



GENERAL

Glossary

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Glossary of Terms

Term	Description
Actual GHG emissions	The current year actual GHG emissions data is calculated in accordance with the Greenhouse Gas (GHG) Protocol, including the Scope 2 Guidance amendment and using the Operational Control approach. The Scope 2 guidance requires reporting of the location-based method that reflects the average emissions intensity of grids on which energy consumption occurs and the market-based method which reflects emissions from contractual decisions such as the purchase of renewable energy credits. The data does not account for Offsets or the impacts of normalization. Historical data has been adjusted to reflect any acquisitions, dispositions, and changes in emission factors in 2018 and new developments are added as completed.
Actual energy data	The current year actual energy data is calculated in accordance with the GHG Protocol using the Operational Control approach and does not include normalization impacts. The prior year data has been adjusted to reflect any acquisitions and dispositions in 2017 and new developments are added as completed.
BOMA	Building Owners and Managers Association
BOMA BEST	BOMA Building Environmental Standards
BOMA BEST certified buildings	The number of BOMA BEST certified buildings in Canada and the US. Properties certified through the BOMA BEST Portfolio Program are required to renew certification annually. BOMA BEST certification for properties certified through the Single Stream Program is valid for 3 years. This metric includes all BOMA BEST certified buildings owned by Bentall Kennedy clients.
BORiS	Bentall Kennedy Online Risk Information System
CaGBC	Canada Green Building Council
Carbon Offsets	Direct reductions in GHG emissions that can be purchased to 'offset' property emissions. Carbon Offsets are purchased in units of tonnes of CO ₂ equivalent.
CO₂	Carbon dioxide
CO₂e	Carbon dioxide equivalent
CR	Corporate responsibility
CSR	Corporate social responsibility

Term	Description
ekWh	Equivalent kilowatt-hours
Eco Tracker Eco View	<p>Eco Tracker is Bentall Kennedy’s proprietary sustainability data management system. It is our proprietary software that provides a single management and reporting system for energy utilities, water, and waste. It also includes a modeling tool, Eco Modeler, to model energy-saving, water-saving or waste reduction measures and predict reductions in cost, consumption and GHGs.</p> <p>Eco View is a simpler version of Eco Tracker which improves visibility into energy consumption for smaller accounts, offering basic utility tracking for industrial and open concept retail properties.</p> <p><i>*Any reference to Eco Tracker also includes Eco View.</i></p>
ENERGY STAR certified buildings	Number of buildings in the U.S. and Canada that receive an ENERGY STAR score of 75 or higher are eligible to apply for ENERGY STAR Certification for exemplary performance. A score of 75 or higher indicates buildings that are in the top quartile of energy performance. The certification must be achieved each year and verified externally.
Energy intensity	This metric tracks the energy used in a building on a per square foot basis, and we've normalized to remove variances for weather, occupancy, acquisitions/dispositions and exceptional loads (data centers).
ESG	Environment, social, governance
GHG	Greenhouse gas
GHG emissions intensity	Emissions intensity by asset type is calculated based on the total annual normalized gross location-based GHG emissions and the total square footage, based on gross leasable area (GLA).
GHG Protocol	The GHG Protocol Corporate Accounting and Reporting Standard, Revised Edition published by World Resources Institute and World Business Council for Sustainable Development, March 2004.
GRI	Global Reporting Initiative
Gross location- based emissions	Emissions that do not account for carbon offsets and RECs
ICSC	International Council of Shopping Centres

Term	Description
IREM Certified Sustainable Property Certification	Institute of Real Estate Management is the originator of the IREM Certified Sustainable Property Program. Reported figure reflects the number of certificates valid for the year. Certificates expire every three years. This certification is only available in the U.S.
LEED	Leadership in Energy and Environmental Design
LEED certified buildings	Number of LEED certified buildings in Canada and the United States. LEED certified buildings include: LEED EB: O&M certifications (valid for 5 years), LEED NC (no expiry); LEED CS (no expiry) and LEED ND (no expiry). This metric includes all LEED certified buildings owned by Bentall Kennedy clients.
LEED BD+C: C&S	LEED Building Design & Construction: Core and Shell
LEED BD+C:NC	LEED Building Design & Construction: New Construction
LEED EB:O&M	LEED Existing Buildings: Operations & Maintenance
LEED ND	LEED Neighborhood Development
Location-based vs. market-based	As per the GHG Protocol Scope 2 guidance, 'location-based emissions' reflect the emissions from the electricity that is generated locally, which may be different from 'market-based emissions' which reflect the emissions from the electricity that the company has purchased through contracts such as renewable energy credits.
Net market-based emissions	Emissions that account for carbon offsets and RECs.
Normalized GHG emissions	The current year normalized GHG Emissions data is calculated using both location and market-based methods. The normalized GHG emissions data are adjusted for the impact of weather, occupancy, and exceptional tenant loads and includes newly developed buildings but does not include buildings that have been acquired or disposed of in the past 5 years. Data for historical years is also adjusted to reflect 2018 emission factors.
Normalized GHG intensity	GHG emissions calculated on a per square foot basis adjusted for the impact of weather, occupancy, and exceptional tenant loads and includes newly developed buildings but does not include buildings that have been acquired or disposed of in the past 5 years. This is a suitable metric for the real estate sector, allowing for comparability of GHG performance at the property and portfolio level.
Normalized energy data	The current year normalized energy data are adjusted for the impact of weather, occupancy, and exceptional tenant loads and includes newly developed buildings but does not include buildings that have been acquired or disposed of in the past 5 years.
OHS	Occupational Health and Safety
Renewable Energy Certificates (RECs)	RECs represent the rights to the environmental benefits from generating electricity from renewable resources.
REALPAC	Real Property Association of Canada
RPI	Responsible Property Investing
RPIC	Responsible Property Investing Center

Term	Description
sf, sqft	Square feet
Scope 1 GHG emissions	The amount of greenhouse gas emissions generated through the combustion of fuel such as natural gas, gasoline and diesel. This metric is calculated in accordance with the GHG Protocol and reported in tonnes of carbon dioxide equivalent (tCO ₂ e).
Scope 2 GHG Emissions	The amount of greenhouse gas emissions generated from consumption of purchased electricity, steam, thermal heat, and chilled water. Emissions from sub-metered tenant consumption are not included in this metric. This metric is calculated in accordance with the GHG Protocol Scope 2 Guidance and is reported in tonnes of carbon dioxide equivalent (tCO ₂ e).
tCO₂e	Tonnes carbon dioxide equivalent
ULI	Urban Land Institute
UNEP FI	United Nations Environment Programme, Finance Initiative
UNEP PWG	UNEP FI Property Working Group
UN PRI	United Nations Principles of Responsible Investment
US EPA	United States Environmental Protection Agency
USGBC	US Green Building Council
Water Consumption	The consumption of water at properties is measured in cubic meters (m ³) and calculated in accordance with Bentall Kennedy's organizational boundary.
Water Intensity	Normalized water intensity is shown as litres per square foot on an annualized basis and is normalized for weather, occupancy and exceptional tenant loads and includes newly developed buildings but does not include buildings that have been acquired or disposed of in the past 5 years.