visible stair with enhanced cleaning
10. Biophilia / indoor greenery
11. PPE and sanitation stations
12. Gym facility plus showers and lockers
13. Health and wellness certification plaque
14. Covered and secure bike parking
15. Views of nature
16. Enhanced IAQ and operable windows