

BREEAM[®] USA

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BREEAM USA In-Use Version 6 Technical Standard Summary

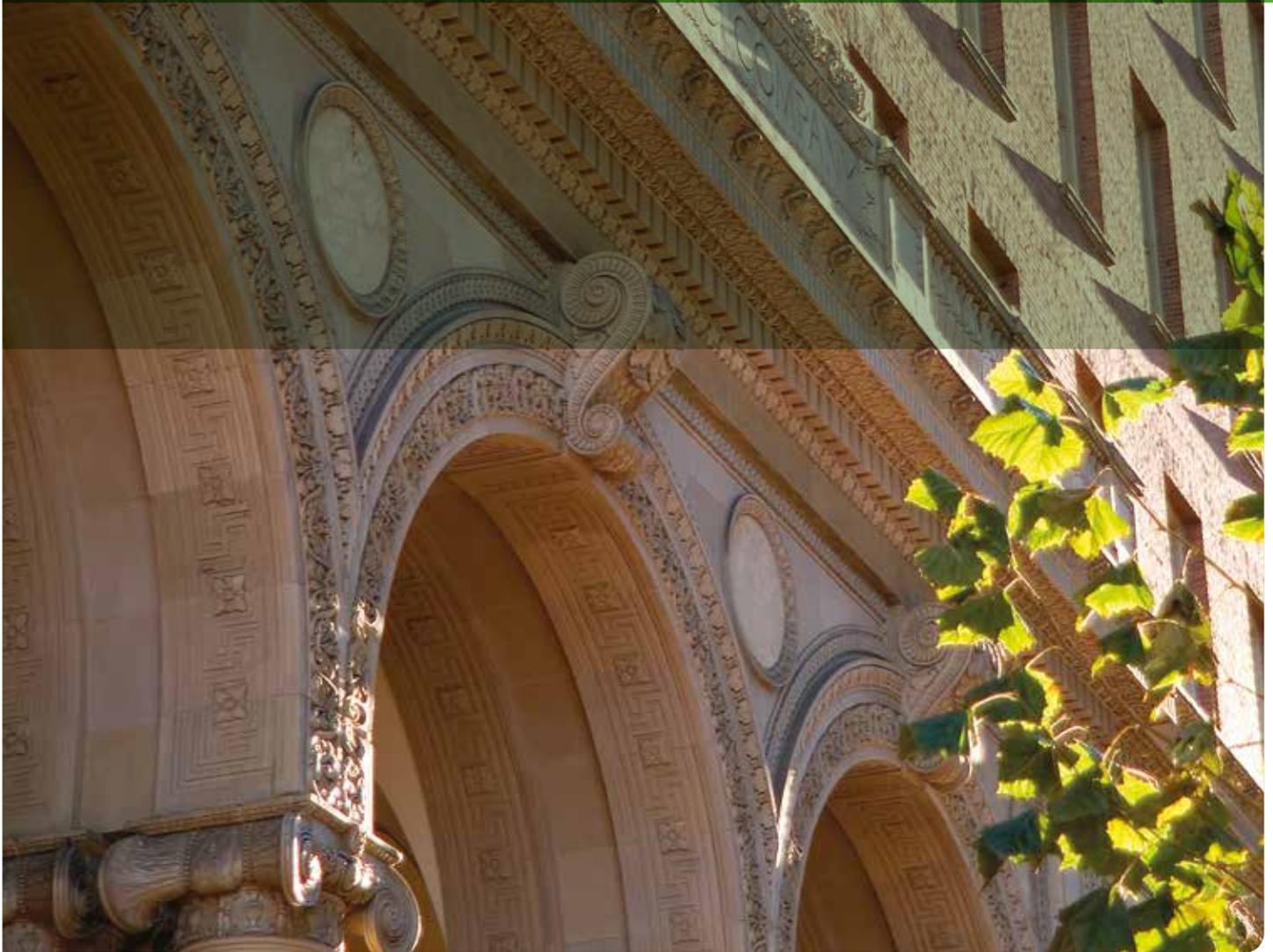


Image credit: American Assets Trust
The Landmark at One Market

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Introduction to BREEAM USA In-Use

Created in 1990 by BRE (the Building Research Establishment), BREEAM was the first green building certification program and today is recognized as the world's leading sustainability assessment method with over 2.2 million assets registered in 86 countries and over 570,000 certifications issued. BREEAM In-Use is a rigorous, cost-effective and globally recognized online benchmarking and certification program of building sustainability performance for existing commercial and residential assets located within the United States.

BREEAM USA In-Use provides a framework to help owners, managers and occupiers of existing assets successfully adopt sustainable solutions in a cost-effective manner and provides market recognition for their achievements. BREEAM USA In-Use is aligned with the BREEAM International In-Use program to enable Clients to accurately compare their assets using BREEAM In-Use anywhere in the world.

BREEAM In-Use assessment ratings

| Rating | Star Rating |
|-------------|-------------|
| Outstanding | ★★★★★★ |
| Excellent | ★★★★★ |
| Very Good | ★★★★ |
| Good | ★★★ |
| Pass | ★★ |
| Acceptable | ★ |

Performance Measurement and Assessment

BREEAM In-Use V6 assessments can consider two aspects of performance:

Part 1 Asset Performance

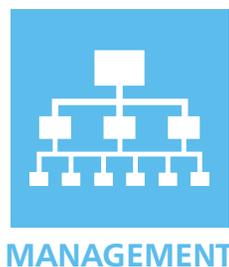
Benchmarking the performance of the physical asset, outlining areas of best practice, as well as potential scope for improvement.

Part 2 Management Performance

Benchmarking the performance outcomes of building management processes used within the asset, outlining areas of best practice, as well as potential to reach optimal asset performance.

Each Part is independently scored and assessed, allowing clients to choose which aspect to measure depending on where they would most value in understanding their performance. BREEAM In-Use measures sustainable value in nine environmental categories: Energy, Health & Wellbeing, Transport, Resilience, Resources, Water, Land Use & Ecology, Management and Pollution. Each of these categories contains questions that address the most influential factors of the asset's impacts. The categories and weightings for each Part, along with the asset eligibility criteria, are published in the respective Commercial or Residential versions of the BREEAM USA In-Use Technical Manual, which are downloadable from the BREEAM website (www.breeam.com/usa) for free.

Issues Addressed



| Part 1 Asset Performance | Part 2 Building Performance |
|----------------------------|---|
| <p><i>Not assessed</i></p> | <ul style="list-style-type: none"> – Building and/or Home user guide – Engagement and feedback – Maintenance policies and procedures – Environmental policies and procedures – Green lease (Commercial only) |



| Part 1 Asset Performance | Part 2 Management Performance |
|--|--|
| <ul style="list-style-type: none"> – Glare control (Commercial only) – Minimizing overheating from solar gain (Residential only) – User comfort controls – Ventilation and indoor air quality monitoring – Provision of rest areas and access to indoor/outdoor space – Inclusive design – Drinking water provision (Commercial only) – Radon risk management (Residential only) | <ul style="list-style-type: none"> – Thermal comfort – Smoking policy – Indoor air quality management – Acoustic conditions – Legionella risk management – Drinking water management (Commercial only) |



| Part 1 Asset Performance | Part 2 Management Performance |
|--|---|
| <ul style="list-style-type: none"> – Energy efficiency of building envelope – Energy efficiency of installed services systems – Renewable energy generation capacity – Energy monitoring and management capabilities | <ul style="list-style-type: none"> – Operational energy performance – Energy audit – Energy consumption reporting – Reduction of carbon emissions |



| Part 1 Asset Performance | Part 2 Management Performance |
|--|-------------------------------|
| <ul style="list-style-type: none"> – Alternative modes of transport – Proximity to public transport – Proximity to amenities – Pedestrian and cyclist safety | <p><i>Not assessed</i></p> |



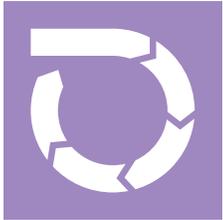
WATER

Part 1 Asset Performance

- Water monitoring
- Water efficient equipment: Toilets, Urinals (Commercial only), Faucets, Showers, Baths (Residential only), Appliances
- Leak detection and prevention
- Use of alternative sources of water

Part 2 Management Performance

- Water consumption
- Water recycling
- Water consumption reporting
- Water strategy for maintaining and upgrading water systems



RESOURCES

Part 1 Asset Performance

- Condition survey
- Reuse and recycling facilities
- Resources inventory
- Future adaptation

Part 2 Management Performance

- Sustainable procurement
- Optimizing resource use, reuse and recycling



RESILIENCE

Part 1 Asset Performance

- Flood risk assessment
- Surface water run-off impact mitigation
- Natural hazards risk assessment
- Durable and resilient features
- Alarm systems

Part 2 Management Performance

- Emergency plans and climate-related physical risks
- Climate-related transition risks and opportunities
- Social risks and opportunities
- Fire risk management
- Security risk assessment



LAND & ECOLOGY

Part 1 Asset Performance

- Planted area
- Ecological features of planted area

Part 2 Management Performance

- Ecology report
- Biodiversity management plan



POLLUTION

Part 1 Asset Performance

- Minimizing watercourse pollution
- Chemical storage
- Local air quality
- Global Warming Potential of refrigerants
- Refrigerant leak detection

Part 2 Management Performance

- Reduction of night-time light pollution
- Inspection of watercourse pollution prevention features
- Refrigerant replacement
- Land contamination mitigation (Commercial only)
- Contamination from invasive plant species (Residential only)
- Response to pollution incidents

How it works

The benchmarking and certification process is facilitated through the BREEAM In-Use online platform (breeminuse.breeam.com). The process is simple:

Register

set up your organization in our online platform

Measure

answer the questions you want and receive an instant performance score

Decide

certification is optional but encouraged to provide assurance of the performance achieved

Certification is achieved through independent, third-party assessment conducted on-site by a licensed Assessor. The Assessor reviews evidence provided and conducts a site visit to verify performance. Find a licensed Assessor today by visiting www.breeam.com/usa/findaUSAassessor

Fees for benchmarking and certification submissions are available on the BREEAM USA website (www.breeam.com/usa).

Benefits

- Supports owners and managers to invest in improving building performance rather than achieving certification.
- Reduces operational costs, increases efficiency and identifies a pathway to improvement.
- Enhances asset value in the short, medium and long term.
- Helps attract tenants and occupiers.
- Improves the wellbeing, productivity and satisfaction of people living or working in the asset.
- Provides independent third-party assurance of the asset's sustainability performance.
- Online platform allows for the smooth management of the benchmarking and certification process for whole portfolios wherever assets are in the world.

Why BREEAM In-Use

Client flexibility balanced with rigor and credibility

The flexibility of the standard allows for assessment of any building, regardless of age, type or industry sector.

Focus on building performance outcomes

BREEAM In-Use encourages progressive improvement of an asset's performance, delivering improved asset value, employee health and wellbeing and sustainable use of resources over time.

Integration of human health and environmental performance

BREEAM In-Use integrates human health with environmental performance, providing the foundational approach to health and wellbeing that underpins occupant activities to promote health and wellness.

Linking environmental performance and financial value

The integration of Resilience for tomorrow alongside environmental performance from today seeks to protect asset value for the future.

Cost-effective process that delivers operational and market value

Low cost benchmarking allows ownership and management to understand performance and certification provides a pathway to provide assurance on the performance of their assets.

BREEAM Drives Success by:

- Focusing on **improving building performance** rather than recognizing ideal building design.
- **Setting benchmarks** that exceed regulations and local practices.
- Adopting a **flexible approach** that encourages and rewards positive outcomes, avoiding prescribed solutions.
- Using **robust science and best practice** as the basis for quantifying and calibrating a cost effective and rigorous performance standard for defining environmental quality.
- Reflecting the **social and economic benefits** of meeting the environmental objectives covered.
- Ensuring **environmental quality** through an accessible, holistic and balanced measure of environmental impacts.
- Using **quantified measures** for determining environmental quality.
- Providing a **common international framework** of assessment that is tailored to meet the 'local' context including regulation, climate and sector.
- Providing **third party certification** to ensure independence, credibility and consistency of the label.
- Engaging with a representative range of **stakeholders** to ensure its continuing relevance to the market.
- **Promoting high levels of performance and best practice** through published case studies and the BREEAM annual awards event.
- Monitoring and carrying out research to **further knowledge**, strengthen industry tools and improve guidance.

BREEAM

Over the last 30 years BREEAM has evolved and grown to reflect advances in science, technology, policy and business. BREEAM is the world's leading sustainability assessment method for buildings and communities, with more than 570,000 certificates issued and a global reach encompassing over 86 countries.

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- BREEAM is the leading environmental method for buildings, sets the standard for best practice in sustainable design and has become the de-facto measure of a building's environmental performance
- LPCB for the approval of fire and security products and services, listed in the RedBookLive

BRE Global Limited is part of the BRE Group, the trading subsidiary of the BRE Trust, a registered research and education charity.

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Getting started

Visit our website www.breeam.com/usa to learn more about the processes and fees involved. Register your project at www.breeminuse.breeam.com to start measuring your building's performance and start working towards certification. If you have any further questions, give us a call use on: +1 (415) 747-5152 or send us an email at: breeminuse@bregroup.com.