



Pure Industrial

BOMA BEST SUSTAINABLE

Quebec Light Industrial Portfolio





OVERVIEW

In an era where environmental responsibility is no longer optional but essential, Pure Industrial continues to demonstrate an unwavering commitment to environmental stewardship and operational excellence. Pure Industrial embarked on a journey to achieve BOMA BEST certification under the sustainable building portfolio stream for eleven existing light industrial buildings across Quebec - covering over **1.6 million square feet**.

WHAT IS BOMA BEST SUSTAINABLE?

BOMA BEST, one of North America's largest sustainable building certification programs for existing buildings, evaluates performance across six key areas: Energy & Carbon, Water, Custodial & Waste, Indoor Air Quality & Hazards, Accessibility & Wellness, and Resilience & Site.

Pure Industrial's comprehensive strategy addresses each of these pillars, ensuring a sustainable and efficient portfolio. Highlights of sustainability initiatives implemented across Pure Industrial's Quebec portfolio, showcasing their dedication to operating and maintaining high-performing, environmentally responsible warehouse spaces are mentioned here.

ENERGY & CARBON

Across the portfolio, energy and carbon audits were conducted aligning with ASHRAE Level I standards. By analyzing energy bills, building characteristics, and equipment, low and no-cost energy and carbon conservation measures were identified. Expanding on the findings of the assessment, Energy and Carbon Communication Plans tailored to each property were developed and shared with tenants to raise awareness in improving building energy performance and carbon reductions.

Through a proactive capital planning approach, Pure Industrial has committed to various carbon and energy reduction projects including retrofitting existing equipment to air source heat pumps (ASHPs), upgrading building envelopes with window and door replacements, as well as roof and wall repairs, significantly improving thermal performance and reducing energy use. These efforts are complemented by in-depth mechanical and envelope assessments, providing critical insights that inform strategic system upgrades, optimize energy use, and enhance overall building performance.

Furthering their efforts, Pure Industrial implemented LED lighting and occupancy sensor upgrades for select buildings. They also introduced a "vacant suite process" to assess and upgrade HVAC systems, lighting, and thermostats during tenant transitions, optimizing energy use for new occupants. To ensure long-term success, the company's property managers underwent extensive training in energy and carbon management, covering topics like benchmarking, HVAC efficiency, and demand management.

To promote transparency, Pure Industrial reports greenhouse gas (GHG) emissions for their building portfolio to a third-party organization and is actively developing GHG reduction targets as part of its broader decarbonization strategy.



BOMA BEST
SUSTAINABLE • BRONZE

20375 CLARK GRAHAM



WATER

Pure Industrial is committed to responsible water management, integrating proactive strategies to optimize consumption, reduce costs, and enhance long-term sustainability. A comprehensive Water Assessment was conducted across the portfolio, analyzing usage trends through water bills and identifying areas for improvement. Findings from the water assessment were shared with tenants through a Water Communication Plan to encourage their participation in water efficiency. As part of this initiative, Alert Lab remote readout devices have been installed in select buildings, where property managers were trained on how to monitor water consumption patterns in real time.

Mold and Water Damage Programs were developed for each building to establish processes on how property management teams should prevent and respond to water damage. In addition to this, Pure Industrial has engaged service providers to be contacted in case of an emergency due to water damage.

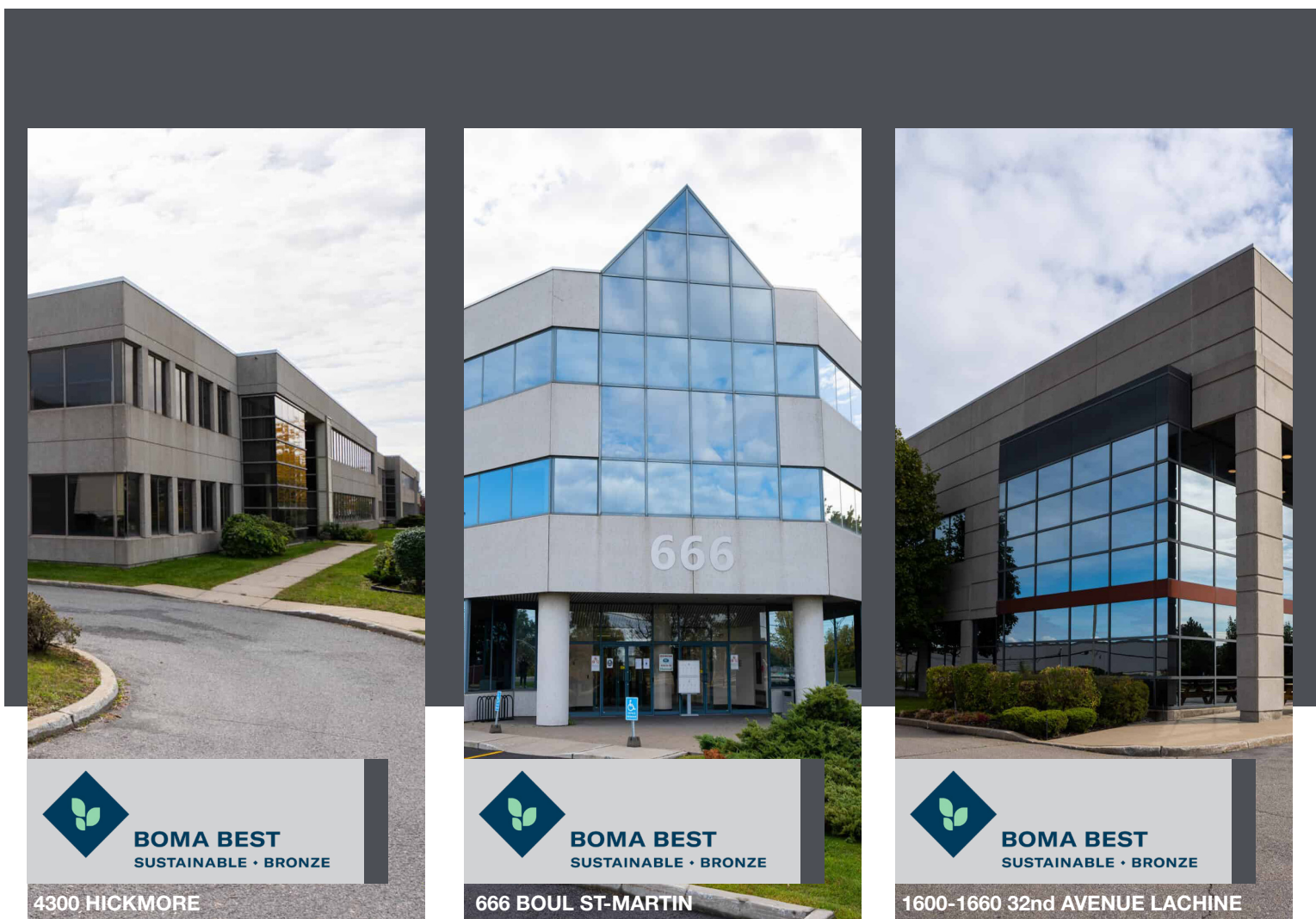
INDOOR AIR QUALITY & HAZARDS

Pure Industrial is committed to creating healthy and safe environments for all building occupants, with a strong focus on maintaining excellent Indoor Air Quality (IAQ) and addressing potential hazards. A Visual IAQ Inspection template was developed for each building for tenant-managed HVAC systems to ensure equipment is operating correctly and properly maintained, including regular filter maintenance. In addition to this, procedures for IAQ management practices during tenant

construction were developed to further enhance the indoor air quality. Indoor Air Quality & Hazards Communication Plans were developed and shared with tenants to increase their awareness of improving the indoor environment of the building.

As hazardous materials can pose a significant health risk to building occupants if improperly managed, Pure Industrial has engaged a third party to conduct environmental site assessments every two years to assess hazardous materials and recommendations for on-going management of these materials (if applicable).





CUSTODIAL & WASTE

Across the portfolio, Pure Industrial has implemented electronic communications with tenants, eliminating paper-based correspondence to reduce waste. They also established tenant guidelines for waste management during construction activities. Waste Reduction and Diversion Policies were developed for each building and shared with tenants outlining feasible waste reduction strategies.

ACCESSIBILITY & WELLNESS

Pure Industrial has implemented an Occupant Service Request program, allowing tenants to easily submit requests or report issues through a streamlined system. This initiative enhances tenant satisfaction by ensuring that concerns are addressed promptly, while also maintaining the buildings' sustainability features. Additionally, the company rolled out an occupant satisfaction survey program, regularly collecting feedback to identify areas for improvement and taking corrective actions to enhance comfort and usability. Each building also underwent an accessibility check to help identify how to make each building more inclusive for everyone. These programs reflect Pure Industrial's commitment to human-centric building management.

RESILIENCE & SITE

In the face of growing climate challenges, Pure Industrial has taken steps to enhance the resilience of its buildings, ensuring they are prepared for future risks. Tenants completed a form detailing the past climate hazards that affected their day-to-day business practices, allowing Pure Industrial to identify potential climate-related events that may continue to impact their buildings and tenants in the future.

Training in resilience strategies was also completed by the Pure team, covering how to integrate adaptive measures into site management and maintenance practices.





PURE INDUSTRIAL QUEBEC PORTFOLIO OVERVIEW

Pure Building ID	Building Name	Certification Level Awarded
6009	18101 Trans-Canada	Baseline
6010	18103 Trans-Canada	Bronze
6011	18107 Trans-Canada	Baseline
6012	19600 Clark Graham	Bronze
6013	20375 Clark Graham	Bronze
6014	1660 Hymus	Baseline
6015	4045 Poirier	Bronze
6016	1600-1660 32 nd Avenue Lachine	Bronze
6017	4300 Hickmore	Bronze
6018	900 Place Paul Kane	Baseline
6024	666 Boul St-Martin	Bronze

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