



ESG

ASSET STRATEGY FOR INVESTORS

ANDĚL PARK CASE STUDY

BUILDING CERTIFICATIONS

BREEAM, LEED, DGNB, WELL



PERFORMANCE & IMPACT

Improve your building's operational performance, reduce its environmental impact and save costs



IMPROVEMENT PLAN & GUIDELINES

Establish a clear roadmap and obtain comprehensive guidelines for gradual improvement of the asset and the achievement of higher certification score



TENANT APPEAL

Increase tenant retention and satisfaction, maintain high occupancy rates



ASSET LIQUIDITY

Enhance the property's attractiveness for a wider pool of investors through globally recognized ESG credentials

BREEAM In-Use Very Good 60.8%
(Asset Performance)
Very Good 66.2%
(Building Management)

BREEAM In-Use Very Good 65.6%
(Asset Performance)
Excellent 72.2%
(Building Management)

BREEAM In-Use Excellent 72.2%
(Asset Performance)
Excellent 75.6%
(Building Management)



The gradual increase of the certification score at Anděl Park office building in Prague is the result of our continuous professional and proactive asset management, project management and leasing skills, combined with our extensive experience with the certification processes.

We view certification as a tool, not a target. Before any upgrade or improvement is performed on the property, we look for the best solution by referring to the BREEAM In-Use requirements. With the guidance of BREEAM In-Use, we have enhanced the quality of Anděl Park through:

- New technical standard of the property
- Improvement of the standard restrooms throughout the building with low water consumption equipment, LED lighting, light sensors
- Reconstruction of the greenery on the terraces
- Fully equipped cycling facility with changing rooms, showers, and a bike storage room
- Fitness studio with regular classes for tenants
- Facilities and services for tenants, e.g. e-shop pick-up points
- Implementing a tenant-retention plan
- Occupier community engagement programs: special events, BBQ, breakfasts, meetings, partnership with local providers (special offers, etc.)
- Proactive communication with the tenants – meetings, events, etc.





ANDĚL PARK - CAPEX (EXAMPLES)

- 2015** ● BREEAM In-Use certification obtained
- 2016** ● Documentation and specification of the new standard
● Reconstruction of restrooms to correspond with sustainability requirements
● New terrace available to all tenants – equipped with furniture, greenery, etc.
● Cooling backup for server rooms
- 2018** ● Electricity savings measures: mechanical engineering parts control and set points optimisation
- 2019** ● Fitness studio & Cycling facilities
● Terrace reconstruction
● BMS & FAS upgrade
- 2021** ● FAS graphic visualisation
● BMS - Frequency alternators, humidifiers, switchboard



CERTIFICATION AS A BENEFIT

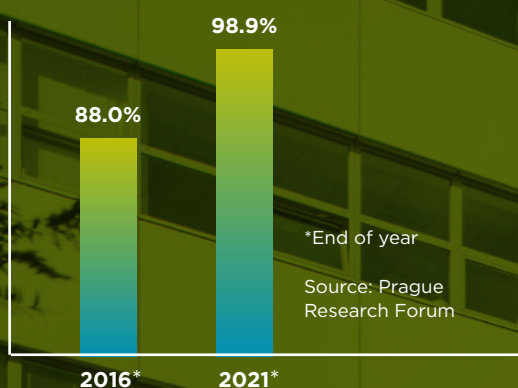


Thanks to our long-term cooperation with the active and open-minded property owner who we provide with a comprehensive set of asset management, project management and leasing services, we can continuously improve the building's quality in line with BREEAM In-Use requirements, achieving the Excellent certification level in 2021.



The steps that led to this success have had a proven impact on client satisfaction and retention, demonstrated by high occupancy rates and rents exceeding the standard in the location, enhancing the property's value and keeping it competitive on the market.

Anděl Park: Occupancy level development



Following building certification requirements, **energy consumption savings** of 15% to 35% can be achieved on average under standard conditions.



We believe that properties should be sustainable, which is why we place so much emphasis on the reduction of their environmental impact throughout their lifecycle. We can support you by driving exceptional outcomes against ESG themes across a range of sectors, portfolio types and geographies.



TEREZA JELÍNKOVÁ

Sustainability Lead, CEE
BREEAM In-Use Auditor
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CUSHMAN & WAKEFIELD



EDUARD MARKOVIČ

Energy Solutions Expert
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