

Sustainability Scorecard 2020

MNBP
MEADOWVALE NORTH
BUSINESS PARK

MEADOWVALE
CORPORATE CENTRE



QuadReal™



A large, modern, curved glass building with the Amgen logo on top. The building is surrounded by a parking lot with several cars, a grassy area in the foreground, and some trees and bushes. A blue semi-transparent box is overlaid on the right side of the image, containing text.

AMGEN

HAVE QUESTIONS OR WANT TO LEARN MORE?

Visit us at:

meadowvalenorth.com/business-park/sustainability
or [contact us](#) for more information.

OUR SUSTAINABILITY COMMITMENT

Every business is nested within a set of environmental, social and economic constraints. Where some might see barriers, we look for opportunities. For QuadReal, constraints inspire innovation and fuel our entrepreneurial spirit. We hope that our commitment to reducing the carbon footprint of our Canadian operations by 80% by 2050 will unlock new thinking, new synergies and new partnerships. We aim to earn trust and to help our tenants and residents flourish, and our neighbours thrive. We want to do our part.

QuadReal aims to be a global sustainability leader. By delivering on our Sustainability Policy, we will help drive long-term financial value for the British Columbia Investment Management Corporation (BCI) and its clients: representing more than half a million of British Columbia's pensioners. We are committed to continually exceeding the expectations of our tenants, residents, employees and the communities in which we operate through efficiency, engagement, health and innovation.

Read our full Sustainability Policy [here](#).

ABOUT OUR SUBURBAN OFFICE PORTFOLIO

Meadowvale North Business Park (MNBP) is conveniently located north of the 401 at Mississauga Road in the City of Mississauga, in an area regarded as one of the most successful master planned communities in North America and home to corporate offices and prestige industrial facilities.

Meadowvale Corporate Centre (MCC) is a five-building campus-style complex totalling 275,588 square feet, situated just south of the 401 and Mississauga Road and set amongst an attractive landscaped courtyard with walking paths, exterior seating areas and convenient on-site amenities.

A small but capable property team manages both business parks, representing 10 individual suburban office buildings and over 1 million square feet of real estate.

ABOUT THIS REPORT

This annual publication is created for our various stakeholders and focuses on two key areas of performance: *Our Footprint* – the combined effect our operations have on the natural environment; and *Our Handprint* – our positive impact on the environment, occupant well-being and the broader community.

Key Performance Indicators (KPIs) associated with energy, water and emissions have been reviewed by a third party for assurance purposes. KPIs associated with waste management are based on a third-party audit.

OUR FOOTPRINT

Measuring current performance, road-mapping a net-zero future



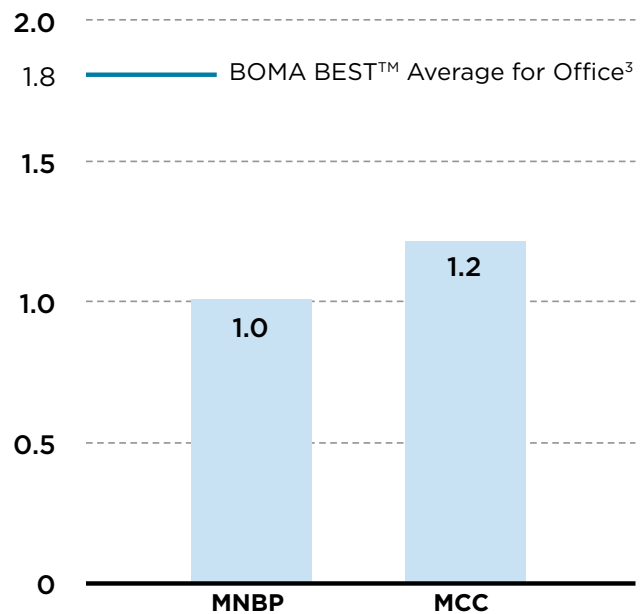
The ecological or carbon footprint remains an important tool in measuring building performance and plotting a course for further emission reductions that support our corporate target of 80% by 2050 and evolving net-zero ambitions. First established as a concept in 1996¹, the carbon footprint represents many of the tangible, measurable aspects of our building operations, specifically energy, water and waste. A full overview of our 2020 performance is presented on page 5.

IMPACTS OF A GLOBAL PANDEMIC

With the onset of the COVID-19 pandemic in early 2020, measuring building performance became yet another challenge for our team to address. Finding ways to make COVID-impacted 2020 performance data matter in relation to past and future performance periods is a priority for QuadReal and our partners.

As we worked with industry stakeholders to establish enhanced, more robust metrics for measuring energy performance beyond 2020 – a major component of our carbon footprint – it was still important to continue to monitor performance and compare against industry benchmarks from this decade-defining year. When it came to overall emissions, our suburban office portfolio in Mississauga consistently performed better than the 2020 industry average for office assets in Canada.

EMISSION INTENSITY (kgCO₂e/ft²/year)²



¹ Wackernagel, M. and Rees, W. (1996) Our Ecological Footprint: Reducing Human Impact on the Earth. New Society Publishers, Philadelphia.

² kgCO₂e – kilograms of carbon dioxide-equivalent emissions, a measure of greenhouse gases including but not limited to carbon dioxide.

³ BOMA Canada (2021) Building on Sustainability: 2021 National Green Building Report.



OUR HANDPRINT

Reaching tenants and stakeholders, wherever that may be

The Handprint – a measure of the beneficial contribution we make to the natural environment and community¹ – is our attempt to convey the various initiatives undertaken at our Mississauga suburban assets for the benefit of our building occupants, visitors and larger community. While the hundreds of on-site events, charitable efforts and volunteer opportunities coordinated by our team were largely put on hold throughout 2020, we still found ways to have a positive impact on our community and stay connected, even while physically apart.

THE QUAD NEWSLETTER AND BETTER TOGETHER PROGRAM

Our Mississauga suburban assets were early adopters of a COVID-era tenant engagement effort that would quickly see nationwide adoption by QuadReal office, residential and even retail operations. The ethos of The Quad newsletter to provide a ‘virtual gathering place on health, positivity, well-being and community’ was embodied in each monthly edition through the sharing of helpful resources, thought-provoking articles and feel-good stories to help our tenants feel connected while many adjusted to life away from the office. By mid-2020, The Quad began featuring QuadReal-hosted online workshops, seminars and performances made exclusive to our tenants under the banner of our Better Together program.

COMMUNITY HARVEST GARDEN

Unlike our urban office properties with limited exterior space, MCC leverages its outdoor environment in creative ways that also support our community. In 2018, in partnership with our tenant Scotts Canada, QuadReal launched its very first Community Harvest Garden in support of the Mississauga Food Bank. While the garden was not operated throughout 2020 due to the pandemic, the intent is to revive this popular tenant engagement effort as occupants safely return in greater numbers to our buildings. The initiative offers a blueprint for other office properties considering similar urban garden programs.










1 Norris, Gregory A.: Introducing Handprints: A Net-Positive Approach to Sustainability. 2019. Harvard Extension School. Website: extension.harvard.edu/blog/introducing-handprints-a-net-positive-approach-to-sustainability/.

MEASURING MATTERS

Our journey of carbon reduction at both MNP and MCC requires a commitment to ongoing performance monitoring in order to track progress against our larger efforts of footprint reduction and handprint enhancement. The results presented here represented performance data and information pertaining to January 1, 2020, through to December 31, 2020.

2020 SUSTAINABILITY SCORECARD

MEADOWVALE NORTH BUSINESS PARK, MEADOWVALE CORPORATE CENTRE

		Meadowvale North Business Park ¹	Meadowvale Corporate Centre (entire complex) ¹
	Normalized Energy Use Intensity (NEUI) (ekWh/ft ²)	11.8	19.7
	ENERGY STAR® Score	94	79
	Water Use Intensity (WUI) (l/ft ²)	25.3	45.5
	Waste Capture Rate	78.9%	71.6%
	Waste Diversion Rate	64.4%	50.4%
	Emission Intensity (kgCO ₂ e/ft ²)	1.0	1.2
	Awards and Certifications	<ul style="list-style-type: none"> ENERGY STAR® Certified (MNBP – all except 6696 Financial Drive) BOMA BEST™ Silver-Gold (MNBP) LEED® Gold Certified to either CS or EBOM programs (MNBP) ENERGY STAR® Certified (MCC– Plaza 1, 2, 4, 5) BOMA BEST™ Silver (MCC) LEED® 4.1 O+M Gold (MCC) 	
	Stakeholder Engagement	<ul style="list-style-type: none"> Launch of our monthly The Quad newsletter and QuadReal's Better Together virtual event platform Annual Fire Warden Training and Fire Prevention Week Alvéole on-site beekeeping program Developed and distributed QuadReal's Return to Work Playbook for tenants as they navigate their own return to the workplace 	
	Community Giving	<ul style="list-style-type: none"> Financially supported not-for-profits and charitable efforts during COVID, including: <ul style="list-style-type: none"> Daily Bread Food Bank QuadReal Toronto Culture Committee events and volunteer efforts included: <ul style="list-style-type: none"> Casey House volunteer day (January) Cardmaking workshop for Cardz for Kidz Letters of Love and Seniors Secret Service (May) Project Sunshine Surgi dollmaking (December) 	

¹ Data presented for MNBP and MCC represents averages taken across all relevant properties.

This report represents an annual and ongoing commitment to track and report on our sustainability performance. Thank you for reading.

FOR MORE INFORMATION, PLEASE CONTACT:



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