

## Redevco - Creating Sustainable Retail Space 领德高-打造可持续零售空间





Redevco is an independent, pan-European real estate investment management company specialised in retail property. It is part of the COFRA Group of companies and in 2015, managed 390 assets with a total value of €6.7 billion.

In the recently published "Towards Sustainable Cities" Redevco illustrate their dedication to the cities where they manage property, describing how the city and key stakeholders view sustainability, and their relationship with Redevco.

In the introduction to the report, CEO Andrew Vaughan also outlines some of the company's major achievements, including their commitment to BREEAM certification as a central pillar of responsible property management.

"We ensured that 88% of our properties are now BREEAM certified" says Vaughan "This is in no way simply a 'means to an end', as once we have achieved 100% certification, we can track the performance of each property and ensure that we do what is needed to future-proof them. We put future-proofing into practice in our investment decisions, improving the quality of our portfolio while, at the same time, minimising our impact on the planet. In 2014, 68% of our properties were BREEAM certified, so we have made considerable progress this year, and look forward to completing this specific target in 2016."

### Creating Sustainable Retail Space with BREEAM

BREEAM certification is a starting point for improving the quality of Redevco's real estate. The company is committed to improving the actual performance of properties in their portfolio, based on reduced energy use and carbon emissions, as well as improvements in the health and safety within the portfolio. In 2015, ten Redevco properties improved their BREEAM In-Use performance year-on-year, and local country teams have set 2016 targets for improvement for a total of thirty five properties.

Redevco是一家独立的泛欧地产投资管理公司，专业从事零售物业。作为COFRA Group的一员，其于2015年管理了390项资产，总价值67亿欧元。

在最近出版的“Towards Sustainable Cities”报告中，Redevco列举了他们对其所管理资产所在城市的贡献，阐述了城市和主要利益相关人对可持续性的看法以及和Redevco的关系。

在报告前言部分，首席执行官Andrew Vaughan也概述了公司的一些主要成果，其中就包括他们承诺将实现BREEAM认证作为负责任物业管理工作的中流砥柱。

Vaughan 说道：“很肯定地说，我们88%的物业已经获得了BREEAM认证”，“这绝不仅仅是一种“达到目的的手段”，因为一旦我们实现了物业100%的认证，我们就能对每处物业的性能进行跟踪并确保我们采取必要措施以使其永不过时。我们将“防过时”融入到我们的投资决策中，提升我们投资组合质量的同时，将我们对地球的影响降到最小。2014年，我们68%的物业都经过了BREEAM认证，到今年，我们取得了相当大的进展，并且期望能够在2016年完成特定目标。”

### 通过BREEAM打造可持续零售空间

BREEAM认证是提升Redevco地产质量的出发点。公司致力于通过降低能耗和碳排放以及提高物业组合中的健康安全来改善物业实际性能。2015年，Redevco的10处物业在BREEAM IN-USE表现上逐年提高，各国团队已为总共35处物业设定了2016年的改进目标。







### Sustainable cities – with retail as a driver

Redevco place a heavy emphasis on the value of retail development as a driver for sustainable cities. A good example is the Promenade Sainte-Catherine development in Bordeaux which was awarded the BREEAM In-Use Very Good label in December 2015, and is working to achieve a BREEAM Very Good certification by May 2016. Redevco has played a central role in redeveloping the heart of Bordeaux's historic city centre and from design to construction, and in the Promenade Sainte-Catherine project, they integrated the concept of sustainability into all of the processes to ensure a clean construction site.

Waste, noise and dust pollution was reduced on-site to benefit local residents, and the project's environmental impact as a whole was reduced through careful choice of materials and lower CO2 emissions. Energy and water consumption were also kept to a minimum.

Other examples of Redevco's BREEAM certified buildings in recent years include Rue Neuve, a prominent retail building in Brussels, which contains energy efficiency measures designed with the building's tenants, Inno Galeria, in mind, and the redeveloped 2,600m<sup>2</sup> C&A store in the centre of Zaandam, which represents a remarkable transformation of a 1960s building into a modern, sustainable property that integrates traditional features of the town's historical wooden architecture.

### 可持续城市 - 以零售为驱动

Redevco十分重视将零售发展作为一个发展可持续城市的驱动因素。位于波尔多的Promenade Sainte-Catherine项目就是一个很好的例子，其在2015年12月获得了BREEAM IN-USE优秀评分，并正努力在2016年5月前获得BREEAM优秀认证。

在波尔多的历史城市中心的核心区域从设计到施工的改造发展，以及在Promenade Sainte-Catherine项目中，Redevco都起到了核心作用，为确保施工现场的整洁，他们将可持续性理念融入到了所有的流程管理当中。

施工现场的废弃物、噪音和粉尘污染都得到了有效降低以造福当地居民，通过材料精选和降低二氧化碳的排放，该项目整体对环境的影响得以减小。能源和水消耗量也保持在了一个最低水平。

近年来Redevco经BREEAM认证的建筑还包括位于布鲁塞尔的著名建筑Rue Neuve，该建筑包含了与租户Inno Galeria一起设计的能效措施和在赞丹中心改建的2,600m<sup>2</sup>的C&A门店，成功标志着一栋20世纪60年代的建筑在融合了该城镇的传统木质特征后，向现代化的、可持续发展的物业转型。



Further details on the BREEAM criteria can be found in the relevant scheme manuals. Copies of the manuals can be downloaded free of charge from [www.breeam.com](http://www.breeam.com)



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#### **BRE Global**

Bucknalls Lane  
Watford  
United Kingdom  
WD25 9XX

T +44 (0)333 321 8811  
E [breeam@bre.co.uk](mailto:breeam@bre.co.uk)  
[www.breeam.com](http://www.breeam.com)