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# Building for Sustainable Growth & Newfangled

The KPREIT's Green Policy



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## **1 Purpose**

To implement efficient & sustainable Policies that governs the way we build and operate as an organisation, thereby achieving international recognition through “Green” Business Certification to maximize on shareholder value as a REIT.

## **2 Background**

“Green” Building methods and operations can improve the way organisations use energy, water, and materials, to reduce negative impacts on human health and the overall environment both during construction and over its lifetime. It is important to empower our buildings and operations to contribute more to business continuity and corporate reputation by increasing positive convergence between the natural and built environments and the experience of the people who occupy them.

“Green” operations with Sustainability have always been a force multiplier for competitive advantage. In the past, this was typically not a competitive focus – simply a means of demonstrating corporate responsibility and so “Green” initiatives often became siloed within an organization.

Today, sustainability and “Green” operations have become central to business operations, emerging as an essential element of a successful strategy. Sustainability and profitability have become synonymous ideas, making sustainably managed organisations increasingly attractive to investors and customers.

KPL’s management recognizes that reducing and, where possible, eliminating the negative environmental impacts of our activities is an important part of our mission and we strive to be the “green” leaders in our industry. The policy herein is developed to demonstrate our commitment to:

- Comply with local environmental laws and regulations
- Prevent pollution by minimizing the generation of wastes where possible, improve conservation of energy and natural resources, recycle materials, and dispose of wastes in an environmentally responsible manner
- Integrate environmental and health considerations into decision-making processes as a rule, not an exception
- Reduce the environmental impact of our building and development projects

## **3 Green Business Certification & Benefits**

To highlight our environmental awareness and demonstrate our leadership as a company employing modern initiatives, KPL is embarking on a journey to achieve “Green” certification from an internationally recognized body. One such body is Leadership in Energy and Environmental Design (LEED) which is the most widely used green building rating system in the world.

LEED is available for virtually all building types and provides a framework for healthy, efficient, and cost-saving green buildings. LEED certification is a globally recognized symbol of sustainability achievement and leadership.

In relation to Jamaica, the National Environment & Planning Agency (NEPA) has a National Green Business Award Programme that is designed to help businesses learn and implement best practices and environmental awareness, to sustain our natural resources.

This initiative recognizes, awards, and promote organizations locally that are taking steps towards improving the local environment and quality of life. The specific aims of the programme are to:

- distinguish small, medium, and large-scale businesses that take relevant steps to protect, preserve and sustain the environment.
- highlight businesses that strive to operate in an environmentally and socially responsible manner.

Through achieving an award of this nature, KPREIT can continue to grow internationally and realize the benefits of employing sustainable modern initiatives.

**- Benefits include:**

1. Aligning our business with good values and reducing our environmental impact.
2. Sustainable cost savings by being efficient & modern.
3. Access to unique funding facilities (e.g., JSE Green Bond Project) with “Green” initiatives.
4. Employing a sustainable framework for longevity.
5. Expanding our credentials by acquiring another legitimate certification.
6. Leveraging the marketing benefits by utilizing the “Green” Certification Logo.
7. Raising public awareness by sharing information on our website and using the “Green” Logo

## 4 Policy

KPL is committed to protecting the environment and improving stakeholder value by conducting our operations and activities in an environmentally responsible and sustainable manner. Our guiding principles and practices to achieve resource conservation, waste reduction, and sustainability overall are summarized below:

- Comply with mandatory requirements, conduct our activities, and operate our facilities within applicable environmental laws and regulations.
- Conserve energy and other natural resources
- Encourage and train employees to be environmentally aware
- Reduce, reuse, and recycle to reduce waste
- Adopt green procurement practices
- Partner with customers and suppliers that are committed to do “green”
- Continue to review and minimize the impacts of our activities

It is imperative to embrace and promote sustainable “Green” business practices from inception, to change employees' habits and the company's operations and services.

This mission will take effort, attention, and planning, therefore, outlined below are principles and practices to implement the policy and achieve “Green” Business Certification:

- Build & operate with energy efficiency and conservation by using “Green” methods to reduce our carbon footprint.
- Building with “Green” Materials with a non-toxic nature such as timber in an effort for waste reduction.
- Employing water efficiency methods by using water conservation irrigation systems, low water-use-landscaping, and water efficient indoor fixtures.

- Using natural ventilation to improve indoor air quality and air filtration to reduce moisture levels & mold development.
- Comply with mandatory requirements and conduct our activities and operations within applicable environmental laws and regulations.
- Reduce, reuse, and recycle to reduce waste.
- Employ “Green” procurements
- Continue to reduce and minimize the impacts of our activities.

## 5 Roles & Responsibilities

### Energy Efficiency & Conservation

1. Install energy efficient resources & equipment where possible.
2. Turn off lights when not in use and use natural light when possible.
3. Turn off, not just log off, all computers, terminals, speakers, and other office equipment at the end of every workday.
4. Activate the power down features on our computer and monitor to enter a low-power or sleep mode when not in use.
5. Unplug equipment that drains energy even when not in use.
6. Use LED's or fluorescent light bulbs in buildings & facilities as opposed to incandescent lights whenever possible.
7. Use staircases when possible.
8. Utilize videoconferencing and conference calls as an alternative to travel when possible.

### “Green” Material Usage

1. Project materials should be assessed and supplied from renewable sources such as timber and aggregates where possible.
2. Avoid using paper by distributing and storing documents electronically.
3. Print and photocopy only what we need and double side print jobs when possible.
4. Use the back side of old documents for faxes, scrap paper, or drafts.

### Water Efficiency

1. Use water saving indoor fixtures where possible and available.
2. Employ storm water harvesting for restroom water usage and irrigation.
3. Ensure installed plumbing system is free from leaks and routinely maintained.
4. Irrigate landscaped areas when daytime is cool.

### Air Quality Improvement

1. Design with emphasis on building orientation & location.
2. Use modern and energy efficient HVAC Systems in our Buildings.
3. Usage of Window technologies and controls.
4. Place air inlets and outlets in appropriate positions to enable efficiency.
5. Use Ridge Vents in roofs to enhance air movement.
6. Build structures in clusters to enable shading and wind movement.

## **Minimize Waste and Increase Recycling**

1. Donate used furniture and electronics to institutions in need.
2. Use durable reusable beverage containers, plates, and utensils.
3. Recycle paper, paper products, plastic, binders, folders, catalogues, boxes, bottles, cans, batteries, electronics, toner, and ink cartridges.
4. Print documents in black and white or grayscale whenever possible.
5. Recycle plastic and paper products in accordance with industry regulations.

## **“Green” Procurement**

1. Use renewable construction materials in the way we build.
2. Purchase copier and printer paper that contains post-consumer recycled content.
3. Purchase office supplies and furniture that contain the highest percentage of recycled and non-toxic content whenever possible.