



BREEAM
AWARDS 2021
delivered by bre

Best of BREEAM 2021

Exceptional sustainable places and project teams

Foreword

This is an exceptional BREEAM Awards; in 2020 the awards event was one of the last in person gatherings of the year just as the global pandemic was taking hold. Despite this incredibly difficult backdrop the BREEAM community has continued to thrive and deliver amazing projects made more compelling due to these challenges.

This BREEAM Awards publication for 2021 proudly presents the people, projects and organisations that are leading the way with significant achievements in sustainable building design, development and management. The projects shortlisted cover a wide range of assets in many parts of the world continuing the theme of building back better with BREEAM.

At last year's awards we spoke about how we were launching the BREEAM In-Use V6 with an updated and improved commercial scheme, and a new residential scheme. Both of these schemes were well received in all markets and allowed for larger portfolio clients to adopt BREEAM. This trend has continued at pace and our connections with GRESB and CRREM are stronger than ever before providing even more confidence that BREEAM is the platform of choice for the market.

The COVID-19 pandemic has caused an unprecedented public health crisis and the most significant shock wave since the Great Depression, exposing weaknesses in our economy and society. It has also demonstrated what society can achieve by working for a common goal against a common threat. Many regard this moment as a unique opportunity to reset and rethink the way our economy and society work.

Demand for a return to a better normal is increasing with spotlights being shone on other global issues; the impending threat of climate change being most prevalent along with the ecological biodiversity loss we are facing. Without action the global climate change crisis will cause social and economic damages far greater than those caused by COVID-19. We are also faced with new challenges to review the way we work; people will return to the office but perhaps in a hybrid model; we will have to review occupancy and density rates in offices as our facilities adapt to our changing habits and work preferences.

There is now global consensus that we must not lose the gains we have made over the past 12 months and that any rebuilding must be done better than before. Governments and industry leaders are busy introducing policies, stimuli and investments needed to expedite recovery. If done correctly, these can be used to support the design, construction and operation of assets to deliver a cleaner, healthier, more equitable built environment and one that is a more resilient future for our communities. We are at a pivotal moment in history where our actions will determine the welfare of our society for many decades and centuries to come.

BREEAM is ideally placed to help the built environment deliver this in a meaningful way and help the sector seize this opportunity. BREEAM has the solutions to support a better future by driving improvement in sustainable design of masterplanning projects, infrastructure and buildings measuring performance; and providing insight and assurance. We have the tools you need to build back better.

BREEAM was the world's first sustainability rating and BREEAM standards are tailored to address the unique aspects of each life cycle stage in the built environment. Through their use, BREEAM standards support investors, developers, other clients and stakeholders to deliver and validate the sustainability value of their assets and, in doing so, create higher values and lower risks for business, people and our communities. BREEAM's performance measures align to multiple

sustainability frameworks, with the UN's Sustainable Development Goals being the foundational framework on the global stage.

BREEAM supports real estate investors and occupiers to measure and report their Environmental Social Governance (ESG) performance and other non-financial metrics. Additionally, BREEAM supports those in the public sector seeking to create value through sustainable frameworks relevant to the local context. These spaces are in a continuous state of evolution driven by advancements in science and thinking, and the rapid diffusion of technology.

The team have been working hard over the past year to shape the future for BREEAM; later this year we will be taking another leap forward; the scheme has lead the market and industry for over 30 years; we have set the pace and approach that all other schemes have followed; as we look to BREEAM to support the transition to a net zero built environment I assure you that BREEAM will rise to the challenge and help us all build back better.

We also want to thank our awards judges for the time, commitment, and energy that they have dedicated to selecting the winners in the BREEAM Awards 2021. This year in particular; I am proud that we have managed to engage such a talented team of judges.



Shamir Ghumra,
Head of Building Performance Services.



 Follow us on Twitter
[@BRE_BREEAM](https://twitter.com/BRE_BREEAM) #BREEAM

Thank You

SUPPORTERS

CEEQUAL delivered by bre

CEEQUAL meets global market demand as the single world leading sustainability rating scheme for infrastructure.

CEEQUAL aims to deliver improved project specification, design and construction of civil engineering works. It rewards project and contract teams that go beyond the legal, environmental and social minimum to achieve distinctive environmental and social performance in their work. In addition to CEEQUAL's use as a rating system to assess performance, it also provides significant influence to project or contract teams as they develop, design and construct their work. www.ceequal.com

SABRE delivered by bre

SABRE is a security risk management standard for new and existing buildings, infrastructure assets and managed space. The scheme provides industry with a framework that can be used during the design, construction and operation of assets to achieve better security outcomes and return on investment.

SABRE allows organisations to evidence their commitment to security and communicate their ability to manage security risks. This provides valuable assurance to tenants, insurers, investors, regulators, planning authorities and other interested parties. www.bregroup.com/sabre



GRESB is the international membership organisation that assesses the sustainability performance of real assets. It provides its members with data, scorecards, benchmark reports and portfolio analysis tools. www.gresb.com

About the judges

The BREEAM Awards are given to the projects and organisations that, in the view of the independent judging panel, provide the best balance between performance, replicability, and innovation as well as the degree to which the project team has gone beyond what would normally be expected for a similar project. The international nature of the Awards means that variations in context are considered by the judges to recognise the variations in opportunities that different sectors and local markets present.

The shortlists for building categories comprise the five highest scoring projects certified under BREEAM between 24th November 2019 and 15th November 2020.

In the Architect and M&E Champions categories, shortlists are based on the average BREEAM scores achieved by certified projects during the same period. Awards are given to the organisation that, in the judge's view, has demonstrated the strongest commitment through the use of BREEAM to promote higher performance across their work.

The Panel comprised of individuals of distinction with a wide breadth of knowledge, experience and background. This enabled the panel to judge such a wide range of award categories, avoiding the risk of bias in the results and ensuring independence.

This year with a background of considerable challenge due to the global pandemic, the judges were inspired by the positivity and forward thinking that the submissions portrayed. In reaching their decisions, the judges primarily focused on the story behind the project and the journey that the team had taken.

With the heightening focus on net-zero and our biodiversity emergency, these issues were clearly a focus for the judging. However, the full breadth of social and environmental issues covered by BREEAM that have become so paramount during the pandemic were also of key consideration.

Our thanks go to all the judges for their commitment, energy and enthusiasm.





Aleksandra Njagulj

BREEAM ASSESSOR / GLOBAL HEAD OF ESG

CBRE Global Investors

Aleksandra Niaguli has overall responsibility for developing and communicating global ESG priorities and strategies across all business lines in EMEA, APAC and the U.S. She supports the global, regional and business line Responsible Investment Management Committees (RIMCos). Ms Njagulj is a qualified architect with over 20 years of practical experience in architectural design, design management and sustainable built environment.



Agnieszka Wojcicka

SUSTAINABILITY MANAGER / BREEAM COORDINATOR

White Star Real Estate

Agnieszka works at White Star Real Estate, where she is coordinating the BREEAM certification process for new and existing projects in Poland and abroad. In her work she cooperates with designers, assessors and project managers to implement sustainable solutions in those projects



Clara Bagenal George

ASSOCIATE

Elementa Consulting

Clara Bagenal George is an associate at Elementa Consulting and one the Mayor of London's Design Advocates for Good Growth. Coming from an inter-disciplinary background she works seamlessly between environmental analysis, mechanical engineering and sustainability fields.

Clara initiated the London Energy Transformation Initiative (LETI) that has engaged over 250 industry professionals to put together collaborative cross sector policy recommendations for a zero emissions London.



Emily Hamilton

HEAD OF ESG

Savills

Emily Hamilton is a passionate sustainability professional with over 12 years' experience. She is currently Head of ESG at Savills Investment Management and responsible for directing Savills IM sustainability strategy across the business' 17 offices globally. Prior to joining Savills IM, Emily worked at Grosvenor Britain & Ireland, part of the Grosvenor Group. During that time Emily supported the business to set ambitious 2030 environmental sustainability goals, including net zero carbon, zero waste and valuing nature. She also represented Grosvenor as a Board Director for the Better Buildings Partnership. Emily is an avid bird watcher and nature lover.



Gwyn Roberts

PRINCIPAL CONSULTANT STRATEGIC ADVISORY

BRE

Gwyn has over a decade of experience in sustainability, taking the wide-angle view to environmental, economic and social issues. Recent projects include Homes England Design and Sustainability Framework and Governments' Home of 2030 competition. He also led the team in the development of the Home Quality Mark along with other BREEAM products. Gwyn has recently been elected to TCPA Policy Council, is also a member of NHBC Foundations expert panel and a board member of West Midlands based SHAP (Sustainable Housing Action Partnership). He's also driven overland from London to Cape Town in a solar powered vehicle.



Jane Wakiwaka

HEAD OF SUSTAINABILITY-REAL ESTATE

Crown Estates

Jane joined The Crown Estate in 2014 as Sustainability Manager for central London and regional portfolios. She is responsible for developing sustainability strategy across all business activities from development, asset management and tenant engagement.



Janet Young

GOVERNMENT CHIEF PROPERTY OFFICER

Cabinet Office

Janet is a chartered surveyor with experience in the civil service, wider public sector and not-for-profit sectors. Now based in the Cabinet Office as the Government Chief Property Officer and Head of the Government Property Profession, Janet has been Estates Director at the MoJ, Global Estates Director at the British Council and has also held senior roles at FCO and DfE.

Janet's priorities are to develop capability for Government Property and build consistency, collaboration and a collegiate approach across the Property Function which comprises over 30 separate property organisations who manage the public sector estate. Janet has a long-standing interest in sustainability, completing her PhD on the subject of zero energy housing

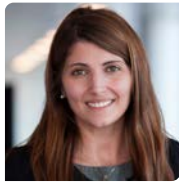


Sara Kassam

SUSTAINABILITY LEAD

V&A Museum

As Sustainability Lead for the V&A, Sara has a multi-site remit to embed sustainability expertise and implement systemic change in museum operations and behaviours. She has a background in sustainability and energy management, ranging from strategic planning to practical implementation for both new and existing buildings in the higher education and local authority sectors. She has also worked on policy, knowledge exchange and technical content production for a professional engineering institution. Sara has a particular interest in how building users and operators can improve building performance.



Laura Ciliberto

INNOVATION AND STRATEGY MANAGER

Goodman

Laura joined Goodman in 2019 and has been active in sustainability and innovation topics for continental Europe (CE). She is one of the main drivers of the innovation and sustainability agenda for Goodman CE which has strong ambitions in terms of circular development. Her current focus is on the sustainable certification, environmental topics and renewable energy.



Roxana Isaiu

REAL ESTATE DIRECTOR

GRESB

Roxana is Director, Real Estate for GRESB, the investor-driven organisation dedicated to transforming the way we assess the environmental, social and governance (ESG) performance of real assets on a global basis. She holds a Masters in Corporate Finance and Banking from Duisenberg School of Finance and Vrije Universiteit Amsterdam.

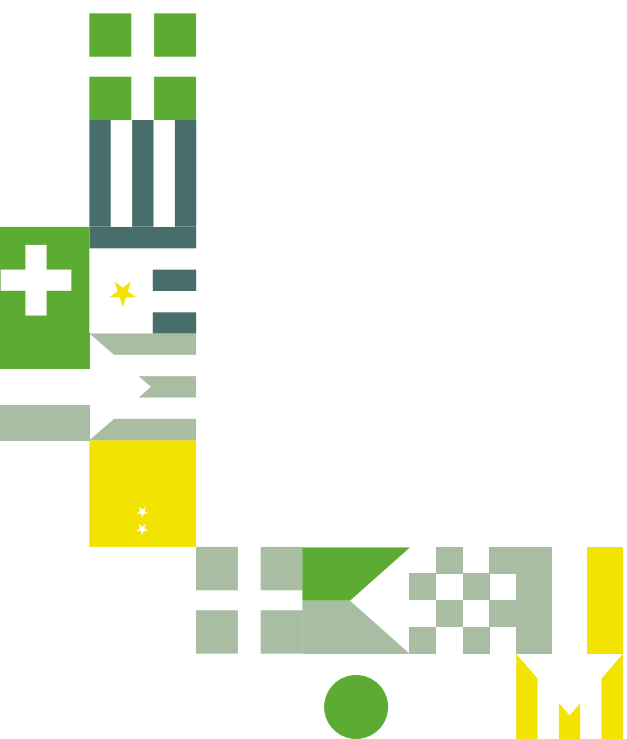


This year's BREEAM Awards shortlist

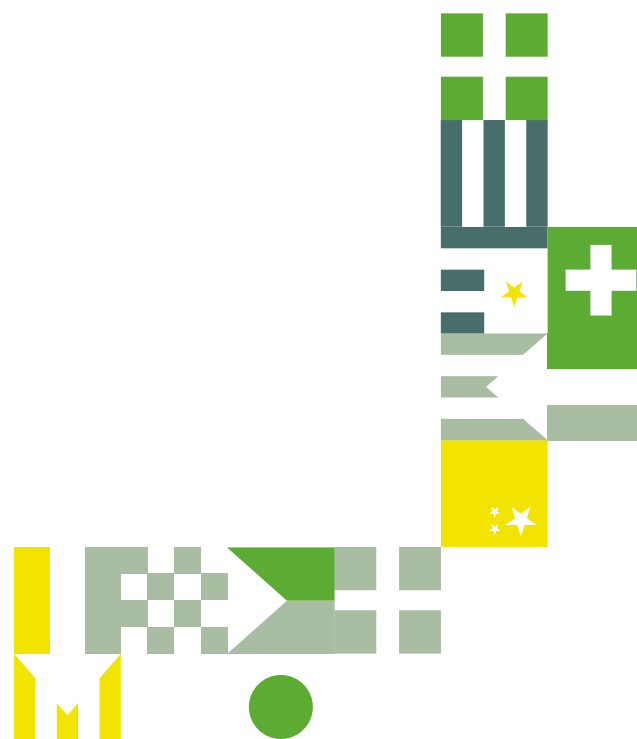
Development name	Developer/Client	Rating	Score	Assessor	Architect	Contractor
Commercial – Design						
Jumbo Nationaal Distributiecentrum Nieuwegein	Jumbo Distributiecentrum B.V.	Outstanding	100.1	Adamasgroep Arnhem	Da Vinci Vastgoed	Bouwbedrijf Van de Ven, Kromwijk, Panhuis
Eindhoven DC4	Prologis	Outstanding	90.6	RPS advies - en ingenieursbureau bv	Johan de Vries	Van der Heijden
Vergeer Holland	Vergeer Holland	Outstanding	90.1	Duurzaamheids Certificering.nl	RDG Ontwerp & Advies	De Vries & Verburg Bouw B.V.
Kantoorpand Flamco Group	Flamco Group	Outstanding	90.0	Lois	DAD / Architectuur	Aan de Stegge Twello
150 Holborn	Dar 150 Holborn Development Ltd	Outstanding	89.9	Dar Al-Handasah Consultants (Shair & Partners) (UK) Limited	Perkins + Will	McLaren
Commercial – Post Construction						
Agrifac Machinery B.V.	Agrifac	Outstanding	97.3	Adamasgroep Arnhem	B+O architects	Volker Wessels Rottinghuis
LIDL Headquarters Bucuresti	LIDL Romania	Outstanding	95.8	Vest Klima Instal	Square BAU	SKANSKA Romania
Penny Market Otopeni	Rewe Projektentwicklung Romania	Outstanding	95.2	ADP Consulting	The Architect Now	Vectrum Solutions
Triodos Bank De Reehorst	JOIN (EDGE & Triodos Bank)	Outstanding	94.3	Techniplan Adviseurs bv	RAU	J.P. van Eesteren
ING HQ	Consortium Frankemaheerd C.V.	Outstanding	93.7	Techniplan Adviseurs bv	Bentham Crouwel Architects	Van Rossum
Commercial – In-Use						
Centro Comercial Bonaire	Unibail-Rodamco-Westfield	Outstanding	94.9	BOPRO NV	-	-
Center for Sustainable Landscapes	Phipps Conservatory and Botanical Gardens	Outstanding	93.3	Ensign Consulting	-	-
VOX Technology Park	Vox Technology Park	Outstanding	91.3	ADP	-	Werk MB Construct
Kings Place	Deka Immobilien Investment GmbH	Outstanding	89.5	Savills (UK) Ltd	-	-
Afyonkarahisar Ticaret ve Sanayi Odasi	Afyon Ticaret ve Sanayi Odasi	Outstanding	88.7	Turkeco Consulting	-	-

Development name	Developer/Client	Rating	Score	Assessor	Architect	Contractor
Public - Design						
South West College, Erne Campus	South West College	Outstanding	90.7	WYG Group Ltd	Hamilton Architects	Tracey Brother's Limited
UCL East Pool Street West - Education	University College London	Outstanding	87.2	Hilson Moran Partnership Ltd	Lifschutz Davidson Sandilands	Vinci Construction UK
Faculty of Social Sciences	University of Sheffield	Outstanding	85.9	GreenBuild Consult Ltd	HLM Architects	BAM Construction
UCL East Pool Street West - Accommodation	University College London	Excellent	84.0	Hilson Moran Partnership Ltd	Lifschutz Davidson Sandilands	Vinci Construction UK
Public - Post Construction						
Ny Horten videregående skole	Vestfold og Telemark fylkeskommune	Outstanding	88.4	Sweco Norge AS	LINK Arkitektur AS	Veidekke Entreprenør AS
Knights Park	Overbury	Outstanding	86.2	JAW Sustainability	Haworth Tompkins	Overbury
Centenary Building, Building 100	University of Southampton	Excellent	78.1	Cundall	Feilden Clegg Bradley Studios	BAM Construction
School of Mathematical Sciences	Queen Mary University of London	Excellent	75.7	Scott White and Hookins LLP	Kendall Kingscott Limited	Graham
Public - In-Use						
Holtermanns veg 70, Trondheimsporten	Entra ASA	Outstanding	88.6	Norconsult AS	-	-
Grønland 58, Papirbredden 1	Entra ASA	Excellent	71.2	Norconsult AS	-	-
Kullen 1	Vacse AB (publ)	Very Good	65.8	Projektledarhuset i Stockholm AB	-	Byggpartner i Dalarna AB
Kampusareena	Suomen Yliopistokiinteistö Oy	Very Good	64.8	Granlund Oy	-	SRV
Homes - Design						
New York & London Residence Apartments	CIP	Outstanding	88.8	BOPRO nv	ELD - Stadsblok Cadix THV & Bovenbouw / Sergison Bates Architects	STRABAG NV
Vox Vertical Village	VOX Property Group	Excellent	80.8	ADP Consulting	Studio Arca	PORR Romania
Building 17	Brusnika	Excellent	74.4	GWP Project Services Ltd	KCAP	Brusnika
De Nieuwe Dokken	Schipperskaai Development	Excellent	74.3	Ingenium NV	Stéphane Beel Architecten	THV De Nieuwe Dokken (Artes – Van Roey)
Project Falcon	Wainbridge Estates Belgravia Ltd	Excellent	73.7	Cundall	Flanagan Lawrence	-

Development name	Developer/Client	Rating	Score	Assessor	Architect	Contractor
Regional - Central and Eastern Europe						
LIDL Headquarters Bucuresti	LIDL Romania	Outstanding	95.8	Vest Klima Instal	Square BAU	SKANSKA Romania
Penny Market Otopeni	Rewe Projektentwicklung Romania	Outstanding	95.2	ADP Consulting	The Architect Now	Vectrum Solutions
VOX Technology Park	Vox Technology Park	Outstanding	91.3	ADP	Studio Arca	Werk MB Construct
Flow Building	Flow East a.s.	Outstanding	90.9	green-gain s.r.o.	Chapman Taylor s.r.o.	Metrostav a.s.
Panattoni Park Cheb South - Real Digital	Panattoni Czech Republic Development s.r.o.	Outstanding	90.6	ARCADIS Czech Republic s.r.o.	RotaGroup a.s.	IMOS Brno, a.s.
Regional - Western Europe						
Jumbo Nationaal Distributiecentrum Nieuwegein	Jumbo Distributiecentrum B.V.	Outstanding	100.1	Adamasgroep Arnhem	Da Vinci Vastgoed	Bouwbedrijf Van de Ven, Kromwijk, Panhuis
Agrifac Machinery B.V.	Agrifac	Outstanding	97.3	Adamasgroep Arnhem	B+O architects	Volker Wessels Rottinghuis
TIVOLI GREENCITY	PARBAM	Outstanding	95.0	BOPRO NV	ADRIANA (Cerau / Atlante Architecture / Atelier 55 / YY Architecture / Atelier Eole Paysagistes)	BAM Interbuild / BPC / Jacques Delens
Centro Comercial Bonaire	Unibail-Rodamco-Westfield	Outstanding	94.9	BOPRO NV	-	-
Triodos Bank De Reehorst	JOIN (EDGE & Triodos Bank)	Outstanding	94.3	Techniplan Adviseurs bv	RAU	J.P. van Eestere



Development name	Developer/Client	Rating	Score	Assessor	Architect	Contractor
Regional - Asia						
International Commerce Centre	Kai Shing Management Services Limited	Outstanding	85.4	Allied Environmental Consultants Limited	KPF, Wong and Ouyang (HK) Ltd.	Sanfield Building Contractors Limited
METROPOLIS MANSION	Hangzhou Xuhai Real Estate Co., Ltd.&CIFI	Excellent	75.0	Shenzhen Nottingham Sustainable Development Institute Ltd	China United Engineering Corp & GOA	Changsheng Construction Group Co., Ltd.
Jinmao Ruyi Palace	Zhengzhou Zhanhui Real Estate Co.,Ltd.	Excellent	73.0	Shenzhen Nottingham Sustainable Development Institute Ltd	Zhengzhou Architectural Design Institute	China Construction 5th ENGRG Div Co.,Ltd.
Studio City Phase II	Melco Resorts & Entertainment	Excellent	72.7	XCO2 Energy Limited	Leigh & Orange (local architect) Zaha Hadid (concept/design architect)	China State
PRIME Business Park	Global Development LLP	Excellent	72.3	050000	-	-
Regional - America						
Center for Sustainable Landscapes	Phipps Conservatory and Botanical Gardens	Outstanding	93.3	Ensign Consulting	-	-
Centro SEBRAE de Sustentabilidade	SEBRAE MT	Excellent	81.7	MLM Consulting Engineers	-	-
Ombu	CS Real Estate Fund Global	Good	54.9	Longevity Partners Ltd	Mas y Fernandez Arquitectos eInversiones Ltda.	Fernando Toro Bailla
HOTEL ROCA DEL ESTE 1	ALMEST	Good	52.8	Bouygues Bâtiment International	EDIN / Bouygues Bâtiment International	AEI UCM-BBI
HOTEL LAS SALINAS 2	ALMEST	Good	52.5	Bouygues Bâtiment International	EMPROY VC / Bouygues Bâtiment International	AEI UCM-BBI



Assessor Awards

The presentation of Assessor Awards is based on the highest average BREEAM assessment scores over the previous calendar year, subject to a minimum number of assessments. There is one award for Assessor Company of the Year, and three for individuals as Assessors of the Year. The organisation and individuals listed below have each achieved constantly high scores under BREEAM.

ASSESSOR ORGANISATION



Atelier Ten

Atelier Ten have been leaders in the design of sustainable buildings for 30 years. A constant emphasis on collaborative design for efficiency and performance has been our mantra and we have completed many ground-breaking projects in that time, some of them truly 'net-zero'.

We at Atelier Ten believe that BREEAM is a powerful tool that helps designers to be at the forefront of innovation and develop trailblazing solutions for the ever-changing issues faced within the construction industry. As BREEAM assessors and APs with strong environmental design and sustainability backgrounds, we are able to positively influence the design from an early stage and ensure the development of these issues through ongoing support to the design team and provision of specialist advice at all RIBA Stages. By taking a proactive and engaged approach to developments we have a track record of consistently delivering high quality, sustainable buildings that exceed clients' expectations and achieve the targeted BREEAM rating. We have delivered many BREEAM certified projects; the World Wildlife Fund's headquarters, the Living Planet Centre in Woking, was our first BREEAM 'Outstanding' project.

"The Living Planet Centre is a new home for WWF that doesn't just embody the organisation's principles, it trumpets them... It also sets a lead in terms of ecologically sound construction, laying down a new marker for what commercial sustainable buildings should be like. This is in no small part due to the bravery of the client team in commissioning a group of brilliant minds to design it...the environmental engineers working for the redoubtable Patrick Bellew at Atelier Ten." — Kevin McCloud WWF Ambassador

INFO: www.atelierten.com

ASSESSORS OF THE YEAR



Andrew Caistor

When Andrew became the first licensed BREEAM Assessor in Central and Eastern Europe in 2009, BREEAM was a hard sell. Fast forward to 2021 and BREEAM needs no introduction. In this time Andrew has witnessed a huge change in attitude among clients, design teams and contractors.

Andrew is a firm believer in collaboration and considers this to be one of the key reasons behind his recent achievements, which includes five BREEAM Outstanding ratings in 2020.



Martin Springer

Martin has been an Assessor since 2013 for New Construction and In-Use certification. adamasgroup is the founding partner of the Dutch Green Building Council who has adopted the BREEAM certification standard and translated into the BREEAM-NL standard. Martin was involved since 2009 with the translation and implementation.

"The built environment should be a support to how we work, live and recreate. And BREEAM aids in making healthier and more sustainable built environments for people and planet. I Believe we have to be stewards and take care of the planet we live in, also by constructing buildings that are less exhaustive, but actually supportive for user and nature."



Simon Hogenstijn

Simon has been involved with BREEAM since 2016. After *Van Gelder* in 2019 and *Hogeschool Utrecht* in 2020 this year is the third consecutive year one of his projects is nominated for a BREEAM award. Both *Jumbo* and *Agrifac* were managed by Simon. His clients will acknowledge: Simon always tries to get the most out of his projects by nudging everyone towards the best solutions. His work is recognised not only as an expert but also an experienced BREEAM assessor. Therefore the most ambitious clients and experts find their way to Simon, resulting in both quality and quantity!



BREEAM Champions Awards

The BREEAM Champions Awards reward organisations that put strong sustainable performance at the heart of their work philosophy and practices – using BREEAM to facilitate this and to drive continual improvement. The shortlists for each category comprise both small and larger organisations with the highest overall BREEAM assessment performances from last year.

ARCHITECTS: AWARD WINNER

Perkins&Will



The judges thought this award was stand out and particularly appreciated, Providing sustainability workshops to maintain high-level certification assessments.

M&E CONSULTANTS: AWARD WINNER

W4Y Advisers



The projects W4Y Advisers were involved with were all credited for their innovation and sustainability. Showing good BREEAM scores across multiple projects.

Director's Award

For the second year running the Director's Award focuses on and recognises the scale of impact and advocacy that an individual has contributed to BREEAM.

/// Impeccable knowledge of philosophy behind the BREEAM criteria ///

RICHARD BENNETT

Job Title: Development Manager

Organisation: Morgan Capital

Country: UK



The 2021 Directors' Award goes to Mr Richard Bennett. Richard is a true pioneer of sustainable design in the building industry. Richard has made a lasting impression on the Sweco team, with his impeccable knowledge of philosophy behind the BREEAM criteria. Due to his role as the client's project manager, Richard has brought a tremendous focus of the entire design team in applying BREEAM successfully to many projects.

But, what stood out, was Richards belief in sustainable building design and using BREEAM as a tool to achieve a truly holistic sustainable building. In recent times, with a heightened awareness of climate change, project managers have started to realise the potential of schemes such as BREEAM and need for Sustainable Buildings. But, Richard had this level of awareness over a decade ago.

The most important aspect of sustainable building development is client's aspirations; but the client's understanding is what results into a sustainable building. Furthermore, when a client's project managers display an in-depth knowledge of BREEAM, the design team responds with seriousness and gives a lasting impression of the ability of the certification scheme. Richard is the very embodiment of this approach.

GRESB Awards

For the fifth year, GRESB and BREEAM are partnering to recognise responsible real estate investment, as part of the annual BREEAM Awards. Mission-driven and investor-led, GRESB is the environmental, social and governance (ESG) benchmark for real assets. GRESB works in collaboration with the industry to provide standardised and validated ESG data to the capital markets.

In 2020, a record 1,229 property companies, real estate investment trusts (REITs), funds and developers jointly representing more than USD 4.8 trillion in gross asset value, participated in the GRESB Real Estate Assessment. More than 120 institutional and financial investors use GRESB data to monitor their investments, engage with their managers, and make decisions that lead to a more sustainable and resilient world.

The shortlists in the large and small portfolio categories are drawn from GRESB members who have the highest number of assets with sustainable building certifications, based on percentage coverage of their portfolios and total number of assets. This is subject to a minimum of at least 75% of the portfolio holding sustainable building certifications. The judging and final decisions are made by the GRESB Management Board, and are based percentage of BREEAM certified portfolio, the building certification score of the portfolio, and the overall GRESB score as a holistic measure of ESG performance.

Individual Leadership



Katherine Sherwin
Blackrock

As the Global Head of Real Assets ESG Integration, Katherine is responsible for developing and implementing strategies that advance ESG integration and sustainable investing across BlackRock's Real Assets platform, which manages over US\$56 billion in equity and debt investments. She works with BlackRock's Real Estate and Infrastructure teams to integrate sustainability considerations within their investment processes, asset management activities and wider business strategies.

/// Katherine is regarded as a sustainability leader within the firm and in the industry more broadly ///

GRESB Awards



Large Portfolio

FUND/PORTFOLIO NAME: Klépierre

Fund Manager name: Clémentine PACITTI
Country: France
Property Type: Shopping centers

Klépierre has been selected as the winner of the 2021 GRESB/BREEAM Large Portfolio Award. Under the leadership of Clémentine Pacitti, Klépierre has accomplished the feat of certifying 100% of its portfolio to BREEAM In-Use increasing their certification coverage dramatically year-over-year. With over 100 assets, Klépierre has managed to implement and standardise sustainability best practices across their entire portfolio reducing operating costs while optimising environmental performance. In addition, Klépierre ranked #1 globally within the 2020 GRESB Real Estate Benchmark with a score of 97 out of 100 exemplifying their outstanding ESG performance.



Small Portfolio

FUND/PORTFOLIO NAME: Bouwinvest Dutch Institutional Office Fund N.V

Fund Manager name: Bouwinvest Real Estate Investors
Country: The Netherlands
Property Type: Office

Bouwinvest Dutch Institutional Office Fund N.V has been selected as the winner of the 2021 GRESB/BREEAM Small Portfolio Award. Bouwinvest has perennially topped the list of nominations for the GRESB/BREEAM awards and the Dutch Institutional Office Fund has 94% of its floor area certified to BREEAM. As a consistent top GRESB performer, the Bouwinvest Dutch Institutional Office Fund received a score of 95 out of 100 in the 2020 GRESB Real Estate Benchmark. With all assets in their portfolio holding a version of a BREEAM Certification, Bouwinvest has proven its commitment to advanced ESG practices and ensuring their assets operate in a highly sustainable manner.



Commercial Projects – Design

The Commercial Awards are given to projects that are owned and operated by commercial enterprises and used for commercial benefit – both new build and refurbishment/fit-outs. The impressive projects shortlisted in this category will help to move the debate on sustainable buildings significantly forward.

DESIGN STAGE: AWARD WINNER Jumbo Nationaal Distributiecentrum Nieuwegein - Netherlands

Sustainable development was the explicit ambition of Jumbo to build and distribute in a climate-aware and future-proof way. Jumbo succeeded in achieving one of the highest possible BREEAM scores for design certification. This new NDC is one of the most sustainably designed industrial buildings in the world. All of the various sustainable solutions were selected and incorporated in the design and early stages.

Outstanding case study that highlights the areas of BREEAM. The judges appreciated the innovative solutions to storing heat. The consideration of energy efficiency by designing heat pumps and roof panels 4,5mw helped this building edge the award. Other efforts such as increasing biodiversity in the area were also noticed as impactful.



/// The new NDC can justifiably be called one of the most sustainably designed industrial building in the world ///





Commercial Projects – Post Construction

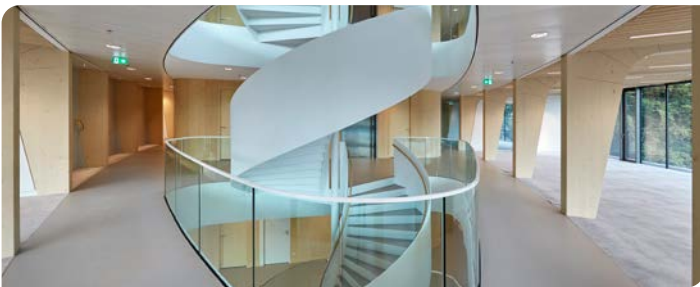
Represented by a wide range of commercial buildings this category has a number of impressive shortlisted projects in which performance and impact have been successfully delivered in practice.

POST CONSTRUCTION STAGE: AWARD WINNER Triodos Bank De Reehorst - Netherlands

The convergence of nature and the built environment makes this development a leading example and relevant showcase for other buildings. The building can provide its own energy demand with renewable energy sources and a low energy footprint: a modern, high tech and sustainable building. The wooden structure makes the building completely demountable and every single material that was used in construction can be found in a material passport, making it easier to apply circularity in practice.

This building stood out to the judges by impressively being fully demountable with its circular potential. The adoption of a timber structure helps to contribute to less embodied carbon and is recyclable. The building is energy neutral and uses innovative solutions to storing and harvesting energy.

Incredible efforts to stand out in a really competitive category.



COMMENDATION

Agrifac Machinery B.V. - Netherlands

Agrifac makes machinery which give a higher yield while using less water and less chemicals. For renovating and rebuilding most of the material was upcycled (cradle to cradle), a small part was recycled. The construction of the building was circular and energy neutral.

The efforts made in this building did not go unnoticed in this building with the clear and evident steps to remodelling this building. Achieving an energy positive status shows above and beyond efforts to tackling sustainability on a wider scale. Additional considerations with heating, cooling and ventilation also make this building worth of commendation. A great example of industrial machinery buildings being built with sustainability in mind.



Commercial Projects – In-Use

This award is for commercial projects that demonstrate ongoing improvements resulting from sound management and monitoring, and the use of assessment and certification to enhance performance. The shortlisted submissions shared an impressive set of corporate policies and procedures focused on achieving meaningful and incremental improvement over time.

IN-USE STAGE: AWARD WINNER

Center for Sustainable Landscapes - USA

The Center for Sustainable Landscapes (CSL) is a 24,350-square-foot education, research and administration facility at Phipps Conservatory and Botanical Gardens (Phipps), a public garden attraction in Pittsburgh, Pennsylvania, USA. Designed and built to generate all of its own energy while treating and reusing all water captured on site, the CSL is the first facility in the world to meet four of the world's highest green construction standards.

This building showed great application of BREEAM in use on a net zero building. The judges noticed the well documented journey of lessons learnt to help educate others as an above and beyond effort to sustainability.

/// Designed and built to generate all of its own energy ///



COMMENDATION

Centro Comercial Bonaire - Spain

Bonaire is proof that a 20-year-old building can reach the highest sustainability standards following BREEAM guidelines. Thanks to BREEAM, Bonaire has become an exemplary reference in 'green retail' achieving the highest score in Management part (94.9%) obtained by a shopping centre in Spain.

A brilliant refurbishment that has overcome many challenges and constraints of an existing building. The judges were impressed by the commitment to progress this building showed with plans to improve its energy ratings and sustainability.

The judges also give credit to the challenges endured with keeping a building of multiple tenants on board.





Public Projects – Design

The public awards are for projects supporting community and societal services, such as government, health, education and justice, including closely related commercially driven projects.

DESIGN STAGE: AWARD WINNER South West College, Erne Campus - UK

The design for the new Erne Campus is seen as an opportunity to respect both the past and embrace the future. The building has achieved a balanced performance across the BREEAM issues scoring highly in each section, with four sections achieving full marks and several exemplary credits completed too. It sets a great example to other clients and commercial building projects so others can replicate its impressive performance in sustainability.

This particular building the judges felt displayed its efforts in combining sustainability with wellbeing features very well, whilst targeting a zero carbon building. The application of passivhaus was also recognised by the judges and worthy of award.

/// The new Erne Campus is seen as an opportunity to respect both the past and embrace the future ///



Public Projects – Post Construction

A very impressive set of buildings contested this category. The consistently high quality of the shortlisted projects delighted the judges, but gave them a difficult task when choosing a winner.

POST CONSTRUCTION STAGE: AWARD WINNER

Knights Park - UK

This project achieved high scores across a wide range of BREEAM criteria, and scored particularly strongly in the Energy category, which was a key performance indicator for the client to reduce running costs. Above all else the building works much harder for its occupants and has been incredibly well received by staff, students and the community. The building is being used as an educational tool in its own right, showing how good design and environmental performance go hand in hand.

The judges in this category were impressed with the take on overall wellbeing as well as embracing the challenge of refurbishing an in-use building. The extension has been integrated into the clustered surrounding residential area which is also given credit when the improvements made to efficiency were considered, achieving this was enabled by the re-use of bricks and concrete structure. The efforts made on solar shading, biodiversity, accessibility were also highly rated by the judges reflecting on its importance in public buildings. The documentation and evidence of the changes were well presented before and after.

// Used the New Construction version of the scheme, despite retaining/reusing. //



COMMENDATION

Ny Horten videregående skole - Norway

Horten VGS is the first public building in Norway which has achieved BREEAM Outstanding certification. Designed as an energy-positive building the excess energy is distributed back to the grid in collaboration with the electricity supplier. The school has extensive use of wooden materials and an energy robustness with comprehensive use of passive measures which reduces the total energy use for heating, cooling, lighting and technical equipment.

Commendation due to this building for its ability to achieve a positive energy status with excess energy from PV going to the grid. The application of different and innovative energy solutions such as geothermal wells in construction as well as the building machinery itself being totally fossil free!





Public Projects In-Use

An impressive approach to sustainability in Scandinavia was on display this year. The judges concluded that the Finnish campus was the stand out project in the Public - In-Use category this year.

IN-USE STAGE: AWARD WINNER Kampusareena - Finland

Located in the centre of the university campus, Kampusareena serves as an excellent example of sustainability in construction and maintenance of real estates. Students, who are the builders of the future, can experience the theoretical principles of sustainability with all their senses. With nine floors and a sloping green roof Kampusareena is a visual reference for the whole surrounding neighbourhood. The green roof has the biggest biodiversity of all Finnish green roofs boasting diverse flora and host to insect hotels.

The judges appreciated the all round focus on sustainability and its in use purpose. The use of green roofs to increase biodiversity, claiming it's the largest biodiverse green roof in the country! The judges also appreciated the approach to user satisfaction.



/// BREEAM differentiates and marks us as a reference to be imitated within hospital sectors ///



Homes Projects – Design

This shortlist comprises highly complex projects in urban contexts, all aiming to deliver homes with a focus on comfort and sustainable living.

DESIGN STAGE: AWARD WINNER

Building 17 European Quarter Residential Complex - Russia

By setting challenging targets and embracing new concepts, Brusnika have created a product of higher quality in environmental, energy efficiency and wellbeing terms, becoming the first developer in Russia to deliver a residential building with a BREEAM 'Excellent' rating. A balanced heat retention strategy was focused on with each apartment equipped with heat recovery technology utilising counter flows of heated exhaust and cold incoming air when passing through an aluminium plate heat exchanger.

The judges felt that this building stood out for its sustainability efforts that were considered above and beyond for its environment. Being the first residential building to achieve a BREEAM excellent in Russia. The efforts made towards energy were impressive as well as proving to the environment that this quality of building is replicable.



COMMENDATION

De Nieuwe Dokken - Belgium

The De Nieuwe Dokken residential and living project is located on the east side of Handelsdok, one of the oldest docks in the port of Ghent. By redeveloping this Brownfield and implementing some ecological measures (e.g. green roofs), the building contributes to the ecological upgrading of the site. Strong consideration has been given to the comfort of the end user through the facade design.

Commendation was given to this building as it had an innovative approach to heat, water and waste minimisation. There was also a noticeable effort made here on social value which also made this building worthy of commendation.



Regional Award – Asia

The regional awards aim to recognise the achievements of projects within significantly differing economic, social and cultural regions. They allow for local recognition of excellence in relation to the regional context where market changers might not be recognised at a global level.

ASIA: AWARD WINNER

Studio City Phase II - China

This project will have a positive impact on the local community by providing jobs within a building that has been designed to improve occupant health and wellbeing. Guests will benefit from excellent levels of thermal comfort, lighting and acoustic performance, while the client will benefit from the marketing potential and significantly reduced operational costs.

The judges appreciated in this project that resorts designs were changed to not disturb a bird migration flight path! There was also innovative implements of a heat recovery system that captures the heat from cooling tower condensers and reuses this within the hot water system. With the assistance of BREEAM they have improved their thermal properties with a curtain walling system. Judges felt this project gave a well-rounded example of a building within this category.



COMMENDATION

Prime Business Park - Kazakhstan

PRIME Business Park, is currently the only historical office building in Asia to receive an Excellent rating in BREEAM In-Use.

The judges felt this building was worthy of commendation due to the number of changes it has implemented since its first BREEAM In-Use certification in 2017 – the project team have shown strong commitment to progress by changing multiple areas of the building in order to bring up its sustainability and efficiency.



Exceptional Award – China

The China Exceptional Achievement Award celebrates the very best project amongst a group of outstanding buildings in China. We were looking at how a project such as this could create inspiration for others not just in China but throughout the world. The refurbishment of our current buildings is something that many assets will have to undergo over the coming decades; the use of BREEAM Refurbishment & Fit-Out has resulted in a building that has reduced its energy consumption and has considerations for less abled access. The client has clear goals on sustainability and it is demonstrated in this project

EXCEPTIONAL AWARD: AWARD WINNER IKEA City Shanghai Jing

BREEAM offers a method to guide the design and implementation of green solutions within the building, for the IKEA project:

Adapted to the local climate condition, the need of heating is minimised with a performant building fabric and insulation system, analysed by energy modelling tool, which lower the energy consumption thusly reduce the CO2 emission of the building operation.

Energy-efficient LEDs provide all lighting with an adapted control.

Besides a secure access on-site and safe connection with the surrounding environment, an inclusive accessible design has been implemented for all users with particular emphasis on disabled users, elderly and families with young children.

In terms of choice of materials, materials from responsible source (FSC-timber) or products with lower environmental impact are encouraged and implemented, robust material are chosen for their durability.

IKEA City Shanghai Jing'an project has been a significant landmark in Shanghai with its opening in July 2020. Located in centre of the city near Jing'an Temple, this shop represents not only a commercial success but also a demonstration of how IKEA takes sustainability in to all considerations. Within the framework of the Ikea Group sustainability plan, the project has achieved the Very Good Level of BREEAM certification, based on the BREEAM International Refurbishment & Fit-out 2015.





Regional Award – Western Europe

The Western Europe shortlist features a variety of projects, ranging from boundary pushing residential developments to standout office buildings and university spaces.

WESTERN EUROPE: AWARD WINNER TIVOLI GREENCITY - Belgium

Tivoli GreenCity has raised the bar for future developments in Belgium. It is the first BREEAM Communities certified neighbourhood in the BeNeLux-region and the one with the highest score worldwide; 95.0% - Outstanding. The project introduces a new positive vibe and open spaces into a very dense area without tabula rasa or disruption. Connection has been sought with its surroundings and with the history of the location.

This building stood out amongst strong competition in this category. The judges appreciated the efforts that were made in the redevelopment of brownfield as well as the project is also very holistic and promotes social mix in a very appropriate manner. The application of multiple sustainability solutions with 30% of the units being zero-energy! Water treatment systems in place which also brings the possibility for zero water waste!





Regional Award – Central & Eastern Europe

The shortlisted projects in this category impressed the judges with some demonstrating a high level of building management whilst others adopted sustainable construction principles into more challenging markets.

CENTRAL & EASTERN EUROPE: AWARD WINNER Penny Market Otopeni - Romania

PENNY Otopeni focus' on people, digitization and sustainable development. Apart from the natural energy efficiency and reduction of operating costs, there is now more focus than ever on optimising the quality of the environment inside the store, both for employees and customers. Approximately 40% of the roof is covered with photovoltaic panels. The other 60% is a green roof with 55 solar tubes that bring natural light into the interior of the store.

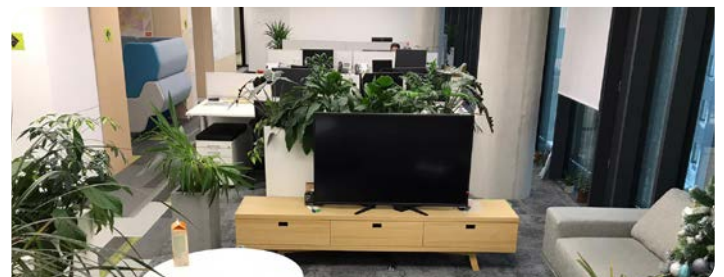
The judges appreciated the evident plan for long term change and setting sustainable habits across their business. The lessons learned and plans to transpire into future projects was well received.



COMMENDATION LIDL Headquarters Bucuresti - Romania

This project achieved the highest BREEAM rating in their category in Romania and achieved 100% of the available credits for Management, Water and Materials. The office building has 6000sqm and was designed around the building users aiming from the beginning to become a landmark in terms of sustainability and user friendliness. Therefore, the project is a synergy of energy efficiency features, indoor environmental quality and local amenities that are rarely seen in a common office project.

The judges respected the efforts made to sustainable solutions as the building is part of brownfield, an intelligent building with BMS controlling external shading of facade and sensors controlling light levels. Offering free electric vehicle charging and the reuse of rain water in WC flushing was also noticed. The judges also commended the efforts made when challenged by lack of testing laboratories in Romania for VOS so instead used labs in Hungary.



Regional Award - Americas

BREEAM's presence in the US market continues to grow thanks to an uptake of the In-Use scheme, offering forward thinking teams the chance to further demonstrate their commitment to integrating sustainability principles into their building practices.

AMERICAS: AWARD WINNER

Centro SEBRAE de Sustentabilidade - Brazil

Located in Cuiabá, Brazil, this project is sensitively designed taking into account environment and climate, together with vernacular architecture and a passive design strategy. The building is inspired by the indigenous hut shape, with double layer external envelope skin. Its oval shape helps to capture rainwater through the air gap between the concrete skins. The building is considered at the forefront of climate change discussions, and sustainability going beyond what many of us take for granted.

Having achieved the first Excellent in LatAm the judges felt this building was worthy of award due to its energy and water strategies that challenged their environmental expectations and rivalled the other buildings in this category. The judges felt the efforts were brilliantly captured in the video that was produced also.



COMMENDATION

HOTEL LAS SALINAS 2 - Cuba

The project Hotel Salinas 2 is in the northern area of Cayo las Brujas, considered a seminatural non-urban site, in the municipality of Caibarién, province of Villa Clara, Cuba. The ambition is to achieve a hotel that is comfortable for the end customer while being sustainable. This is guaranteed with the use of premium quality materials that are environmentally friendly and the implementation of state-of-the-art technology in all systems and services.

Commendation felt valid in this category due to the fantastic outcome this building achieved whilst also being one of the first projects in Cuba to adopt BREEAM, they applied a balanced approach to sustainability and achieve a 70% water save through the use of ecological water components. Another expression of what can be achieved in this country compared to what is commonly being achieved.



Your BREEAM Award

The Your BREEAM award goes to the most popular building on the shortlist as voted for by the public. There were over 47 innovative and exciting buildings from across the globe and over 4000 votes were received in this category.

YOUR BREEAM AWARD WINNER

Afyonkarahisar Ticaret ve Sanayi Odasi - Turkey

This building is the first BREEAM Outstanding public building certified in Turkey and is the first project in the Afyonkarahisar city certified in BREEAM. 100% of the total energy consumption of the building is offset by onsite renewables (Photovoltaic Solar Panels). Renewable energy is produced on site by photovoltaic system and used directly for supplying the asset's electricity and remaining part of the energy is fed into grid.

"What is expressing an important design can be maintained in an easy way ... an example of the use of natural energy sources can be applied for Turkey and world leaders"

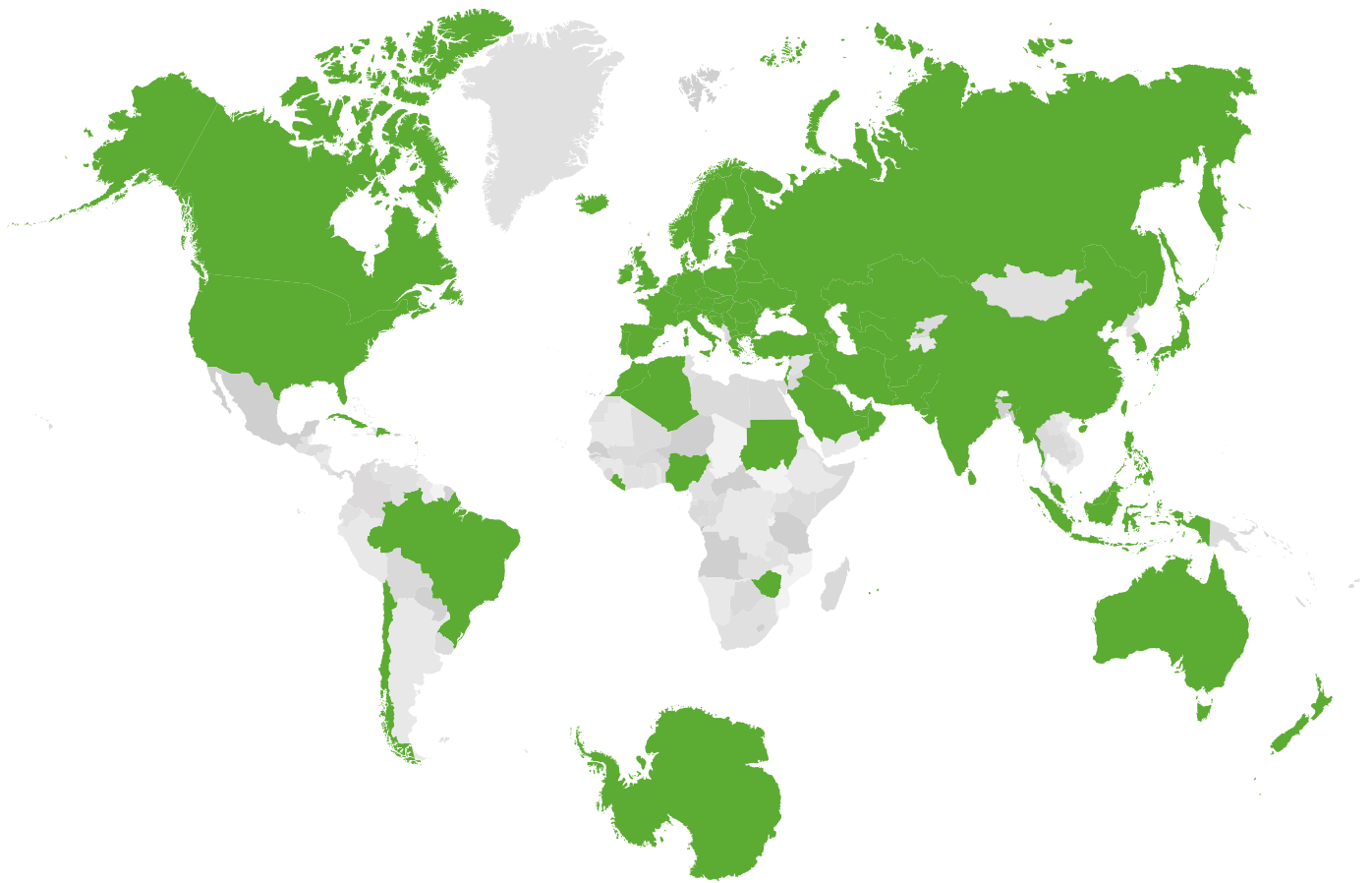
// This building deserves to be number one //



// Afyon is marvellous //



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Follow us on Twitter @BRE_BREEAM #BREEAM

BRE Global Headquarters
Bucknalls Lane
Watford
United Kingdom
WD25 9XX

T + 44 (0)333 321 8811
E breeam@bregroup.com
www.breeam.com



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