Our Sustainability Program
At CF, green thinking has become an important part of our decision making process. We recognize that sustainability principles drive our success and innovation, and have made it our priority to develop and execute one of the most comprehensive sustainability programs in the Canadian real estate industry - Green at Work®.
Green at Work® (GAW) CF’s leading national environmental sustainability program, integrates sustainability into building operations and maintenance. Since its establishment in 2008, this program has resulted in a 39% reduction in greenhouse gas emissions and a total savings of $45 million in energy and water costs.

Under GAW, CF properties are required to turn sustainability principles into actions. The program integrates incentives at many levels throughout CF to ensure all members are engaged in the process of implementing projects to improve performance in the five “pillars” of environmental impact:

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<tr>
<th>Pillar</th>
<th>Description</th>
<th>Target</th>
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<tr>
<td>Energy</td>
<td>Use energy conservation techniques, leading operational standards and efficiency technologies where possible.</td>
<td>3% reduction per year for LEED AAA office. 2.5% reduction per year for retail and non-LEED office.</td>
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<td>Waste Management</td>
<td>Implement an industry-leading approach to waste diversion and waste minimization.</td>
<td>Waste diversion rate: Retail (70%); Non-LEED office (75%); LEED AAA office (90%).</td>
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<td>Environmental Protection</td>
<td>Focus on minimizing adverse impacts from our activities, products and services on land, air and water through management of hazardous materials, greenhouse gas emissions, air quality and water.</td>
<td>2% water reduction per year.</td>
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<td>Responsible Procurement</td>
<td>Use environmentally preferred products and services and follow best management practices whenever possible.</td>
<td>Embed sustainable procurement practices into our processes and policies.</td>
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<td>Stakeholder Collaboration</td>
<td>Collaboration with key stakeholders to inspire and drive positive change, share information about our sustainability initiatives and involve partners to contribute to the program’s success.</td>
<td>Inform, educate and build partnerships for sustainability success with our clients, shoppers, employees, communities and industry.</td>
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As owners and operators of some 38 million square feet of retail, commercial office and residential space, CF has tremendous insight into the vast amounts of energy required to heat, cool, operate and maintain our portfolio. Building energy use has a significant impact on the environment by contributing to greenhouse gases, and energy costs are a big factor in not just our, but our clients’ overall costs. This is why we work closely with them to identify areas of improvement and cut down on unnecessary use.

With sophisticated monitoring and diagnostic systems in place in all our properties (Energy Smart Operations), and with simple human “walk-throughs” to spot waste, we can help reduce tenant and CF energy costs. Energy use is well-monitored and recorded, providing CF with consistent reliable data which accurately record our performance, which this year hit 4.0% reduction (25 million ekWh saved) against the previous year. Our target was 3% (LEED AAA Office) and 2.5% (Retail and non-LEED).

Since 2008, CF has reduced energy consumption by 32%!
The reduce, reuse, recycle ethos is well-established across our 68 properties, and our shoppers, tenants and occupants understand and buy into grassroots practices to cut back on waste. From innovative and effective processes to minimize food waste, to construction projects which see everything from roofing materials to crumbled concrete being reused, waste reduction and diversion from landfill are areas where CF has realized considerable reductions.

2018 saw 79% of our waste diverted (57,160 tonnes) from municipal landfills across Canada, meaning that reduction and recycling strategies are delivering significant, tangible results. Much of our success here is directly the result of tenant and occupant education and engagement – without their involvement, our efforts would fall short of meeting our target.
As Canadians, we often take our water resources for granted, but increasingly as a society we can no longer view water as a commodity, but rather as a valuable resource.

Changing global weather patterns are significantly affecting precipitation, and we must continue to reduce water usage at properties to not just conserve our most precious natural resource, but also to lower operating costs. Water conservation at our properties also helps take the strain off of municipal water and sewage infrastructures.

Our GAW water consumption targets inform our conservation strategies, which can include capital investments and new technologies, and even simple visual walk-throughs to spot leaks.

These water-saving initiatives are well-accepted by our clients, especially as we demonstrate consistent year-over-year reductions: in 2018, our overall water use reduction came in at 4.6% (108,000 m³) -- well past our 2% target.

Since 2008, CF has reduced water consumption by 40%!
There is little doubt that climate change from manmade greenhouse gas (GHG) emissions remains the single most critical environmental issue facing the planet. Reputable sources now confirm that climate change and its resultant extreme weather patterns will devastate economics, coastal areas, food production, and hugely impact human migration. The global costs are estimated to run into the trillions of dollars.

This will have a direct effect on our built environment, and as we increasingly operate in a carbon-constrained world, GHG reduction has been a major performance pillar of GAW. This year’s GHG output, both direct and indirect was 118,280 tCO2e. This reflects a reduction of 39% since the Green at Work program launched in 2008, but a 2.6% increase from the previous year. The year over year increase is due, in part, to new developments and weather factors which are beyond our control. In addition, there was some increase in emissions from refrigerants and waste. Year over year, there was a reduction in emissions based on areas within CF’s control.