



Creating Healthier Work Environments



crownrealtypartners.com | [@CrownCRP](https://twitter.com/CrownCRP)

Who We Are

6.5+M SF

UNDER MANAGEMENT

49

BUILDINGS
MANAGED

700+

TENANTS

\$2B+

ASSETS UNDER
MANAGEMENT

20,000+

BUILDING OCCUPANTS

\$124M

CAPITAL PROJECTS
(IN 2018 & 2019)

100+ EMPLOYEES

Committed To A Sustainable Future

Crown is committed to corporate sustainability and responsibility and prioritises best management practices. The pursuit of sustainability is critical to the long-term success and resilience of the portfolio and also supports the health and well-being of our tenants, employees and surrounding communities.

As a leader in the real estate industry, Crown strives to exceed regulatory requirements by implementing innovative approaches to industry best practices and investing in ongoing physical and operational improvements. To ensure the success of our programs, Crown applies a number of industry standards, including benchmarks, including BOMA Building Environmental Standards (BOMA BEST®), United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED®) for Existing Buildings: Operations and Maintenance (EB:O&M) and as of 2018, the Global Real Estate Sustainability Benchmark (GRESB).

CERTIFICATIONS ACROSS CROWN'S PORTFOLIO



Certification	Percentage of Portfolio by 2019 Square Foot
BOMA BEST Certified	69%
LEED Certified	25%
GRESB Reporting	16%
Energy Star Certified	16%
Certificate of Excellence	24%



RACE2REDUCE CREST AWARDS

Crown had recently been recognized as a two-time winner at the BOMA facilitated Commercial Real Estate Sustainability Trailblazers awards ceremony. Crown had received top honours within the Energy Management Leadership Category.



BOMA BEST CERTIFICATION

BOMA BEST is Canada's largest environmental assessment and certification program for existing buildings. Crown continually strives to achieve the highest possible BOMA BEST certification at each building.



LEED CERTIFICATION

Crown is proud to promote a whole-building approach to sustainability. By achieving LEED certification at our buildings, we recognize exceptional performance in each of the eight key performance categories.



ENERGY STAR CERTIFICATION FOR COMMERCIAL BUILDINGS

ENERGY STAR certification is a voluntary program that is a universally acclaimed label of superior energy performance and efficiency.

Efficient, High Performance Buildings

Crown's Environmental and Sustainability Policy includes the requirement for regular audits and assessments listed below. This ensures ongoing compliance with all federal, provincial and municipal requirements are met at a minimum.

- Building Condition Assessment (BCA), completed at least every five years;
- Phase I Environmental Site Assessment (ESA), completed at least every five years;
- Energy and Water Audit Reports, completed every five years;
- Hazardous Building Materials Assessment, completed every three years;
- Indoor Air Quality Audit, completed on an annual basis;
- Waste Audit Report and Waste Reduction Work Plan, completed on an annual basis; and
- Asbestos Reassessment and Management Plan update, completed on an annual basis where applicable.

Crown regularly analyzes historic utility consumption and cost trends for continued improvement in building efficiency year-over-year and quick identification of any anomalous consumption patterns.

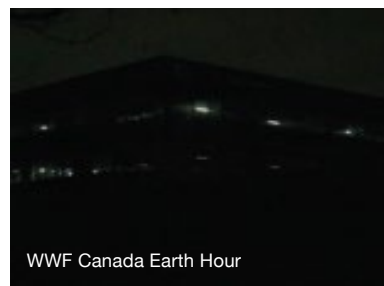
INITIATIVES ACROSS OUR PORTFOLIO



Earth Week 20 Minute Community Make Over



Bike To Work Day



WWF Canada Earth Hour



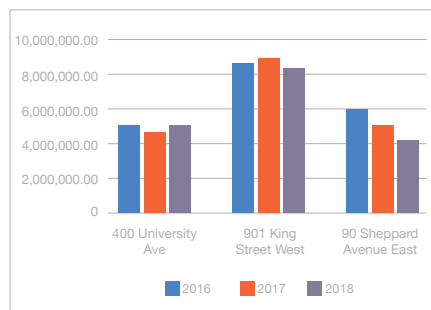
JDRF Ride For Juvenile Diabetes

Energy Performance Metrics

CORE PROPERTIES

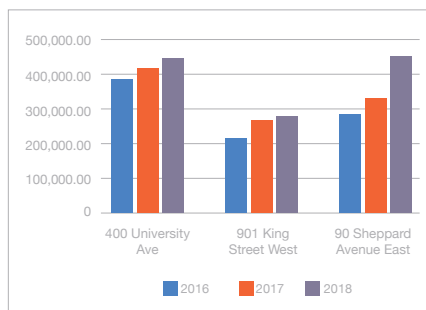
Crown continues to investigate operational efficiencies to reduce electricity, natural gas and waste consumption

ELECTRICITY CONSUMPTION
(KWH)



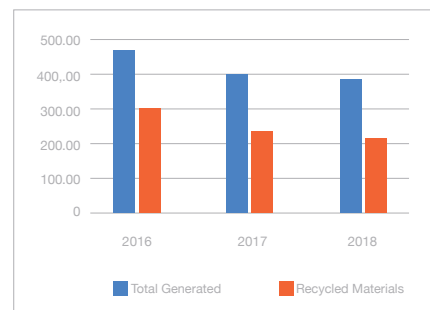
Ongoing sustainability and energy conservation initiatives resulted in electricity consumption at the Core Properties to decrease over the last three years.

NATURAL GAS CONSUMPTION
(CUBIC METERS)



Natural gas consumption at the Core Properties has increased slightly since 2016. This increase can be attributed to external environmental factors such as an increased number of heating degree days.

WASTE CONSUMPTION
(METRIC TONNES)



The generation of both waste and recyclable materials has decreased steadily since 2016 at the Core Properties. This can be attributed to Crown's Sustainability Purchasing Policy, which focuses on reducing the consumption of single use products.

GRESB

In order to assist in further boosting our sustainability efforts, Crown has committed to annually participate within the ongoing benchmarking program known as, Global Real Estate Sustainability Benchmarking ("GRESB"). As part of our commitment to GRESB, we are encouraging our continuous improvement through bridging gaps to building off our previous year's management practices. 2018 marked the first benchmark year on behalf of Crown's Core properties.



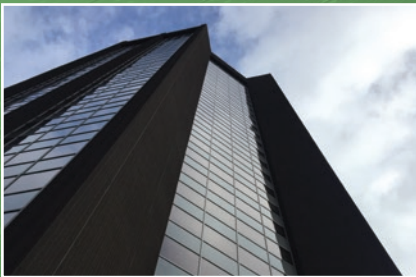
Our Initiatives

ONGOING SUSTAINABILITY INITIATIVES

Crown's comprehensive sustainability program addresses the topics of building operations, sustainable purchasing, green cleaning, hardscape and landscape management, accessibility standards regulations, waste management, mitigating environmental risk, integrated pest management, energy and water conservation and storage tank management. Crown's policies are reviewed on an annual basis to ensure they meet or exceed best practices within the industry.

PLANNED ENERGY EFFICIENCY INITIATIVES

Crown identifies opportunities for increased energy efficiency and cost savings across its portfolio and allocates a portion of the operations budget towards that goal. Crown has committed to exploring the following initiatives in 2019 and 2020 that will achieve energy savings at the Core Properties:



400 University Avenue

- Modify cooling tower systems to include variable frequency drives (VFDs) or variable speed drives (VSDs) for significant energy savings.
- VSDs and VFDs control motor speed by varying the motor speed to match actual load requirements, reducing energy consumption and improving control and lifespan of the equipment.



901 King Street West

- Replace two of the current standard efficiency condensing boilers with high efficiency models (i.e. models with a combustion efficiency of 85% or greater).
- Committed to completing LEED® EB:O&M* recertification in 2019 with the goal of achieving a level Gold Certification.



90 Sheppard Avenue East

- Complete phase I of the Make-up Air Unit replacement, which includes retrofitting two (of four) Make-up Air Units with higher efficiency models. Phase II of the replacement is planned for 2020.

Our Team

EXCELLENCE IN LEADERSHIP, ENTREPRENEURIAL AND SERVICE ORIENTED

Crown strives to create a corporate culture that attracts, engages, advances, and retains the highest calibre professionals. To that end, Crown provides ongoing training programs, workshops/ seminars and continuing education. Starting in 2018, all managers at Crown participate in an annual training program, offered through the Schulich School of Business. Crown's course reimbursement program covers up to 100% of costs related to professional development in job-related training.

Crown supports wellness programs and team building events. Crown has an annual employee recognition and service award, acknowledging the contributions of every member of the team to the success of the organization.



Property Awards & Certifications

CORE PROPERTIES

In recognition of Crown's commitment to sustainable operations, the Core Properties have received the following awards for exceptional environmental building management and efficient operations. In addition to these certifications and awards, Crown continues to explore new opportunities to submit for other environmental certifications, including BOMA 360, BOMA BEST Certificate of Excellence and the Outstanding Building of the Year (TOBY), Fitwel, and RCO 3R Certified.

Our Tenants

OUR MOST VALUABLE ASSET

Crown continues to explore opportunities to build and solidify strong and lasting tenant relations through communication, appreciation, and efficient care and maintenance across our portfolio. Tenant engagement is a key pillar in our sustainability program. Crown has committed to undertaking the following initiatives to continuing building tenants' relations and improve engagement in Crown's sustainability programs:

- Tenant Satisfaction & Transportation Surveys
- The Crown Advantage Interface
- Crown's Tenant Communication & Retention Program
- Crown's Tenant Sustainability Program
- Other Crown "Tailored" Amenities
- Planned Tenant initiatives



400 UNIVERSITY AVENUE

- BOMA Toronto Earth Hour Challenge, Landlord Category (2019);
- Race2Reduce Challenge (CREST), Energy Management Leadership category (2018);
- LEED® EB:O&M Gold (2015) - renewal is currently anticipated for 2020;
- BOMA BEST Gold (2016) –5 year renewal cycle (renewal is anticipated for 2021);
- Certificate of Excellence Award, (2018); and
- ENERGY STAR® Building Certification through ENERGY STAR® Portfolio Manager® by achieving an ENERGY STAR® score of at least 75.

Our Community

COMMITTED TO GIVING BACK

Crown is involved in several initiatives that allow us to give back to our community at a local, national and international level. We promote and showcase our community participation to tenants and employees to increase awareness.

Crown has been recognized by a variety of charities and community organizations for our environmental and philanthropic efforts, including Juvenile Diabetes Revolution Ride Foundation, Eva's Initiatives for Homeless Youth, United Way Greater Toronto, City of Toronto and Parks Planning Division.



901 KING STREET WEST

- LEED® EB:O&M Silver (2014) - renewal is scheduled for Q4, 2019;
- Certificate of Excellence Award, (2018); and
- BOMA BEST Silver (2017) - 5 year renewal cycle (renewal is anticipated for 2022).

90 SHEPPARD AVENUE EAST

- BOMA BEST Gold pending verification in Q4, 2019. The certification will be valid for the next five years, with recertification anticipated for 2024.

Crown aspires to be the manager of choice for tenants and investors in commercial real estate, recognized for superior investment returns, quality service, innovation, growth, rewarding careers and environmental sustainability.

GET IN TOUCH

Emily Hanna
Partner, Investments
647 729 2609
ehanna@crp-cpmi.com

crownrealtypartners.com | @CrownCRP

