



OLYMPIA

ONE OLYMPIA SQUARE

ESG Policy

OLYMPIA VISION...

Deliver a sustainable scheme: At least 35% carbon reduction compared to a Part L 2013 Building Regulations compliant development

Regeneration and re-purpose of 14 acre estate, embedded into the community

Transforming over 135 years of heritage into a world class arts, entertainment, exhibition and creative business district

Enhancing the local community with beneficial partnerships and providing local employment

Built to BREEAM Excellent and other best practice standards

ONE OLYMPIA SQUARE OFFICES



A state-of-the-art office building that offers flexibility, creativity and interconnectivity created by Heatherwick Studio in collaboration with SPPARC.

550,000 sq ft of office and co-working spaces

Panoramic views of London

One of the largest office terrace offers in West London; providing wellness facilities, meeting spaces, and communal spaces set within lush, landscaped gardens that allow for work, socialisation, re-energising and relaxation

SPECIFICATIONS

50,000

SQ FT OF BOTH COMMUNAL
AND DEMISED TERRACES
EQUIVALENT TO
23 TENNIS COURTS



945 BIKE
DOCKING STATIONS



6,490 SQ FT RECEPTION
WITH 7.5M CEILING HEIGHT

1:8M²

OCCUPATIONAL
DENSITY



1,265 LOCKERS



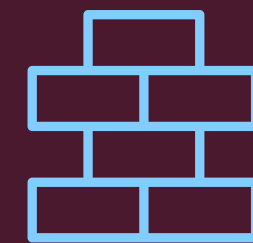
3 M MINIMUM
CEILING HEIGHT

PRIVATE VIP

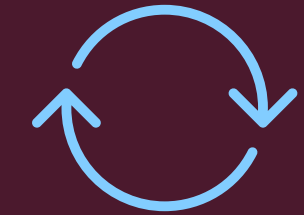
ENTRANCE WITH
DIRECT LIFT



13 PASSENGER LIFTS



BREEAM TARGET
EXCELLENT



FRESH AIR PROVISION 12L/S
+ 10% AT 1/8 SQM; EACH
FLOOR UPGRADABLE TO 16LS



97 SHOWERS



WIREScore TARGET
PLATINUM

HELPING TENANTS

With ESG and Net-Zero Targets

- Construction best practice – Targeting BREEAM Excellent Certification
- Prioritising the use of sustainable, non-toxic, low VOC, high-durability materials
- Low carbon and renewable technologies with the aim to reduce emission by 35% compared to a Part L 2013 Building Regulations compliant development
- Water management that minimises water stress and takes into consideration the impact of a growing London population, seasonality supply, and climate impacts
- Waste management that follows the London Plan's waste hierarchy to reduce generated and exported waste from site
- Design that promotes human health and well-being — Targeting WELL Platinum Certification
- Green rooftops that promote biodiversity, ensuring food resources and homes for a variety of species
- Community engagement by allowing free access to the public and wider benefits to the community, including the creation of jobs, partnership and collaboration with schools, education providers, charitable foundations



BREEAM

Driving sustainable construction best practice

DURING CONSTRUCTION

- Sustainability champion
- Environmental management system
- Responsible construction practices
- Monitoring, recording, and reporting energy use and water consumption from construction
- Carrying out building Life Cycle Analysis
- 97% demolition waste diverted from landfill achieved
- Target carbon production for the whole project to be no more than 12,600,00kgCO₂ – currently 2% below this target
- Water consumption for whole project not to exceed 94,500m³; currently well within the target
- 100% construction and excavation waste diverted from landfill being achieved
- Monitoring, recording and reporting amount of waste diverted from landfill during construction

DURING USE

- Building user guide
- Passive design principles
- Energy efficient lifts and escalators
- Easy access to public transport and on-site cycle storage spaces resilient buildings
- Sustainable waste management
- 90+% of operational consumption can be assigned to specific end-uses through sub-metering



ENERGY



HEALTH &
WELLBEING



INNOVATION



LAND USE



POLLUTION



TRANSPORT



WASTE



WATER



ESTATE
MANAGEMENT



NABERS in use monitoring and adapting to continue to refine and optimise the buildings energy performance



TARGET: BREEAM Excellent

SUSTAINABLE MATERIALS



THE DEVELOPMENT WILL PRIORITISE MATERIALS THAT:

- Have a low embodied energy or capable of re-use or recycle at end of life
- Are sustainably sourced: all timber and timber products to be sourced from FSC¹ or PEFC² certified sources, or materials that are at least BES6001 'very good' and where possible ISO14001 certified
- Have a high durability and are non-toxic: where feasible choose materials with low level emissions and low VOCs and formaldehyde
- Do not have any scarcity or source security issues
- Favour prefabrication, pre-assembly or off-site construction to reduce vehicle movements and reduce workforce on site
- Have a low Global Warming Potential or zero Ozone Depletion Potential
- Achieves a rating of A+ to D in the BRE's Green Guide to Specification for key building elements



¹ — Forestry Stewardship Commission

² — Programme for Endorsement of Forestry Certification

ENERGY



Separate metering of each floor will further allow for tenant flexibility in choosing their energy provider

The office building will include low carbon and renewable technologies with the development set to achieve a minimum of 35% carbon reduction through:

- Centralised heat networks providing heating and domestic hot water across the estate
- Combined Heat and Power plant to lower overall site CO₂ emissions
- Boiler plant linked to BMS, including central limit control, weather compensation and metering
- Smart Building Management Mechanical cooling from heat pumps
- LED lighting and EPC target rating of 'A'
- High performance building fabric with optimised U-values to balance heat losses and gains
- Intelligent lighting controls with daylight dimming and presence detection
- Installation of roof level PV arrays to provide renewable electricity

WATER MANAGEMENT

Water management will ensure minimised stress on water supply, and reduce energy consumption and CO₂ emission from treatment and supply. The strategy further considers the threat of future water shortages in London due to growing demand from increasing population, seasonality of supply, and climate change impacts.

The below Matrix demonstrates possible strategies that are being considered for the development of One Olympia Square:



RAINWATER
HARVESTING



LOW FLOW
SANITARY
WARE



EFFICIENT
APPLIANCES



LEAK
DETECTION



IRRIGATION
STRATEGY



WASTE MANAGEMENT

Both construction and operational waste management plans are developed around the London Plan’s waste hierarchy to ensure reduction of waste generated and exported from the site.

The main strategies include:

- Supplier agreements for reduced packaging and participation in packing take-back scheme
- Waste compactors to reduce vehicle trips to and from waste facilities
- Just-in-time material delivery systems to avoid materials being stockpiled and the increased risk of damage or theft
- Colour coded and signposted waste skips to ensure correct waste segregation and prevent cross contamination





PROMOTING WELLBEING

One Olympia Square will be designed to deliver thoughtful and intentional spaces that enhance human health and well-being by ensuring the quality of air, water, and light support mental health and good working environments.

2.5 acres of new public realm

On-site gym

Roof top gardens with mix of restaurants, bars, and cafés

Best-in-class cycle facilities

PROMOTING WELLBEING

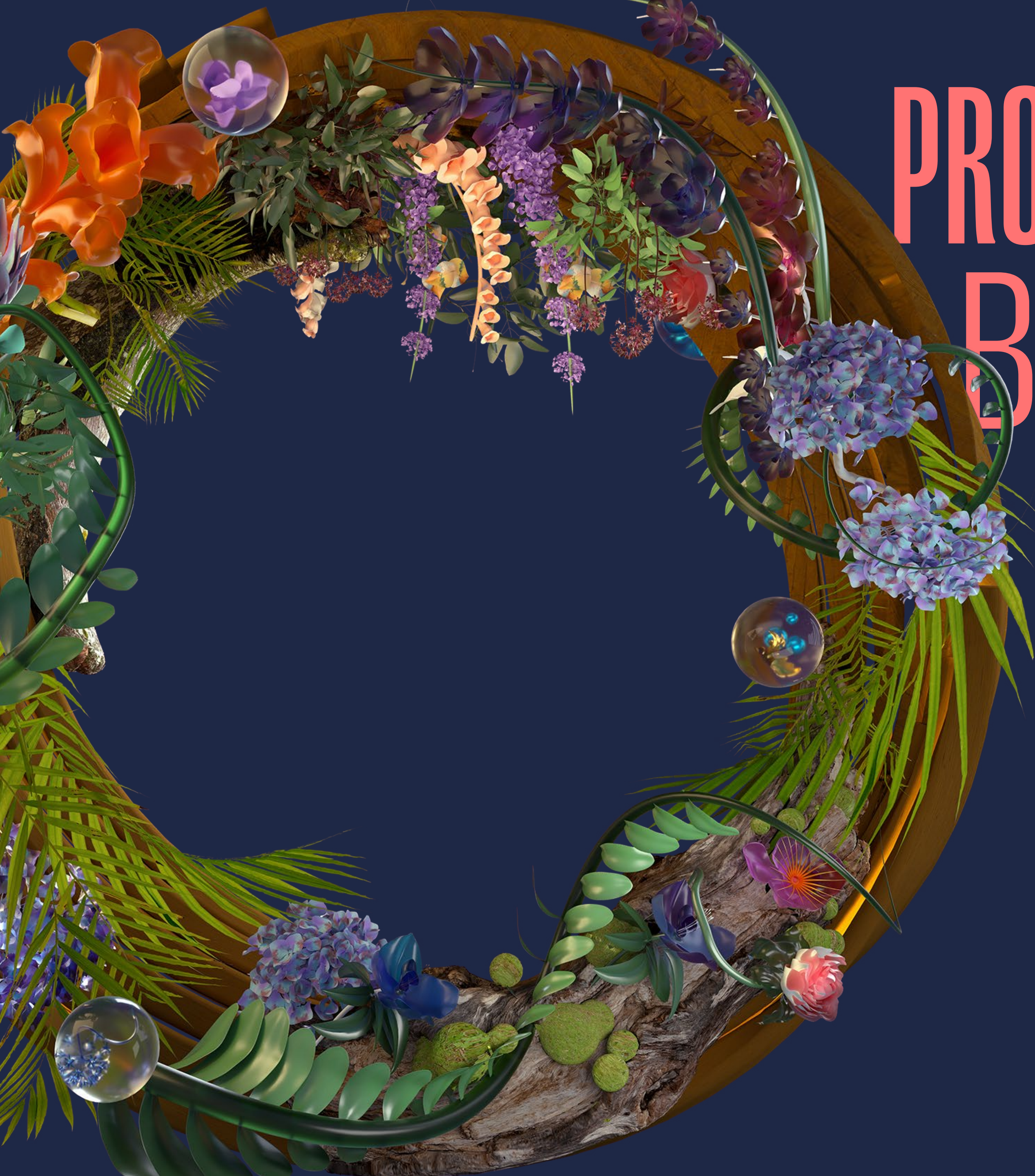


Platinum score on Five At Heart Cycle Heart Rating, ensuring good path of travel, bike space, changing rooms, convenience, communication and culture



WELL Certification Target:
Platinum

Air, Water, Nourishment, Thermal
Comfort, Sound, Material, Light,
Movement, Mind, Community



PROMOTING BIODIVERSITY

The 42,000 sq ft green roof on Olympia West promotes biodiversity and provides a feeding resource for a variety of species. Bird boxes will further provide homes for local birds including sparrows and black redstarts.

An ecologist has been appointed to inform the soft landscaping proposal across the public realm to improve the existing biodiversity. Including the use of plants that attract pollinators and invertebrates to provide foraging activity.

The provision of lighting will further be carefully designed to avoid light spill onto relevant areas and disturbing the wild life.

COMMUNITY ENGAGEMENT

Olympia will become a vibrant new cultural district for the public to visit and enjoy, whilst providing wider benefits for the local community.

- There will be over two acres of pedestrian squares, streets and a roof garden
- Multiple creative and performing arts venues including 1,000 seat performing arts space, 1500 seat theatre, 10,000 sqft of performance and rehearsal space free for local charities to use
- A myriad of independent eateries and shops, including a new jazz-club style restaurant
- Creation of jobs, apprenticeships and work experience opportunities
- Affordable office and co-working spaces to support entrepreneurs and SMEs



COMMUNITY ENGAGEMENT

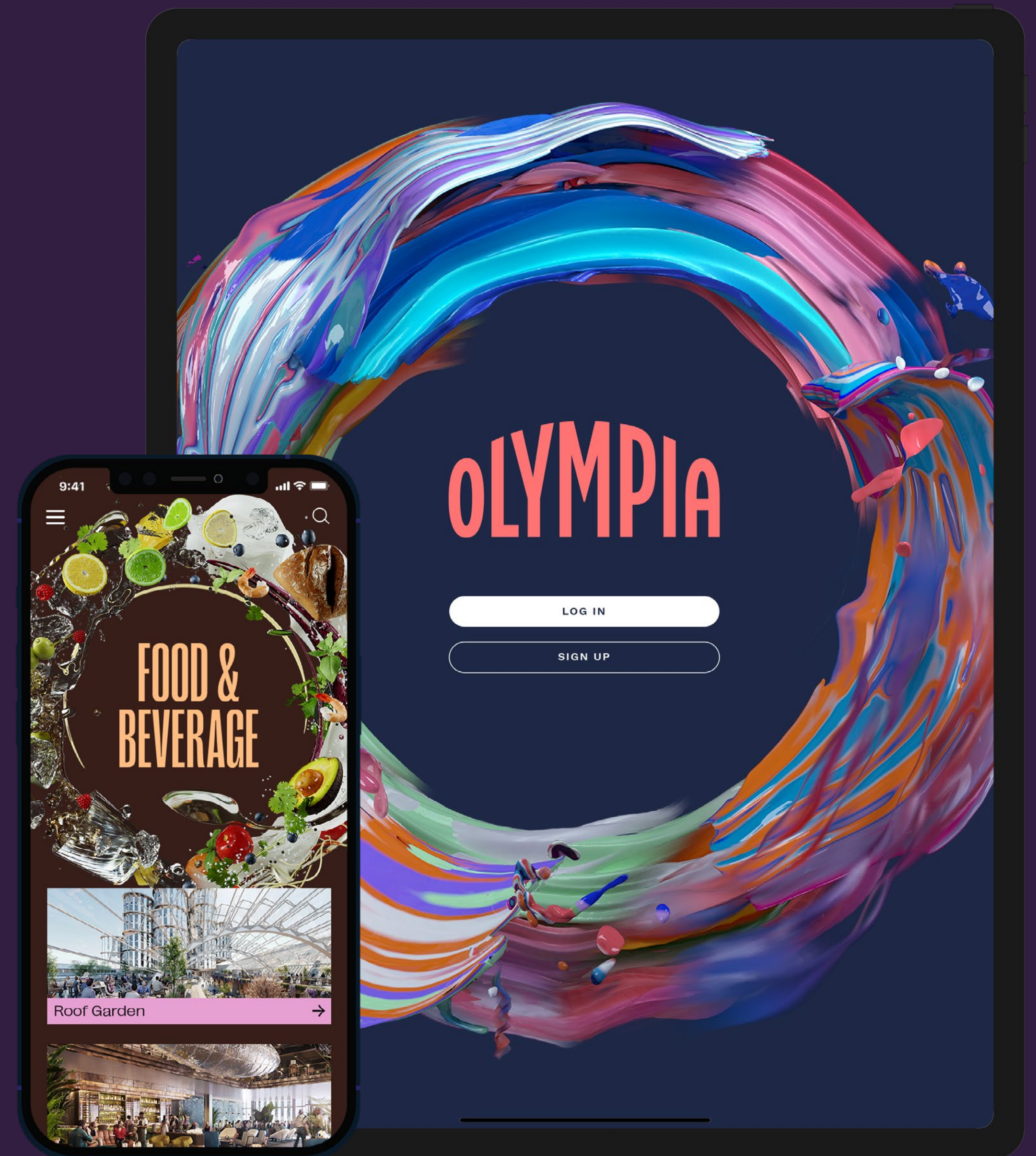
Being an active neighbour, Olympia will build genuine, meaningful relationships with the businesses and residents locally and stand shoulder to shoulder on issues we care about, offering support to those who need it and creating a future Olympia that benefits everyone.

Olympia will partner up with music therapy provider:



Nordoff Robbins, UK's largest music therapy charity, will be provided 3 rooms (2,000 sq ft) within Olympia.

The Olympia app will include a dedicated space for residents. This will give them early access to events, news and promotions from across the Olympia estate. The app will also promote local business and volunteering opportunities to workers at Olympia.



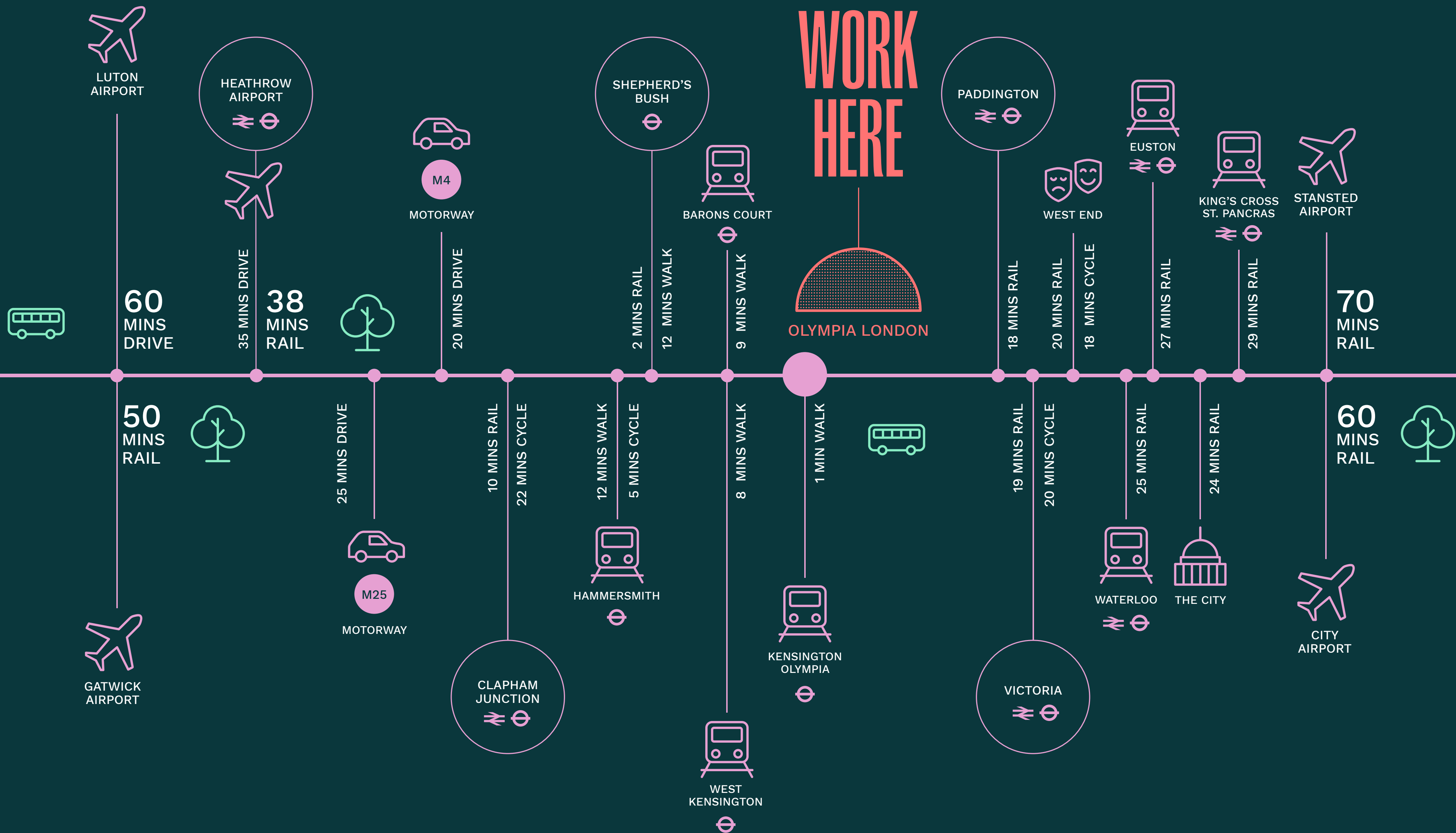


LOCATION & TRANSPORT

Olympia will ensure good levels of accessibility regardless of age or ability. A hierarchy of paths and routes will allow pedestrians, cyclists, vehicles to move around safely. These will further be tied to the wider area and the existing surrounding transport network.

The 'Public Transport Accessibility Level' rating is 6a which is the second highest scoring and classified as having 'Excellent' access to public transport. TfL further has plans to create 450km of new cycleways by 2024 across London.

One Olympia Square will also have 34 ready to use electric charging spaces with another 134 passive spaces that can be converted as and when needed.



Bus Routes
9, 10, 27, 28, 49, 391

National Express
Access to Heathrow and services across the UK

Underground
Direct access to the District, Piccadilly and Central lines

Overground
Services between Clapham Junction & Watford Junction have doubled over past 18months

National Rail
Services between Milton Keynes & East Croydon

OLYMPIA TIMELINE...

2017

Yoo Capital and Deutsche Finance International partner to acquire Olympia London Exhibition Centre

2018

£750m investment announced to transform Olympia into London's new creative art, entertainment and exhibition district

2021

ESG strategy and setting a Net-Zero approach/strategy

2020

Redevelopment of Olympia begins

2024

Redevelopment of Olympia is completed, and tenants move into One Olympia Square

INVESTORS

& Co-developers



YOO CAPITAL

Yoo Capital puts its social and sustainable commitments at the forefront of all its investments, creating places that contribute to their neighbourhoods, incorporate the highest possible levels of sustainability and promote the health and wellbeing of tenants and visitors.

Yoo Capital is aligned with the following industry standards:

- Considerate Constructors
- PRI Principles for Responsible Investment
- GRESB
- Real Estate Balance
- BREEAM
- WELL

INVESTORS

& Co-developers



DEUTSCHE FINANCE INTERNATIONAL

Deutsche Finance International (DFI) has committed to ESG incorporation since inception, applying a holistic sustainability framework underpinned by the firm's core values, with continuous review to align with evolving industry best practices and regulatory requirements.

DFI is a signatory to the United Nations-supported Principles for Responsible Investments, and routinely consider how ESG factors contribute to investment risk and opportunity. DFI adopts a general 'do no significant harm' approach and seek to avoid investments that may have negative environmental, social or reputational impacts.

ESG Framework:

Strategy and policy development:

- ESG integrated into business and investment processes
- PRI signatory

Investment and property improvements:

- Screening, certifications and standards
- Reviewing trends and innovation

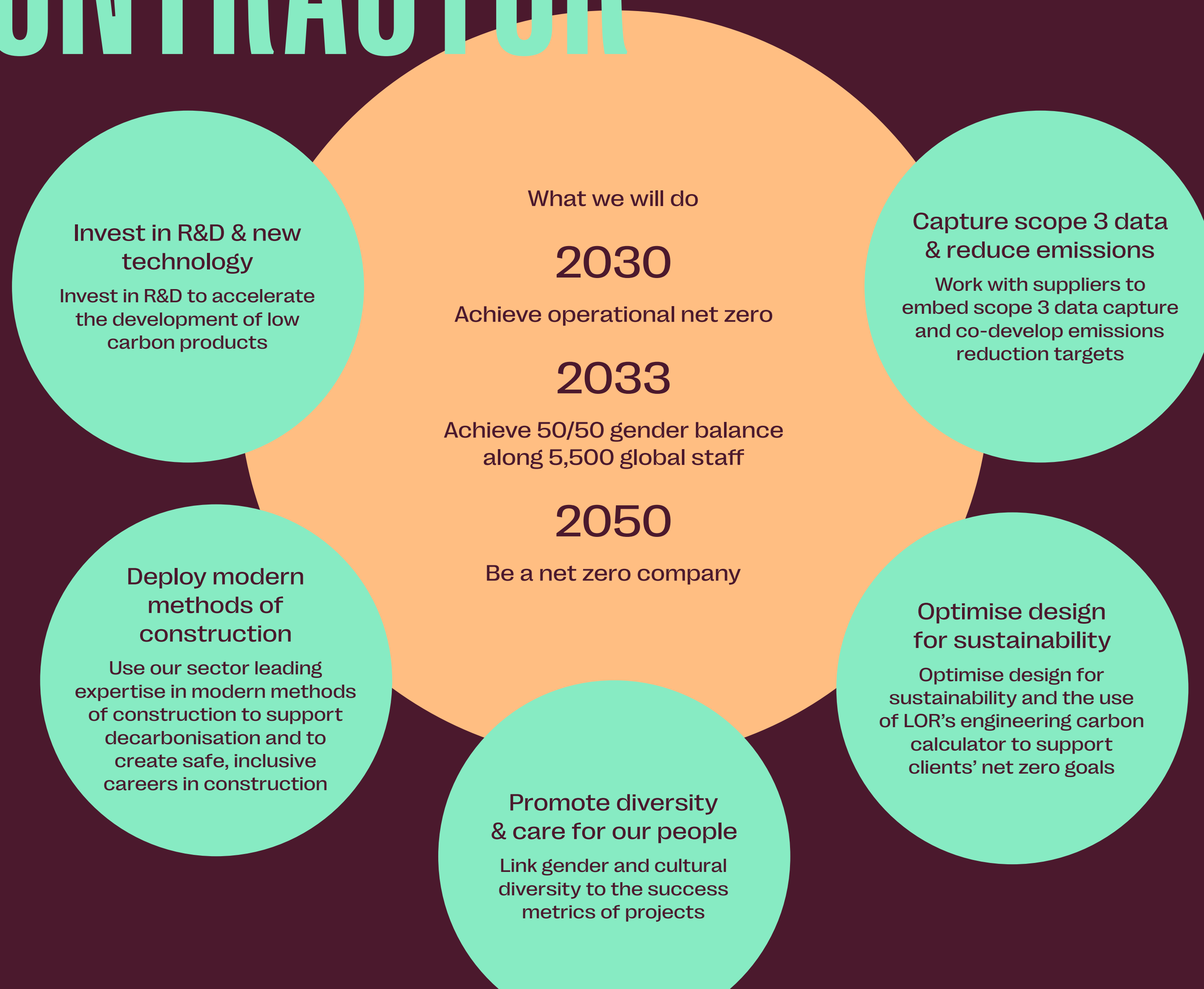
Enhance stakeholder engagement mechanisms:

- Internal and external collaboration
- Transparency and capacity building

Supporting response to systemic ESG risks

- Response to systemic ESG risks
- Mitigation and adaption solutions

CONTRACTOR



LAING O'ROURKE

Laing O'Rourke is an international construction company delivering state-of-the-art infrastructure projects across the UK, Middle East, and Australia.

Other Projects Include:

- St James Quarter in Scotland is a multi-use development mixing retail and leisure with luxury living
- Two Fifty One in London's Southwark area is a 41-storey residential tower and eight-storey commercial building with a footprint of only half an acre
- Alder Hey Children's Hospital, the new 270 bed hospital, was among the most sustainable hospitals ever built, 60% of its energy is generated on site

DESIGNERS

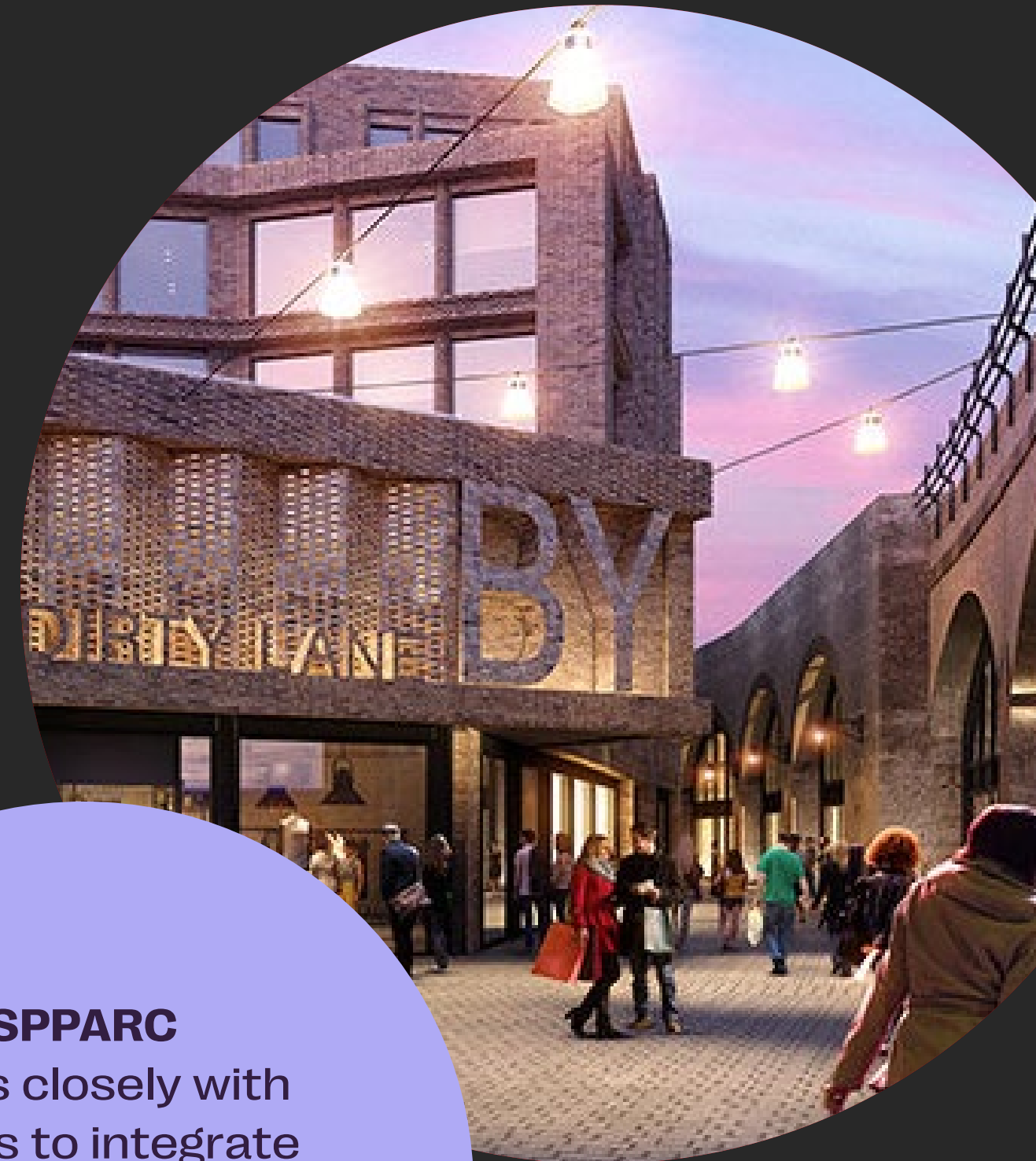


◀ Coal Drops Yard, London by Heatherwick

Heatherwick studio
prioritises projects
with the greatest
positive impact, and
make projects that are
affordable, buildable,
and sustainable

Heatherwick studio

Heatherwick studio is the Lead Designer on the development with a portfolio spanning across some of the biggest brand names globally.



▲ Borough Yards,
London by SPPARC

SPPARC
works closely with
clients to integrate
environmental
sustainability principles
throughout the project.

SPPARC ARCHITECTURE

SPPARC is the Lead Architect on the development and has worked with some of London's most iconic music, entertainment, and major office destinations.

CONSTRUCTION PHASE

Site will be registered under the Considerate Construction Scheme with five key aspirations:

1. Care about appearance
2. Respects the community
3. Protect the environment
4. Secure everyone's safety
5. Value your workforce

Energy Usage:

- Minimise and reduce energy consumption across construction

Logistics:

- Use of delivery management systems Voyage Control to ensure Just-in-Time deliveries and real-time data collection; from punctuality to total CO₂

Off-Site vehicle holding yard to manage vehicles arriving at the site. Measures in place to minimise impacts of:

- Vibration, air, light, dust and noise pollution
- Contamination
- Materials and waste including construction zones being kept tidy and clear
- Water usage through construction
- Pests including the implementation of environmentally responsible pest management strategies
- Recycle waste to significantly reduce amount sent to landfill, currently 97% on demolition and 100% on construction



An aerial night photograph of a city, likely London, featuring a large, modern, multi-story building complex with a curved facade and glass windows, illuminated from within. The building is situated in a dense urban environment with other buildings and streets visible. The word "OLYMPIA" is overlaid in large, white, sans-serif capital letters across the center of the image. The background shows a cityscape with various buildings, streets, and trees, all under a dark night sky. The overall color palette is dominated by blues and greys, with warm yellow and orange lights from the buildings and streets providing contrast.

OLYMPIA™