



EMEA SUSTAINABILITY ASSET SERVICES CASE STUDY AWARDS 2022

WINNING ENTRIES



INTRODUCTION

In the autumn of 2022, Asset Services EMEA launched its first Sustainability awards as an internal recognition programme to:

- Showcase Sustainability & ESG initiatives & projects
- Share best practice across Europe
- Celebrate the accomplishments of individuals and teams

From November to January our Asset Services colleagues submitted best in class sustainability case studies, making submissions across several categories including:

- Energy Efficiency & Carbon Reduction
- Renewable Energy programme / project
- Environmental or Wellbeing certifications
- Community Engagement

In February the winning entries were deliberated and selected by a panel comprised of Asset Services and Sustainability Leadership.



THE RESULTS

We are pleased to announce that the following entries were selected as winners and highly commended runner ups across all categories:

Winners:

- **Miquel Estelrich & Jordi Teixido** for Energy Efficiency & Carbon Reduction at **Blue Building, Spain**
- **Beatriz Muro & Vicente Alemany** for Community Engagement with the **Origen programme, Spain**

Highly Commended:

- **Matthew Stewart** for Energy Efficiency & Carbon Reduction across the **Spelthorne Portfolio, UK**
- **Paola Mangia & Fabio Laguardia** for Community Engagement at the **Galleria Borromea Shopping Centre, Italy**

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At Cushman & Wakefield, we believe property should be sustainable.

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A BIG THANK YOU

Thank you to all the individuals and teams for participating in this year's awards and for making the built environment more sustainable.

Finally, congratulations to the 2022 as emea sustainability awards' winners and runner ups!



THE WINNING ENTRIES



SPAIN: ORIGEN

Community Engagement

Initiative Date: 2021 (Implemented) - Agenda 2030

Challenge / Situation:

ORIGEN is a responsible management project for shopping centres created by Cushman & Wakefield Spain to achieve a sustainable positive impact on our tenants and visitors. Inspired by the 17 SDGs, they act in line with compliance according to ESG criteria.

Goals on business context:

1. Create a purposeful brand through which to have a positive impact on our local communities.
2. Inspire our audiences and engaging our local community with a global commitment.
3. Create a positive and real link by collaborating with visitors, local community, suppliers, retailers, public administrations, NGOs and other institutions.
4. Maximize the value of our assets by positioning them as pioneers in responsible management, adapting local
5. Strategy to new social and market trends through a culture of improvement.

APPROACH / ACTION TAKEN:

Setup and delivery of the project: Definition and development of the global and local strategy; creation of a brand identity (in line with SDGs and with a low impact on total asset budget); activation in our assets and management and coordination to support our partners.

Measurable actions with positive impact: Creation of transversal actions, events and communication in collaboration with tenants, local institutions and NGOs; implementation of best practices and commitments in management; signing of new global, local and specific agreements; sustainability-related communications to raise awareness among our audiences.

Management from C&W: Collaboration of all management areas in each asset and coordination of the project from headquarters to ensure compliance with the stipulated actions.

RESULTS / IMPACT:

- +13 shopping centres/ +750 sustainable actions/ +36 NGO agreements/ +500 solidary spaces/ +€150,000 in support, diffusion and donations to organizations/ +35 solidarity initiatives with retailers/ +15 institutional agreements/ +20 quality certifications/ +3.5 million social media views.
- +2 National awards received for ORIGEN project and Cushman & Wakefield Spain:
 - National Best Sustainable Project Award 2021 – La Razón
 - Best ESG Corporate Model Award 2022 – AECC (Spanish Shopping Centres Association)

TEAMS INVOLVED:

All Retail SC Teams: On Site Teams, Technical, Marketing, Brand Events, Sustainability and Portfolio Coordinators.

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For more information on this initiative please contact:
Beatriz Muro & Vicente Alemany



Winner

Client & Property Fund	+13 clients (Nuveen/ ECE/ Barings/ UBS/ Redevco)
Asset Name	+13 SC (Islazul/ Berceo/ Parque Principado/ Parque Corredor)
Size	+13 SC: 591,100 m2
Asset Type	Retail
Tenancy Type	Multi-Let, FRI/NNN, etc.
Client & Property Fund	+13 clients (Nuveen/ ECE/ Barings/ UBS/ Redevco)

[Click here to watch the video](#)



ITALY: BEE MY FUTURE

Community Engagement & Biodiversity

Initiative Date:

Launched May 20th 2022 (world bee day) - *in progress*

Situation:

Bees are at risk of extinction worldwide due to chemical pesticides, climate change and parasites that reduce their natural habitats. This is a major threat since about 75% of the food we consume daily depends on bees. If honeybees disappear, our food security and future will be in danger.

Action:

On the occasion of World Bee Day (may 20) and world biodiversity day (may 22), Galleria Borromea shopping center decided to team up with Lifegate (A leader in Italy for sustainable and social activities) and APAM (beekeepers' association of the province of Milan) to raise awareness on this issue and to support the maintenance of apiaries in the suburban area.

It did it by taking part into the Bee My Future project, a commitment that included the "adoption" of 100,000 honeybees and the organization of in-mall educational activities for schoolkids and families.

Honey jars were used as gifts for customers as part of a loyalty programme.

Results / impact:

- 2 urban apiaries and 100,000 honeybees adopted.
- Customer engagement: 120 schoolkids and families attending in-mall edutainment activities.
- Media coverage and brand reputation.
- Association of the center with an authoritative and nationally recognized brand: Lifegate.
- Sharing of educational contents on such topics as biodiversity, food security, sustainable cities & behaviours.
- Opportunity for recurrent storytelling; bees are consolidated trend topics on Facebook and Instagram.

Teams involved:

AS: shopping center managing team (Fabio Laguardia, shopping center manager; Giulia mauceri, shopping center assistant) in cooperation with the client mktg & communication team (Paola Mangia, head of client mktg and communication).

For more information on this initiative please contact:
Fabio Laguardia & Paola Mangia



Highly
Commended

Client	Immobiliare Ametista
Asset Name	Galleria Borromea
Asset Address	Via della Liberazione 8, 20068 Peschiera Borromeo MI ITALY
Size (GLA)	27,758 m2
Asset Type	Shopping center
Tenancy Type	Multi-Let



Galleria Borromea sostiene lo sviluppo delle api nei centri urbani e supporta Lifegate. Per questo abbiamo adottato 100.000 api, che vivono nelle nostre arnie accudite da apicoltori professionisti in una fattoria biologica a Bussero (MI).



SPAIN: BLUE BUILDING

Energy Efficiency & Carbon Reduction

Initiative Date:

Launched 2022 - *in progress*

Situation:

Built on 90's, Blue Building became an asset far from the main characteristics of new assets developed in the same sub-market. Regarding energy efficiency, the energy rating was E and all new products and major refurbishments get level B. So, to catch up with the new frameworks; EU Taxonomy, Article 8 and the objectives of the fund, the asset needed to be refurbished.

Action:

- Multidisciplinary team working together: PDS, Technical Manager and Expert in energy simulation to use all the acknowledge of the building and the refurbishment works to easily introduce the measure of the net zero strategy.
- Operational energy modelling using SG Save.
- Energy efficiency strategy to achieve net zero before 2050 (MEAG target).
- Refurbishment works adapted to tenants lease agreements.
- Fully integration with facility management team to ensure the feasibility of all measures and proper maintenance during building use phase.

Results / impact:

- EPC upgrade from E to B.
- Reduction of 52% of the EUI, from 299 kWh/ sqm · year to 144 kWh/ sqm · year.
- Readiness to be net zero carbon before connection to district heating and cooling network.
- LEED and WELL Gold certification.

Teams involved:

- Technical management
- Sustainability services
- Project and Development Services

For more information on this initiative please contact:
Jordi Teixido & Miquel Estelrich



Winner

Client	MEAG
Asset Name	Blue Building
Asset Address	Avinguda Litoral 12, Barcelona
Size (Sq.ft. / m2)	15.700 m2
Asset Type	Office
Tenancy Type	Multi-Let, FRI/NNN etc



UK: SPELTHORNE PORTFOLIO

Energy Efficiency & Carbon Reduction

Initiative Date:

Launched 2020 – 2022 - *in progress*

Challenge:

- Achieving the Paris Proof targets / UK Net Zero Carbon (energy intensity) targets for the office sector
- Reduce carbon emission associated with the building life cycle
- Extend longevity of building assets (i.e. HVAC) through performance optimisation & automated testing

Action:

C&W Asset Services partnered with Sentinll to optimise each of the buildings operations. Sentinll enables in depth analytics to facilitate the automation & optimisation of operations, remote engineering and systems reporting, all required in order to meet ambitious energy intensity targets. Sentinll was and continues to be deployed in alignment with ISO50001 to ensure focus is maintained on each building's operations leading to sustainable building performance.

In particular the following actions were taken to drive energy usage down:

- Continuous Commissioning – Constant monitoring and preventative action taking
- Net Zero Targets – Clarity on targets to achieve in operation
- Integration with M&E service teams and contractors – Defined Roles & Responsibilities
- Fine Tuning Expertise – Targeted recommendations made by skilled BMS & HVAC engineers
- Asset Replacement – Data backed design decisions in asset replacement ensuring sustainable and energy efficient solutions.

Other actions taken have included smart metering installation for utilities and integration of sensors to monitor Air quality.

Results / impact:

- The activity of BMS Optimisation, has lead to the decrease of Energy Intensity across the 4 assets in the programme. (see right)
- Findings and resolutions include, identifying 24/7 operating plant and setting new operational parameters, identification of chillers not sequencing or following temperature demand requirements and air handling units operating outside of hours. As example since May 2022 the Porter Building has saved +£40,000 of energy compared to the same period the previous year and 76 TCO2e.

Teams involved:

- Asset Services UK Technical Property Management team and Facilities Management

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For more information on this initiative please contact:
Matt Stewart & Matt Toghill



Client	Spelthorne
Asset Name	The Charter Building, 12 Hammersmith Grove, The Porter Building & Thames Tower
Size (GLA)	Various
Asset Type	Office
Tenancy Type	Multi-Let

Results: Driving Energy Intensity Down across the portfolio



Energy Intensity (kWh/sqm/year)	Asset 1	Asset 2	Asset 3	Asset 4
Before BMS Optimisation	183	197	176	171
After deploying Optimisation	149	158	149	153
Target by mid 2023	119	125	106	111

Electricity Savings example at Porter Building

