

ESG Report



Breakthrough

PROPERTIES

A TISHMAN SPEYER AND BELLCO CAPITAL JOINT VENTURE



TISHMAN SPEYER



BELLCO CAPITAL

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Welcome



DAN BELLEDEGRUN

CEO and Co-Founder

Breakthrough Properties, a joint venture between Tishman Speyer and Bellco Capital, was formed to invest, develop and operate mission-critical facilities in some of the world's leading innovation clusters. The life science properties we develop become cornerstones of the communities we serve, and these properties in turn support innovative research that transforms human health. Breakthrough's overarching ethos to be good stewards of natural resources begins with the company and is reflected in our projects through our steadfast commitment to sustainability from environmental, social and governance perspectives.

The life science industry is evolving at a rapid pace, with the opportunity to cure and prevent disease, rather than just treat symptoms. Research and development companies rely heavily on the infrastructure to support life-changing discoveries and scientific innovations. We strive to be recognized as the premier partner for the life science industry. As developers and operators solely focused on this segment of the market, we believe that we are well-positioned to support our clients in their pursuit of more impactful ESG goals, while also aligning ours to global standards.¹ We are working collaboratively with industry leaders to better understand and support the needs of our life science portfolio companies.

We have a commitment to global development, sustainable designs and incorporating technology that supports better outcomes for our stakeholders, our clients, our communities, our employees and for the planet. Given our long-term vision and desire to support the needs of both present day and future generations, we recognize that our impact and the decisions we make have lasting, prolonged effects. We seek to reduce our environmental footprint, to support our clients and to operate as efficiently as possible, leveraging the knowledge ecosystem to continuously evolve our use of resources.²

In 2022, we successfully closed on \$3 billion in fund and coinvestment commitments dedicated exclusively to the life science sector. We are incredibly proud of our dedication to scientific innovation; our work can have significant social impacts by supporting advancements in healthcare, technology and agriculture, potentially leading to new treatments for diseases, more efficient and sustainable production processes and other positive benefits for the world. We continue to support our communities through programs that foster diversity, equity and inclusion, such as a match to the US Economic Development Administration (EDA) grant that we made to LabCentral Ignite; as a signatory to the Institutional Limited Partners Association (ILPA) Diversity in Action Initiative; through a renovation to the public park that was dedicated to the City of Boston; and the philanthropic support provided to disease foundations and industry partners. Breakthrough's inaugural report on our Environmental, Social and Governance (ESG) initiatives at Breakthrough Properties, provides a summary of our 2022 activities and a platform to reflect on opportunities to optimize our ESG efforts. The following pages provide insight into our ESG performance in both the US and UK markets over the past year.

¹Please see Definitions page for further details of Global Standards.

² ESG goals and initiatives do not drive inclusion of investments but are integrated into the overall objectives and targets.

About us

Breakthrough Properties is a global real estate investor, developer and operator of premier lab and office workspaces.

From StudioLabs, our curated private lab and office suites for innovation users, to full campuses for multinational pharmaceutical companies, we are developing best-in-class environments for the life science industry. Breakthrough's workspaces and innovation campuses are located in leading and emerging biotech clusters, spaces that are “designed for discoveries” and offer bespoke placemaking with inspiring amenities.

Breakthrough Properties is committed to developing and operating properties that deliver enduring value to the companies who entrust us with their infrastructure, and to the local communities around the world, who are the fabric of an interconnected ecosystem. As a global company developing life science projects, we have a responsibility to contribute to creating vibrant, beautiful and environmentally sound communities in which we invest and operate.

We seek to align with partner organizations who share our values: to build healthy communities, to champion green initiatives, to reduce our environmental impacts and to advance diversity and inclusion.



12

assets

68 16

employees

clients

5 million SF

total floor area of assets

54% / 46%

male / female ratio

Our portfolio

Through our global perspective and experience in delivering world-class innovation properties, our platform focuses on superior design, enterprise-grade infrastructure and best-in-class amenities.

Breakthrough brings a user-driven approach to research and development facility design and offers unique insights into future life science workspace trends. In addition, Breakthrough's platform is designed to deliver full-service ecosystems, including access to life science industry pioneers, mentorship services from our world-renowned Scientific Advisory Board and connections to an extensive venture capital and pharmaceutical network.

We seek to develop environments that reflect the local ecology, amplifying the ecosystem in which each of our properties resides and our commitment to the surrounding community. This holistic breadth enables us to tailor our development approach according to the nature of each asset while addressing the vision of our many stakeholders. We acquire, invest in, design and develop assets that can be delivered to our high standards, always seeking to provide long-term, sustainable infrastructure. Our properties' sustainability certifications are a testament to this aspiration.



Studio Labs, Torrey Plaza

We seek to develop environments that reflect the local ecology, amplifying the ecosystem in which each of our properties resides and our commitment to the surrounding community.

Breakthrough Properties' portfolio and sustainability certifications

BUILDING	AREA (SF)	CERTIFICATION STATUS	PROJECT STAGE
Boulder 38 by Breakthrough Boulder, Colorado	164,000	LEED Certified (Target)	Operational and Under Development
Enterprise Research Campus Boston, Massachusetts*	900,000	LEED Gold (Target) Fitwel 2-Star (Target)	Under Development
232 A Street Boston, Massachusetts	500,000	LEED Gold (Target) WiredScore (Target)	Planning and Design
The 105 by Breakthrough Boston, Massachusetts	263,500	LEED Gold Certified (Achieved) Fitwel 1-Star (Achieved) WiredScore Platinum Certified (Achieved)	Operational
One Canal by Breakthrough Cambridge, Massachusetts	112,000	LEED Gold (Target) WiredScore Platinum (Target)	Under Development
Enclave Park by Breakthrough San Diego, California	220,000	LEED Gold (Target)	Planning and Design
Governor Pointe by Breakthrough San Diego, California	231,000	LEED Certified (Target)	Under Development
Torrey Plaza by Breakthrough San Diego, California	229,000	LEED Certified (Target)	Operational
Torrey View by Breakthrough San Diego, California	520,000	LEED Gold (Target)	Under Development
2300 Market by Breakthrough Philadelphia, Pennsylvania	223,500	LEED Gold (Target)	Under Development
Trinity by Breakthrough Oxford, United Kingdom	166,000	BREEAM Excellent, WELL Platinum, WiredScore Platinum, Active Score accreditation, EPC A (All target certifications)	Under Development
Vitrum by Breakthrough Cambridge, United Kingdom	133,000	BREEAM Excellent, WELL Platinum, WiredScore Platinum, ActiveScore accreditation, EPC A (All target certifications)	Planning and Design

*Breakthrough Properties is developing one of four buildings in the ERC

This report

In this report, we present our ESG approach and performance as an organization and through our properties.

We describe our corporate-level activities and present five key case studies across our portfolio, including properties in the United States and the United Kingdom.

Each case study displays how specific building or design features relate to our ESG performance priorities.



DELIVERING OPERATIONAL EFFICIENCY



MANAGING OUR IMPACTS



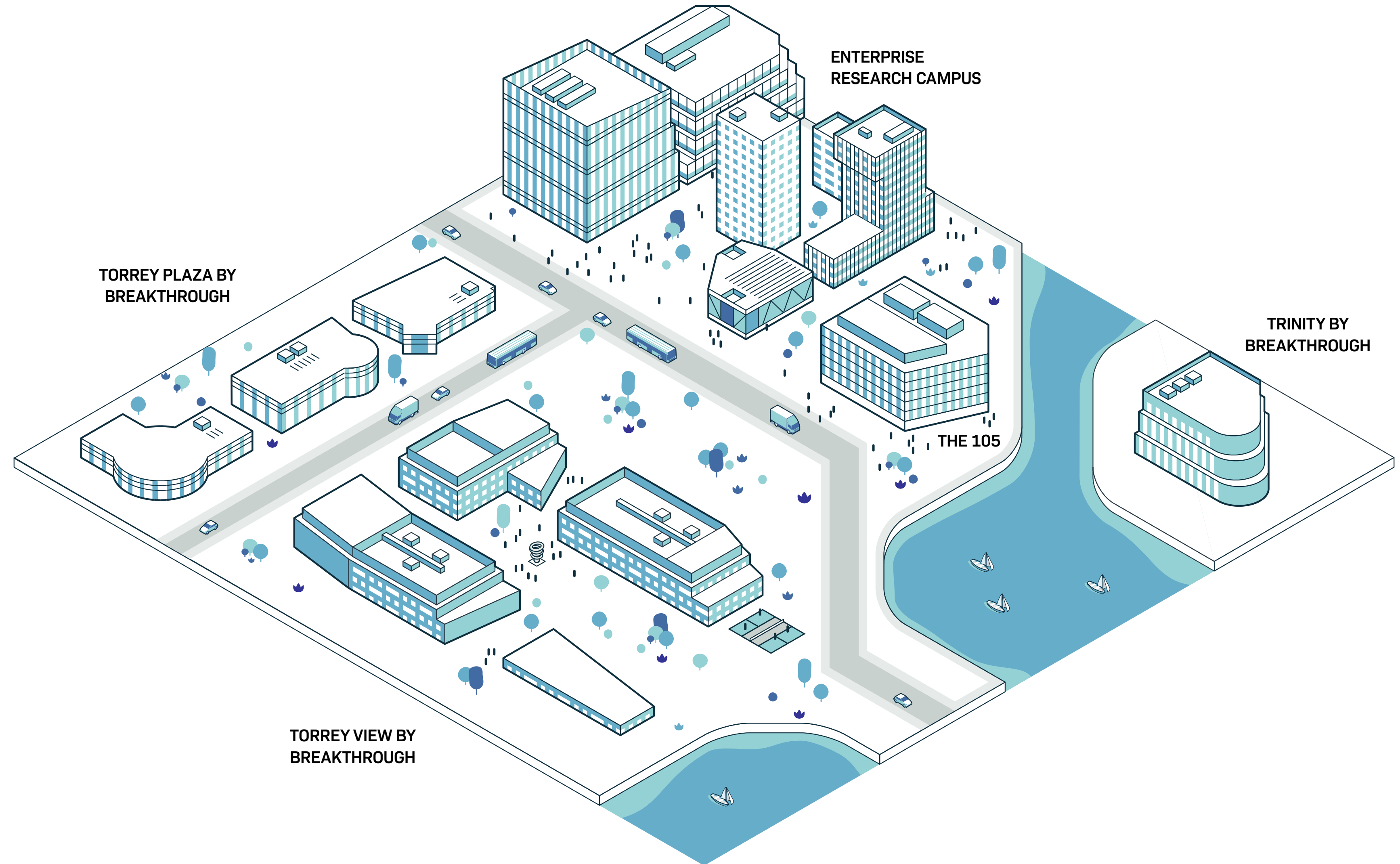
IMPROVING THE CLIENT EXPERIENCE



ENGAGING WITH OUR COMMUNITIES



WORKING WITH OUR SUPPLIERS



ESG at Breakthrough Properties

Breakthrough Properties recognizes the importance of responsible management and considerate corporate governance, realizing opportunities to benefit our investors, partners, clients, employees, communities and vendors.

We strive to balance environmental, social and economic challenges and opportunities, tailoring our approach for each asset to meet the specific needs and requirements of the environment and communities in which we operate. This approach supports the aspirations of many of the UN Sustainable Development Goals and we are committed to increasing our contribution to achieving the goals in the future.

We have ESG embedded through our commitment to the Global Real Estate Sustainability Benchmark (GRESB), targeting LEED or BREEAM certification and our alignment with the Paris Agreement. In addition, we are committed to achieving net-zero greenhouse gas emissions by 2050, consistent with a maximum temperature rise of 1.5°C above pre-industrial temperatures.

ENVIRONMENTAL

As building developers and operators, we know that our portfolio's construction and management must protect and enhance the physical environments in which we operate. Breakthrough Properties' ESG policy defines our commitment to minimizing our environmental footprint by protecting existing habitats, controlling pollution, limiting resource use, promoting sustainable procurement and addressing transportation impacts. In addition, we use innovative design, technology and sustainable operating procedures to reduce energy and water consumption and decrease waste production. We promote continuous improvement by investing in new infrastructure and technology to increase operational efficiencies.

Green Purchasing Policy

We have developed a Green Purchasing Policy for The 105 that applies to all purchases associated with the ongoing operations at the property. It covers materials, consumables, durable goods, cleaning products, waste disposal and any alterations or additions to the facility with respect to construction materials. The policy intends to encourage purchasing and using materials, products and services that incorporate environmental, social, community and performance goals at all of our assets. We seek to apply green purchasing policies across our portfolio, where appropriate. Below are some examples of the policy's criteria.

100%

of cleaning products to comply with certifications such as ECOLOGO

50%

of goods purchased for facility modifications to target at least 70% salvaged material from off-site or outside the organization



Ribbon Cutting and Grand Opening – 105 W. First Street – Boston, MA

SOCIAL

We are committed to supporting our clients, employees and suppliers, and to delivering benefits to the communities in which we operate. We are proud of our heritage, enabling diverse and collaborative creativity and innovation, facilitating the highest standards in research and development and championing transparency, integrity and responsibility at every stage – all for the benefit of human health and well-being.

We aspire for all of our new buildings to incorporate community and user considerations into the design process, providing healthy and natural spaces that enable building users to thrive within their work environment and the community surroundings. We are not merely building world-class infrastructure; we are seeking to strengthen communities and ecosystems, to advance scientific discoveries and to support the life science industry in its mission to deliver therapies, diagnostics, vaccines and medical innovations to support humanity.

ESG at Breakthrough Properties

LabCentral Ignite

At Breakthrough Properties, we believe in supporting the development and skills of underrepresented groups, offering career pathways into the life science sector and educating and informing the public. Therefore, we have partnered with the US EDA to provide a \$150,000 donation to the non-profit organization LabCentral Ignite, with the potential to increase this commitment to \$300,000 in future years. A grant from the US EDA amplifies this funding.

The donation will enable LabCentral Ignite to expand its Career Forge program, which provides free biotech skills and training to first-generation college students in the Black, LatinX and other historically disadvantaged communities and connects them to career-building opportunities within its scientific research and development network in Boston.

"Breakthrough Properties is thrilled to support LabCentral Ignite's efforts to grow and scale Career Forge over the next several years. In addition to serving as a real estate partner for mission-driven companies, Breakthrough Properties is dedicated to innovative collaborations with local partners to cultivate a diverse, talented and equitable biotech workforce."

Susie Harborth, Chief Business Officer at Breakthrough Properties

GOVERNANCE

As a joint venture between Tishman Speyer and Belco Capital, Breakthrough works closely with the Tishman Speyer ESG team to incorporate the firm's long-established ESG principles, policies and governance into the Breakthrough Properties strategy. These principles provide a strong foundation, enabling us to benefit from decades of experience. Knowledge-sharing between the companies has continued through a close working relationship between Breakthrough Properties and the Tishman Speyer ESG team across multiple geographies. We are now working to adapt and build upon these original ESG policies to reflect Breakthrough Properties' ethos and focus. One example of this is our Responsible Contractor Requirements, which define our expectations for contractors providing services to Breakthrough Properties. These requirements include honest and ethical business practices, fair pay and employment practices for workers and providing a safe workplace with appropriate employee training.

Our ESG Taskforce

To deliver our aspirations and investment requirements, we have established an ESG Taskforce to bring together senior-level representatives from all departments across the company. Tishman Speyer's ESG team members also sit on the Taskforce, bringing their deep knowledge and experience in promoting ESG in real estate. The Taskforce meets regularly to define Breakthrough Properties' ongoing approach and priorities for corporate sustainability governance, to review and update our ESG governance and to track and benchmark progress against our corporate targets.



Looking after our people



Event at StudioLabs at Torrey Plaza – San Diego, CA

We recognize our responsibility to facilitate and promote a diverse, equitable and inclusive environment for our people and to support active listening, continuous learning, decisive action and an environment where diverse opinions and thoughts are encouraged and championed.

As an organization with an agile and innovative vision, Breakthrough Properties has focused on building a diverse team centered on collaboration to deliver leading assets across the life science sector for future generations.

Our team comprises professionals who have dedicated their careers to developing, investing in and operating life science properties to support companies conducting cutting-edge research and creating environments that transform lives. Our staff are our most valuable asset, and we recognize that looking after our employees' professional and personal health, happiness and well-being is essential to our success. We have established a suite of corporate policies to define our commitments to protecting our employees and set out how we expect our employees to look after each other. These policies relate to training and development, equal opportunity, diversity, equity and inclusion, non-discrimination, anti-harassment and anti-corruption.

SUPPORTING OUR PEOPLE'S WELL-BEING

Breakthrough Properties has an employee engagement app called Breakthrough Employee Engagement ("BEEHive") where employees can post updates, access resources and knowledge libraries, access important company news and events and recognize coworkers. This empowers our teams to engage across different offices and levels of the organization. It also serves as a way for content to be shared dynamically.

-  Coffee talks on assorted topics, including ESG, Green Leases and Sustainable Lab Environments
-  Weekly healthy snack deliveries
-  Pickleball company sport
-  Offsites and socials, including team building, workshops, sports and tournaments

DIVERSITY, EQUITY AND INCLUSION

As a signatory of the ILPA Diversity in Action Initiative, Breakthrough Properties has a long-term ambition regarding diversity, equity and inclusion (DEI) and is developing a DEI roadmap to guide and enhance these critical aspects of our company. We recognize our responsibility to facilitate and promote a diverse, equitable and inclusive environment for our people and support active listening, continuous learning, decisive action and an environment where speaking up is encouraged and championed. To deliver this, we commit to a vision:

- to proactively attract, promote and retain a diverse organization, creating pathways to provide opportunities for Black, Indigenous, People of Color and other underrepresented populations in the life science real estate industry;
- to implement effective practices that foster a diverse, equitable, inclusive and anti-racist work environment; and
- to create accountability systems within our company to share regular updates and track and measure our progress.



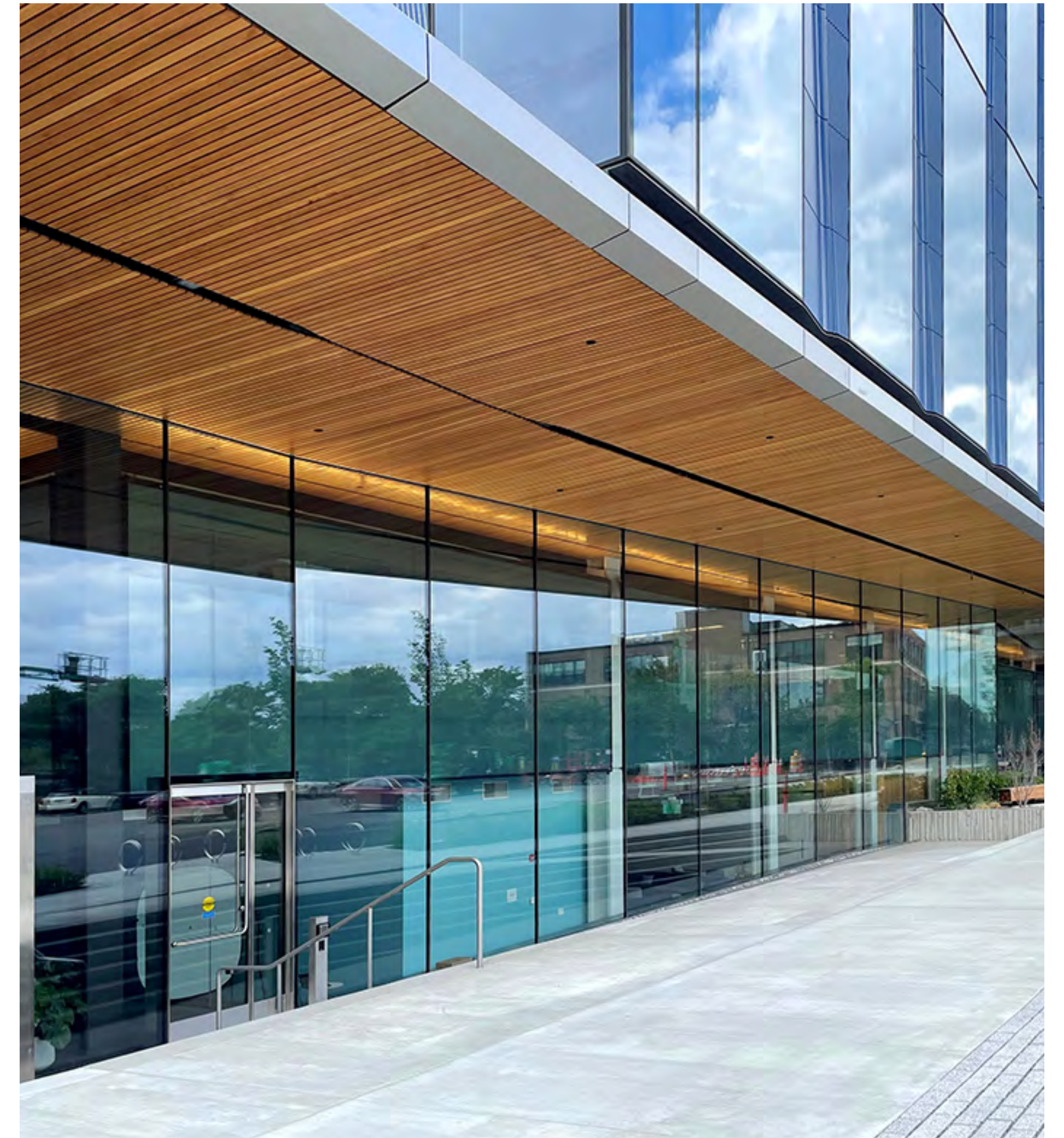
CASE STUDY

The 105 by Breakthrough



In 2020, construction began on Breakthrough Properties' development of The 105, a research and development facility in Boston, Massachusetts.

The building offers approximately 263,500SF of efficient and sustainable laboratory and office space, designed to LEED Gold and Fitwel 1-Star certification levels, with amenities that include outdoor terraces, a fitness center, bicycle room and ground-floor café. CRISPR Therapeutics moved into the space in 2022, facilitating ground-breaking research into novel treatment programs for various illnesses, such as sickle cell disease, cancer and organ failure, through their proprietary gene-editing approach.



The 105 by Breakthrough



[Click to view video](#)

DELIVERING OPERATIONAL EFFICIENCY

Operational efficiency has been designed into The 105 redevelopment to deliver significant building efficiency enhancements relating to energy, water and emissions. Calculations show that our operational efficiency will significantly exceed the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE)¹ standard baseline.

Analysis undertaken to compare the redevelopment design at The 105 to the ASHRAE standard indicates the following operational efficiencies are projected against the ASHRAE baseline:

- annual operational energy savings of 33%.
- greenhouse gas emissions reductions of 29%.
- indoor water-consumption reduction of 20%.

Efficiency strategies incorporated into the design of The 105 include:

- reduced interior lighting using high-efficiency LED light fixtures in the parking and core spaces;
- high-efficiency cooling tower to minimize fan energy consumed for heat rejection;
- use of non-irrigation plant species as part of the soft landscaping strategy;
- water-side controls to reduce mechanical cooling demand and increase chiller efficiency;
- hot water, chilled water and condenser water systems to enhance operational control and deliver efficiencies; and
- low-flow plumbing fixtures, such as low-flow faucets and flushing mechanisms, to reduce the service water heating load and flow volume.

¹Please see Definitions page for further details of ASHRAE.

MANAGING OUR IMPACTS

We identified opportunities to manage our impacts throughout the planning, design and delivery of The 105. These strategies centered around reducing our impacts, minimizing waste, considering procurement of sustainable materials and reducing resource consumption and emissions.

A cradle-to-grave life-cycle assessment has been undertaken in line with the LEED requirements for the LEED v4.1 Building Life-Cycle Impact Reduction credit.¹ This assessment has enabled the team to understand the cumulative energy use and other environmental consequences resulting from all phases of the building's life with regard to the design and materials used. Relative to the baseline, The 105 demonstrates notable reductions in environmental impacts.

36%

reduction in indoor water use¹

11%

reduction in fossil fuel consumption²

16%

reduction in ozone depleting emissions¹

The 105 incorporates single-stream recycling along with measures such as a green cleaning policy that prevent exposure to toxic chemicals for building occupants and the surrounding environment.

¹Calculated in accordance with the LEEDv4 BD+C Core and Shell requirements.

²The LEED v4 BD+C MRc1 Building Life-Cycle Impact Reduction, Option 4 credit requires conducting a life cycle assessment of the project's structure and enclosure to show a minimum of 10% reduction in building material life-cycle impacts compared to a baseline in at least three different impact categories, with global warming potential being a mandatory requirement.

The 105 by Breakthrough

IMPROVING THE CLIENT EXPERIENCE

The 105 is fully leased to CRISPR Therapeutics, an organisation focused on developing transformative gene-based medicines for serious human diseases. To enhance CRISPR Therapeutics' experience, we collaborated with them during build-out to deliver a high-quality and highly functional bespoke property that met their requirements. As a result, The 105 offers outstanding amenities, including a fully appointed fitness center with showers and locker rooms, a café and extensive outdoor terrace spaces across the development.

Breakthrough Properties utilizes a smartphone-based application called BRIO to support delivering our customer services. The app is used to find and book amenities and facilities, submit building maintenance requests, highlight events and provide local information. We are expanding BRIO across the portfolio to enable all our clients to enjoy the benefits of this application.

ENGAGING WITH OUR COMMUNITIES

By focusing on hospitality, people and experience, Breakthrough Properties aspires for The 105 to demonstrate the future of life science working. The lobby at The 105 is a publicly accessible space with an assembly area for members of the public to host community events and meetings, including local neighborhood association meetings and industry users such as Endpoint News. The redevelopment also included renovating a nearby public park to benefit the local community.

WORKING WITH OUR SUPPLIERS

Promoting sustainability through our supply chain and purchasing decisions is a key ambition of The 105 team. We have created a Sustainable Purchasing Policy, which prescribes a standard for purchasing materials used in operations, maintenance and upgrades at The 105. Our pioneering approach with this policy has been adopted at other Breakthrough Properties' developments. Specifically, we procured approximately 20% of the services required during the redevelopment of The 105 from women or minority-owned businesses and local suppliers.

Our on-site café, Vester, is a women and minority-owned company committed to sustainable business operations through sourcing local, seasonal products and promoting "clean" and "mindful" eating.

We have created a Sustainable Purchasing Policy, which prescribes a standard for purchasing materials used in operations, maintenance and upgrades at The 105.



CASE STUDY

Torrey View by Breakthrough



 **TORREY VIEW**
BY BREAKTHROUGH

Torrey View by Breakthrough is a best-in-class life science development located at the center of San Diego’s expanding life science research community.

This 10-acre site provides approximately 520,000 SF. of state-of-the-art research and development space for biotechnology firms across three buildings and a dedicated client clubhouse including lounge, bar, conference centers, fitness center and outdoor amenities. The development is under construction, with delivery expected in late 2023. Becton, Dickinson and Company (BD Biosciences) will occupy a whole building at this development, using Torrey View to expand their bioscience division and create an attractive environment to recruit and retain talent.



Torrey View by Breakthrough



DELIVERING OPERATIONAL EFFICIENCY

Our design for Torrey View includes various strategies across the campus that reduce its environmental footprint and promote energy and water efficiency during operation.



MANAGING OUR IMPACTS

Potential impacts arising from our Torrey View development relate to construction and operational activities. We seek to manage and minimize these through proactive design and management planning, particularly in relation to pollution prevention, waste management, bespoke landscaping and reducing carbon emissions.



Torrey View by Breakthrough

IMPROVING THE CLIENT EXPERIENCE

To deliver the highest-quality experience for our clients, the Torrey View development incorporates approximately 30,000 SF. of dedicated amenity space, including state-of-the-art fitness spaces, conference and meeting areas and food and beverage programs. The buildings have been designed to take advantage of local ocean and canyon views and to provide ample natural light within the lab and office spaces.

Two acres of outdoor fitness space, a pickleball court, a yoga studio and bike and surfboard storage amenities support our clients' physical well-being. To foster creativity and promote collaboration, Torrey View will deliver a range of break-out and engagement spaces, including indoor and outdoor gathering zones and dining options, rooftop terraces and mindfulness spaces throughout the campus. In addition to physical spaces, the Breakthrough Properties team will work to deliver engaging programming and services, including seminars and industry-specific summits, food trucks and community-focused events.

WORKING WITH OUR SUPPLIERS

The significant procurement requirements of a new development offer many opportunities to promote small and minority suppliers. Clark Construction, our principal construction contractor, has committed to awarding no less than 6% of project work to small subcontractors or minority business enterprises.

We are currently developing a bespoke food and beverage program with an operator specializing in hospitality venues, focusing on global cuisine, variety and programming to enhance the campus experience.

ENGAGING WITH OUR COMMUNITIES

To engage with our local community during construction, we held a "Brunch with Breakthrough" event in 2022. This event allowed the local community to learn more about the design, plans and proposals and ask our staff questions about the project. To further support the local community, we now host and support a local community development group's monthly forum.

A series of public art pieces will be incorporated within the development to enhance the public realm at Torrey View. These installations will include a sculpture by Richard Hudson commissioned by Breakthrough Properties to provide a central focus within the campus. Beyond this, and as part of its development proposals, Breakthrough Properties will contribute to the San Diego City Commission for Arts and Culture. This money will be used to promote, encourage and increase support for the region's artistic and cultural assets.

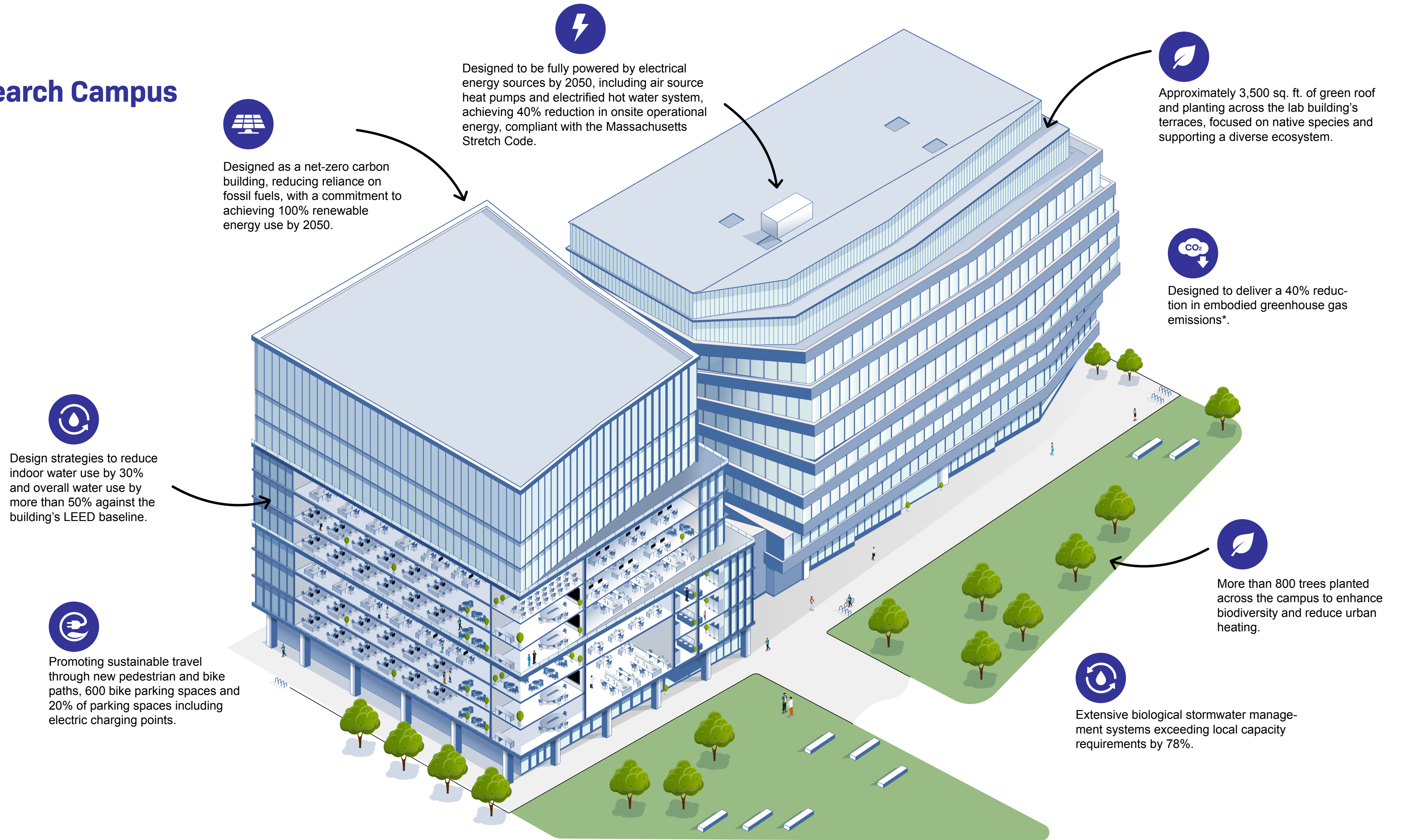


CASE STUDY

Enterprise Research Campus



Enterprise Research Campus



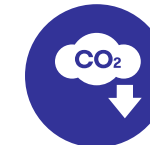
Designed as a net-zero carbon building, reducing reliance on fossil fuels, with a commitment to achieving 100% renewable energy use by 2050.



Designed to be fully powered by electrical energy sources by 2050, including air source heat pumps and electrified hot water system, achieving 40% reduction in onsite operational energy, compliant with the Massachusetts Stretch Code.



Approximately 3,500 sq. ft. of green roof and planting across the lab building's terraces, focused on native species and supporting a diverse ecosystem.



Designed to deliver a 40% reduction in embodied greenhouse gas emissions*.



Design strategies to reduce indoor water use by 30% and overall water use by more than 50% against the building's LEED baseline.



More than 800 trees planted across the campus to enhance biodiversity and reduce urban heating.



Promoting sustainable travel through new pedestrian and bike paths, 600 bike parking spaces and 20% of parking spaces including electric charging points.



Extensive biological stormwater management systems exceeding local capacity requirements by 78%.

Enterprise Research Campus

Breakthrough Properties is developing a landmark innovation campus comprising lab space, office and ground-floor retail as part of the Enterprise Research Campus (ERC) in Boston, Massachusetts.

The ERC has been designed to deliver an innovative and exemplary approach to sustainable development, and Breakthrough Properties' lab building forms an integral component of this.

In recognition of the design strategies implemented, the project is on track to achieve LEED Gold Core and Shell, 2-Star Fitwel certification and the International Living Future Institute CORE Green Building Certification. Construction is planned to commence in mid-2023, with completion of the lab core and shell scheduled for 2025.



DELIVERING OPERATIONAL EFFICIENCY

The project has a strong focus on building design integrating electrification and facilitating decarbonization for enhanced operational energy efficiency as well as a focus on streamlining water use.

The ERC has committed to achieving fossil fuel neutrality by 2026 through environmental design strategies to reduce reliance on fossil fuels and to offset residual carbon emissions with renewable energy credits. Ultimately, the ERC aims to be fossil fuel-free by 2050, meaning all energy consumption will be driven by renewably sourced electricity with no associated offsetting required.

The project is designed as a net-zero carbon building as defined by the City of Boston and Built Environment Plus. It will be fully powered by electrical energy sources, including significant air-source heat pump capacity and electrification of the hot water system. Based on the final design of the project, the following operational savings are projected:

- 40% reduction in onsite operational energy savings, compliant with the Massachusetts Stretch Code;
- 40% reduction in embodied greenhouse gas emissions compared to the Massachusetts Stretch Code baseline; and
- reduction in indoor water use by 30% and overall water use by more than 50% against the building's LEED baseline.

75%

target for construction waste diversion from landfill

800

trees planned to be planted across the campus

600

bicycle parking capacity planned across the project

20%

of parking spaces planned to be reserved for electric vehicles

50%

reduction in water use projected against the building's LEED baseline



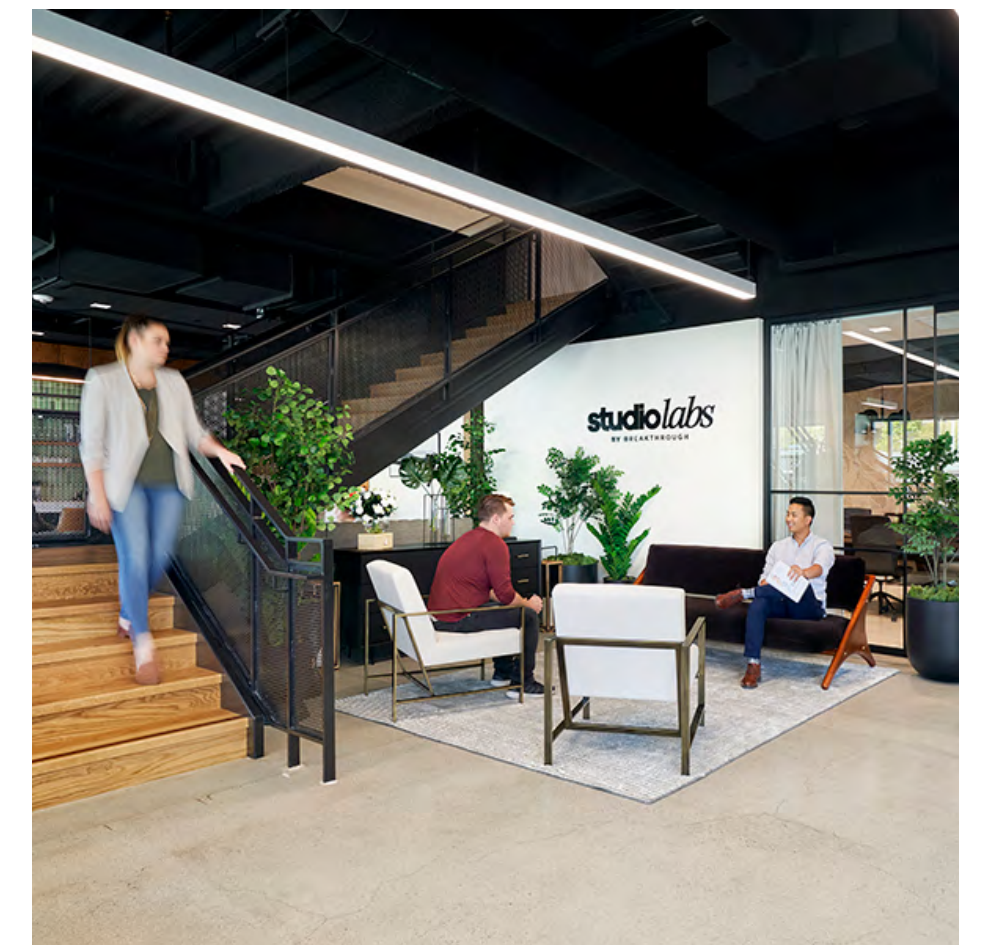
Enterprise Research Campus

 **MANAGING OUR IMPACTS**

Opportunities to enhance environmental performance and to minimize environmental impacts have been considered throughout the lab building and wider ERC design, culminating in the development of a suite of environmental commitments and strategies. These commitments focus on enhancing biodiversity, waste management, reducing water demand and promoting building health, aligned with Harvard’s Healthy Building Academy and Green Building Standards, LEED and the Living Building Challenge Materials Imperatives. Embodied greenhouse gas emissions will be calculated by undertaking a Life Cycle Assessment of the lab design. The assessment identifies high carbon-intensity hotspots, enabling attention to be focused on the areas with the greatest opportunity for carbon reduction. The ERC has a campus-wide target of achieving an 8% reduction in embodied carbon against a baseline of the original design, with focus on optimizing steel use and cement replacement, and pursuing carbon-reduction initiatives during construction. Additionally, 50% of wood products are required to be FSC-certified or reclaimed, and the project is targeting a minimum of 75% of diversion rate for construction waste from landfill.

Sustainable travel will be promoted throughout the ERC by creating new pedestrian and bike paths, bike repair stations and the capacity to park 600 bikes. One-fifth of all parking spaces will be reserved for electric vehicle charging, with the option for all parking spaces to be electrified in the future.

To enhance biodiversity and reduce the building's contribution to urban heating, approximately 3,500 SF. of green roof and planting will be integrated across the lab building’s terraces, with a planting scheme focused on native species and supporting a diverse ecosystem, and more than 800 trees will be planted across the campus. This landscaping approach supports the project’s focus on climate change resilience by creating biological retention basins, recharge systems and permeable paving as part of a wider stormwater management system. The campus was designed with a stormwater management capacity that exceeds local capacity requirements by 78%.



Enterprise Research Campus

IMPROVING THE CLIENT EXPERIENCE

Although construction is yet to start on the project, we are already planning for our future clients, anticipating and providing for their needs and aspirations. To enhance collaboration and foster positive business relationships, the lab building design incorporates a landmark convener space. The space offers a multifunctional area, enabling impromptu meetups, lectures and large meetings, and includes a social stair, flexible use area and terrace. Beyond design considerations, creating a comfortable and healthy environment is also integral to ensuring that our clients have a positive experience at our lab building. To deliver this, we have incorporated air quality and comfort requirements within our building management, providing high-quality, clean and safe working spaces for our clients and their visitors.

ENGAGING WITH OUR COMMUNITIES

The ERC has been designed to integrate with the local community and to bring tangible benefits to those who live and work in and around the campus. As part of this design, we have committed to prioritizing local businesses in our lab's ground floor, including a restaurant and daycare center. Breakthrough Properties is contributing to a campus-wide approach to developing the workforce and engaging with the local community. Through this, we are increasing opportunities for Allston-Brighton residents, minorities and women in the construction, life science and commercial real estate industries.

WORKING WITH OUR SUPPLIERS

Breakthrough Properties has appointed Janey Construction Company, a minority business enterprise, and Turner Construction Company in a 60/40 joint venture to combine Janey's knowledge of creating diverse workforces and opportunities for minority and women-owned businesses with Turner's extensive knowledge of and experience in major construction projects. This appointment supports Breakthrough Properties' commitment to meet the ERC's target of procuring 20% of design and construction contracts with minority, women and disadvantaged business enterprises. Breakthrough Properties will also support the ERC's campus-wide commitments to workforce education programs and local job creation, which includes contributing \$1.05 million over three years towards new and existing workforce education programs, such as workforce development programs through the Harvard Education Portal.



25%

ERC retail space reserved for small, local, minority-owned or women-owned retailers

20%

of ERC design and construction contracts to be awarded to minority, women and/or disadvantaged business enterprises

10%

of ERC maintenance contracts to be awarded to minority, women and/or disadvantaged business enterprises

10%

of ERC contractors must employ workforce development, training and community benefits agreements, apprenticeship programs

CASE STUDY

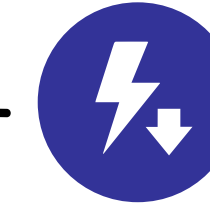
Trinity by Breakthrough



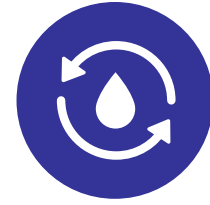
Trinity by Breakthrough



Significant provision of onsite renewables, including 6,566 SF of photovoltaics and air source heat pumps



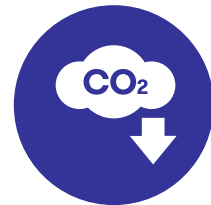
Designed to promote energy efficiency, maximizing passive design to minimize heating, cooling, and lighting energy demands, free cooling, and heat recovery



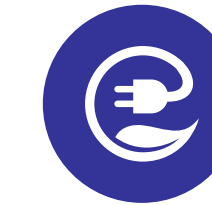
Designed to promote water efficiency with rainwater recycling and reuse of building services' water, and smart water sub-meters to track and monitor water demand



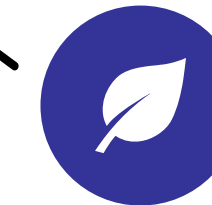
10% target for recycled and reused content in products and materials used in construction



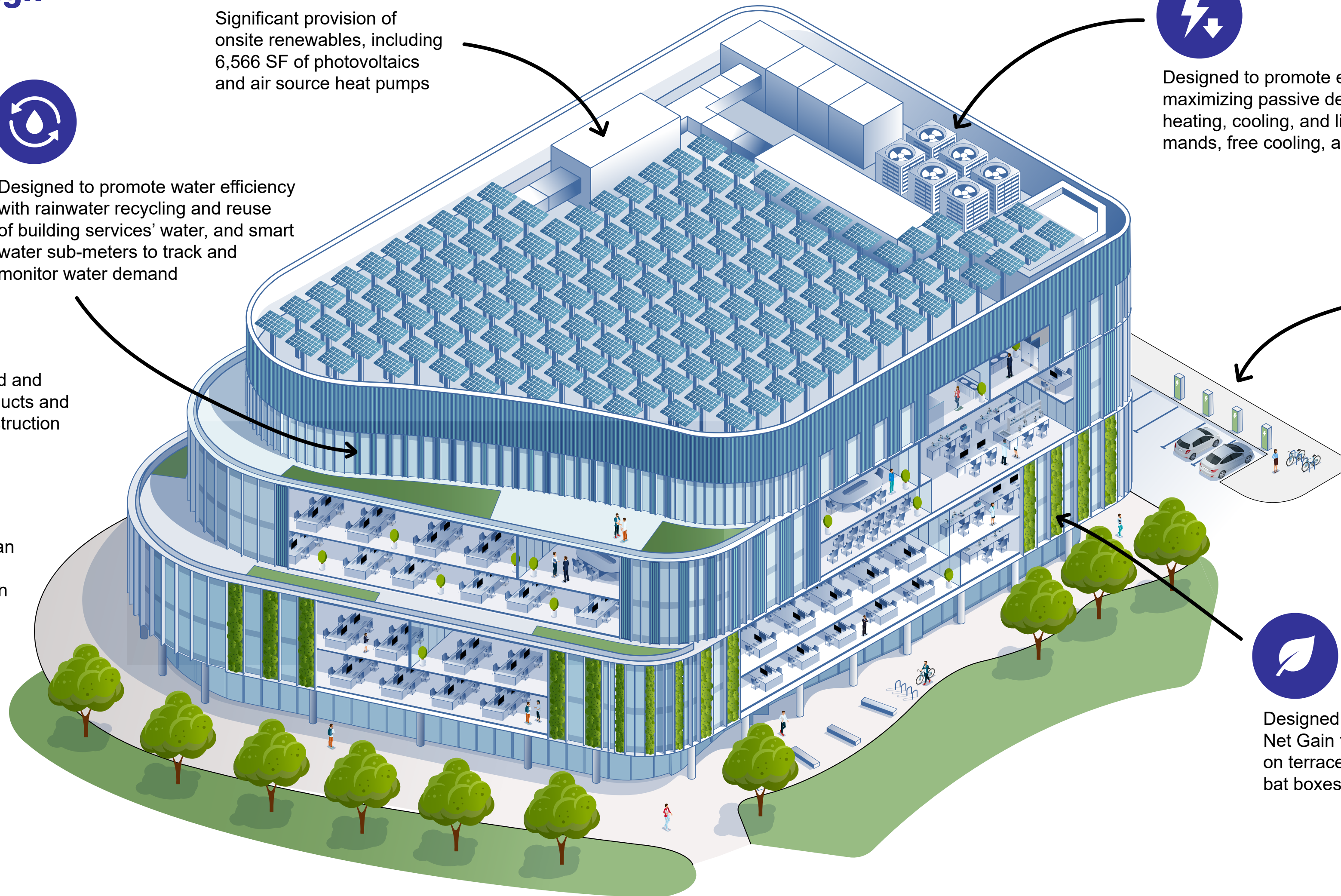
Design features are expected to result in an initial carbon emissions reduction of 45% over the Part L English Building Regulation 2021 planning baseline for energy performance and carbon emissions

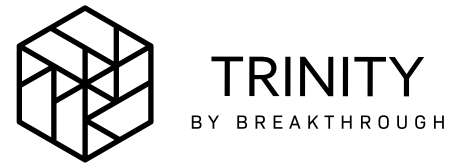


Promoting sustainable transport through cycling facilities and electric vehicle charging points in 50% of car parking spaces, with the capacity to increase this to 100% in the future



Designed to deliver 10% Biodiversity Net Gain through green roofs, bio-skin on terraces and wall façades, bird and bat boxes and insect walls





Trinity by Breakthrough in Oxford, United Kingdom, is a new research and development life science building comprising office and lab space within one of the UK's fastest-growing life science clusters.

The project will facilitate the discovery and development of life-saving treatments and therapies to benefit human health.

ESG has been placed at the heart of the design and development strategy for Trinity by Breakthrough, considering opportunities to enhance sustainability performance through design and operation. To guide this approach, we developed a bespoke sustainability strategy encompassing core sustainability themes, such as carbon neutrality, biodiversity, circular economy and climate resilience. In addition, the sustainability strategy incorporates measurable targets and key performance indicators, which we will use to track Trinity's performance.

The project targets BREEAM Outstanding (minimum Excellent), WELL Platinum, ActiveScore certified and an Energy Performance Certification (EPC) 'A' rating. These standards require us to consider social, economic and environmental sustainability factors to ensure Trinity by Breakthrough's long-term climate and economic resilience. The development is expected to break ground in 2023 and be operational by late 2025. For further details, visit our website: [Trinity by Breakthrough](#).



Trinity by Breakthrough



DELIVERING OPERATIONAL EFFICIENCY

We have adopted a proactive approach to embedding operational efficiencies within Trinity's design. Through this approach, we will achieve carbon, energy, materials and water savings that exceed standard practice and deliver on our sustainability strategy.



MANAGING OUR IMPACTS

The development has been designed with longevity, adaptability and flexibility to minimize waste and promote materials reuse, and to reduce carbon emissions. Our design team has also explored ways in which the project can have a positive impact on biodiversity and the local ecology.

45%

projected operational carbon emissions reduction

10%

of materials, by value, targeted to be derived from recycled or reused content for the construction of the shell and core

10%

target for biodiversity net gain

50%

of parking spaces planned to be designed with electric vehicle charging



Trinity by Breakthrough

IMPROVING THE CLIENT EXPERIENCE

The design at Trinity will champion the health and well-being of occupants by encouraging building users to embrace healthy and active lifestyles. This includes providing the following:

- multifunctional wellness facilities for building users and cycling facilities, including bike storage, showers and lockers, to support our low-carbon mobility goals and promote sustainable transport;
- outdoor workspaces and indoor areas that incorporate materials with low harmful emissions and green space, supporting biophilic design as well as considering views outward to planting and nature;
- designated reflection spaces and a mental health first aider onsite; and
- healthy food offerings in all food outlets.

ENGAGING WITH OUR COMMUNITIES

Social value and placemaking are key considerations of the Trinity development. Through this approach, Trinity seeks to be inclusive, embrace diversity and benefit the local community, delivering social value through design, construction and operation.

Trinity will use contractors registered with the Considerate Contractors Scheme, which recognizes a commitment to observe and implement guidelines focused on respecting the community, caring for the environment and valuing the workforce. The development will seek to boost skilled jobs in the area and promote educational opportunities by offering at least 10 apprenticeships during construction, as well as engaging with local schools.

[Click below to read more about the benefits that the Trinity development will bring and how we engage with our communities](#)

WORKING WITH OUR SUPPLIERS

Sustainability considerations have been included within the Trinity procurement strategy to identify the tenders that best reflect Breakthrough Properties' ethos.

During procurement of the principal contractor for Trinity, prospects had to complete a pre-qualification questionnaire to ensure that they met Breakthrough Properties' prescribed criteria. Questions included corporate environmental issues, waste management procedures, ESG policy and alignment with the Trinity project values. Responses to these questions informed our selection of a preferred contractor.



CASE STUDY

Torrey Plaza by Breakthrough



 **TORREY PLAZA**
BY BREAKTHROUGH

Torrey Plaza by Breakthrough has been extensively renovated, providing office and wet lab spaces along with signature client amenities, including an on-site café operated by a local women-owned small business.

The Torrey Plaza site in the San Diego life science cluster was acquired in April 2021. Our retrofitted research and development buildings include tailored provision for StudioLabs, a curated, shared innovation center, shared innovation center providing turn-key innovative environments for high-growth life science companies.



Torrey Plaza by Breakthrough



DELIVERING OPERATIONAL EFFICIENCY

We have incorporated operational efficiency into the design for Torrey Plaza, looking specifically at the heating and cooling systems to deliver building performance enhancements relating to energy efficiency and minimizing emissions.



MANAGING OUR IMPACTS

Our design and construction process incorporates features that manage the environmental impact of Torrey Plaza, focusing on native landscaping, green mobility and appropriate waste management.



Torrey Plaza by Breakthrough

IMPROVING THE CLIENT EXPERIENCE

Breakthrough Properties has established StudioLabs at Torrey Plaza, a bespoke offering for emerging life science companies that enables shorter leases and plug-and-play facilities developed, designed and operated by our experienced lab operations team. StudioLabs incorporates enhanced collaboration and networking spaces to deliver innovative environments for companies in their early growth phase.

Each StudioLabs suite is designed to maximize creativity and further mission-critical research and development. We have incorporated amenities designed to inspire, including:

- outdoor lounge area;
- communal areas with amenities and café serving healthy snacks, fresh fruit, coffee and drinks;
- various client events have been organized within the Torrey Plaza community, including those that facilitate networking. Additionally, Thermo Fisher hosted a programming event to train users on their Supply Centers, and StudioLabs hosted SPT Labtech on campus for their quarterly roadshow to demo their liquid handler for campus clients;
- studioLabs companies benefit from our membership of Biocom, which provides access to a 35-plus member-vetted and member-selected purchasing partnership with best-in-class suppliers group. These purchasing discounts apply to many of the items the companies need for their research. It also helps the company to create a talent pipeline and supports advocacy for the LifeScience sector and the unique challenges we face.

- StudioLabs hosts a proprietary learning platform called StudioLabs Learning, which provides health and safety training to our client companies

ENGAGING WITH OUR COMMUNITIES

In October 2022, Breakthrough hosted the Torrey Plaza grand opening event in which over 250 attendees, including clients, broker partners, service providers and industry executives, came to tour the new spaces and StudioLabs. The attendees were able to sample Nostalgia Coffee Roasters drinks and get a glimpse of the plans for the new fitness center.

WORKING WITH OUR SUPPLIERS

The café at Torrey Plaza hosts Nostalgia Coffee, a celebrated lesbian and queer women-owned business. Nostalgia Coffee is committed to upholding sustainable business practices and ethical sourcing of goods: all coffee it sells is grown with organic methods, often by female farmers, and coffee grounds are roasted using water and energy-efficient roasters and composted. In addition, Nostalgia gives 5% of its revenue back to its producers. Our loading dock is managed by ManagedLab Services, another local woman-owned enterprise that offers lab-support services to life science companies of all sizes. ManagedLab Services provides programs that raise the bar for lab service, giving scientific teams with a high level of support and consistency, and supporting Breakthrough Properties' aim to deliver high-specification lab spaces to all of our clients.

By focusing on documented, scalable processes, high-quality people and technology that automates processes and aggregates unprecedented quality and quantities of data, ManagedLab's programs can scale to support any customer's lab and objectives.



Definitions

Leadership in Energy and Environmental Design ("LEED") - the most widely used green building rating system in the United States. Available for virtually all building types across all building phases, LEED provides a framework for healthy, efficient, and cost-saving green buildings. LEED certification is a globally recognized symbol of sustainability achievement and leadership.

Building Research Establishment Environmental Assessment Method ("BREEAM") - first published by the Building Research Establishment (BRE) in 1990, BREEAM is the world's longest established method of assessing, rating, and certifying the sustainability of buildings. BREEAM can be applied to key building typologies, helping to improve asset performance at every stage, from design through to construction, in-use and refurbishment.

GRESB (f.k.a. Global Real Estate Sustainability Benchmark) - the global standard for portfolio-level ESG reporting in the real estate sector. GRESB's goal is to help real estate investors assess the ESG performance of their commercial real estate portfolios and provide validated ESG performance data and peer benchmarks to the industry.

Fitwel Building Certification - a building certification system that focuses on improving, enhancing, and safeguarding the health and wellbeing of tenants and residents in buildings, with tailored scorecards covering office buildings, multifamily residential buildings, commercial, industrial and retail spaces.

WiredScore - recognised by GRESB as a green building certification scheme, WiredScore is the global standard for defining and certifying digital connectivity in homes and offices, helping to improve user experience and promote best-in-class digitally connected buildings.

WELL - a stringent healthy building certification system spanning ten key categories, setting out strategies that aim to advance human health through design interventions and operational protocols and policies, fostering a culture of health and well-being.

EPC A - an Energy Performance Certificate (EPC) provides a rating of how energy efficient a building is, from A (highly efficient) to G (highly inefficient). An EPC typically highlights cost-effective ways to achieve a higher rating, as well as indicative carbon emissions for the building.

Active Score - a certification system promoting the assessment and enhancement of active travel facilities and services, with the aim of making buildings more welcoming for active commuters. The rating helps to clearly communicate a building's futureproofed credentials to prospective tenants, partners and occupiers.

ASHRAE - the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) provide building design, performance and operations certificates with the aim of advancing the arts and sciences of heating, ventilation, air conditioning and refrigeration.

Disclaimers

IMPORTANT NOTICES

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