



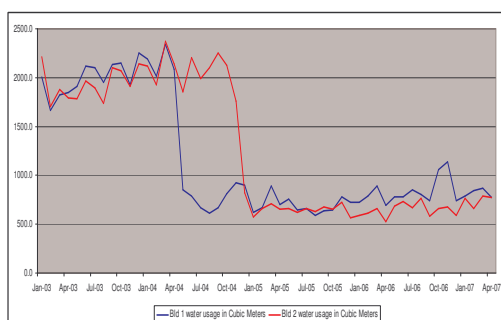
HAMMERSON HARBOUR EXCHANGE LIMITED

Sustainability Initiatives at Exchange Tower, London

Exchange Tower is a multi-tenanted, twin-towered commercial office building owned by Hammerson UK Properties plc. Both Towers have 17 floors and consists of c. 500,000 sq. ft. of commercial office space.

Operational Achievements

- **Recycling Scheme:** Service includes aluminium foil, cardboard, drinks cans, glass, paper (white & coloured), plastic bottles, toner cartridges, and vending cups; Engineering Maintenance provider recycles old computer batteries and light bulbs
- **Additional Recycling:** At a small cost and to be pre-arranged with Recycling supplier (Paper Round) includes: CD's, electrical appliances, fluorescent light bulbs, old office furniture (desks, chairs computers and screens), IT equipment, and security shredding.
- **Efficient Lighting Schemes:** Replace lighting in lift lobbies with low-voltage Light Emitting Diode (LED) type feature lighting; replace feature lighting in Atrium and reception areas with LED type; "intelligent", passive infra-red (IR) detectors controlling lights in toilets; upgrading street lighting controls from conventional day-light timers to photo-voltaic sensors to help reduce running times.
- **Plant Efficiency Improvements:** Replaced constant volume domestic water pumps with variable speed driven pumps and inverters.
- **Water Consumption Savings:** Installation of microbiological devices in the male toilet urinals to reduce flushing frequency; reduction in cistern volumes to achieve substantial water savings. The chart below highlights the impressive results that the initiatives have had on the overall water usage at the buildings: -



- **Administration Efficiency:** Reduced use of printers and paper in Building Management Office from e-mailing correspondence and communications to building Tenants, access card updates and questionnaires instead of posting hard copies; use of building Intranet/Extranet websites for hosting quarterly Newsletter to communicate news and local events; scanning documents and not photocopying where possible.

Completed Projects

- **Chiller Replacement Project:** Existing chillers were replaced with machines operating with more environmentally-friendly refrigerant gas *i.e.* R22 replaced with R134a.
- **Electric Cars:** Rechargeable parking zones for electric cars.
- **Lifts Operational Efficiency:** Switching off passenger lifts during twilight hours.

Future Monitoring and Targets

- **Operational Rating Strategy:** Completed *Operational Rating* calculation report for the building in June 2007, in accordance with Energy Performance of Building Directive (EPBD) requirements to enable targeting of energy savings in future.
- **Energy Monitoring:** Energy savings targeting of 3% per annum year-on-year highlighted in Hammerson Corporate Social Responsibility (CSR) plan. Producing comparative energy monitoring reports for Landlord Areas and for each Tenancy to enable benchmarking and direct consumption comparison.

Community and Charitable Work

- **Charity Fund Raising:** Over £2,500 was raised for *Great Ormond Street Childrens Hospital* from events held within the building Atrium during 2006/07.
- **School Sponsorship** of local children's hockey team; Childrens Safety Education Foundation - sponsorship to provide course books for children from the local junior school; courses provided cover First Aid, Road/Fire safety, internet safety, bullying, drugs, alcoholism; invitation to local junior school to sing carols in the atrium to raise monies for their school funds.