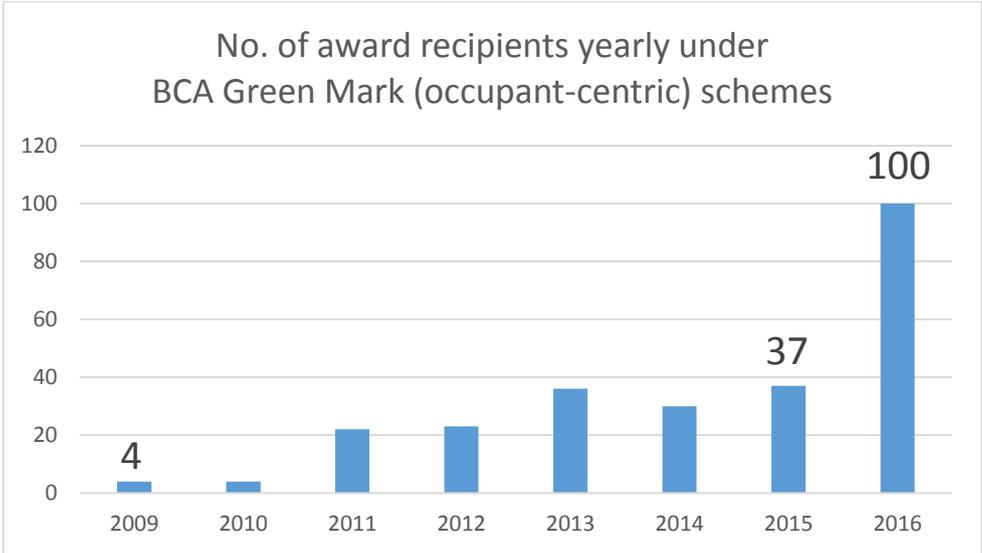


MEDIA RELEASE

MORE BUSINESS OWNERS CATCHING ON THE GREEN BUILDING WAVE

- Record number of tenants and business outlets receiving BCA Green Mark Award 2016, almost three times the number compared to last year
- Another five BCA Green Mark Pearl Awards given out this year in recognition of tenant engagement efforts

Singapore, 26 May 2016 – Tenants and business outlets have caught on the green building wave as an increasing number of them are getting their business space certified under the Building and Construction Authority (BCA)’s occupant-centric Green Mark schemes. This is evident from the 100 tenants and business outlets receiving the BCA Green Mark Award this year, which is almost three times of last year’s.



Winners of BCA Green Mark Award for Occupant-centric Schemes

2. BCA introduced the first occupant-centric BCA Green Mark scheme for office interior in 2009. With studies showing that building users contribute to half of the building energy consumption, BCA expanded its Green Mark scheme in 2011 to encourage more tenants’ and business owners’ involvement in the green building

journey. The other categories of occupant-centric Green Mark schemes include restaurants, data centres, supermarkets and retail.

3. In the last few years, BCA also rolled out a slew of initiatives to encourage stronger collaboration between building owners and tenants in their green efforts. This includes the BCA Green Mark Portfolio Programme, Green Lease Toolkit, and Green Partnership Initiative.

4. The Green Mark Portfolio Programme helps to streamline the certification process for multiple tenants under the same building as well as outlets under the same business owner. There are close to 40 outlets from DBS Limited and NTUC Fairprice Co-operative Limited receiving the BCA Green Mark Award this year. Both DBS and NTUC are amongst the seven companies to have benefited from the Green Mark Portfolio Programme, where tenants and business outlets can enjoy lower cost of certification, through a simplified Green Mark certification process for multiple applications.

5. “When we launched our first occupant-centric Green Mark scheme, we only had four tenants on board. We now have five of such schemes and more than 250 tenants who have attained the BCA Green Mark certification. We are glad to see positive results from firms who have supported our initiatives. We look forward to seeing more firms participating actively in our green initiatives and cause,” said Mr Ang Kian Seng, Group Director for Environment Sustainability, BCA.

BCA Green Mark Pearl Award winners

6. BCA also recognises building owners, developers and landlords who have taken the initiative and effort to bring their tenants on board the green building journey, through the BCA Green Mark Pearl Award. There are five awards given out this year.

7. City Developments Limited (CDL) clinched three BCA Green Mark Pearl Awards, including the top-tier Green Mark Pearl Prestige Award for ‘7 & 9 Tampines Grande’, which is owned by Golden Crest Holdings Pte Ltd - a joint investment entity by CDL and Alpha Investment Partners Limited through Alpha Asia Macro Trends Fund II. The other two Green Mark Pearl awards are given to Keppel Land and Keppel

REIT for 'Ocean Financial Centre', and Lendlease Commercial Investments for 'Jem® (Office Tower)'. (For more details, please refer to Annex C and D.)

8. Winners of the BCA Green Mark Award and BCA Green Mark Pearl Award were honoured at the BCA Awards 2016 ceremony in Resort World Sentosa this evening.

Issued by the Building and Construction Authority on 25 May 2016

Enclosed:

Annex A – BCA Green Mark occupant-centric schemes and initiatives

Annex B – BCA Green Mark Portfolio programme

Annex C – BCA Green Mark Pearl Award

Annex D – List of BCA Green Mark Pearl Award 2016 winners

About Building and Construction Authority

The Building and Construction Authority (BCA) of Singapore champions the development of an excellent built environment for Singapore. BCA's mission is to shape a safe, high quality, sustainable and friendly built environment, as these are four key elements where BCA has a significant influence. In doing so, it aims to differentiate Singapore's built environment from those of other cities and contribute to a better quality of life for everyone in Singapore. Hence, its vision is to have "a future-ready built environment for Singapore". Together with its education arm, the BCA Academy, BCA works closely with its industry partners to develop skills and expertise that help shape a future-ready built environment for Singapore. For more information, visit www.bca.gov.sg.

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ANNEX A – BCA GREEN MARK OCCUPANT-CENTRIC SCHEMES AND INITIATIVES

BCA Green Mark occupant-centric schemes

With studies showing that building users contribute to half of the building energy consumption, BCA expanded its Green Mark scheme to include building users' involvement in the green building movement. To date, BCA has five Green Mark occupant-centric schemes:

- BCA Green Mark for Office Interior
- BCA Green Mark for Restaurants
- BCA Green Mark for Supermarket
- BCA Green Mark for Retail
- BCA-IDA Green Mark for Data Centre

BCA Green Mark occupant-centric initiatives

A series of incentives and support programmes for tenants were introduced in the launch of the 3rd Green Building Masterplan in 2014. Here's a quick summary of them:

Green Mark Portfolio Programme

To certify similar spaces across a portfolio of projects through a streamlined approach for faster certification and at lower fees compared to individual project certification

Green Lease Toolkit

An environmentally friendly leasing agreement between landlords and tenants which provides good sustainability guidelines and encourages the joint setting of sustainability outcomes and targets during the operation and maintenance phase

Green Partnership Initiative

A multi-pronged approach to reach out to the building owners and tenants through collaborative partnerships to improve sustainability standards in tenants' fit-out and daily operations

Green Mark Pearl Award

This Award seeks to recognise developers and building owners who demonstrate environmental stewardship in leading the sustainability efforts through active engagement of their tenants to achieve outstanding total building performance

ANNEX B – BCA GREEN MARK PORTFOLIO PROGRAMME

Participating firms (as of 2016)

- City Developments Limited
- CapitaLand Limited
- Dairy Farm Singapore (Cold Storage, Giant)
- DBS Limited
- Keppel Land International Ltd
- McDonald's Restaurant Pte Ltd
- NTUC Fairprice Co-operative Limited

When

Launched 6 September 2013

What

The BCA Green Mark Portfolio Programme is designed to meet tenants' needs for a streamlined approach to certify similar spaces across a portfolio of projects. The programme — through the use of prototype standards — allows tenants to simplify the Green Mark certification for multiple spaces of a similar type, achieving certification faster and at a lower cost compared to individual project certification.

Who can participate

Companies which commit to certify at least 20 projects within a three-year time span. Multiple tenants within a single building using shared and common air-conditioning and lighting systems (or other applicable common facilities) are also able to participate in this programme. The programme is only applicable for projects pursuing the following occupant centric Green Mark schemes:

- Supermarkets
- Retail
- Restaurants
- Office Interior

How it works

The certification for projects under Green Mark Portfolio Programme has two phases:

A. Prototype Pre-certification

The participant, in consultation with a Green Mark assessor, forms a prototype that will be applied across a portfolio of projects. The prototype consists of a set of common criteria, which are Green Mark prerequisites and other common features. Once the prototype has achieved precertification, the applicant will enter into Project Certification phase.

B. Project Certification

During this phase, each individual project under the portfolio will be assessed and certified based on the prototype plus individual project specific features that are not included in the prototype.

Objective

To encourage the adoption of energy efficient design, technologies, and good environmental management system among tenants.

Why

Beyond buildings, users or building occupants also have a significant impact on the amount of energy consumed. Due to large number of building tenants and their growing awareness

on environmental sustainability, there is demand from the industry for BCA to provide a more streamlined, efficient, and cost-effective approach in certifying tenanted area.

Key benefits

- Helps building owners and businesses set green policies and adopt green practices upfront
- Enables building owners and businesses to better plan and manage the greening of their space
- Depending on the number of projects in the portfolio, the cost for certifying each project can be reduced by more than 70%
- Faster certification process due to reduced repetitive auditing procedure that otherwise would be done on all the projects

Annex C - BCA Green Mark Pearl Award

The Award

The **BCA Green Mark Pearl Award** is launched in September 2014. This prestigious award recognises the strong commitment of developers, building owners, landlords and tenants of the same project/building working in tandem to achieve greater environmental sustainability for their project/ building. The Award is given to developers, building owners and landlords who have a substantial number of tenants who are Green Mark certified under the Green Mark occupant-centric schemes within a base building which is Green Mark Gold^{PLUS} or higher.

The Award aims to:

- a) Emphasise the importance of total building performance of the building/ project
- b) Accord recognition to developers, building owners and landlords who have made an effort and taken active steps to work with their tenants to shape their behaviour and operational practices
- c) Encourage developers and building owners to ensure that their green building is operating and performing as designed, both from the outside (i.e. common areas and building services within the developer/ building owner/ landlord's control) and inside (i.e. tenanted spaces)
- d) Recognise developers, building owners and landlords who demonstrate environmental stewardship

Category of Awards

There will be two tiers of the Award – **Green Mark Pearl Award** and **Green Mark Pearl Prestige Award**.

Original term	Chinese translation
BCA Green Mark Pearl Award	BCA Green Mark 明珠奖
BCA Green Mark Pearl Prestige Award	BCA Green Mark 明珠威望奖

The Awards will be given out for the following three building types:

- i) Commercial offices
- ii) Retail malls
- iii) Business park developments

For mixed developments, applicants can choose to split up the application for the award based on each component as long as they meet the eligibility criteria. The award category of the projects shall be based on the predominant use of the building.

Please visit our BCA website for more information on the eligibility criteria and assessment criteria: https://www.bca.gov.sg/GreenMark/others/GM_Pearl_Award_2016.pdf

Winners of BCA Green Mark Pearl Award

BCA Green Mark Pearl Prestige Award		
Year	Project	Developer/Landlord/Owner
2016	7 & 9 Tampines Grande	City Developments Limited and Alpha Investment Partners Limited
BCA Green Mark Pearl Award		
Year	Project	Developer/Landlord/Owner
2016	11 Tampines Concourse	City Developments Limited
2016	Central Mall (Office Tower)	City Developments Limited and Alpha Investment Partners Limited
2016	Ocean Financial Centre	Keppel Land and Keppel REIT
2016	Jem® (Office Tower)	Lendlease Commercial Investments Pte. Ltd.

Annex D – BCA Green Mark Pearl Award 2016 winners

BCA Green Mark Pearl Prestige Award 2016: 7 & 9 Tampines Grande



Landlord / Owner: Golden Crest Holdings Pte Ltd, a joint investment entity by CDL and Alpha Investment Partners Limited through Alpha Asia Macro Trends Fund II

As Asia's leading eco-developer, CDL has embraced its ethos to 'Conserve as we Construct' since 1995, remodelling its operations around a triple bottom line strategy focused on financial, environmental, and social performance. From design, construction, procurement, maintenance and even stakeholder engagement, the entire life cycle of its buildings are aligned with environmental sustainability.

Developed and managed by CDL, 7 & 9 Tampines Grande is a Green Mark Platinum office building and a recipient of the inaugural Green Mark Pearl Award in 2015. This year, the building has received the higher tier Green Mark Pearl Prestige Award, reflecting its success in engaging its building users to adopt eco-friendly practices within their work spaces.

Designed as a new-generation green office complex, 7 & 9 Tampines Grande features the extensive use of solar technology (one of the largest in a Singapore commercial property), photocell sensors for perimeter lights, hybrid car park lots and water efficient shower facilities, waterless urinals as well as extensive greenery and a rooftop garden.

Tenant engagement efforts

Beyond implementing infrastructural enhancements at its buildings, CDL has also focused on the 'software' in greening its portfolio. Through the CDL Green Lease Partnership programme, CDL has encouraged and enabled its commercial tenants to play a more proactive role in Singapore's sustainable development agenda.

To enable its tenants to monitor and manage their energy consumption, tenants are provided access to a digital monitoring portal that provides real-time half hourly updates of energy consumption, with rebates offered as an incentive to achieve significant energy savings. Two tenants, NCR Asia Pacific and Aldwych International, also leveraged CDL's support to green fit their premises and attained the Green Mark for Office Interior certification this year.

**BCA Green Mark Pearl Award 2016:
11 Tampines Concourse**



Landlord / Owner: City Developments Limited

Developed and managed by CDL, 11 Tampines Concourse is a Green Mark Gold^{PLUS} building, and a recipient of the Green Mark Pearl Award. Completed in 2009, the 108,000 square feet three-storey office building is also the first CarbonNeutral[®] development in Singapore and Asia Pacific.

Designed and built with environmental sustainability in mind, 11 Tampines Concourse is equipped with green features such as an innovative indoor non-compressor fresh air cooling system, natural day-lighting systems, photocell sensors, water-efficient fittings, waterless urinals, and use of low VOC paints for internal painting.

Tenant engagement efforts

Beyond implementing infrastructural enhancements at its buildings, CDL has also focused on the 'software' in greening its portfolio. Through the CDL Green Lease Partnership programme, CDL has encouraged and enabled its commercial tenants to play a more proactive role in Singapore's sustainable development agenda.

Aside from carbon neutralising the construction phase of 11 Tampines Concourse, CDL also offsets the carbon emissions from the building's ongoing annual operations, including tenants' emissions. To enable its tenants to monitor and manage their energy consumption, tenants are provided access to a digital monitoring portal that provides real-time half hourly updates of energy consumption, with rebates offered as an incentive to achieve significant energy savings. This year, four of the building's tenants – Future Electronics Inc., British Council, Singex Exhibitions and ATPi – obtained the Green Mark for Office Interior certification.

**BCA Green Mark Pearl Award 2016:
Central Mall (Office Tower)**



Landlord / Owner: Golden Crest Holdings Pte Ltd, a joint investment entity by CDL and Alpha Investment Partners Limited through Alpha Asia Macro Trends Fund II

Developed and managed by CDL, Central Mall (Office Tower) is a Green Mark Platinum building, and a recipient of the Green Mark Pearl Award. Located along Magazine Road, the seven-storey office block comprises office with retail units.

Some of the building's green features include high-efficiency chiller plant system, variable speed drives (VSDs) installed for air-handling units (AHUs), efficient light fittings at common areas, CO sensors for the carpark, bicycle bays, motion sensors for stairwells and toilets, and a green roof. In addition, Central Mall (Office Tower) is also a Public Utilities Board (PUB) Water Efficient Building.

Tenant engagement efforts

Beyond implementing infrastructural enhancements at its buildings, CDL has also focused on the 'software' in greening its portfolio. Through the CDL Green Lease Partnership programme, CDL has encouraged and enabled its commercial tenants to play a more proactive role in Singapore's sustainable development agenda.

To monitor and manage their energy consumption, tenants have access to a digital monitoring portal that provides real-time half hourly updates of energy consumption, with rebates offered as an incentive to achieve significant energy savings. CDL also encourages its tenants to implement green practices at the workplace. One such example is Grey Group, which has adopted usage of standing fans after working hours, green stationery, monitoring of water usage. Grey Group, along with F H Bertling, has successfully attained the Green Mark for Office Interior certification this year.

BCA Green Mark Pearl Award 2016: Ocean Financial Centre



Developer/Owner: Keppel Land and Keppel REIT

Ocean Financial Centre was the first office building in Singapore's Central Business District to achieve the Green Mark Platinum award by the Building and Construction Authority of Singapore (BCA).

The building features state-of-the-art energy-efficient and environmentally-friendly technologies, including one of Singapore's largest assembly of solar panels, an energy-efficient hybrid chilled water system and a central paper recycling facility. Ocean Financial Centre also stands out with its green wall, which achieved the Guinness World Record for the Largest Vertical Garden in September 2013. Comprising close to 57,000 pots of plants, the green wall not only helps to reduce the surface temperature of the building's carpark located behind the wall, it also acts as a green lung in filtering out vehicular emissions and provides visual relief from the dense concrete landscape of the city centre.

In 2016, Ocean Financial Centre was re-certified with the highest Green Mark Platinum award and has clinched the Green Mark Pearl Award conferred by the BCA. These awards attest to Keppel's strong commitment towards environmental protection in creating a sustainable future.

Tenant engagement efforts

As part of ongoing efforts to promote sustainability among key stakeholders, two guidebooks have been specially produced and distributed to tenants at Ocean Financial Centre – the Green Fit-out Guide and Green Office Operation Guide. The former outlines possible green initiatives and environmentally-friendly fixtures that companies can adopt when fitting-out or refurbishing their office space, while the latter provides tips on eco-friendly practices in daily operations.

Nine of Keppel REIT's tenants at Ocean Financial Centre have been awarded the Green Mark certification for Office Interior. These nine tenants have also signed the Keppel REIT Green Pledge towards creating a more sustainable future. The pledge also entails a commitment between the landlord and tenants to put in place measures to monitor and improve energy and water efficiency, as well as sustainable material and waste management through a target-based approach.

**BCA Green Mark Pearl Award 2016:
Jem® (Office Tower)**



Landlord/Owner: Lendlease Commercial Investments Pte. Ltd.

Jem is the first mixed-use retail and office development to be awarded the BCA Green Mark Platinum Version 4.0 award, the highest standard for sustainability locally, from the Singapore Building and Construction Authority (BCA) in 2012. Jem also won the Gold Award in the 'Best Innovative Green Building' for sustainability category in the MIPIM Asia Awards 2012.

Jem's commitment to sustainability was put forth through various design features in the building. Jem is the first development to use an innovative chilled water configuration delivering industry leading energy reduction for air conditioning. Extensive landscaping is incorporated to reduce the impact of the afternoon sun on the building while the building design also allows for natural lighting to reduce energy usage.

For water efficiency, besides using efficient water fittings, rainwater is harvested for irrigation and recycled water is used where possible. During construction, extensive measures were taken to reduce usage of cement and to include use of sustainable materials.

Tenant engagement efforts

Retail and office tenants are required to commit to sustainability by signing the Green Lease. They are required to comply with Lendlease's minimum Sustainability Standards as part of their Green Lease which includes features to ensure energy saving, reduced water consumption and proper disposal of waste.

Each tenant is also assigned a design manager to provide guidance in achieving high levels of sustainability efforts. Design managers help tenants to identify emission sources, alternative clean energy and business management strategies with target settings for the reduction of the tenant's carbon footprint.

The Lendlease integrated model enables Jem to influence sustainability through the entire property chain from investment management, building and construction, mall management to getting tenants to embark on committing to sustainability for a truly sustainable outcome.