

1. SUSTAINABILITY AT NEINVER.

(Cooperating for a more sustainable world).

NEINVER is internationally recognised as a sustainable developer and manager of shopping centres. To achieve continual improvement, we use the BREEAM In-Use scheme at all our centres. In addition, we are the first company in the market to earn ISO 50001 certification for all its offices in Europe.

<http://www.neinver.com/en/article/sustainability?c=grey>

Amsterdam The Style Outlets was designed from the start with BREEAM-NL certification in mind. The aim was to improve future flexibility by integrating multiple kinds of sustainability into the building's design, without their dictating the specific use of the building. The target is a sustainable design score of "Good" or two stars in BREEAM-NL, and we are working with the contractor to raise this to "Very Good" or 3 stars for the completed building.

We consider the in-use phase just as important as the construction of a sustainable building. Our employees, tenants and visitors ultimately determine whether the centre's sustainable installations and actions will have the desired effect. During the design stage, we have discussed what agreements need to be made and what actions and installations are needed to inform all users and visitors during the in-use phase, to ensure that the centre's sustainable features and installations will work as they should.

NEINVER, through the center manager, will hold regular meetings with employees and tenants to improve cooperation regarding sustainability. According to our internal quality procedures, meetings with the tenants take place at least twice a year to cover topics such as energy and water consumption, waste generation and general commitments, among others.

Also, information is provided to the visitors through the information point, regarding the building works, events and activities, location of facilities - for instance electric chargers spots-, shops and restaurants, public transport schedules, traffic information and the asset sustainability performance, such as: recycling, water, energy usage and CO2 of the centre.

(Amsterdam The Style Outlets).

The building design for Amsterdam The Style Outlets includes many sustainable features, categorised broadly as follows:

1. Easy access/public transport.
2. Saving energy and water.
3. Conscious choice of materials.
4. Reducing and separating waste.

(Water – ecosystem).

There are also agreements with the contractor about construction of the building. Further agreements with employees and partners, define the proper use of the building and its installations, prevent overuse of resources, and minimise waste and damage to the building and its installations.

2. SUSTAINABILITY AT AMSTERDAM THE STYLE OUTLETS.

Amsterdam The Style Outlets is located on the site of the former CSM sugar factory, and is designed in a traditional industrial style evoking classic factory buildings. The centre has compact construction with two levels of parking, and above this a small 'town' with little streets and squares that accommodate shops and restaurants.

From the outset of the design stage, our main goal was to make a sustainable building for Amsterdam The Style Outlets and as with our other centres, we want to earn a BREEAM sustainability certificate.

From the start of the design process sustainability has been an important issue in the design team. The design team combined experience in sustainability aspects as installations, design, constructions and ecology. The various measures in and around the building can be divided in five categories: stimulating transport that has no or low CO2 emissions, reduction of energy and water usage, waste management, flexibility, type and source of materials used and water-ecosystem.

(Easy access)

Amsterdam The Style Outlets is located in Sugar City area which is a short walk from the train and bus station and on the main cycling routes to Amsterdam and Haarlem and by car from the main road A200. This makes it very easy for all users and visitors to reach.

The centre is about 350 m from the train and bus station with direct service that takes just 10 minutes to Amsterdam's central station. To stimulate all our guests and our staff to use the public transport we will provide public transport cards for our employees and will ask our partners (shop owners) to do the same. For the extra busy days we will, together with our partners, develop promotional ways like a free drinks/snacks or extra discount when guests travel by train or bus to the centre.

For cyclists, there are ample parking facilities and opportunities for charging electric bicycles. Employees are encouraged to come by public transport or bicycle, and there are changing rooms with showers and lockers in the building.

For visitors that come by car there are electric car charging stations on site.

(Energy, water)

To save energy and water, the centre's shops, restaurants and general facilities are equipped with energy-efficient equipment and water-saving devices (taps, showers with sub-meters and leak detection).

All lifts and escalators in the building are energy efficient, and energy-saving LED lighting is used in all public areas, including the garage.

Toilet facilities use low-flow fixtures and have proximity sensors to switch off lights when not in use. Both the information point and the website show the energy and water consumption, along with tips to help users conserve resources, and goals for the centre management to pursue for improved efficiency.

(Waste)

Public areas have ample facilities for disposing of different types of waste. In the centre there are facilities to separately and store reusable waste materials like paper, plastics, biological, chemicals and general waste. Agreements have been made with all shops and restaurants regarding waste separation, and there are regular meetings on how to recycle and reduce waste production in the centre.

(Flexibility)

Amsterdam The Style Outlets accommodates a wide variety of shops and restaurants, and the size and number of shops may vary every year. To adapt to these changes easily, the

building's structure of beams and columns is very flexible. Store layouts can therefore be altered without major adjustments to the building. Moreover, installations are kept separate from the building's main structure so that it is flexible and allows changes without structural renovations.

(Use of materials)

Amsterdam The Style Outlets is a compact building. This strengthens the site's industrial feel and ensures efficient use of space and materials. Agreements were made to choose sustainable, environmentally friendly materials from certified sources for the building and its installations. The agreements also state that materials for the building and all interior spaces must not contain volatile organic compounds.

A building will wear down when used. To keep it looking its best, we chose materials that age well and will not deteriorate over time. We also have made sure that vulnerable building parts are protected so they will not easily be damaged or contaminated. In addition, we work with employees and retailers to prevent damage to the building in order to save costs.

(Water-ecosystem)

The former industrial zone of Sugar City was largely paved. With today's climate changes, we must create enough open water space to catch and store rainwater and to reduce load on the sewer system.

Amsterdam The Style Outlets has its northern facade directly in the water to create a large body of water with green benches, which will improve the habitat for different species. Also, because the water is much wider than the former structures allowed, water quality will improve throughout the area.

On the Southside of the centre, lays the canal north of the Haarlemmermeer polder. Along this canal a new water barrier will be constructed with space for trees close to the waterside. The shopping streets also feature plants and trees to give the centre a pleasant atmosphere. The area is home to several species of birds and bats which use the water of the Ringvaart canal and the green along the water as a foraging area.

3. SUSTAINABILITY IN EXISTING CENTRES.

(Collaboration)

NEINVER collaborates with its partners (shop and restaurant owners) to enhance the quality of life in the area, reduce energy and water consumption, reduce the production of waste and promote recycling. For all visitors, there is an information point that explains the correct use of the facilities and installations. It also gives information on what to do if something does not function properly.

For all shop/restaurant owners and workers there is a user manual to make sure the building and its installations are properly used. Building management will organise regular meetings with all staff and with shop and restaurant owners to discuss procedures and solicit suggestions for improvements to further improve the environmental performance of the centre.

NEINVER has green energy supply in all centers and the tenants will be actively motivated to do the same.

(Sustainable use)

Collaboration with shop owners and staff in the centre is not the only important factor in the proper use of the building and its installations. Our visitors are equally important. The website, information point and our APP give visitors information on what facilities are available in the centre and how they can best be used.

Each NEINVER operated center is equipped with a BMS, in order to manage consumption information and enable decisions to be taken on objective data. This data is also published for the tenants and the visitors through the web site.

(Sustainable building)

NEINVER holds a firm commitment with sustainable property asset design and development, and this is why we have all our retail centres BREEAM certified. This environmental quality certification provides greater long-term value for our assets and investors.

Example of centres BREEAM IN USE certified:

CENTER NAME	ASSET PERFORMANCE		BUILDING MANAGEMENT	
LAS ROZAS THE STYLE OUTLETS	68,04	VERY GOOD	78,07	EXCELLENT
GETAFE THE STYLE OUTLETS	64,31	VERY GOOD	80,6	EXCELLENT
SSRR THE STYLE OUTLETS	66,86	VERY GOOD	82,99	EXCELLENT
CORUÑA THE STYLE OUTLETS	71,03	EXCELLENT	82,94	EXCELLENT
FACTORY URSUS	63,80	VERY GOOD	58,00	VERY GOOD
FACTORY ANNOPOL	67,10	VERY GOOD	55,30	VERY GOOD
FACTORY LUBON	58,80	VERY GOOD	56,90	VERY GOOD
VICOLUNGO THE STYLE OUTLETS	51,8	GOOD	56,10	VERY GOOD
CASTEL GUELFO THE STYLE OUTLETS	59,60	VERY GOOD	63,70	VERY GOOD
ROPPEHEIM THE STYLE OUTLETS	75,80	EXCELLENT	87,3	OUTSTANDING

Example of centres BREEAM NEW CONSTRUCTION certified:

CENTER NAME	NEW CONSTRUCTION	
CORUÑA THE STYLE OUTLETS	71,03	EXCELLENT
VILADECANS THE STYLE OUTLETS	62,97	VERY GOOD
FACTORY ANNOPOL	60,44	VERY GOOD

The agreement with the contractor specifies requirements and arrangements to ensure that the sustainable aspects of the design are implemented correctly during construction. For the construction stage, an environmental plan document will be drawn up in accordance with a certified environmental management system (such as ISO 14001).

This will include construction activities related to, for instance, security, water, monitoring energy consumption, and CO₂ production and reduction. Processes are monitored to prevent soil and water pollution, and different waste materials will be separated for proper recycling.

All fit-out works for shops and restaurants will have to meet agreements set in the green lease. The fit-out will be coordinated and checked by a commissioning manager to ensure all sustainability requirements are met.

As a learnt lesson, an aspect that we would give more attention in a next project is to clarify at an early stage the differences and expectations with BREEAM NL in relation to the BREEAM international with international clients as there are some fundamental differences in the current schemes.

4. PROJECT INFORMATION.

The plan for Amsterdam the Style Outlets is in the process of Breeam Certification. The aim is to obtain at least a GOOD certificate.

The following credits are part of the score to be obtained:

- MAN 01- Commissioning.
- MAN 02 - Construction site and surroundings.
- MAN 03 - Construction site impact.
- MAN 04 - User guide.
- MAN 08 - Security.
- MAN 09 - Publication of building information.
- MAN 10 - The development as a learning source.
- HEA 03 - Glare control.
- HEA 04 - High frequency lighting.
- HEA 06 - Lighting zones and control.
- HEA 09 - Internal air quality.
- HEA 11 - Thermal zoning.
- HEA 16 - Flexibility.
- ENE 01 - Reduction of CO2 emissions.
- ENE 02 - Sub metering of energy uses.
- ENE 04 - Energy efficient external lighting.
- ENE 06 - Building fabric performance and avoidance of air infiltration.
- ENE 07 - Energy efficient refrigerated and frozen storage.
- ENE 08 - Energy efficient lifts.
- ENE 09 - Energy efficient escalators and travellers.
- ENE 26 - Assurance of thermal quality of building shell.
- TRA 01 - Provision of public transport.
- TRA 02 - Proximity to amenities.
- TRA 03 - Cyclist facilities.
- TRA 04 - Pedestrian and cyclist safety.
- TRA 07 - Travel information point.
- TRA 08 - Deliveries and manoeuvring.
- WAT 01 - Water consumption.
- WAT 02 - Water meters.
- WAT 03 - Major leak detection.
- WAT 04 - Sanitary supply shut off.
- MAT 01 - Materials specification.
- MAT 05 - Responsible sourcing of materials.
- MAT 07 - Designing for robustness.
- WST 01 - Waste management on the construction site.
- WST 03 - Recyclable waste storage.
- WST 05 - Compost.
- WST 06 - Finishing elements.
- LE 01 - Re use of land.
- POL 01 - Refrigerant GWP-building services.
- POL 03 - Preventing refrigerant leaks.
- POL 04 - Refrigerant GWP- cold storage.
- POL 05 - NOX emissions from heating resources.

(The site and the building)

The site of the outlet is about 3.71 ha, of which the water area on the north of the plot is 0.51 ha.

The building has a total floor area of about 69.850m² BVO/GFA with the following programme:

- Shops: 18.000m² BVO
- Restaurants: 1.000m² BVO
- Parking: 46.800m² BVO
- Entrances and vertical transport area's: 1.950 m² BVO
- Management offices: 800m² BVO
- Technical, storage and waste areas: 1.300 m² BVO

(Expected use of energy and water)

The total expected energy use of the building (heated general areas and shops) will be about 3.75 million KWH/year. This means an average of 172 KW/m² BVO/year for these spaces. The building will have no gas connection and will be all-electric. For the general spaces the electricity will be bought from a green source. The tenants of the shops and restaurants will be actively motivated to do the same.

The expected use of fresh water in the building will be about 20.000 m³ annually, based on the about 300 employees and about 2 million visitors a year.