



Performance Measurement & Monitoring

Jones Lang LaSalle Upstream Sustainability Services

We provide bespoke advice on the most appropriate activities, impact areas and indicators against which to measure sustainability performance. Robust and easy to use tools and methodologies have been developed by Jones Lang LaSalle to help you and your building managers record and validate your real estate sustainability impacts (i.e. energy, water, waste, transport). We can train your property or site managers in the use of these tools, and we supply regular analysis on performance trends to meet with monthly, quarterly and annual reporting cycles.

How we stand out

- Over 10 years experience in handling real estate sustainability data on behalf of both investor and corporate clients
- Global industry-leading carbon footprinting tools and platforms
- Long-standing experience of sustainability performance measurement standards (e.g. Greenhouse Gas Protocol, ISO14064)
- Sound understanding of the links between sustainability and financial performance (pioneering new forms of valuation methodologies)



What we can deliver for you

Definition of the data you need in alignment with global standards and protocols

OneView Energy & Sustainability Analytics platform

All data in a single place, across all of your portfolio – enabling both direct data input where no systems are in place and integration with any systems already in use

Data validation and analysis

Meaningful data for all needs – both internal management and external reporting

How you will benefit

- Monitor the performance of the portfolio, allowing individual buildings to be targeted as strong or weak performers
- Access sustainability information about a property, fund or entire portfolio
- Analyse trends over time, and assist with performance reporting to clients and investors
- Prioritise improvement actions on weak performers



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Expertise in Action

A large UK Pension Fund

Challenge

- Jones Lang LaSalle was appointed by the client four years ago and since then the relationship has evolved to the stage where we now work closely together on developing and implementing their RPI strategy across their property investment portfolio
- As the client continues to develop and grow their RPI strategy, we remain closely involved in each stage of its evolution

Solution

Advice provided to the client included the following:

- Quarterly monitoring of asset performance
- Annual management target setting and performance review
- Quarterly performance target monitoring and bi-annual performance target review
- Sustainability benchmarking
- CRC services and energy management

Results

- Delivery of corporate performance and management targets
- Sustainability integrated into asset business planning
- A survey of the client's UK-based indirect investments with areas identified for further engagement on sustainability
- Sustainable Fit-Out and Refurbishment Guidance Notes drafted for tenants and for the client
- 16.5% reduction in energy usage between 2008 and 2010 (like-for-like properties)
- 91% reduction in waste sent to landfill between 2008 and 2010 (like-for-like office properties)
- 68.9% average recycling rate between 2008 and 2010 (like-for-like properties)

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.

