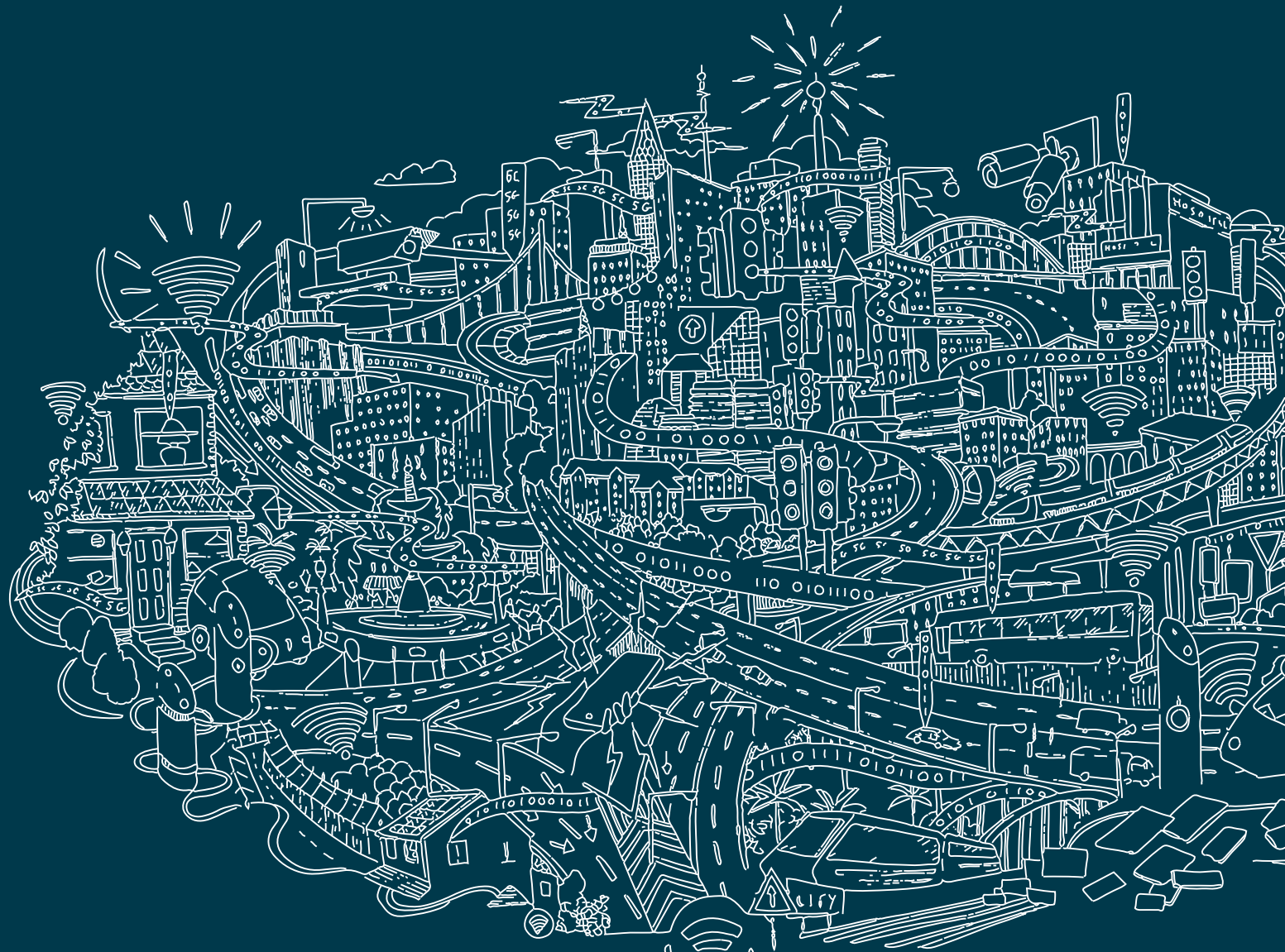


SUSTAINABILITY CASE STUDY: **IMAGINE** INVESTING IN THE FUTURE OF WORKING

AG acted on the redevelopment of 520,000 sq ft of office and retail space, on its Broadgate campus, including agreements with Network Rail, Transport for London and Crossrail to facilitate the development which has seen a reduced embodied carbon intensity to 395kg CO₂e per m².



A REVOLUTION IN SUSTAINABLE ENVIRONMENTS

BRITISH LAND

The digital design and infrastructure mean energy and carbon data alongside things like air quality, temperatures, daylight and weather can be analysed. When sensors show some spaces aren't being used, those areas can be shut down, cutting energy costs and carbon. We'll also know how many hours every lightbulb, boiler, chiller, pump and fan have been on, so we can anticipate when they need servicing or replacing, fixing problems before they even happen, so the customer experience is always positive.

Smart is the evolution of the energy management systems we first rolled out across our portfolio ten years ago, leading our industry. When you think of the huge savings achieved by having more granular energy data – we've improved energy efficiency by 44% across our portfolio over the last decade – I'm excited about the opportunities as we move into the operational phase. We'll be able to use these new datasets and test how they can enhance performance, as we create great places, inside and out. We're also putting everything in place at design stage to achieve our target of Gold WELL Certification during operation. This supports our approach to actively monitoring and managing wellbeing performance over the lifetime of the building.

ACHIEVING NET ZERO CARBON AT 100 LIVERPOOL STREET:

Reducing embodied carbon

- Half the existing structure retained
- Low carbon materials sourced

Reducing operational carbon

- Targeting BREEAM Excellent for office space
- EPC A (offices)

Trialling innovations

- Using recycled materials and alternatives to cement
- Piloting WELL Certification
- Smart enabled to optimise operational efficiency

FOR MORE INFORMATION, CONTACT



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