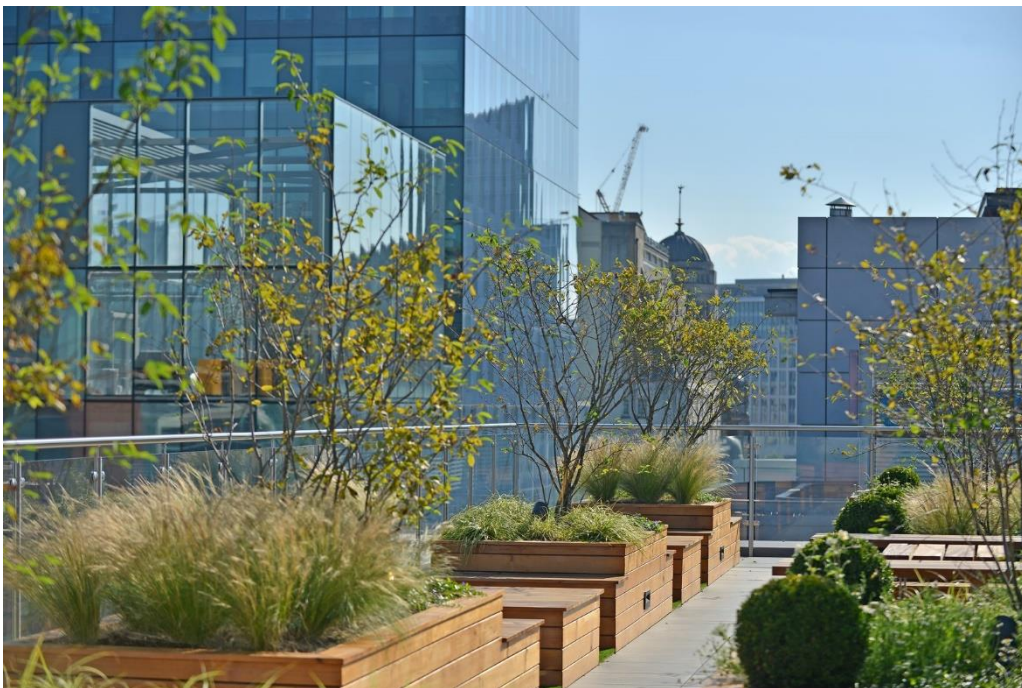


Please Note: This ESG asset case study is taken from other client non-impact strategies that demonstrate Orchard Street's Responsible Investment approach in action.

HEALTH AND WELLBEING - BAUHAUS, MANCHESTER



Property
Awards2021
HIGHLY COMMENDED

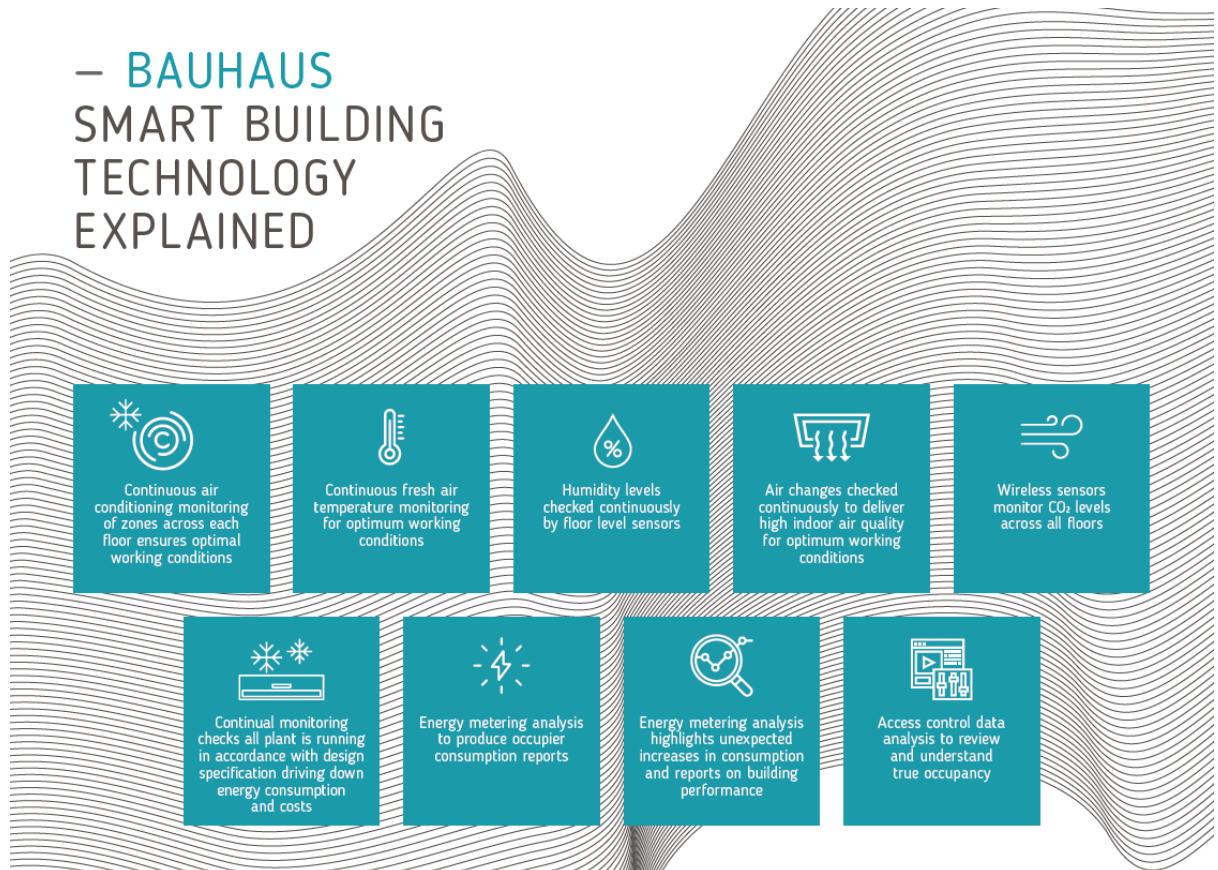


At an asset level, we promote the health and wellbeing of our tenants and were Highly Commended at the 2021 Property Week Awards in the Health and Wellbeing initiative category for our Bauhaus office refurbishment in Manchester. Bauhaus achieved the IWBI WELL Gold Core & Shell certification in December 2020, making it the only refurbished building in the UK to have received the accreditation, following its repositioning in 2019.

To improve the wellbeing of the occupiers and provide optimum working conditions, we continuously monitor the indoor air quality. Across the building, sensors arranged into zones constantly measure levels of CO₂, fresh air, humidity and temperature. These sensors transmit live data to our remote engineering control room who ensure interventions are

made, often before changes in air quality are detected by occupiers. We also carry out ongoing monitoring of VOC levels within the building in order to ensure to the indoor air quality meets the WELL Building certification's exacting criteria.

– BAUHAUS SMART BUILDING TECHNOLOGY EXPLAINED



A 3,000 sq ft biophilic designed roof terrace was also created with seating areas for informal meetings and for occupiers to relax. A dedicated exercise space underneath a pergola on the roof terrace allows for various exercise activities such as yoga, pilates and workout classes. We also introduced high quality end of journey facilities to encourage running and cycling to the building and exercise during the day.

To further promote a healthy working environment, part of the ground floor offices were converted to create “Ourhaus”, a multi-purpose area to provide co-working, meeting, entertaining and breakout space. This recognises the growing importance and value placed upon encouraging good health and wellbeing in the workplace leading to improved employee productivity, and reducing the cost of absenteeism and staff turnover.

The process was Asset Manager-led with oversight from Investment Committee and in collaboration with RI Committee and Head of ESG.