

Benchmarking

Jones Lang LaSalle Upstream Sustainability Services

Our sustainability benchmarking service allows you to compare the sustainability performance of your assets and sites with relevant industry peers or industry norms. It includes quantitative comparisons of energy efficiency, carbon footprints, waste production/recycling, water efficiency, transport and socio-economic impacts. Benchmarking will enable you to understand the relative performance of your properties and to target any improvement works accordingly.

How we stand out

- Leading providers of sustainability benchmarking services globally, with over 10 years of delivery experience
- Robust in-house sustainability benchmarks for offices and retail covering key markets in EMEA
- Benchmarking provider to industry leading initiatives such as [Better Buildings Partnership](#) and the [Greenprint Foundation](#)
- Pioneering methodology for distinguishing and handling landlord and tenant impacts for intensity indicators



What we can deliver for you

Annual check and prompt on performance

Benchmarking comparisons against peers

Assessment of performance trajectory against leading competitors, whilst safeguarding confidentiality

Property-level dashboards

Strategic workshops to link strategy and target setting with actually achieved performance

How you will benefit

- Reduces operational costs
- Reduces carbon footprint and sustainability impact
- Checks design intent against real operational performance
- Improves the quality of in-house or external management
- Manages portfolio risk and future-proofs key assets



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Expertise in Action

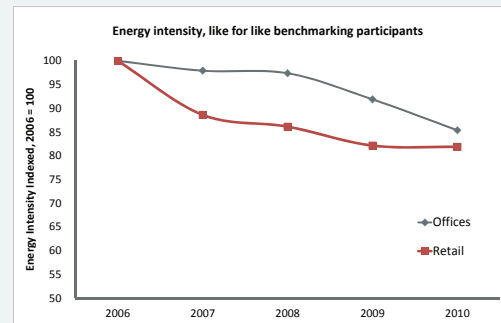
Sustainability Benchmarking – Various Clients

Challenge & Solution

- The Sustainability Benchmarking service uses quantitative benchmarks of real operational performance on key indicators: energy & GHG, waste, water, transport and socio-economic
- The collection, validation and analysis of real estate asset data to assess current performance and track this performance over time and against peers
- The objective is to prioritise actions and focus on strategies and actions for improvement
- The service is a management process used to actively improve real performance across whole portfolios year on year

Results

- Improvements achieved (repeat participants 2006 to 2010) include:
 - 18% reduction (retail) and 15% reduction (offices) in energy intensity (see chart)
 - Proportion of total waste averted from direct-to-landfill improved from 44% to 76% in retail properties and improved from 31% to 96% in offices



Value Add

- Progress tracking & portfolio management as well as reducing operational costs
- Good practice sharing internally when confidential, but also with industry peers; increasingly between landlord and tenant
- Linking strategic decisions across the property lifecycle — feeding knowledge gained from operational reality into refurbishment, design and transaction decisions

"The sustainability benchmarking led the industry in establishing a baseline from which improvements can now be measured. This foresight and innovation is critical in driving our business to anticipate the changes coming on this fast-moving agenda"

Paul Edwards, Head of Sustainability, Hammerson plc

Why Jones Lang LaSalle?

Upstream Sustainability Services is an integral part of Jones Lang LaSalle, a leading real estate services firm. This UK centre of excellence for sustainability consultancy, draws on 40 experts with 15 years experience, to apply our collective know-how and value-driven approach to manage and improve the sustainability performance of our client's portfolios and assets.

Jones Lang LaSalle has global reach, whilst maintaining a deep knowledge of local markets. The UK team possess multi-disciplinary expertise in all aspects of real estate investment, management and development. Sustainability considerations are embedded across this entire range of services.