

SUSTAINABILITY FACT SHEET

120 Collins Street

Sustainability features of this building

Investa prides itself on managing buildings to reduce their environmental impact. We have implemented a number of initiatives in this building, including:

ENERGY

- Building Management System (BMS) upgraded to improve building performance
- Variable Air Volume (VAV) controls upgraded
- New ozone friendly and energy efficient chillers
- Variable speed controllers to major plant motors
- Energy sub-metering (15 minute interval) with on-line interface
- Ongoing operational and seasonal management strategies
- LED technology lighting to communications tower

WASTE RECYCLING

- Tenant commingle waste collection program
- Other recycling services (E waste, phones, batteries etc.)
- Recycled 90% of construction waste during demolition.

WATER

- Waterless urinals
- Flow restrictors on all taps
- Drip feed watering system in garden
- Rain water capture system with on-site capacity of 35,200 litres



NABERS: The National Australian Built Environment Rating System measures an existing building's environmental performance during operation. See www.nabers.com.au for more information.

Investa's EcoSpace offering for new tenants includes:

- > Energy efficient T5 lighting
- > Tenancy based lighting controls, via a Sustainability Incentive (negotiable)
- > Low emission paints
- > Low emission carpet tiles
- > Waterless urinals and water saving devices
- > A Green Lease



ECOSPACE
an Investa initiative

For more details see our website

Investa's Sustainability Platform

Investa is one of Australia's largest unlisted owners of commercial real estate and owns and manages close to 50 office buildings throughout Australia. Since 2002, Investa has focused on sustainability by reducing the environmental impact of our operations and improving both social and financial outcomes.

Investa has been widely recognised for our sustainability initiatives, and in 2008 was awarded one of Australia's most prestigious sustainability awards, the Banksia Climate Change Award.

Our actions have significantly reduced our impact on the environment (see results overleaf) and we have a number of programs that work with our tenants to assist them to improve the efficiency of their work space. We believe by working together we can achieve better results for our businesses and the environment.

For more information visit
investa.com.au/sustainability

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Investa's results

Between 2003 and 2008 Investa:

39%

Reduced water consumption by 39%

21%

Reduced electricity consumption by 21%

42%

Reduced natural gas consumption by 42%

FIVE

Gained a 5 star safety accreditation from the National Safety Council of Australia.

68%

Diverted approximately 68% of tenants' office waste from landfill to recycling.

4.5

Gained a rating of 4.5 stars or higher NABERS Energy at 16 properties.

100,000

Cut its total greenhouse gas emissions by more than 100,000 tonnes of CO₂ by adopting innovative efficiency measures and procuring renewable energy.

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