

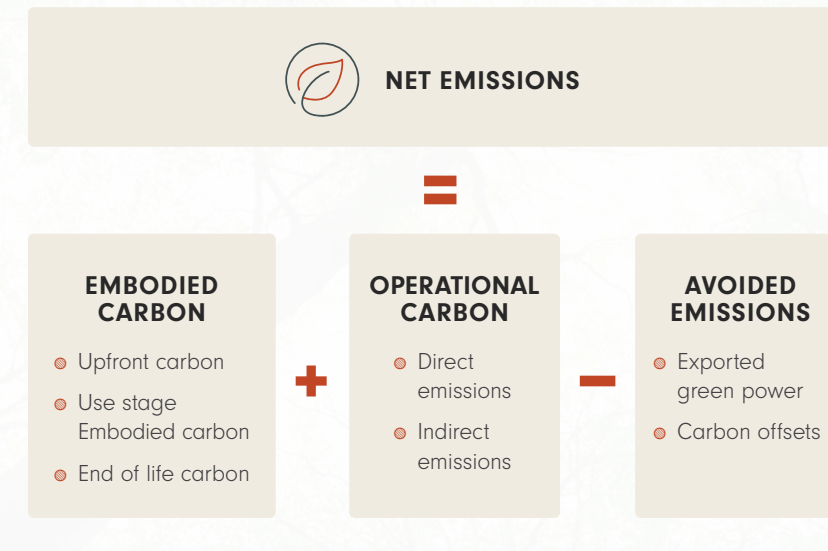
ZERO CARBON DESIGN PERFORMANCE UPGRADE

BUILDING GREEN FOR THE FUTURE

560 Winston Churchill is targeting LEED® and Zero Carbon Building - Design Standard (ZCB-Design). All three buildings will be constructed to offer reinforced roof area to accommodate solar panel system as well as the supply and install of solar panels, an upgraded building envelope, advanced heating system for roof, windows and overhead doors; which will provide Tenants with improved energy efficiencies throughout their business operations.

WHAT IS A ZERO CARBON BUILDING?

A Zero Carbon Building is highly energy-efficient building that produces onsite, or procures, carbon-free renewable energy or high-quality carbon offsets in an amount sufficient to offset the annual carbon emissions associated with the building materials and operations



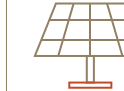
CERTIFICATION

- Zero Carbon Building Design certification
- LEED Certification



ROOF

- Reinforce 70% of roof area to accommodate solar panel system



SOLAR ARRAY

- Supply and install solar panel system (at min. 5% of anticipated annual total energy load, gas + hydro)

(Note: These systems are modular and may be adjusted to accommodate Tenant's objectives and energy consumption)



BUILDING ENVELOPE

- Upgrade exterior wall thermal performance from R-28 to R-30
- Upgrade roof thermal performance from R-30 to R-40
- Upgrade overhead door insulation thermal performance to R-20
- Upgrade windows thermal performance to max U-0.24, SHGC-0.35 and VT-0.44



NET ZERO HVAC

- Replace warehouse HVAC system with heat pump ERV system and provide natural gas infrared heaters for supplemental heat (min. 80% efficiency)