



# Appendix E: Potential Building Ratings Benefits

Comprehensive retrofit projects of the type being targeted by the Partnership may result in certain green ratings improvements for the host building, which may create an additional incentive for a building owner to pursue a retrofit project with the Partnership<sup>1,2</sup>

|   | Rating Program   | Potential Ratings Impact   | Other Benefits   |
|---|--|--|--|
| 1 | US Department of Energy Energy Star or European Energy Performance Certificate Ratings | <ul style="list-style-type: none"> <li>Targeted energy savings from a typical retrofit project<sup>3</sup> (expected to be +25%) may improve Energy Star or Operational EPC ratings by a corresponding amount (+25%).</li> </ul>   | <ul style="list-style-type: none"> <li>Improvements may allow access to higher-value tenants. For example, US Federal Government requires high energy star scores prior to considering a property for lease.</li> <li>May enable building to meet regulatory requirements for disclosure of ratings. Perceived market value can be improved due to high performance on ratings.</li> </ul> |
| 2 | Green Building Certification Programs  | <ul style="list-style-type: none"> <li>Typical retrofit project upgrades may increase the likelihood of achieving Green Building Certifications.</li> <li>For USGBC LEED Existing Building program, potential point enhancement of 15-25 points out of 30 required for certification.</li> </ul> | <ul style="list-style-type: none"> <li>Assists building in meeting program certification prerequisites, which are minimum thresholds, such as having an Energy Star score greater than 60% to even apply for a LEED Rating.</li> </ul>   |
|   | Global Real Estate Sustainability Benchmark (GRESB)                                    | <ul style="list-style-type: none"> <li>Improvements from a typical retrofit project are expected to improve ratings components for multiple survey sections.</li> </ul>  | <ul style="list-style-type: none"> <li>Potential for roll-out of ESA strategy across multiple buildings in a portfolio could broadly improve GRESB scores.</li> </ul>  |

<sup>1</sup> The Partnership will compete for project opportunities with ESCOs, DIYs, funds, and other retrofit financing sources and, as such, there can be no assurance that a building owner will pursue a retrofit project with the Partnership in order to achieve such ratings improvements.

<sup>2</sup> There can be no assurance that ratings improvements will actually occur or that the other benefits to building owners described herein will be actually realized.

<sup>3</sup> A project size of between \$2 million and \$5 million a project profile generally consistent with the type of projects being targeted by the Partnership.