

The Portfolio of the Future is Multifaceted

Our vision for the portfolio of the future draws on a framework for improving the tenant and resident environment and the communities where they reside by considering the following strategies:



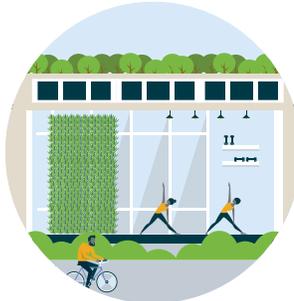
Green

Green strategies that create value by **reducing the risk of building obsolescence**, saving energy, decreasing costs and driving revenue by satisfying tenant and resident demand.



Smart

Smart strategies designed to **keep buildings at the forefront of technology** through our culture of continuous innovation and entrepreneurship.



Thriving

Wellness-focused strategies that **contribute to the retention of tenants and residents**, and sustained investor returns over time.

CERTIFY

We evaluate and certify to accredited third-party green and healthy building certification programs like LEED, BOMA BEST, ENERGY STAR®, WELL and Fitwel.

INNOVATE

We continuously innovate and execute on initiatives to generate value, manage risk and strengthen our position as an industry leader.

ENGAGE TENANTS

Our ForeverGreen Tenant Engagement Program connects tenants, residents and property managers with actionable sustainability and wellness resources.

ASSESS RISK

We assess sustainability risk and opportunity through extensive risk management systems.

MONITOR DATA

Our sustainability data management system, Eco Tracker, provides the energy, water and waste analytics necessary to identify savings opportunities.

FOSTER HEALTH & WELL-BEING

We look to provide healthier, brighter and cleaner spaces to promote tenant productivity, satisfaction and ultimately retention.

SET TARGETS

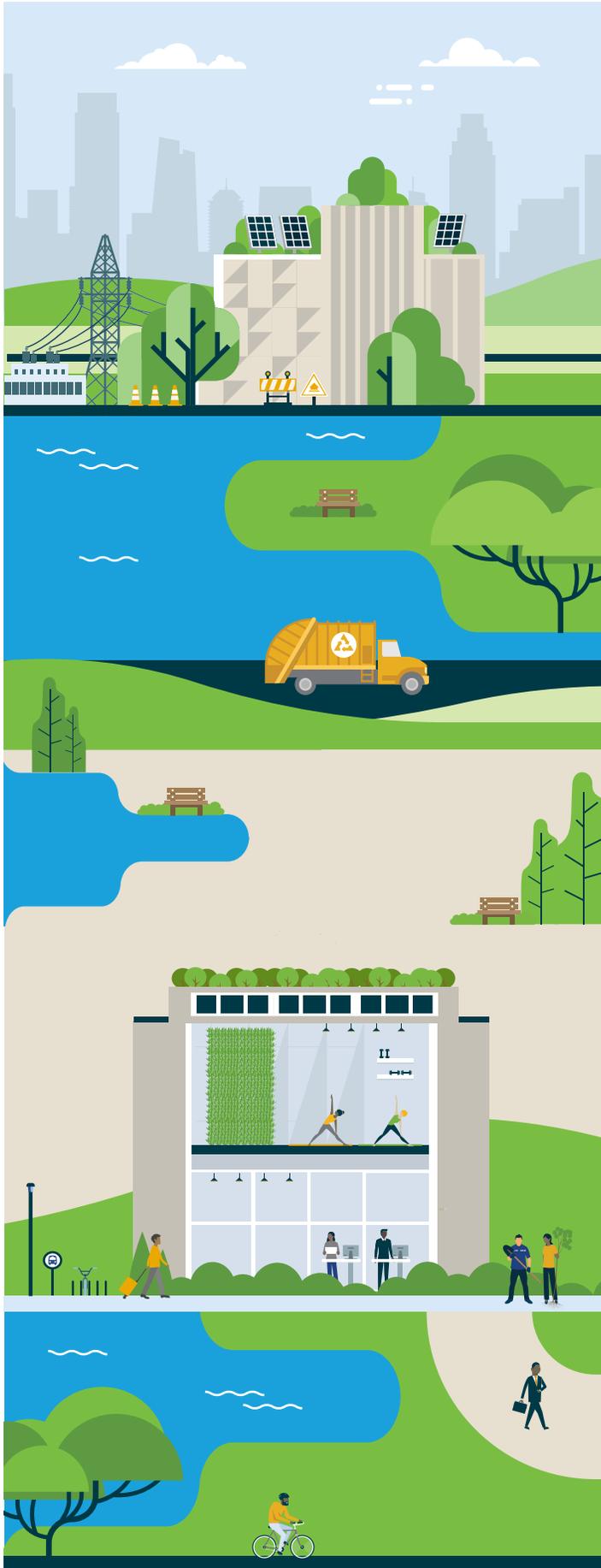
We measure energy use, water consumption and greenhouse gas emissions to identify cost savings and contribute to a cleaner environment.

BENCHMARK PERFORMANCE

We benchmark property-level sustainability data against best practices to drive business decisions and enhance reporting.

IDENTIFY ACTIVE NEIGHBORHOODS

We consider Walk Scores and Transit Scores across the properties in our portfolio to reduce risk of locational obsolescence and to meet growing tenant and resident demand.



GREEN STRATEGIES IN ACTION

CERTIFY

Fitwel Champion

Bentall Kennedy became an official Fitwel Champion in 2017, demonstrating our commitment to helping our tenants and residents advance their health and well-being goals. The Fitwel certification system provides a framework for improving building design and operations to support individual and community health.

ASSESS RISKS

Climate Change Resilience Project

Climate change can affect building costs and performance in a variety of ways, from extreme weather to sea level rise. Our approach to climate change resiliency goes beyond emergency preparedness to assess climate risk and resiliency analysis. Bentall Kennedy's Climate Change Resilience Project is intended to evaluate risk through portfolio-specific climate change impact data. This project seeks to inform both adaptation and risk mitigation strategies.

SMART STRATEGIES IN ACTION

MONITOR DATA

Waste Reduction

In 2017, our retail and commercial property management teams in Ontario identified an opportunity to divert one million pounds of food waste from landfills by 2020. Through a partnership with Waste Solutions Canada and Hop Compost, they will convert that waste to nutrient-rich landscaping soil. This initiative will be rolled out at 14 of our properties in the Greater Toronto Area, and informs the next step in our national strategic approach to waste management.

INNOVATE

Sustainability Innovation Lab

Together with Sun Life Financial, Bentall Kennedy launched the Sustainability Innovation Lab to generate ideas and execute initiatives that encourage innovation and value creation. The Lab draws on employees' ideas to enhance the performance of our buildings, reduce risk of obsolescence, strengthen tenant loyalty and reduce emissions to protect the environment.

THRIVING STRATEGIES IN ACTION

ENGAGE TENANTS

Award-Winning Program

The Bentall 5 property management team in Vancouver won the 2017 Building Owners and Managers Association (BOMA) Outstanding Building of the Year Award for successfully implementing the ForeverGreen Tenant Engagement Program.

IDENTIFY ACTIVE NEIGHBORHOODS

Active Lifestyle

In 2017, the average commute scores of our North American multi-family portfolio were:

- Walk Score: 84
- Bike Score: 81
- Transit Score: 71