

Epic Investment Services

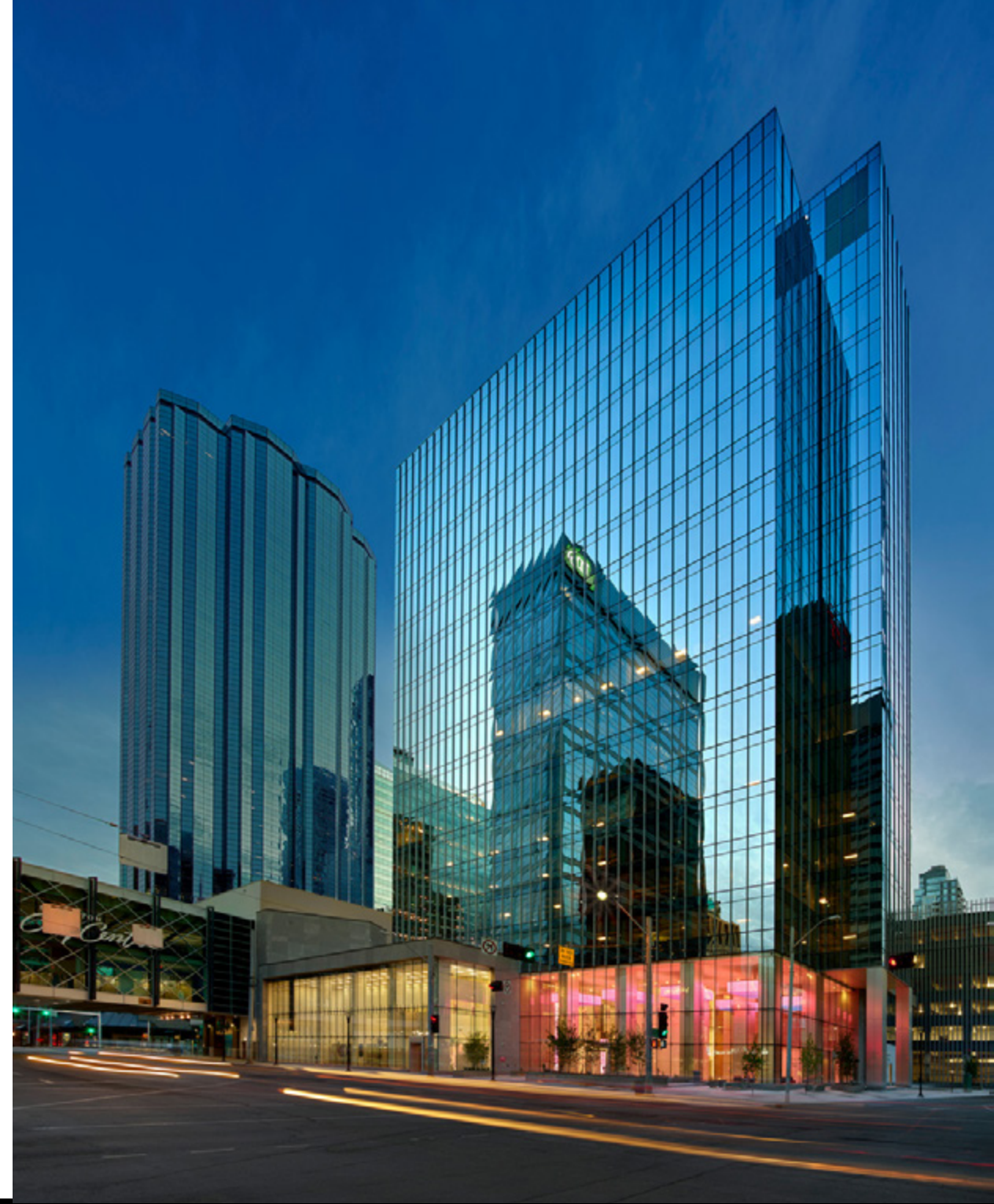
10250 101 Street NW.

A model in best-in-class office environment,
designed to exceed tenant comfort while
optimizing operational efficiencies.

Epic

10250 101 Street Revitalization

The revitalization of the building has dramatically transformed the building and the surrounding community within downtown Edmonton, creating a new address and a leader in sustainability, wellbeing, and connectivity.



LEED Core and Shell Certified GOLD

What is LEED Gold for Core and Shell: LEED (which stands for Leadership in Energy and Environmental Design) is the predominant rating system and benchmark for sustainability in real estate and construction, rewarding the top tier of buildings for their performance across categories including Location and Transportation, Sustainable Site, Water, Energy and Atmosphere, Materials, Indoor Environmental Quality, and Innovation.

Key Sustainability Features Include:

Urban Connection and Transportation

- Supporting Active Transportation: The building has 90 secure and covered bicycle storage spaces and access to a fitness centre equipped with lockers and showers.
- Green Vehicles: The parkade includes 13 spaces dedicated to electric vehicles, so that tenants can get a charge while they work.
- Open Space: A modern entrance plaza will feature trees, planters, and furniture to provide opportunities for tenants to get outside and connect to the community while promoting walkability and urban connectivity.
- Staying Cool: The use of 'cool roof' materials and highly reflective pavers for the entrance plaza will help to reduce 'heat island effect' and keep Summer temperatures habitable for people and native animals.

- Light Pollution Reduction: Exterior lighting is designed according to best practices to avoid generating excessive light trespass and glare, helping to reduce urban light pollution.

Saving Energy, Carbon, and Water

- Energy Performance: The building uses 56% less energy than before, which equals a 7,666,794 ekWhs reduction, and is the equivalent to taking 234 average Albertan homes off the grid.
- GHG Performance: This building uses over 63% less Greenhouse Gases (CO₂e) than before, which equals a reduction of 10,455 tonnes annually, which is the equivalent of taking 2220 cars off the road.





LEED Core and Shell Certified GOLD

Native Landscape Design: Planters and trees provided at the plaza level are all native species selected for the Edmonton environment – as a result no permanent irrigation system is required which saves approximately 500,000 L of water annually.

Water Efficient Systems and Fixtures: All of the plumbing fixtures for washrooms and fitness areas, including lavatory sinks, showers, toilets, and urinals, are using best-in-class low flow rates to save potable water. Cooling towers have been designed to reduce water demand.

Advanced Metering Systems: Smart meters are attached to major systems to measure energy and water consumption and report in real-time; this gives the building operations team the opportunity to optimize building function and gives tenants the ability to understand and manage their own consumption.

Data Management System: Energy, GHG Emissions, Water, and Waste are also being tracked at the property via Epic Stream™ Sustainability Data Management System in order to enhance operational efficiency.

Reducing Energy Use: The building incorporates several advanced features and state-of-the-art systems to reduce energy use and lower operating costs along with the GHG footprint.

Key features include:

- Triple pane glazed windows and high insulation curtainwall systems
- Adjustable and dimmable LED lighting system
- Efficiency and dedicated outdoor air systems with heat recovery
- High-efficiency heating and cooling system

LEED Core and Shell Certified GOLD

Healthy Materials and Construction

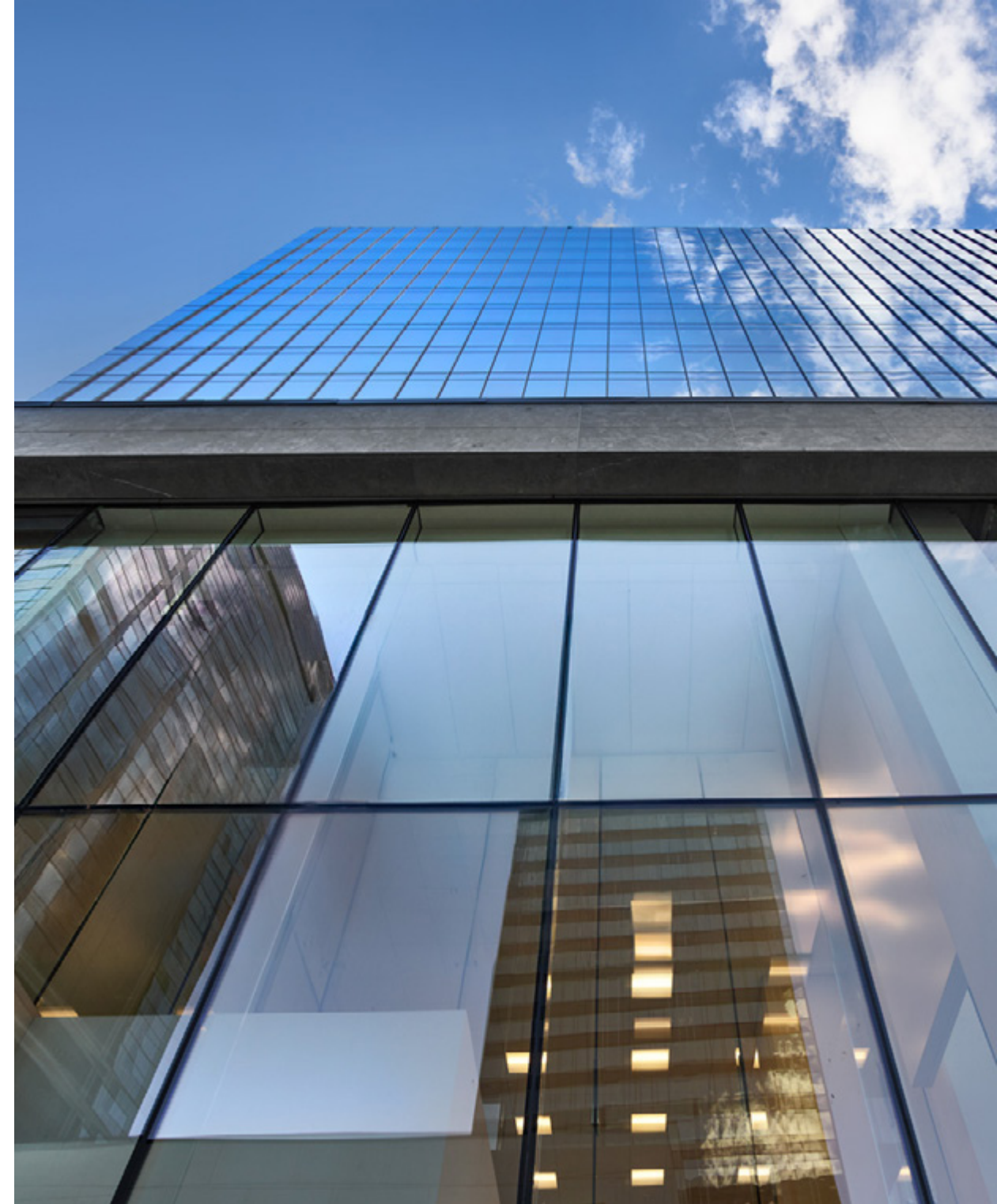
Saving on Waste and Embodied Carbon: The revitalization of the existing building provides a new office building, while avoiding the substantial environmental impacts of demolition and new construction. Over 75% of the existing structure is reused, saving thousands of tons of concrete and steel from going to landfill and avoiding the environmental impact associated with new structural materials.

Supporting Materials Transparency: Purchasing of the materials and products installed in the building includes preference for materials with published data available for Environmental Product Declarations (EPDs) and Health Product Declarations (HPDs), encouraging the selection of healthier materials and the increased disclosure from suppliers.

Diverting Demolition and Construction Waste: Over 50% of waste materials from the construction site were sent to waste diversion facilities that reuse materials within the construction and manufacturing industry. Materials such as concrete, steel, gypsum board, wood and aluminum will be recycled or reused instead of going to landfill.

Low-Emitting Materials and VOCs: Materials installed in the building interior are selected to be best-in-class for low-emitting materials and Volatile Organic Compounds (VOCs).

Green Cleaning Program: The cleaning and housekeeping program has been designed to minimize ecological impact and to provide a healthy indoor environment.





WELL Core and Shell Certified GOLD

The building is targeting WELL Core & Shell GOLD, implementing features into the building that will benefit tenant health and wellbeing.

Once certified, this will be the first WELL GOLD Certified building in Edmonton!

WELL Building Standard: WELL certification puts tenant health, happiness, and well-being as a top priority in how the building is designed and operated. A performance-based system for measuring, certifying and monitoring features of buildings that impact human health and wellbeing. WELL is grounded in medical research that explores the connection between health and wellbeing and the buildings where we spend more than 90 percent of our time.

WELL focuses on 7 wellness concepts: air, water, nourishment, light, fitness, comfort, and mind.

WELL Core and Shell Certified GOLD

Health and Wellness Features at 10250 101 Street:

Clean Air: Use of performance thresholds, filtration and ventilation rates to maintain high quality indoor air and reduce the build-up of indoor air pollutants such as volatile organic compounds (VOCs). High quality indoor air improves the productivity of our tenants.

Green Cleaning: Green and natural cleaning procedures to help maintain a hygienic and nontoxic indoor environment.

Clean Water: Water available on the site is intended to limit the presence of 33 contaminants and sediments ensuring high quality drinking water that is clean and microbe-free for tenants and visitors.

Natural Daylight: Over 75% of the regularly occupied spaces are exposed to daylight and provides enhanced views of the greater Edmonton landscape.

Promoting Active Lifestyles: Onsite gym (The Wellness Centre) within the building, bicycle storage, and post-commute shower/locker facilities to support physically active lifestyles, transportation, and exercise.

Noise Reduction: Building is designed to reduce the amount of mechanically generated noise and improve acoustical comfort.

Optimal Temperatures: Optimal indoor temperature settings are utilized to provide enhanced comfort to tenants.

Design & Comfort: Design strategies, including green design for the lobby, developed to positively impact occupant mood and nurture innate human-nature connection; for example, our welcoming lobby space, complete with an immerse digital art installation and use of green design elements has a positive impact on tenant and visitor mental health and well-being.

Accessibility: Ensuring equal accessibility for all abilities.

Gender Neutral Washrooms: Individual washrooms ensuring the building is inclusive and welcoming to all.





Wired Certified Platinum

The building has achieved Wired Certified Platinum demonstrating its commitment to world class internet connectivity.

The building is the first Wired Certified Platinum building in Edmonton!

Wired Certification: Wired certification is a digital connectivity rating platform for commercial real estate that champions cutting-edge technology in office buildings. Wired Certification is the only internationally recognized platform for rating the infrastructure, connectivity and technological capacity of commercial buildings.

Wired Certified Platinum is the highest rating possible and confirms the building as best in class across all features of digital connectivity by creating the best digital infrastructure, electrical resiliency, wireless coverage, and connectivity possible.

Unplanned internet outages cost over 80% of companies an average of \$5,000 per minute (\$300,000/hour). Tenants report that digital connectivity is the third most important driver when searching for office space, behind only cost and location. The building responds to this by being able to support current and future tenants with the most stringent digital connectivity and technology requirements.

Wired Certified Platinum

Wired Certification helps properties focus on:

Tenant Experience: The building provides tenants with a seamless digital connectivity experience. The building is committed to best-in-class mobile connectivity by providing a Distributed Antenna System, this enhances wireless coverage throughout the property.

Reliable and Resilient Infrastructure: Potential outages in digital connectivity are mitigated through thoughtfully considered infrastructure planning and redundancy.

The building has mitigated key single points of connectivity failure via:

- 3 Separate Points of Entry for internet services to the building
- Stacked risers extending the full height of the building
- Back-up power for telecommunications infrastructure

Power of Choice: Multiple high-speed fiber providers service the building and provide competitive pricing for our tenants.

Security: Critical equipment is protected from accidental or environmental disruption.

Future-Readiness: There is flexibility and capacity to adapt to new smart technology over time.

Wifi Network: Free WiFi is in place in common areas for tenants and guests.



To Book a Tour

Email: 101Stconciierge@epicis.com

Epic