

Tritax New Construction Sustainability Brief

Tritax is committed to investing in the sustainable development of new logistics space in the UK and Europe.

In order to fulfil our objectives as outlined above, we seek to work with development partners to achieve the following sustainable features for the developments we invest in.

Green Building and Operational Energy Performance Certifications

Tritax seeks to support and achieve international green building standards in its investment in the development of new logistics assets.

BREEAM is the Building Research Establishment Environmental Assessment Method for sustainable construction. It originates from the UK is the most widely used and robust method available for measuring and demonstrating the environmental performance of buildings.

DGNB certification is the German Green Building Council's certification system for sustainable construction. The system was first introduced to German the market in 2009 and has been continuously developed since then and is now not only considered the most advanced in the world but is also internationally recognized as the Global Benchmark for Sustainability.

LEED is the Leadership in Energy and Environmental Design rating system for sustainable construction. It is the US Green Building Council's most widely used rating system and provides a framework for healthy, highly efficient and cost-saving green buildings.

Energy Performance Certificates (EPC) rate how energy efficient your building is using grades from A to G (with 'A' the most efficient grade). The UK includes a minimum standard of E Grade to lease commercial buildings. In Europe, the scheme varies, and the A-G grading system is not always used.

Energy in buildings

Tritax is committed to investing in energy efficient, low carbon and cost-effective buildings. Developers are asked to assess building operation energy usage modelling to identify opportunities to improve the operational efficiency for the occupying tenants.

Healthy, productive, and accessible buildings

Tritax seeks to invest in developments that deliver workspaces designed to provide the most comfortable working conditions by optimising daylight, ventilation, heating, and cooling systems. It also ensures that buildings meet accessibility requirements, and all buildings are assessed for these requirements.

Renewable energy

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Tritax seeks to maximise opportunities to provide on-site renewable energy generation. It requires full investigation of the use of integrated renewable energy systems on all projects, to minimise the use of fossil fuels in the operation of the building.

Biodiversity

Tritax is committed to creating a net positive biodiversity impact and following the biodiversity mitigation hierarchy.

Sustainable transport

Tritax seeks to reduce the environmental impacts of transport through the creation of sustainable travel plans that provides multi-modal transport options for occupying tenants.

Sustainable Design Features

Tritax requires consideration of the following strategies in all new projects:

Achieve Green Building Certification to a minimum of

- BREEAM Very Good
- DGNB Gold
- LEED Silver
- EPC B or equivalent country operational energy performance standard

Reduce CO2 emissions and decrease the use of fossil fuels by

- employing renewable energy sources wherever possible
- reducing transport during construction by sourcing materials and components locally
- implementing facilities to minimise car travel for future occupiers
- implementing facilities to support EV charging for future occupiers
- avoiding mechanical cooling and investing into natural cooling and natural ventilation
- designing for a maximum use of daylight
- optimising the building envelope for thermal regulation
- designing automatic lighting controls and fit low energy and LED lighting throughout the site
- implementing building management technology to control energy consumption
- installing automatic meter reading technology
- minimise the use of finite sources and use renewable sustainable elements instead

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Reduce water usage by

- implementing rainwater harvesting systems into the building design
- installing grey water harvesting systems where appropriate
- installing water efficient fittings, such as low flow taps, low flow showers, automated controls on urinals and dual flush, low flow WCs
- fitting water meters and automatic meter reading technology
- installing water leak detection systems and monitoring water consumption

Reduce waste by

- providing recycling facilities during and after construction
- use recycled components and recycled aggregates wherever possible

- considering the possibility of creating energy from waste
- considering off-site manufacture

Increase biodiversity by

- investigating the ecological value of the site and identify opportunities to enhance against the baseline
- employing an ecologist to assure maintaining or increasing the ecology on the site
- implementing green or brown roofs to increase biodiversity and help prevent flooding
- planting trees to support flood risk minimisation, carbon absorption, temperature regulation and air quality
- employing flood risk minimisation measures

Reduce pollutants by

- using non-hazardous healthy building materials with low embodied energy and a good life cycle analysis
- avoiding toxic materials such as formaldehyde as much as possible
- installing low NOx heating systems
- fitting oil interceptors in car parks
- designing external lighting to minimise light pollution

Create health and well-being by

- improving the indoor air quality through ventilation and healthy breathable building materials
- providing thermal comfort by creating temperature-controlled environments
- providing open spaces and green recreational areas for occupants
- providing views out
- meeting accessibility requirements