



ENVIRONMENTAL POLICY

BOMA BEST 2019 - 2022

IVANHOÉ CAMBRIDGE
MONTREAL OFFICE PROPERTIES

Effective: April 2019



Centre de
 commerce
 mondial
 Montréal

Édifice JACQUES-PARIZEAU



Maison Manuvie



PLACE VILLE MARIE

AN IVANHOÉ CAMBRIDGE EXPERIENCE





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1. Background and Objectives

Through this policy, Ivanhoé Cambridge acknowledges the environmental impact of its operations and seeks to promote adherence to the principles of sustainable development for the benefit of current and future generations.

The environmental management activities resulting from this policy must be implemented in a way that embraces best practices and meets the requirements of BOMA BEST certification.

This policy sets forth the general objectives of the various environmental criteria associated with BOMA BEST certification and is supported by Ivanhoé Cambridge's senior management.

2. Scope

This policy applies to all Ivanhoé Cambridge office properties in Montreal and the operations that take place within them.

3. Environmental Vision

There are clear objectives set out in this policy to support each of the BOMA BEST certification assessment categories:

3.1 Energy

Ivanhoé Cambridge is aware of the major challenges involved in saving energy and reducing greenhouse gas (GHG) emissions.

Ivanhoé Cambridge is committed to promoting energy efficiency and conservation by implementing the measures necessary to control energy consumption.

Accordingly, energy management plans have been developed for 2019–2022 in each property. Moreover, Ivanhoé Cambridge actively works to prevent unnecessary energy loss through an ongoing commissioning process.

The objective is to reduce GHG emissions by at least 10% of 2018 levels by 2022.

3.2 Water

Ivanhoé Cambridge acknowledges the importance of conserving this natural resource and reducing water waste.

Ivanhoé Cambridge will continue its program to gradually replace plumbing fixtures with water-efficient equivalents.



3.3 Indoor Air Quality

Ivanhoé Cambridge attaches particular importance to air quality and recognizes the adverse effects of poor indoor air quality on occupants' health, wellness and productivity.

Ivanhoé Cambridge is committed to carrying out air quality tests on a quarterly basis or more frequently, implementing the necessary corrective action to address any problems detected by these tests and sharing the results with occupants in a proactive manner.

3.4 Comfort

Occupant comfort is a top priority for Ivanhoé Cambridge.

Ivanhoé Cambridge is committed to implementing all the necessary corrective measures in response to any comfort-related complaints received by occupants.

3.5 Health and Wellness

Ivanhoé Cambridge is aware of the potential impact of its operational management on occupant health and wellness and understands the importance of doing everything in its power to maintain both.

Ivanhoé Cambridge is committed to implementing all operational best practices in this regard, including a proactive approach to dealing with legionella bacteria, a comprehensive program for the safe handling of refrigerants and fuel storage tanks, and a system for managing chemicals in accordance with best practices.

3.6 Procurement

3.6.1 Electric and Electronic Devices

These include computers, monitors and photocopiers.

- Energy Star certification or EPEAT registration

The goal is to meet these requirements for 100% of the purchases made by Ivanhoé Cambridge.

3.6.2 Lighting Fixtures

- LED lighting, preferably bearing the Energy Star or DLC label, or with a mercury content of less than 70 picograms per lumen-hour.

Ivanhoé Cambridge will continue its program to gradually replace existing lighting fixtures with new ones that meet these criteria.



3.6.3 Products Used for Operations and Maintenance

These include paints, adhesives, sealants and degreasing agents.

- **Low VOC content and/or ECOLOGO, Green Seal or GREENGUARD certification.**

Specifically:

- Coatings and paints must be Green Seal–certified (GS-11) or have a VOC content lower than that specified in SCAQMD Rule 1113 if they are not covered by the GS-11 standard.
- Adhesives and sealants must have a VOC content lower than that specified in SCAQMD Rules 1168 and be certified under the ECOLOGO, Green Seal or GREENGUARD program.

Ivanhoé Cambridge will continue to adhere to its green buying program with regard to these criteria.

3.6.4 Plumbing Fixtures

- **These must be WaterSense–certified and/or low-flow fixtures.**

All new fixtures must meet the following standards:

- Toilet: < 4.8 LPF
- Urinals: < 1.9 LPF
- Sinks: < 1.9 LPM

Ivanhoé Cambridge will continue its program to gradually replace existing plumbing fixtures with more efficient alternatives when it is technically feasible to do so.

3.6.5 Office Supplies

These includes paper, toner cartridges, binding agents, batteries and office accessories.

- **FSC–certified and/or compliant with the following:**
 - 10% or more post-consumer recycled content
 - 20% or more pre-consumer recycled content
 - 50% or more rapidly renewable materials
 - rechargeable batteries

The objective is to meet these criteria for at least 50% (by cost) of the purchases made by Ivanhoé Cambridge.



3.7 Maintenance Services

Ivanhoé Cambridge is aware of the impacts of janitorial services on the environment and health of occupants.

Ivanhoé Cambridge is therefore committed to doing business exclusively with service providers that use a large majority of ECOLOGO-certified janitorial products. In addition, all new cleaning machines must meet the highest environmental standards.

This includes carpet cleaners, floor scrubbers and vacuum cleaners. More specifically, these new machines must meet:

- the requirements of the Carpet and Rug Institute's labelling program, or
- California Air Resources Board (CARB) standards, or
- the Cleaning Industry Management Standard (CIMS) for noise levels (under 70 dBA).

Special attention is given to frequently touched surfaces such as door knobs and elevator buttons, by way of a daily disinfection protocol or another equally efficient method, to limit the spread of bacteria and viruses.





3.8 Waste

Ivanhoé Cambridge is aware of the environmental issues related to responsible waste management.

The objective is to reduce the amount of waste generated at the source and to recycle or reclaim at least 70% of the materials that end up in the waste stream.

Ivanhoé Cambridge is committed to taking action to continuously reduce and repurpose waste, specifically by increasing occupant awareness. As a result, a 2019–2022 waste reduction plan has been drafted for each property.

Ivanhoé Cambridge is committed to adhering to best practices through such initiatives as:

- Making occupants more aware of the issues related to their day-to-day activities
- Optimizing the way food service and retail areas are managed
- Implementing best practices during one-off events such as presentations, receptions and exhibitions
- Requiring contractors to recover and recycle a maximum of construction waste in as responsible a fashion as possible.

The goal is to improve the waste diversion rate every year between now and 2022.

3.9 Site Maintenance

Ivanhoé Cambridge recognizes the environmental impacts of the site maintenance practices used in its properties and seeks to improve upon these results on an ongoing basis.

We therefore perform annual environmental compliance checks using specialized contractors and are committed to implementing the necessary corrective action in a timely manner.

3.10 Commitment of Stakeholders

Ivanhoé Cambridge acknowledges that a proactive approach with regard to environmental management and occupant communication is key to the continuous improvement of its environmental performance.

Ivanhoé Cambridge has therefore developed a number of environmental awareness and communication programs. In addition, members of Ivanhoé Cambridge's management teams have been given clear environmental performance goals to aim for in each property.

Ivanhoé Cambridge is committed to communicating with occupants on a regular basis in order to make sure everyone is aware of environmental issues.



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4. Commitment of Tenants

Ivanhoé Cambridge urges tenants to embrace the best practices stemming from this policy, especially those related to responsible procurement practices.

5. Policy Follow-Ups and Updates

The commitments outlined in this policy must be strictly enforced to ensure best practices are being followed.

This policy will have to be reviewed and updated every time a new application is made for BOMA BEST recertification. Ivanhoé Cambridge is committed to reviewing this policy annually to ensure that the provisions it contains remain valid.

Annik Desmarteau

Annik Desmarteau
Senior Director, Administration and
Customer Relations, Office, Quebec



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