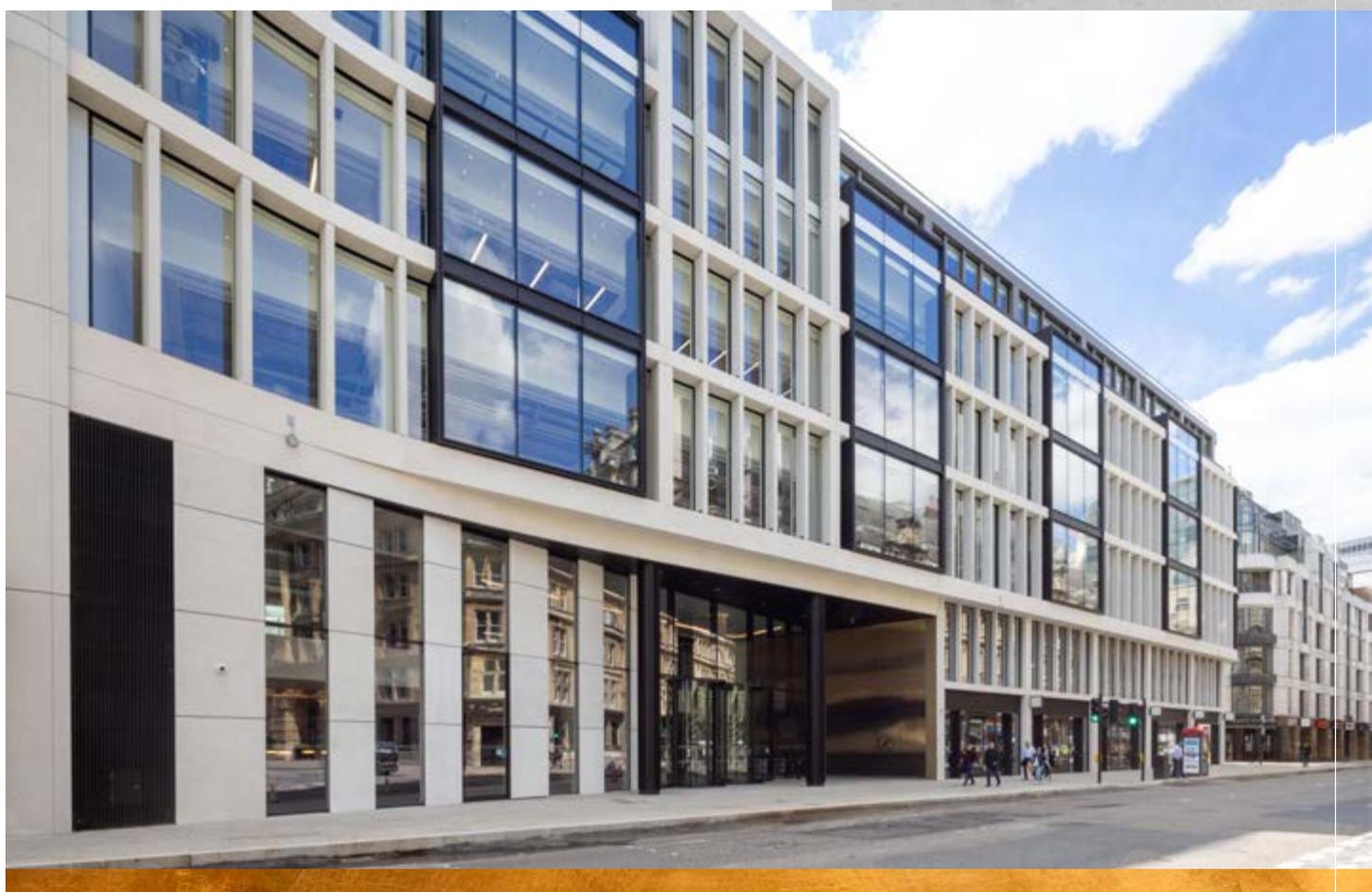


S I X T Y

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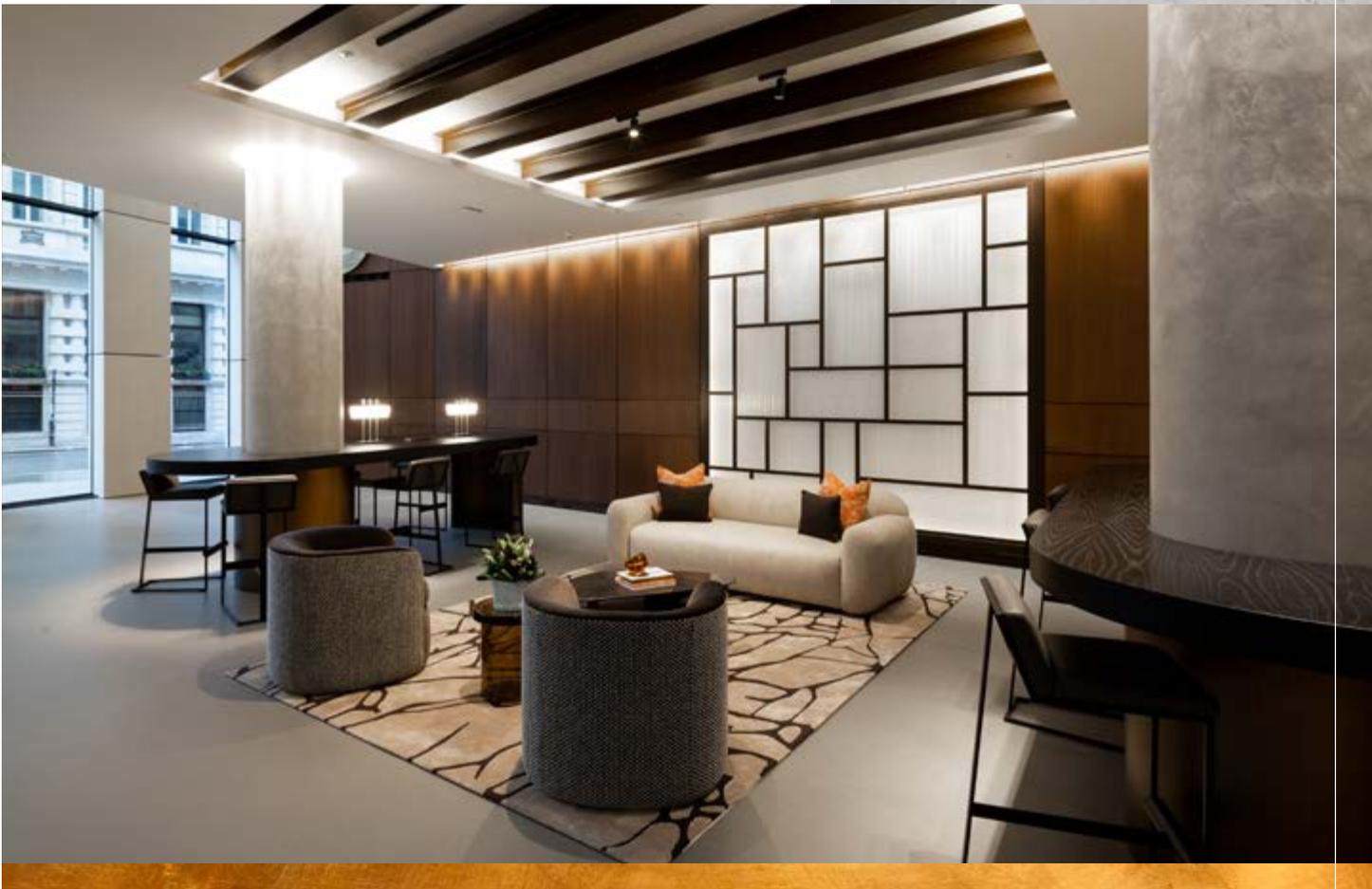
SUSTAINABILITY, HEALTH AND WELLBEING AT SIXTY LONDON WALL

Sustainability, health and wellbeing are at the core of Sixty London Wall. This has been an integral part throughout the design and construction of this project. This document highlights the performance measures 'set' and 'achieved' through the construction of 60 London Wall and highlights the ongoing management procedures in place for the building.



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CERTIFICATIONS

The below certifications will be achieved at Sixty London Wall following completion of the development.

B R E E A M

60 London Wall has achieved a BREEAM Outstanding score at completion of the project.

BREEAM is the world's first and leading sustainability assessment and certification scheme for the built environment. BREEAM assesses, encourages and rewards environmental, social and economic sustainability throughout the built environment.

Buildings with BREEAM certifications have been proven to have better operational performance. They are designed and constructed to be more energy and water efficient and to perform better in the reduction of both operational carbon emissions and embodied carbon. They also promote better indoor air quality and thermal comfort. Achieving a high level of certification was an important component of the design at 60 London Wall.

F I T W E L

Sixty London Wall is aiming to achieve a Two Star Fitwel certification for the base building, through the incorporation of many of the above features which will support a healthier workplace environment and improve occupant health and productivity.

Fitwel is a building-level health and wellbeing certification aiming to improve the health and well-being of building occupants. The certification recognises features such as active design, access to showers and cycle parking, flexible communal areas, on site or nearby amenity offer and proximity to transport.



CLIMATE CHANGE

REDUCTION IN ENERGY CONSUMPTION & CARBON EMISSIONS

Below are some sustainability features which were incorporated into the development to achieve our sustainability objectives.

PASSIVE DESIGN

Despite being a major refurbishment, the building is designed and constructed such that its energy performance is substantially better than that of a newly constructed building.

The building performs with a 15% reduction in carbon emissions in comparison with a Part L compliant newly built building. To achieve this we have:

- Optimised the orientation and integrated internal and external shading devices and solar control glass into the building design.
- Chosen high performance building fabric - through close collaboration between the architect, the façade engineers and the energy consultant, the building envelope and façade performance was optimised to provide thermal comfort, deliver energy savings and also provide a great level of daylight internally.

EMBODIED CARBON

The embodied carbon of this building has been significantly reduced by keeping the majority of the substructure and superstructure of the building in place. The Embodied carbon of the building is circa 40% lower than that of a similar newly built office. This translates to almost 20% saving in the Whole Life Carbon of the building. To achieve this the following strategies were implemented:

- We reduced the impact of construction materials through reuse, refurbishment, maintenance, and repair. This included keeping and reusing a considerable part of the previous building structure in-situ. Given that a major contributor to the embodied carbon of a building is related to the building foundations and structure, keeping the structure in situ was the most sustainable method to reduce the life cycle carbon of the building, and it follows best practice under circular economy principles.
- When specifying new materials, emphasis has been on the procurement of materials that have a low embodied environmental impact over their life including extraction, processing and manufacture and recycling. Key building materials have been responsibly sourced to reduce environmental and socio-economic impacts.

CLIMATE CHANGE

ADAPTATION FOR CLIMATE CHANGE

The architects (EPR) worked closely with the energy and sustainability consultants (Mecserve) to ensure that the building can perform under future climate change scenarios as it was designed to perform today. For example:

- The building will be able to deliver thermal comfort under future climate change scenarios with higher average temperatures.
- Measures to mitigate the impact of more extreme weather conditions arising from climate change over the lifespan of the building have been implemented, ensuring the fabric and structure are robust.
- The building is designed so that the peak rate of run-off, for the 1 in 100-year event, has been reduced by more than 50%. This included an allowance for climate change, using an innovative and effective sustainable attenuation from the green roof and the blue roof, thus reducing the delay and discharge of rainfall to public sewers and watercourses and preventing localised flooding.



RESPONSIBLE CONSUMPTION

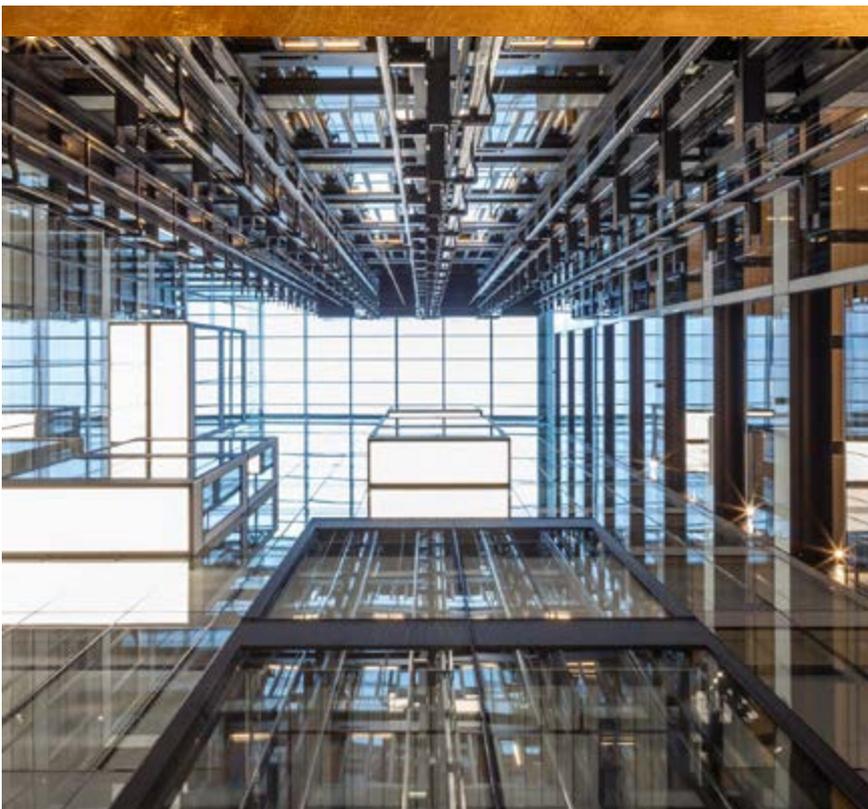
CIRCULAR ECONOMY

- The design identified opportunities and measures to optimise the use of materials. Existing materials from site have been reused where possible and new materials are specified such that they can be easily deconstructed during repair and demolition in order to minimise material wastage.
- Consideration has been given to material selection to accommodate future changes to the use of the building and its systems over its lifespan, this helps avoid wastage of material resources.

HIGH EFFICIENCY & GREEN MEASURES

The design ensures installations of the most efficient technologies available in the market to meet the energy demand, as well as the use of renewable technologies to generate energy on site.

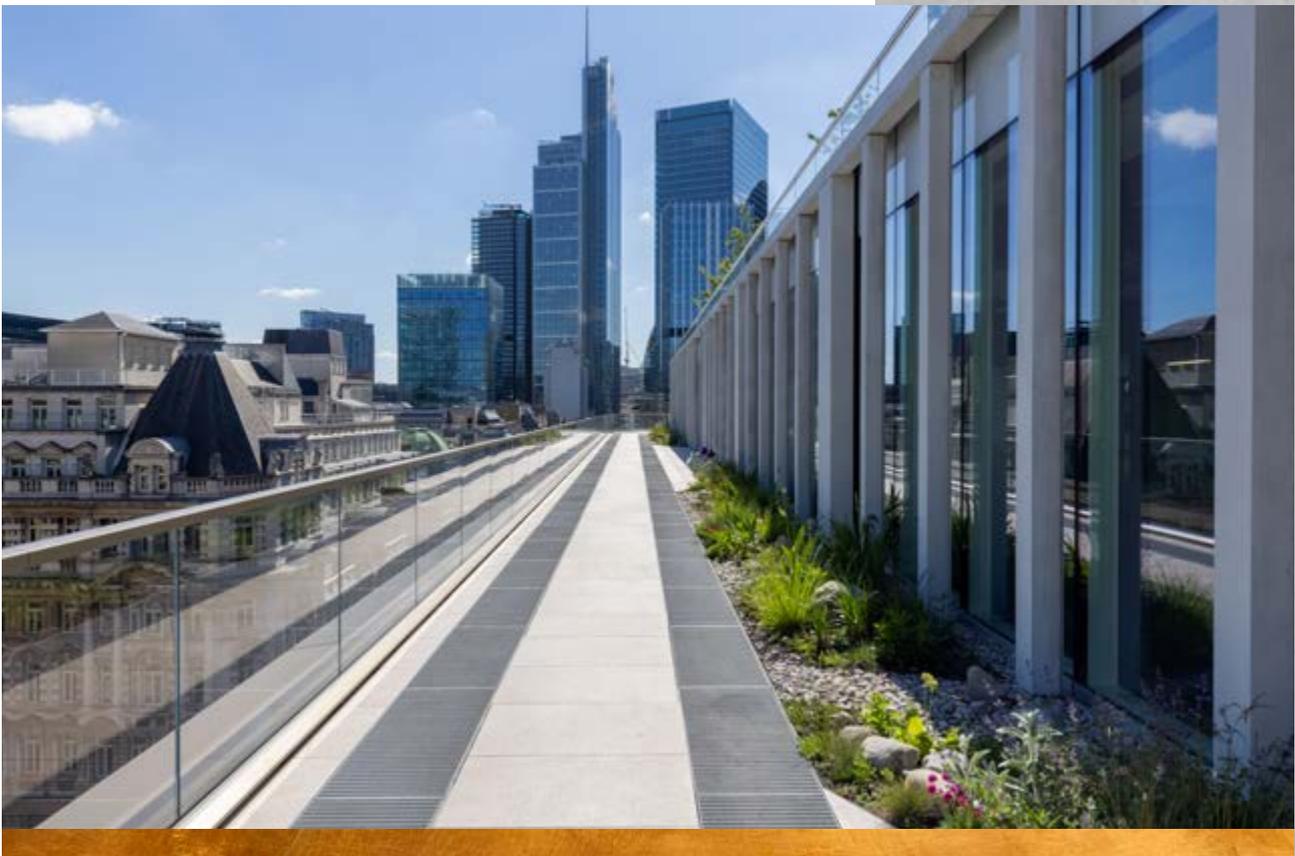
We have installed Photovoltaic panels on site to meet some of the electricity demand of the building. Solar panels have several benefits for the environment and due to their green energy and lack of emissions, they also reduce Sixty London Wall's dependence on the National Grid, produce no carbon emissions and require very little maintenance during their 25-30 year life span.



REWILDING

TERRACES & ECOLOGICAL ENHANCEMENT

- Sixty London Wall benefits from over 20,000 sq ft of terraces that provide stunning panoramic views of London and the City.
- The ecological enhancement on these terraces compliment the biodiversity offer introduced on the green roofs. Features include, planters on all terraces, invertebrate habitats such as wood piles and provision of bird boxes for nesting birds. The terraces with the landscaped gardens form an important design feature of the building along with improving the ecosystem in the City of London by reducing the urban heat island effect, reducing storm water run-off and increasing urban wildlife habitat.
- In addition to enhancing the local biodiversity these areas will have a positive impact on the mental wellbeing of the occupants within this office by providing direct access to enjoy this space for a moment of calm or a break away from the desk.



SOCIAL VALUE

SUPPORTING HEALTH & WELLBEING:

Indoor air quality, thermal comfort, and light levels have been a core part of our design strategy at Sixty London Wall. This has been summarised below:

INDOOR AIR QUALITY FOR OCCUPANTS:

- Any base build material and finishes have been chosen such that they have low VOC to reduce the potential impact on the air quality of the building.
- An air quality plan has been developed based on the design of the building which informs the operation and maintenance of the building. This ensures good air quality will always be delivered and maintained for the building's occupants. The details of the enhanced level of fresh air is reported in the Sixty London Wall Covid Strategy document.

THERMAL COMFORT

- The building is designed to ensure thermal comfort is achieved throughout the year.
- Additional modelling for the projection of climate change was undertaken to ensure the thermal comfort is maintained over the life span of the building.

PROMOTING A HEALTHY COMMUTE TO WORK, LOWERING CARBON EMISSION AND POLLUTION:

- The development is in a location with the best and highest public transport access level in Greater London
- Provision of excellent facilities for cycling, including cycle storage, showers and changing facilities support occupants cycling to work. The building is located close to two major cycle highways: CS1 to the north and Q11 to the west.
- In addition to promoting exercise and improving the health and wellbeing of occupants, this (together with excellent public transport links), will contribute to a reduced environmental footprint associated with transport and pollution during the operation and help to mitigate congestion.

SOCIAL VALUE

CO-WORKING ENVIRONMENT

Working in an attractive physical environment can lead to higher rates of productivity. At Sixty London Wall, a flexible workspace on the ground floor will enhance occupier's wellbeing within the building. The flexible space will provide informal break out space as well as areas for small/large scale meetings or events. This will encourage employees within the building to interact and fulfil their need for social belonging. The area will be optimised by a large breakout amenity bar which employees 'grab' a coffee or snack from.

SAFETY AND SECURITY

Safety is inherent in every part of the design and the Suitably Qualified Security Specialists (SQSS) from the City of London Police has been consulted and their recommendations have been implemented throughout the building.

DIVERSITY

Lactation Room

Sixty London Wall benefits from having a lactation room located on the ground floor for use of both occupiers and the landlord team. The room can be booked in advance and provides a private space for nursing mothers. The room consists of a comfortable chair, electrical outlets, a table and access to bottled water. The room is designed to promote the health and wellbeing of the mother and baby throughout infancy.

Inclusion Policy

We aim to provide a rewarding, fair and sustainable working environment for all employees at Sixty London Wall. Our people are the foundation for delivering exceptional customer service to our occupiers and we believe this is achieved by encouraging our staff to grow, interact and embrace the Sixty London Wall vision. Our recruitment process will be based entirely on skills and competencies, as we wish to attain a workforce representative of society. We also collaborate with service partners who have similar high levels of inclusion, evidenced through a diverse make-up and encouraged to adopt similar philosophies in their relationship with their own employees and suppliers.

Charitable Collaborations

Sixty London Wall will look to partner with a local charity that shares the same sustainable values as the property. Occupiers will be able to use the building App to register interest, monitor updates and partake in building wide charitable events.

SOCIAL VALUE



“When we develop new buildings, we look to deliver assets that will be deliver long lasting value, be that financial, social or for the planet. Our goal is to create buildings and spaces that attract tenants, enhance the wellbeing of building users, support local economy, and contribute positively to the local community and environment. In addition, we seek to reduce the natural resources used in order to minimise the environmental impact of new buildings. We have identified four pillars of sustainability that are materially important to the assets we manage: climate change, responsible consumption, rewilding and social value. These four `pillars of sustainability are all underpinned by achieving the highest levels of building certification and Sixty London Wall demonstrates our commitment to achieving this.”

Sophie Carruth

Head of Sustainability Europe
LaSalle Investment Management

OPERATIONAL SUSTAINABILITY MEASURES

JLL are the dedicated onsite building management team and will ensure the performance of the building remains at the highest level on a day to day basis. To achieve this the below action plan will be achieved and maintained through set management procedures of the building.

RESPONSIBLE CONSUMPTION

Utilities

- Green energy procurement strategy to be put in place to decrease carbon output in the building – 100% renewable energy.
- Inclusion in the LaSalle Sustainability Management Programme provided by JLL's sustainability consultants 'Upstream'. This allows for quarterly discussions with the consultant accounting for the utility usage as well as providing for updates on latest industry best practice and new products coming to market that may be applicable to the building.
- Action plan and monitoring on strategies to be recorded.
- Comprehensive sub metering system to enable accurate recharging.
- PV panels in place in the building to meet part of the electricity demand for the building.

BMS/EMS

- Building includes energy management system (EMS) sat on top of the building management system (BMS). This allows the building management team to manage the building's energy consumption and track any anomalies pulling out of the data.
- There is a provision within the proposed building app to allow for data from the EMS to be pulled through, providing for direct transparency to tenants and allowing them to make changes accounting from the data.
- Future installation of ICONICS platform and ARBNCO sensors.
- Installation if ICONICS allows for a pro-active management strategy of the plant in the building. This means that works to plant can be undertaken based on when they appear most likely to fail based on usage rather than the traditional time basis.

OPERATIONAL SUSTAINABILITY MEASURES

Cleaning

- Installation of Toucan Eco cleaning system.
- Uses natural and sustainable compounds of salt and water, it reduces the need for cleaning chemicals and single use plastic bottles, along with packaging, manufacturing, transportation, and storage of chemicals.
- The solution is non-toxic, non-hazardous, and non-allergenic to people and animals.
- The solution is 99.999% effective against bacteria with a fast contact time and virtually no regrowth
- All consumables to be environmentally friendly – such as 'Cheeky Panda' & 'Soap & Co'.
- Towel service to be provided for all occupiers
- TORK EasyCube to be used to manage consumable levels, bathroom usage (sensors), monitor cleaning standards.

Refuse

- Installation of Weightron System to allow accurate recharging of tenant's waste disposal.
- Introduction of multiple waste streams:
 - General Waste
 - DMR
 - Cardboard
 - Glass
 - WEEE Waste- Food - Coffee Grounds
- Two separate compactors for General Waste and DMR – this significantly reduces the carbon footprint by having fewer collections.
- 0% waste goes to landfill. Instead General Waste is turned into EFW (Energy from Waste).
- Food Waste is converted into gas and the power generated is used to operate the vehicles used for collections.

OPERATIONAL SUSTAINABILITY MEASURES

SOCIAL VALUE

Health and Wellbeing in operation

- Focus on cycle facilities and encouragement in occupier experience when cycling to the building measures being put in place include:
 - Laundered towel service
 - Dry cleaning service provider
 - Consideration of juice/coffee bar to be operated in the back of house/flex area
 - Booking of cycle spaces using building/workspace app.
- Considerations within the building app to provide public transport routes to encourage occupiers and guests to use that in the first instance.
- The building strategy will be to promote exercise and improve health and wellbeing of occupiers.
- Brompton bike partnership and bicycle charging points.

Community/Building App

- Introduction of building app with provision to access building functions such as access control, visitor management, basic heating and cooling control.
- Introduction of building app to promote community engagement.
- Link to local retailers with the option to purchase via the app.
- Book and run classes via the app including:
 - yoga
 - running club
 - presentations and classes from local businesses (coffee making classes, cocktail classes), etc.
- Link to social media accounts.
- Link app to other sustainability initiatives such as utilities platform, waste reporting etc.

Corporate Social Responsibility (CSR)

- Supply partner collaboration on sustainability initiatives.
- Sixty London Wall charity.
- Charity volunteer days.
- Mental Health First Aid.

SIXTY

LONDON WALL

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