

# ONE CANADA SQUARE SUSTAINABILITY FACT SHEET

**CANARY WHARF GROUP IS COMMITTED TO CREATING EXTRAORDINARY ENVIRONMENTS THAT MEET THE NEEDS OF TODAY WHILE PREPARING FOR THE CHALLENGES OF TOMORROW.**

A fully integrated development, construction, and management company, we take direct ownership of our projects which presents a unique opportunity for us to deliver high quality developments with sustainability embedded throughout.

Our sustainability vision for the future is to be a place for people and nature and as part of this we are committed to being:



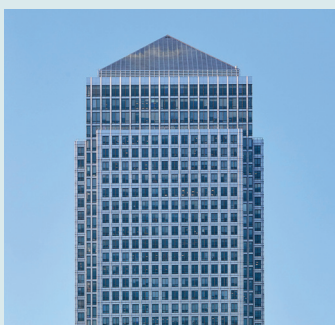
**THE LARGEST  
SUSTAINABLE  
DEVELOPER  
IN THE UK**

**NET  
ZERO  
CARBON  
BY 2030**

**100%  
RENEWABLE  
ELECTRICITY  
SINCE 2012**

**CLEANER AIR  
- 25% LOWER  
NOX THAN  
THE WEST END**

**EPC B  
ON NEW  
CAT A  
FLOORS**



Over the years we have demonstrated improvement to our flagship building – One Canada Square. The building's scale, excellent quality and commercial purpose continues to impress while we consistently seek to improve and embed robust sustainability credentials. Built as part of the first phase of Canary Wharf in 1991, we have chosen to keep One Canada Square in line with circular economy principles and upgrade its sustainability credentials in order to meet our ambitious strategy, rather than demolishing the building, which other developers may do. There are significant benefits to this approach including reducing the embodied carbon associated with systematic upgrades as opposed to demolishing and rebuilding this iconic building.

## **MINIMUM ENERGY EFFICIENCY STANDARDS AND NET ZERO PATHWAY**

Currently in line with Minimum Energy Efficiency Standards Regulations with an **EPC Rating of Band C D**, we are undergoing a process to **improve the rating of this Building to Band B by 2030**. This will involve:

### **EPC BAND C BY 2027**

- Improved SMART metering and building energy management system
- Implementation of daylight and occupancy sensing controls to the LED lighting systems
- Replacement of old air conditioning units with high efficiency fan coil units
- Provided demand control to supply ventilation in all occupied spaces

### **EPC BAND B BY 2030**

- Improvements to condenser water circuit to provide high efficiency heating to replace gas fired boilers
- Replace current equipment with heat Pump water heaters to maximise efficiency of centralised systems
- Replace chillers with high efficiency units

We also have a number of initiatives in place that will assist with improving the Energy Use Intensity in line with our Net Zero Pathway. However, when currently compared with our peers in the UK, One Canada Square performs highly with regards to its operational efficiency. We will also be seeking to verify this through external certification.

Other sustainability credentials of One Canada Square include:



### CLIMATE ACTION & ENERGY EFFICIENCY

- **100% renewable electricity since 2012**
- Energy saving solutions, including regenerative lifts enabling 15% increase in efficiency
- Increased energy efficiency through mechanical submetering plan & smart building technology
- All wood used in construction comes from FSC certified forests – for every tree used, at least one new one grows
- Over 90% low energy fittings (LED lights) installed for landlord areas
- Over 85% low energy fittings (LED lights) for tenant areas
- Removal of diesel storage tanks
- In order to secure future supply we are in discussion with operators and investors to use our buying power to fund an onshore wind farm in Scotland. This will provide dedicated capacity that provides the electricity we need, and will allow for more power in the future



### BEYOND ZERO WASTE

- Operational waste strategy offers recycling facilities to tenants
- Consistent achievement of a greater than 80% waste recycling rate
- Consistent reduction in water consumption for HVAC plant
- Removal of single use plastic from retailers across the Estate
- 5.9 million coffee cups recycled since 2017 from the Estate
- 600 tonnes of coffee grounds turned into biofuel from the Estate



### WELLBEING

- Consistent indoor air quality monitoring above legislative requirements
- WELL building certification for Covid secure buildings
- 10 x tenant showers & changing facilities available on Level 10
- Fresh air provision 30% above average and air intakes elevated for improved air quality
- 613 cycle spaces available within Canada Square underground car park, plus a further 1,100 free cycle spaces available across the Estate



**MAKING SUSTAINABILITY REAL**

If you are interested in leasing this iconic building please get in touch with:



**SARAH SHELL**  
07808 290 853  
[sarah.shell@eu.jll.com](mailto:sarah.shell@eu.jll.com)

**CLAIRE WATSON**  
07872 107 543  
[claire.watson@eu.jll.com](mailto:claire.watson@eu.jll.com)

**DAN BAYLEY**  
07879 421 192  
[dan.bayley@eu.jll.com](mailto:dan.bayley@eu.jll.com)



**DAVE PEROWNE**  
07739 814 720  
[david.perowne@cbre.com](mailto:david.perowne@cbre.com)

**ANNA BIGGIN**  
07931 842 687  
[anna.biggin@cbre.com](mailto:anna.biggin@cbre.com)

**LUKE THURLOW**  
07522 305 878  
[luke.thurlow@cbre.com](mailto:luke.thurlow@cbre.com)



**BEN STANLEY**  
07816 640 916  
[ben.stanley@canarywharf.com](mailto:ben.stanley@canarywharf.com)

**TARUN MATHUR**  
07779 888 149  
[tarun.mathur@canarywharf.com](mailto:tarun.mathur@canarywharf.com)

**KATIE OLIPHANT**  
07765 250 090  
[katie.oliphant@canarywharf.com](mailto:katie.oliphant@canarywharf.com)



For more information on our Sustainability Strategy and ambitions including our Net Zero Carbon Pathway please visit:  
<https://sustainability.canarywharf.com/>