

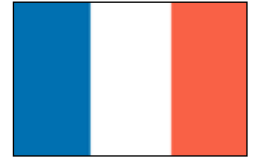
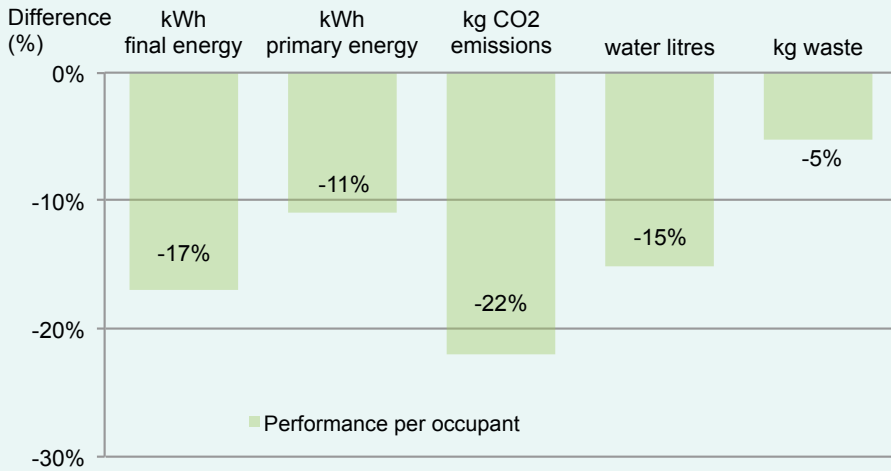
IPD France Annual Green Property Indicators

Economic and environmental performance

Results as at 31 December 2013



An MSCI Brand



IPD France Annual Green Property Indicators measure, per occupant, environmental (energy, CO2, water, waste) and economic (total cost of utilisation) performance for green offices.

In 2013, green offices consumed 17% less energy than high-end non-green offices and cost 2% more.

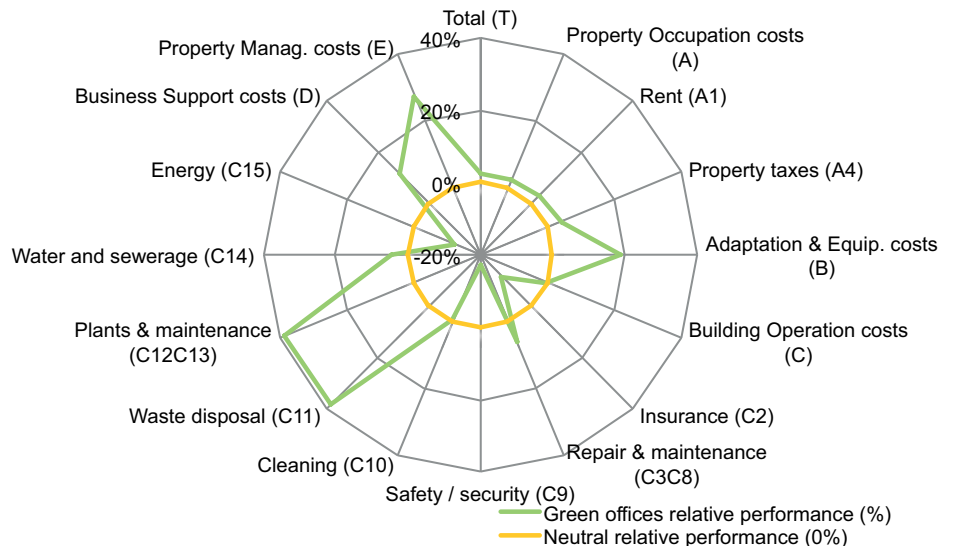
Environmental performance: green offices versus high-end non green offices

IPD France Annual environmental Green Property Indicators

	kWh-EF / occupant	kWh-EP / occupant	Kg eCO2 / occupant	Litres water / occupant	Kg waste / occupant	Total SHON RT m2 millions	IPD office indicator % total surface area
	1 year	1 year	1 year	1 year	1 year		
Green offices	4,807	10,836	434	8,030	114	1,3	23,8%
High-end non green offices	5,789	12,159	557	9,462	120	2,2	42,3%

Annual cost per occupant (% difference green offices versus High-end non green offices)

Total (T)	2%
Property Occupation costs (A)	3%
Rent (A1)	3%
Property taxes (A4)	4%
Adaptation & Equip. costs (B)	19%
Building Operation costs (C)	0%
Insurance (C2)	-12%
Repair & maintenance (C3C8)	6%
Safety / security (C9)	-17%
Cleaning (C10)	0%
Waste disposal (C11)	38%
Plants & maintenance (C12C13)	39%
Water and sewerage (C14)	5%
Energy (C15)	-12%
Business Support costs (D)	12%
Property Manag. costs (E)	27%



Definitions

Green offices : all office buildings which environmental qualities are certified or labelled by a third party either in their construction, renovation or income-producing phases. Examples of certification: HQE, BREEAM, LEED. Examples of labels: HPE, THPE, BBC.

High-end non green offices : all office, which are neither certified nor labelled and, which have similar physical characteristics to green offices in terms of size, age and geographical location.

Total cost of utilisation - inclusions in line with definitions of the IPD GEM Code : categories A (property occupation costs), B (adaptation & equipment costs), C (building operation costs), D (business support costs) and E (property management costs)..

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