

CASE STUDY

Energy and Water Efficiency, Waste Management and Social Programs

PROPERTY FACTS

Property Name	Nuevo Sur
Location	Monterrey, Nuevo León, Mexico
Property Type	Lifestyle Retail Center. Open Air. Multi-tenant, Multifamily and Office.
GFA	1,485,280 SF GFA
Year Built	2014
Project Types	Energy and Water Efficiency, Waste Management and Social Programs



STRATEGY

In November 2016, a green building assessment was conducted at Nuevo Sur to ascertain sustainability performance and opportunities including energy, water, wastes and social initiatives. In 2017 and 2018, PIIMA, PGIM Real Estate's Latin American sustainability consultant, and joint venture partner CBRE, implemented the following programs:

Energy Efficiency

Parking facility lighting control and automation with photocells, LED replacement, installation of capacitor banks, installation of sun visors on cooling systems (chillers), and correction in the installation of physical grounds to avoid energy leaks.

Water Efficiency

As of the fourth quarter of 2018, due to the installation of water efficiency initiatives, the mall has reduced water consumption by more than 4,500 m³, equivalent to the water in 1.8 Olympic-sized swimming pools.

Waste Management

Primary waste segregation was achieved throughout the mall, with more than 67 tons of cardboard recycled.

Social Engagement

"El Adoptatón" adopt-a-dog program has been held at the mall for four consecutive years, helping reduce the number of stray dogs in the community and increase social engagement of mall clients in the plaza.

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KEY FEATURES

- Tenant satisfaction (satisfaction with property management, leasing experience and renewal intentions) was improved
- Campaigns for the sustainability initiatives at the mall created support from the tenants and visitors
- The success of the programs garnered increased commitment from our stakeholders
- The sustainability strategies directly benefit more than four million visitors annually
- Similar sustainability actions are being applied in new retail acquisitions to continue improving tenant satisfaction, as well as overall ESG outcomes
- A new Tenant Engagement Program will be implemented in 2019

SUSTAINABILITY OUTCOMES

Total energy savings of 473,000 kWh, equivalent to 215 tons of CO ₂ or 525,672 miles driven by an average passenger vehicle	17% energy savings in 2018 from 2017
Total water savings of 4,500 m ³ equivalent to the water in 1.8 Olympic-sized swimming pools	4% water savings in 2018 from 2017
Estimated annual operating cost savings from all the sustainability initiatives implemented within the mall since 2017	US\$24,000 per year

AWARDS

Two consecutive years (2017 and 2018)GRESB Sector Leader, and scores above 90/100 in the areas of Management and Development, Social and Governance.



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