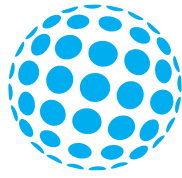


ISA



International Sustainability Alliance

Preliminary Benchmarking Results

October 2010



Leading the way to a sustainable
built environment



Key Performance Indicators (KPIs) have been developed with ISA's Founding Members for use in quantifying the impact of their real estate in terms of energy, emissions, waste and water. KPIs are reported against international accepted standards and definitions used.

This report provides a demonstration of the first benchmarking results on a sample of assets of the current ISA Members. Benchmark KPI scores are brought up from the database, enabling members to track their own performance against the aggregated performance of ISA, on the basis of asset type and country.

Given the relatively small data pool at this early stage of the ISA initiative, results are for demonstration purposes only. Whilst data has been cleansed of improbable values, it is important to note that only a small proportion has been independently audited and few controls currently exist to ensure the quality of collected data. These will be agreed by ISA members during the next year's reporting period.

To indicate the reliability for each benchmark a +/- confidence limit at a 95% confidence level is provided (the probability that the value obtained is within a specified range compared to that of the entire population). As the ISA Membership base broadens and data availability increases, the precision of the benchmarks will improve and the confidence limit will contract.

What is ISA?


The International Sustainability Alliance is a global network of leading real estate organisations – developers, owners, occupiers, investors – who understand the business imperatives in achieving a more sustainable built environment.

ISA is working in partnership with the BRE Trust in creating the world's largest and most comprehensive confidential database of built asset sustainability performance. This will enable members to create sustainable strategies for their real estate and make the link with financial performance.


ISA's objectives are:

- To pool, compare and benchmark reliable performance data at building, portfolio, national and international level, across building types and against peer groups.
- To create and share knowledge and best practice.
- to anticipate tougher environmental regulation and collectively influence regulators to improve the quality of legislation through the application of sustainability data.
- To improve sustainability reporting.
- To examine the link between financial and sustainability performance.


Retail – pan-Europe

	Building CO ₂ (kgCO ₂ eq/m ² /pa)	Building primary energy (kWh/m ² /pa)	Water consumption (m ³ /m ² /pa)
Benchmark	147	819	1.27
+/-	29	136	0.38


Retail - Belgium

	Building CO ₂ (kgCO ₂ eq/m ² /pa)	Building primary energy (kWh/m ² /pa)	Water consumption (m ³ /m ² /pa)
Benchmark	121	964	0.31
+/-	40	330	0.12


Retail – Germany

	Building CO ₂ (kgCO ₂ eq/m ² /pa)	Building primary energy (kWh/m ² /pa)	Water consumption (m ³ /m ² /pa)
Benchmark	82	425	0.38
+/-	39	208	0.27


Retail – Spain

	Building CO ₂ (kgCO ₂ eq/m ² /pa)	Building primary energy (kWh/m ² /pa)	Water consumption (m ³ /m ² /pa)
Benchmark	134	799	1.69
+/-	41	244	1.78


Retail – France

	Building CO ₂ (kgCO ₂ eq/m ² /pa)	Building primary energy (kWh/m ² /pa)	Water consumption (m ³ /m ² /pa)
Benchmark	25	526	0.28
+/-	12	215	0.20


Retail – Italy

	Building CO ₂ (kgCO ₂ eq/m ² /pa)	Building primary energy (kWh/m ² /pa)	Water consumption (m ³ /m ² /pa)
Benchmark	356	1578	2.81
+/-	192	846	1.96


Retail – Portugal

	Building CO ₂ (kgCO ₂ eq/m ² /pa)	Building primary energy (kWh/m ² /pa)	Water consumption (m ³ /m ² /pa)
Benchmark	240	1133	1.81
+/-	54	242	0.61


Retail – Brazil

	Building CO ₂ (kgCO ₂ eq/m ² /pa)	Building primary energy (kWh/m ² /pa)	Water consumption (m ³ /m ² /pa)
Benchmark	52	196	2.13
+/-	15	57	0.57


Offices - pan-Europe

	Building CO ₂ (kgCO ₂ eq/m ² /pa)	Building primary energy (kWh/m ² /pa)	Water consumption (m ³ /m ² /pa)
Benchmark	56	377	0.30
+/-	12	70	0.17

Offices - Belgium

	Building CO ₂ (kgCO ₂ eq/m ² /pa)	Building primary energy (kWh/m ² /pa)	Water consumption (m ³ /m ² /pa)
Benchmark	49	377	0.18
+/-	9	81	0.04

Offices - Germany

	Building CO ₂ (kgCO ₂ eq/m ² /pa)	Building primary energy (kWh/m ² /pa)	Water consumption (m ³ /m ² /pa)
Benchmark	77	375	0.66
+/-	32	141	0.55

Note: To reflect the level of certainty that is associated with these preliminary benchmarks, +/- values are provided to indicate the range within which the benchmark value is expected to lie once more data is gathered. This range has been calculated based on a 95% confidence level, ie. there is only a 5% chance that later benchmarks will lie outside of this range.



Get in contact with us

If you are interested in finding out more about the International Sustainability Alliance, please send us an email at: info@internationalsustainabilityalliance.org.

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