



SUSTAINABILITY SERVICES

PORTUGAL

INTRO

We build structures to protect ourselves from nature and other forces. And we spend increasing amounts of time in these structures, living more than 90% of our lives indoors.

Our buildings are designed to keep us safe and to protect us from the elements. Clearly, the quality of these buildings has a critical social and environmental impact on our lives.

As a commitment, the green strategies are not just about energy efficiency, environmental impact or sustainability, but also about the occupants' wellbeing within and around the building.

Our Sustainability team will support your goals to improve your assets' sustainability credentials, through consultants with specific expertise in sustainability and energy services. Improved performance is achieved with initiatives which are created in a bespoke way for each project and we pride ourselves in terms of being innovative, informed and passionate.

We typically consider a holistic corporate social responsibility agenda - not solely resource focused, something our clients really love us for.

Our highly qualified team has a range of qualifications and charterships which assists us to give a best in class sustainability service.

We stand out from our competitors in terms of making real changes to ESG objectives at both the corporate and asset levels. Our team are outcome focussed, concentrating on physical sustainability improvements, visible at a property level.



PATRÍCIA MELO E LIZ
CEO of Savills Portugal

“Sustainability is an issue that must be considered by everyone in the real estate industry, especially as demand for green building certification is increasing.”

SOPHIE CHICK
Savills Director, World Research

“Demand for green building certifications is on the rise across the globe, Investors request that properties achieve them as a way to consistently measure sustainability across their funds. Occupiers gain improved productivity, health, happiness, and employee retention from green buildings, and certifications confirm those qualities in an asset. And local regulations increasingly align with green building certifications as a streamlined way to encourage sustainability throughout the jurisdiction.”

MARTA SCHANTZ
Senior Vice President for ULI Greenprint Centre for Building Performance

OUR COVERAGE

PORTUGAL OFFICES

Lisbon
Porto

UK OFFICES

Aberdeen
Birmingham
Bristol
Cambridge
Edinburgh
Glasgow
Leeds
London City
London West End
Manchester
Oxford
Southampton
Wimborne

EUROPE OFFICES

Amsterdam
Barcelona
Brussels
Channel Islands
Cork
Dublin
Madrid
Malaga
Milan
Paris
Prague
Rome
Stockholm
Warsaw











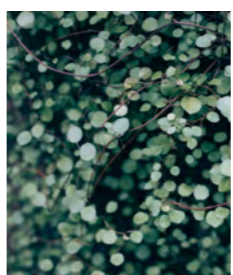
60
With over 60 sustainability consultants across Europe

16
Offices in locations across Europe

OUR SERVICES

Our award International winning sustainability team have over 60 consultants all over Europe including Portugal with specific expertise in sustainability, environmental, health and wellbeing and energy services.

We are able to offer clients a full suite of sustainability services:

<p>CLIENT PORTFOLIO SUSTAINABILITY STRATEGIES</p>		<p>ENERGY, WATER & WASTE DATA MANAGEMENT</p>		<p>SUSTAINABILITY REPORTS (GRESB)</p>
	<p>BREAM, LEED, WELL</p>		<p>COMMUNITY IMPACTS, SOCIAL VALUE AND CORPORATE SOCIAL RESPONSIBILITY</p>	
<p>ENERGY AND HYDRIC CERTIFICATES</p>		<p>ENVIRONMENTAL PROPERTY MANAGEMENT</p>		<p>ENERGY AUDITS AND TDD</p>
	<p>HEALTH & WELLBEING</p>		<p>ENVIRONMENTAL DUE DILIGENCE AND LAND QUALITY ASSESSMENT/BROWNFIELD</p>	
<p>GRESB BENCHMARKING</p>		<p>OCCUPIER ENGAGEMENT AND IMPROVEMENT SCHEMES</p>		

KEY SECTORS

KEY LEGISLATION & SCHEMES

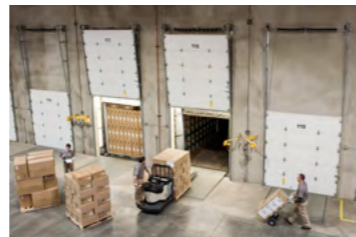
OFFICES



INDUSTRIAL & BUSINESS PARKS



RETAIL PARKS AND LEISURE



RESIDENTIAL



SDG - Sustainable Development Goals

NZEB - 2010/31/EU (DDEE)



SGCIE - Sistema de Gestão dos Consumos Intensivos de Energia

SCE - Sistema Nacional de Certificação Energética

RCD - DL46/2008 E DL 73/2011



LIDERA
BREEAM
LEED
WELL
ISO 14001





The Savills Sustainability team have continued to support us in achieving our corporate ESG objectives this year. They were organised, thorough and communicative with us throughout, listened to our requirements, and the team were always easy to work with.

SAVILLS IM

CLIENTS

THALES

avignon

SIEMENS

M7 Real Estate
AN M7 INVESTMENT GROUP COMPANY

INVESTMENT VALUE

80% Positive impact on occupant satisfaction

20% In the increase of the income value

60% Positive impact on building's value

18% Increase in the leasing value of the building

2% Additional cost to the basic investment

ENVIRONMENT



SOCIAL



ENVIRONMENT



ESG

- **PRESTIGE AND POSITIONING** of the building, as an example in the corporate social responsibility model;
- **ATTRACTS AND RETAINS** talent, clients and investment;
- **PROMOTE** the comfort and wellbeing.

TRACK RECORD

STRATEGIC ADVISORY

MB4 BUILDING (UNDER CONSTRUCTION)

Client: AVIGNON Capital

Project type: Building renovation (project and construction)

The project aim to deliver Low impact intervention on the environment, providing solutions suitable for the purpose considering the final needs of users and with a future reduce of costs. With the guidelines provided to the project and applied on the construction we will managed to have:

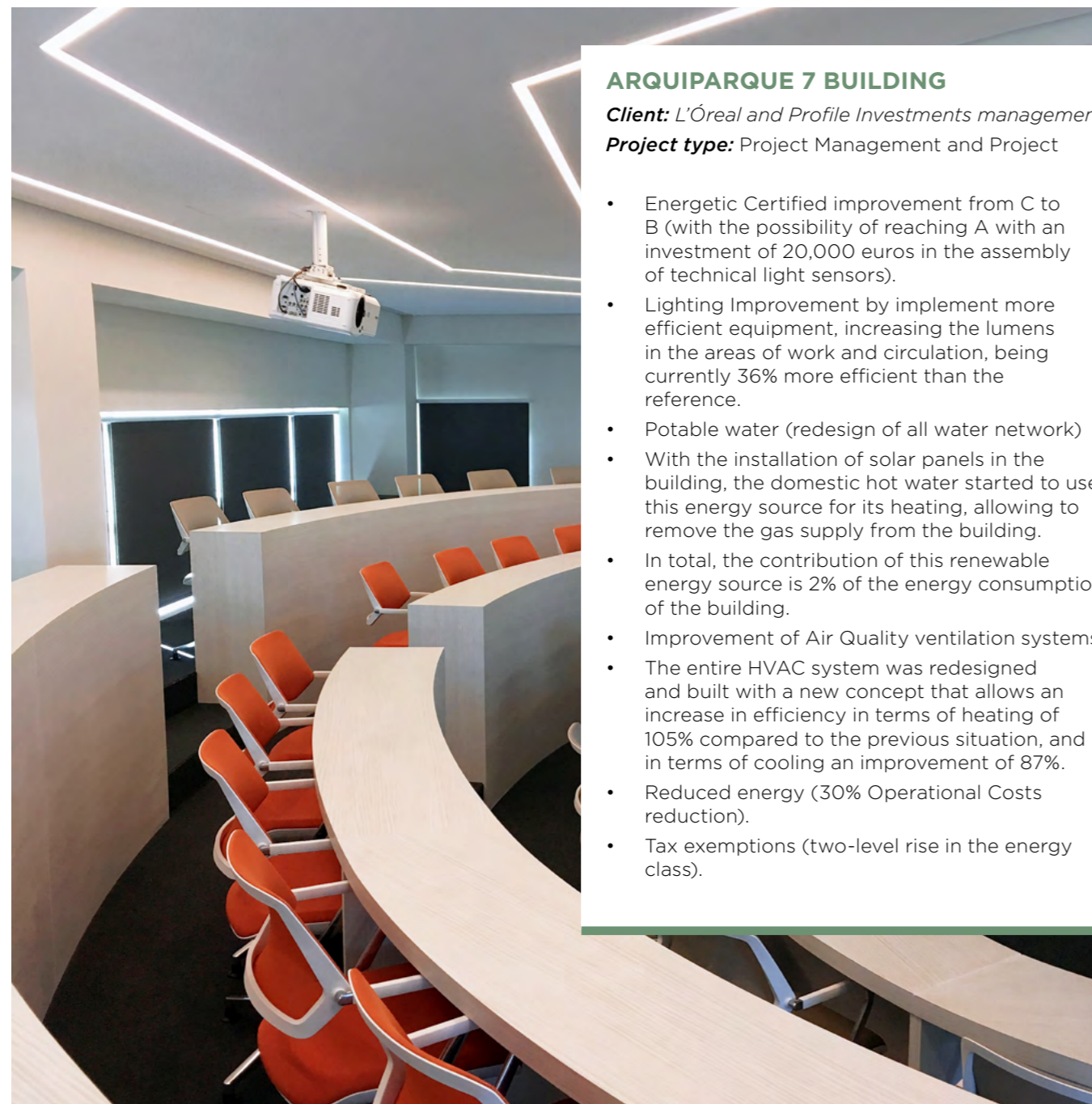
- Energetic Certified improvement from B- to A (two-level rise in the energy class);
- A reduction in 66% of the CO2 emissions; (energetic certified);
- The implementation of renewable energies (Photovoltaic plant), that will produced 39% of Energy needs of the building;
- A best performance in Air quality;
- Air, electricity and water monitoring's;
- NZEB preview;
- BREEAM IN-USE targets fulfilled;
- WELL CORE goals fulfilled;
- Reduction on the operational costs;
- Tax exemptions (two-level rise in the energy class).



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TRACK RECORD

STRATEGIC ADVISORY



ARQUIPARQUE 7 BUILDING

Client: L'Óreal and Profile Investments management

Project type: Project Management and Project

- Energetic Certified improvement from C to B (with the possibility of reaching A with an investment of 20,000 euros in the assembly of technical light sensors).
- Lighting Improvement by implement more efficient equipment, increasing the lumens in the areas of work and circulation, being currently 36% more efficient than the reference.
- Potable water (redesign of all water network)
- With the installation of solar panels in the building, the domestic hot water started to use this energy source for its heating, allowing to remove the gas supply from the building.
- In total, the contribution of this renewable energy source is 2% of the energy consumption of the building.
- Improvement of Air Quality ventilation systems.
- The entire HVAC system was redesigned and built with a new concept that allows an increase in efficiency in terms of heating of 105% compared to the previous situation, and in terms of cooling an improvement of 87%.
- Reduced energy (30% Operational Costs reduction).
- Tax exemptions (two-level rise in the energy class).



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TRACK RECORD

ENVIRONMENTAL TDD



ENVIRONMENTAL DUE DILIGENCE - SHOPPING CENTRE

Project value: 60 000 sq.m

Service Line: TDD, including enviromental audits

Our goal was to provide commercially focused advice and solutions to help the client to better know the building, in order to reducing consumption and management costs.

The focus was on a review of geological, hydrogeological and hydrological information to establish environmental sensitivities at the property and in its vicinity. The report identified potential measures to improve the building certifications.

It was recommended, for example, to evaluate the possibility of providing appropriate secondary containment for the tenants owned backup generators and prepare spill response plans in relation with such generators.



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TRACK RECORD

ENERGY AUDITS

GRESB - REAL ESTATE ASSESSMENT REPORTING

Project value: 22 properties
Service Line: GRESB

An initial review of the 2016 GRESB results was conducted to identify areas of improvement and scope the desired achievements. Relevant information and performance data was then methodically gathered from asset and property managers.

The fund achieved a Green Star accreditation, as well as attaining a position within the top percentile of their peer group. This has been powerful in communicating with key stakeholders such as investors as well as empowering asset and property managers to address sustainability issues.

Savills have a proven track record for improving GRESB Scores with an aggregated improvement of 86% across our client base in 2018.



SUSTAINABILITY REPORTING AND MONITORING

HAVING PARTNERED WITH A LEADING SOFTWARE PROVIDER, OUR SAVIQ SUSTAINABILITY REPORTING AND MONITORING TOOL PROVIDES A SINGLE PLATFORM TO DRIVE ENVIRONMENTAL SOCIAL AND GOVERNANCE (ESG) PERFORMANCE, MANAGE RISK AND TRACK ACTIVITY ACROSS INDIVIDUAL PROPERTIES AND PORTFOLIOS.

The system is founded on an innovative approach to driving energy and resource efficiency, collecting performance metrics from multiple sources to identify opportunities to reduce ESG associated risks, reduce operational costs and improve occupier experience.



SPECIFIC BENEFITS AND CAPABILITIES OF THE SAVIQ SERVICE INCLUDE:

- Analyse and monitor building performance proactively
- Report and analyse data streams from multiple sources including utilities, waste, air quality
- Compare portfolio ESG performance with both industry and own portfolio benchmarks
- Build bespoke reports and dashboards for scheduled issue to key stakeholders at all levels of the organisation
- Manage building performance ratings in a single repository including, EPC, BREEAM and GRESB ratings
- Inbuilt GRESB reporting functionality
- Ability to track portfolio activity including project initiative module
- Scheduled alarms to alert property teams to building anomalies - turning data in to action

HEALTH AND WELLBEING IN THE WORKPLACE

HOW CAN WE HELP OUR CLIENTS?



H&W ASSESSMENT

We can conduct a holistic assessment of your workplace, identifying initiatives that can be implemented over time



OCCUPIER / EMPLOYEE SURVEYS

We carry out employee or occupier engagement, allowing a H&W action plan to be built around stakeholder feedback and insight



DESIGN CONSULTANCY

We can provide expertise and advisory insight, ensuring H&W features are incorporated early on in the design process



CERTIFICATION GAP ANALYSIS & FULL CERTIFICATION SERVICES

We carry out gap analysis designed to inform your selection of the most appropriate and achievable H&W certification for your asset (e.g. WELL, BREEAM In-Use or GRESB)



INDOOR AIR QUALITY MONITORING

We can assess and case study specific building performance components of H&W, such as indoor air quality, acoustics, lighting design or thermal comfort



H&W AWARENESS

We can deliver workshops, training and focus groups to raise awareness and guide stakeholders on H&W strategy



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THE BUSINESS CASE FOR HEALTH AND WELLBEING IN BUILDINGS



We spend 90% of our time in buildings; 50% in commercial buildings



90% of occupants admit their workplace environment can adversely affect their attitude to work



Around 130m days are lost in the UK per annum due to sickness; better air quality can improve productivity by 8-11%



90% of an organisation's operational costs relate to its people: attraction, retention, and development

THERE IS A CLEAR AND GROWING BUSINESS CASE THAT BUILDINGS DESIGNED, OPERATED AND MANAGED WITH THE HEALTH AND WELLBEING OF OCCUPANTS AS A CENTRAL FOCUS ARE WORTH MORE, EASIER TO LEASE AND MAY COMMAND PREMIUM RENT

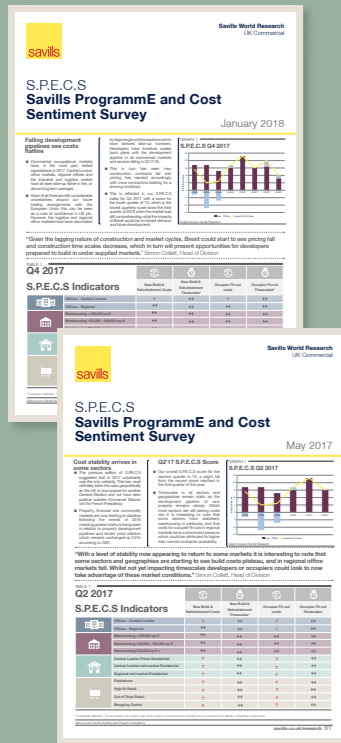
WHO SHOULD BE INCORPORATING HEALTH AND WELLBEING IN THEIR PROPERTY DECISIONS?

1. Owner-occupier / whole building occupier
2. Occupiers in multi-tenanted buildings
3. Landlords with communal area responsibility
4. investors / developers adding value through certification
5. Owners / developers targeting BREEAM
6. institutional investors participating in benchmarks



RESEARCH & THOUGHT LEADERSHIP

SAVILLS RESEARCH TEAM PRODUCES COMPREHENSIVE DATA AND ANALYSIS, PROVIDING MARKET INTELLIGENCE AND BESPOKE CONSULTANCY FOR CLIENTS.



LOCAL MARKET ANALYSIS

We have an independent and proactive approach to research and consultancy, which comes from a clear understanding of market dynamics in close consultation with our local market agents.

Our data provides the backbone enabling us to provide analysis, commentary and forecasting that creates real value for our clients. Using our data and first-class market knowledge, we produce a number of regular reports on the portuguese and european market.

CROSS-SECTOR

Our research can also work with our analysts, producing cross-sector reports. These look at the dynamics between the residential and commercial markets in key regional cities, uncovering potential development challenges and opportunities.

THOUGHT LEADERSHIP

At the heart of this process lies the team's ability to generate innovative and fresh solutions, rooted in commercial reality.

We are thought leaders in commercial property research and have produced several white papers that demonstrate our ability to apply our market knowledge to understand current and future market drivers. This can be provided on a bespoke consultancy basis.

BLOGS

Our clients stay up to date with the latest UK and international property market news and opinions, as well as helpful guides and top tips from Savills renowned industry experts on the Savills blog.



Devonshire House, London W1
Category A Refurbishment - £12m



ABOUT SAVILLS

OUR MISSION IS TO REPRESENT OUR CLIENTS DILIGENTLY, AND THROUGH THAT COMMITMENT, ACHIEVE SUPERIOR RESULTS.

Savills is one of the world's largest real estate firms. Established in 1855, we now have over 35,000 employees in over 600 offices and associates in over 60 countries throughout the Americas, Europe, Asia Pacific, Africa and the Middle East. Through our advice, our property management capabilities and our transactional services, we help our clients to fulfil their real estate needs - whatever and wherever they are.

Savills UK operates across 135 offices nationally and services the full spectrum of the real estate sector through our 300 different service lines. We provide a complete range of property solutions throughout the life-cycle of any real estate asset nationwide.

A unique combination of sector knowledge and flair gives clients access to real estate expertise of the highest calibre. We are regarded as an innovative organisation and a number of recent market awards are a testimony to our success.

Through a combination of targeting our local contacts, presenting market research, undertaking private presentations and staging exhibitions, we continue to explore opportunities to target new markets across the globe.



£1.6 BILLION

of global trade has put savills into the top 5 global real estate advisors



OVER 600

offices and associates creating a strong global reach and network



OVER 35,000

Employees across Europe, Asia Pacific and the Americas

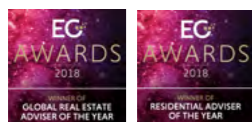
UNITED KINGDOM & CHANNEL ISLANDS
127 OFFICES & ASSOCIATES

CONTINENTAL EUROPE
118 OFFICES & ASSOCIATES

US, MEXICO & CARIBBEAN
65 OFFICES & ASSOCIATES

ASIA PACIFIC
69 OFFICES & ASSOCIATES

MIDDLE EAST & AFRICA
276 OFFICES & ASSOCIATES



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SAVILLS' INTERVENTION IN RENOVATING L'ORÉAL'S SPACES WENT BEYOND CONCEPTUAL / FUNCTIONAL ASPECTS, ITS OUGHT TO SAFEGUARD TECHNICAL INNOVATION THAT ALLOWED TO REDUCE THE USE OF THIS WORKSPACE. THE RESULT WAS A 46.13% REDUCTION IN CO2 EMISSIONS."

L'ÓREAL CCD



