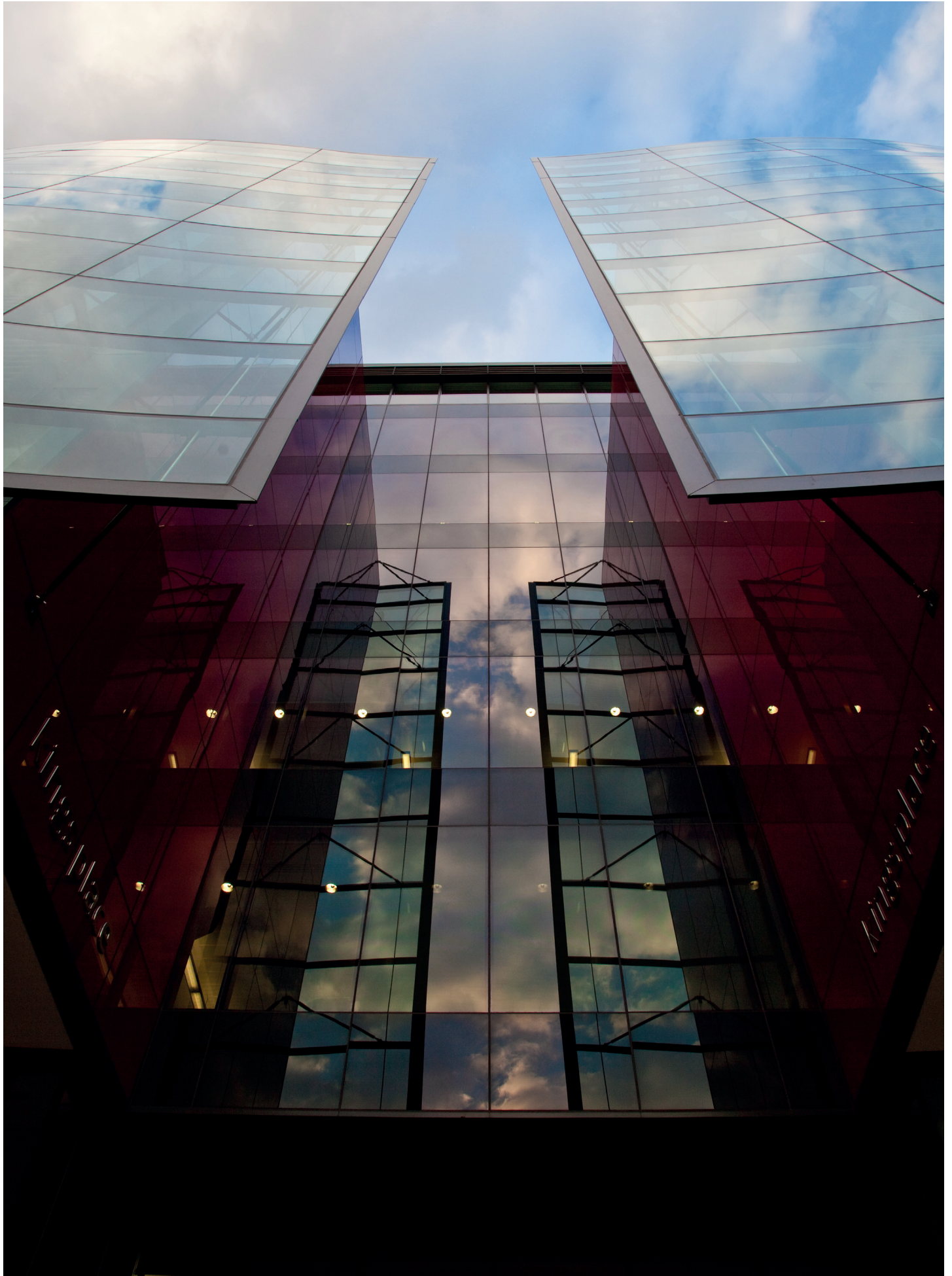


Kings Place 国王广场项目





An iconic mixed-use building, sustainably managed with BREEAM In-Use

Kings Place is an iconic prime mixed-use building located on the Regents Canal in London, and is in close proximity to the international transport hub King's Cross St Pancras.

Developed by Peter Millican and completed in 2008, Kings Place was architecturally designed by Dixon Jones to provide seamless physical interaction between its public and private uses. Kings Place was acquired in 2012 by WestInvest InterSelect, an open-ended European real estate fund which is managed by Deka Immobilien GmbH. Deka Immobilien GmbH have appointed Savills (UK) Ltd as property managers.

Kings Place was the winner of the Offices In-Use category at the BREEAM Awards 2017.

GREEN STRATEGY

Deka Group is committed to a business approach that adds value, addresses the needs of its end customer and society as a whole, and preserves the natural environment. Deka Immobilien GmbH, the Real Estate business division, has converted the Group's principles on sustainable corporate governance into a sustainability strategy specific to its own business activities. It is committed to reducing greenhouse gas emissions, increased inclusion of 'green' clauses in property, facility and rental contracts, the reduction of incidental expenses through sustainable management and renovations aimed at reducing energy consumption, and firmly embedding ESG components in processes related to property and fund management. Savills is committed to supporting Deka in achieving its sustainability objectives

一栋按BREEAM IN-USE可持续管理的标志性综合大楼

Kings Place是位于伦敦摄政运河旁的标志性综合建筑，其临近国际运输枢纽国王十字圣•潘克拉斯火车站。

该建筑由Peter Millican开发并于2008年建成，Kings Place的建筑部分由Dixon Jones设计，项目的公共空间和私人部分实现无缝对接。Kings Place于2012年被WestInvest InterSelect收购，一支由Deka Immobilien GmbH管理的开放式欧洲房地产基金。Deka Immobilien GmbH已经聘任Savills (UK) Ltd为其物业管理人。

Kings Place是In-Use建筑类别的2017 年度BREEAM大奖的得主

绿色策略

Deka Group致力于寻求一种增加价值、解决终端个体需求和社会整体需求、并保护自然环境的商业途径。Deka Immobilien GmbH的房地产业务部已将该集团在可持续企业治理方面的原则转化成针对自身业务活动的可持续性策略。其致力于通过在房地产、设施租赁合同中增加“绿色”条款来减少温室气体排放，通过可持续管理降低项目杂项开支，建筑翻新也以降低能耗为目标，ESG(环境、社会与治理)理念牢固植入物业和基金管理相关流程中。Deka委托Savills助其实现可持续性目标。

Project Team

- Client: Deka Immobilien GmbH
- Investor: WestInvest InterSelect
- Assessor: RPS Group Plc
- Project & Asset Manager: Savills (UK)

Key Facts

- Scheme: BREEAM In-Use International 2015
- Rating: Part 1 Excellent 74.5%, Part 2 Outstanding 95%
- Size: 31,177m² (NLA)

Why BREEAM?

Deka's capital management companies make use of sustainability certificates as proof of compliance with sustainability criteria. Certification by an independent accreditation body, such as the Building Research Establishment, allows investors and tenants to consider environmental and social elements when choosing properties, in addition to economic concerns. For many commercial tenants, certification of their rental property is also a condition of signing a lease agreement. In addition, occupying a suitably certified property helps the lessee organisation achieve its own sustainability objectives. At the end of 2015, around 60% of the entire property assets held in Deka funds have achieved sustainability certification.

Savills recognises BREEAM In-Use as a highly effective tool in benchmarking operational sustainability performance of buildings. Savills is increasingly deploying certifications across portfolios to assist owners in the development of sustainability strategy.

"BREEAM In-Use assessment and certification scheme takes a holistic approach to review a wide range of environmental social impacts and provides means of determining areas of improvement. We were keen to take this route at Kings Place not only as a challenge but to improve our sustainability performance, drive our services towards a outstanding level and develop our practices beyond the industry standards" says Sylvain Thouzeau, Assistant Building Manager, Savills (UK) Ltd.

"RPS has been working closely with Savills to ensure high sustainability standards on new and operational buildings. The BREEAM In-Use assessment at Kings Place helped support this program, by incorporating a targeted program of incremental improvements within the property's operations and activities. Kings Place success in management and operation relies on a proactive and passionate Building Management team and an excellent relationship between the building management, building users and building owner" says Thomas Vazakas, BREEAM Assessor, RPS Group Plc.

项目团队

- 客户: Deka Immobilien GmbH
- 投资人: WestInvest InterSelect
- 评估人: RPS Group Plc
- 项目和资产管理人: Savills (UK)

关键事实

- 体系: BREEAM IN-USE国际体系2015
- 评级: 第1部分: 优异74.5%, 第2部分: 杰出 95%
- 规模: 31,177 m² (净租赁面积)

为什么选择BREEAM?

Deka的资产管理公司以获取可持续性证书作为衡量是否符合可持续标准的证明。独立认证机构的认证, 如建筑研究院 (BRE) 的认证, 可以使投资人和租户在选择物业时除考虑经济因素外, 还会考虑环境和社会因素。对于许多商业租户, 他们租赁的物业是否获得认证也是签订租赁协议的一个条件。此外, 使用适当认证的物业有助于租户实现其自身的可持续性目标。2015年末, Deka 基金持有的整个房地产资产中大约60%已实现可持续认证。

Savills将BREEAM IN-USE视为在衡量建筑运营可持续性方面的高效工具。Savills不断地为所有组合实施认证, 以支持其雇主的可持续战略。

Savills (UK) Ltd的物业管理助理经理Sylvain Thouzeau说到: "BREEAM IN-USE评估和认证体系全面审视环境社会影响, 并确切的提出需要改善的方面。我们热切希望在Kings Place这个项目上走这条路线, 这不仅是一种挑战, 也是为了提高我们的可持续能力, 促使我们的服务向卓越水平提高, 并让我们的实践超越行业水平。"

RPS Group Plc的BREEAM评估人 Thomas Vazakas 说到: "RPS一直以来与Savills 紧密合作以确保新建建筑和运营中的建筑具有高可持续性标准。King Place的BREEAM IN-USE评估对这个计划提供了支持, 其在物业运营和服务的逐步改善方面提供了针对性方案。Kings Place 在管理和运营方面的成功依赖于一支具有前瞻性和激情的团队以及建筑管理方、使用人和业主之间的良好关系。"

Significant reduction in energy consumption -10% electricity, -35% gas between 2012 and 2015 through targeted improvement initiatives.

BMS regularly reviewed and checked to ensure effective operation. Building operates a certified EMS.

Pollution prevention and response plan identifies key risks, prevention measures and incident response. This is communicated on a regular basis. Night time light pollution survey recommendations implemented.

Zero waste-to-landfill policy is enforced. Recyclable waste is separated at source. Waste and recycling services are communicated in tenants' handbook.

Programme implemented to replace taps in common area toilets with low flow volume sensor taps. Water butt on the roof collects rainwater for reuse on the green roof.

CO and NOx monitors monitor and control HVAC efficiently. VOCs minimised, internal acoustics monitored, deep cleaning protects human hygiene. Lighting optimised for comfort.

Ecology survey implemented including enhancement of existing green roof, bird boxes and additional planting. Biodiversity plan informs long term strategy and improved ecology and value for local community and canal.

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Located in an area with frequent transportation links including overground rail, underground and public buses. Secure cycle racks and showers.

Planned and preventative maintenance plan ensures the physical, electrical and mechanical condition of the building is maintained or improved

A high capacity cleaning system (Lotus Pro) reduces use of chemical products. Tenants and visitors rate their experience through use interactive screens, and this information is used to better manage health & wellbeing.

"BREEAM IN-USE ASSESSMENT OF KINGS PLACE HAS BEEN AN IMMENSELY IMPORTANT EXERCISE IN UNDERSTANDING HOW SAVILLS CAN DELIVER BEST-IN-CLASS SUSTAINABILITY MANAGEMENT AT ASSET LEVEL ON BEHALF OF PROPERTY OWNERS. THE RATINGS ACHIEVED WILL BE USED TO INFORM THE WIDER MANAGEMENT OF DEKA'S PORTFOLIO, AS WELL AS AID THE FUTURE DEVELOPMENT OF SAVILLS PROPERTY MANAGEMENT'S SUSTAINABILITY ROADMAP OBJECTIVES." ALAN PAGE, SUSTAINABILITY CONSULTANT, SAVILLS (UK)

2012年至2015年间通过针对性的改善措施显著减少能源消耗-10%的电力， 35%的燃气。

BMS被定期复核和检查以确保高效的运行。建筑运行了经认证的EMS。

防范污染和应对计划识别

关键风险、预案准备和事故反应。这些都定期沟通。采纳了夜间光污染调查建议。

执行了零填埋废弃物政策。可回收废弃物在源头进行分类。废弃物和回收服务被写入租户手册中。

将公共卫生间区域的水龙头更换成小流量的感应式水龙头。屋顶配置集雨桶，收集雨水用以屋面绿地浇灌。

一氧化碳和氧化氮监测，结合有效控制HVAC；VOCs最小化；内部声音监控；深度清洁保护人们卫生；优化照明，提升舒适度

执行的生态调查，增加现有绿色屋顶、鸟巢和植物。长期生物多样性策略，提高了当地社区和河道的生态和价值。

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位于交通便利区域，包括地上铁、地下铁和公交车。安全的自行车道和淋浴。

例行的和预防性的维护计划确保建筑的物理、电气和机械条件得到保持和改善。

一个大容量清洁系统（Lotus Pro）减少了化学品的使用。租户和访客通过互动屏幕对其体验进行评价，这样的信息将被用于更好的管理健康和舒适体验。

SAVILLS (UK)的可持续顾问ALAN PAGE说到：“对KINGS PLACE的BREEAM IN-USE评估是了解SAVILLS如何能以业主的名义在资产水平提供最佳可持续性管理的一个极其重要的途径。达到的评级将被用于广泛告知Deka集团的管理人，以及帮助Savills制定物业管理的未来可持续性道路的目标。”





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



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