

PROPERTIES | SUSTAINABILITY

# GREEN BUILDING BENEFITS WHITE PAPER

**LEADING BY EXAMPLE: SUSTAINABILITY THOUGHT LEADERSHIP SERIES**





**THE GREEN BUILDING BENEFITS WORKING GROUP (from left to right):**

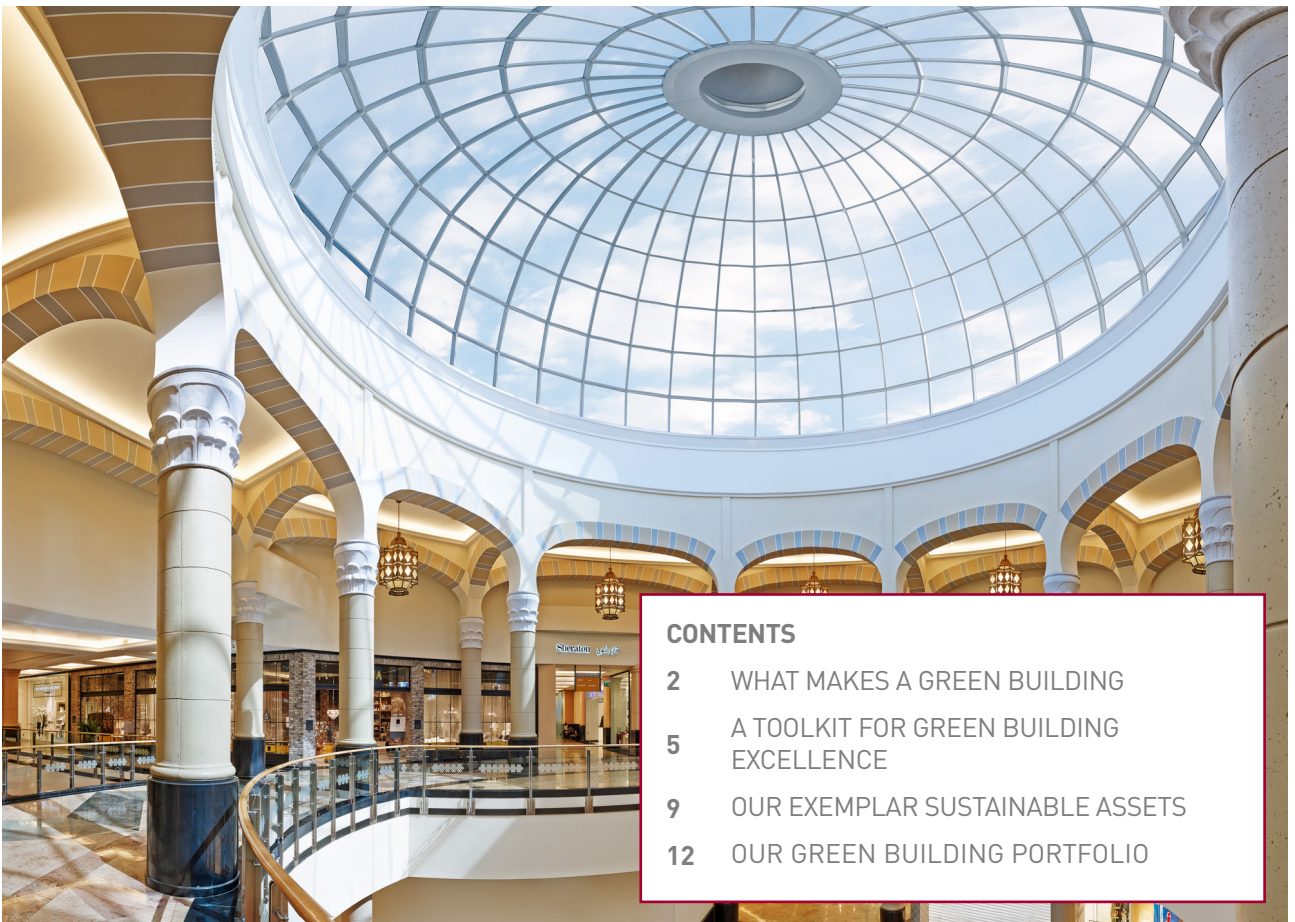
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# FOREWORD

## WIDE-RANGING BENEFITS

Buildings contribute as much as 40% of total global greenhouse gas emissions and 25% of water consumption (UNEP), while their construction uses more raw materials globally than any other sector (World Economic Forum, 2016). Over the past two decades the property sector has grown to recognise the crucial role it has to play in reducing our impact on the environment. The dramatic rise of voluntary green building certifications such as LEED, BREEAM and Estidama is testament to this. However a green building does more than simply use less energy and water and produce less waste than a standard alternative. It generates its own energy through on-site renewable sources, considers its socio-economic contribution to the surrounding area, as well as the environmental and human rights standards of its supply chain. It is a building that recognises the impact it has on its customers, how they shop, how they work, and their lifestyle decisions. At Majid Al Futtaim Properties, this broad definition informs the way we operate and underpins our commitment to delivering exemplar green buildings.

## A TOOLKIT FOR EXCELLENCE

It takes passion and conviction to drive our green building agenda, but having the right frameworks in place is also critical. From our Green Building Benefits Working Group to our Community Engagement Policy, our existing infrastructure and future initiatives underpin our long-term goal to build and operate all assets to best practice green building standards in the MENA region. Together with our ongoing embedding programme, they ensure that sustainability is considered throughout our developments and operations. We hope that by sharing our own approach, we may aid other companies in the property sector to do the same.

## DELIVERING LASTING BUSINESS VALUE

When we set out on our journey, building the first LEED Gold mall in the MENA region, global markets were in decline and building costs were under close scrutiny. It was because of the commitment and passion of a few determined individuals that we took this bold first step. Since 2011, we have achieved LEED Gold at a further two malls, LEED Platinum at City Centre Me'aisem and My City Centre Al Barsha, Earth Check certification at 11 of our hotels, LEED Gold at Hilton Garden Inn in Dubai and BREEAM Communities accreditation at Al Zahia – another first for the region. We have also focused on certifying our operational performance, achieving LEED EBOM (Existing Buildings Operations and Maintenance) Gold at City Centre Mirdif and MAF Tower II, our corporate head office.

In demonstration of our progress over time, 47% of the floor area across our shopping mall portfolio alone is now either LEED Gold or LEED Platinum certified. Alongside these successes, we have put in place the necessary framework to ensure that the business commits to build all properties to the highest sustainable building standards.

This paper will explore how we have come to define what constitutes a green building and the framework we have put in place to ensure that all new and existing buildings meet our criteria. In the final section, we provide a practical demonstration of the value green buildings are generating for our business and the communities in which we operate, looking at six case studies across our portfolio.

It has not always been easy, and without the commitment of our staff and the conviction of the business, many of these initiatives simply would not have happened. Each of our assets tells its own story, and demonstrates the evolution of our approach to green buildings.

## OUR GREEN BUILDING MILESTONES

2016	<ul style="list-style-type: none"> <li>• My City Centre Al Barsha achieves LEED Platinum</li> <li>• Al Zahia achieves BREEAM Communities</li> </ul>
2015	<ul style="list-style-type: none"> <li>• Hilton Garden Inn Mall of the Emirates achieves LEED Gold</li> <li>• Community Engagement Guidelines first piloted</li> <li>• City Centre Mirdif achieves LEED EBOM Gold</li> <li>• My City Centre Nasseriya achieves LEED Silver</li> <li>• City Centre Me'aisem achieves LEED Platinum</li> </ul>
2014	<ul style="list-style-type: none"> <li>• Community Engagement Charter developed</li> <li>• MAF Tower 2 achieves LEED EBOM Gold</li> <li>• Green Building Policy</li> <li>• Labour Standards Policy</li> <li>• Green Building Working Group convened</li> </ul>
2013	<ul style="list-style-type: none"> <li>• Kempinski Mall of the Emirates achieves LEED EBOM Gold</li> <li>• City Centre Beirut achieves LEED Gold</li> <li>• City Centre Fujairah achieves LEED Gold</li> </ul>
2012	<ul style="list-style-type: none"> <li>• Green Star Tenant Rating system launched</li> </ul>
2011	<ul style="list-style-type: none"> <li>• City Centre Mirdif achieves LEED Gold</li> </ul>

# WHAT MAKES A GREEN BUILDING

Anyone who has been to the MENA region will be aware of the unique conditions in this part of the world. Temperatures can reach highs of 50 °C (122 °F) in cities such as Dubai, and water scarcity affects a large proportion of the region. Furthermore, countries in the Middle East such as Oman and the UAE are cited as having some of the highest emissions per capita of anywhere on the planet, due in part to the region's historical reliance on fossil fuels, but also to the dramatic rate of physical expansion it has experienced over the past 50 years.

In the context of this unique environment, green buildings allow us to find a better balance by delivering high quality buildings that minimise our environmental impact, enhance occupant and visitor well-being and stand the test of time.

The importance of limiting the environmental impact of our buildings cannot be overstated. The climatic conditions in the MENA region mean that creating a comfortable internal air temperature all year round creates a large demand on energy consumption. Furthermore, water consumption puts pressure on rapidly depleting natural water resources or, if sourced from desalination plants, comes with a high embodied energy consumption. The importance of resource efficiency in the MENA region is therefore critical.

However the benefits of green buildings are not purely environmental. Reduced energy consumption, improved water management, waste reduction, and lower maintenance costs comes with long-term financial benefits, both in income and

reduced operating costs. For example, while it is difficult to give accurate cost reductions given the geographical variation of our assets, our operational portfolio has experienced a reduction in like-for-like energy and water consumption of 139.7 million kw/h and 1.9 million m<sup>3</sup> respectively between 2010 and 2015. We have also experienced an 18% improvement in recycling rates across our hotels, and a 17% improvement at our malls. Meanwhile, the installation of LED lighting across our malls is expected to save the business AED 3 million. Furthermore, a North-American based study found that green-certified assets on average led to 3.7% higher rental rates; 4% higher occupancy levels; and 5.6% higher tenant renewal probabilities (Kok & Devine, 2015). Research of this nature is sparse in the MENA region, but anecdotally, we have found that our approach to sustainability has generally led to greater tenant engagement and improved occupancy. Crucial to this is the improved indoor environmental quality that often arises from sustainability features, which in turn improves health, well-being and productivity amongst employees, and in the retail sector, encourages customers to spend longer at shopping centres. We intuitively recognise the business case for creating places where people feel relaxed, healthy and invigorated. The rise of the WELL Building Certification provides a good indication of the increased importance property developers are placing on health and wellbeing in the built environment, and we are monitoring its emergence with great interest.



**Figure 1: Green building – an opportunity to address global challenges**

### AN INTELLIGENT APPROACH TO ENERGY

Global energy efficiency measures could save an estimated €280 to €410 billion in savings on energy spending (European Commission, 2015)



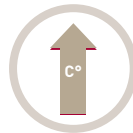
### SAFEGUARDS WATER RESOURCES

Buildings are responsible for around 25% of water consumption globally. By 2050, 40% of the population could live in water-stressed countries (UNEP, 2008)



### MAINTAINS RESILIENCE TO THE PHYSICAL IMPLICATIONS OF CLIMATE CHANGE

By 2050 temperatures in the MENA region may not drop lower than 30 °C (86 °F) at night during the warmest periods, with temperatures potentially hitting 46 °C (115 °F) during the day (Max-Planck Institute, 2015)



### BRINGS COMMUNITIES TOGETHER

Amid a growing urban population and declining public space across the MENA region, our assets have a vital role to play in providing safe, inclusive and accessible, green and publicly accessible spaces. (Economist, 2016)



### CONSIDERS ALL STAGES OF A BUILDINGS LIFECYCLE

In a 2016 survey by the Business Continuity Institute, 34% of the 526 respondents (firms across a wide range of sectors and countries) had experienced losses from supply chain disruptions (e.g., natural hazards, labor strikes, fires, etc.) that cost over €1 million



### MINIMISES WASTE AND MAXIMISES REUSE

The materials cost savings of adopting a more restorative approach to waste could be worth over US\$ 1 trillion per annum by 2025 (Ellen MacArthur Foundation, 2015)



### PROMOTES HEALTH AND WELLBEING

Studies have found that for every 1% rise in visitor 'dwell time', there is a 1.3% increase in sales (WGBC, 2016)

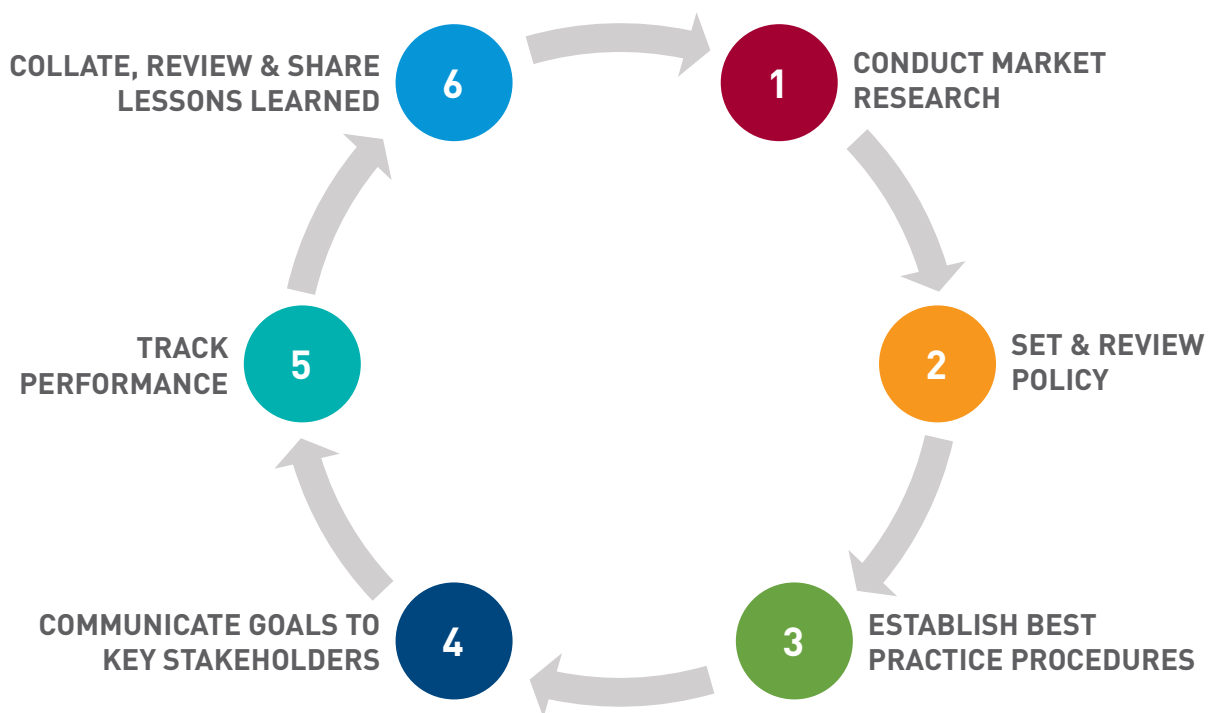




# A TOOLKIT FOR GREEN BUILDING EXCELLENCE

Our 2018 goal is to *build and operate all assets to best practice green building standards in the MENA region*. We have established a clear and robust framework (see Figure 2) to ensure we are deliver this goal, and our broader ambition to be a regional sustainability pioneer. A summary of how we have applied this framework since the start of our sustainability journey in 2010 is provided below:

**Figure 2: Internal framework of green building excellence**



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## CONDUCT MARKET RESEARCH

Prior to setting or reviewing any internal policies, we perform a comprehensive review of international best practice. This process informs the contents of our policies, the procedures that support their implementation, and the manner in which their performance is tracked and monitored.

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## SET & REVIEW POLICY

The following policies support our green building goals, are reviewed on an annual basis, and updated in accordance with international best practice:

- **Green Building Policy:** Our Green Building Policy sets out a series of objectives for each of our business units to support the development and operation of green buildings. Critically it sets out our commitment to achieving LEED Gold or equivalent on all new construction projects. It also requires that best practice building certifications are reviewed at least every three years, thereby incorporating continual improvement into our asset management processes
- **Energy Management Policy:** Released in December 2013, our Energy Management Policy ensures the application of electricity and water efficiency concepts in the design and development, and throughout the operational lifecycle of our properties. It aims to limit and control electricity and water wastage, minimize electricity and water costs; and reduce carbon emissions and environmental impact.
- **Labour Standards Policy:** Released in 2014, this policy sets out the standards we apply to our own employee workforce, and which we expect our direct suppliers and contractors to meet – for example those building and operating our assets. With stipulations around issues such as wages and benefits, and labour accommodation, it ensures the protection and enhancement of labour standards and is the primary way in which we manage risks associated with human rights in our supply chain.
- **Procurement Policy Framework:** This framework sets guiding principles to ensure that the highest standards are followed when procuring goods and services. The framework ensures that all suppliers perform in line with a host of criteria around environmental protection, energy conservation, and social considerations.
- **Green Star Ratings:** Our Green Star Rating system is a market first that assesses the sustainability credentials of store fit-outs. In 2016, 343 green star ratings were awarded across our portfolio. It is now a condition of all mall tenant leases that tenants must achieve a minimum of three stars.

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## ESTABLISH BEST PRACTICE PROCEDURES

Some of our policies require further procedures to outline how they should be delivered on the ground. These 'how to' guides ensure clear ownership and understanding of how our policies should be applied and tracked. They also help to clarify how policies should be interpreted across different asset classes. Some examples of key procedures which support our green building goals are:

- **Community Engagement Guidelines:** We always aim to be inclusive, to engage with our key stakeholders to understand their needs and develop long-term mutually beneficial relationships. This charter, and the accompanying guidelines, ensure we consistently maintain this approach in the development and operation of our assets.
- **Sustainability Implementation Plan:** This project based tracker enables us to apply our high level commitments across all our developments, and tailor them to the specific conditions at each site to ensure meaningful sustainability objectives are delivered for each and every scheme.
- **Labour Audits:** We conduct regular health and safety audits of the supply chain workers on our construction sites and in our assets, and labour accommodation audits for staff that receive labour accommodation provisions. These audits ensure that all direct suppliers and contractors abide by our Labour Standards Policy, and provide a formal opportunity to collaborate to improve conditions.



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### COMMUNICATE GOALS TO KEY STAKEHOLDERS

Once we have produced our policies and procedures, we consider how best to communicate them to the wider business. To date this has included the delivery of monthly all staff emails, workshops and training sessions, as well as blogs, articles and white papers. The combination of communication channels used depends on the nature of the policy or procedure being publicised. Avoiding jargon and ensuring that the language we use is accessible to all is key to our success.

Ultimately, while it is essential to have a strong framework in place, it is the commitment and passion of our employees that ensures that we remain the leading sustainable real estate company in the MENA region. To continue the success of our sustainability campaign, it is critical that our sustainability strategy remains relatable and easily communicable.

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### TRACK PERFORMANCE

Even with the best intentions, things can go awry, or actions can have unintended consequences. Once we have our policy and procedures in place, it is therefore vital that we establish a monitoring process to ensure we deliver results. The form that this takes differs depending on the scenario, but one means by which we consistently measure our performance, is via our environmental performance tracking process:

- **Construction Environmental Data:** The construction industry is the largest consumer of raw materials globally and yet less than one-third of construction and demolition waste is currently recycled or reused (World Economic Forum, 2016). Our construction environmental data template ensures that we consistently collect data across all our new construction sites to ensure that we can measure, understand and manage the environmental impact of our developments.
- **Tracking our socio-economic performance:** Twice a year, we audit the accommodation our contractors provide to construction workers. Using a standard audit form, we ensure the accommodation provided meets the requirements stipulated in the Labour Standards Policy. Our standard audit form, ensures we have a consistent approach across all construction sites regardless of their size or asset class.
- **Tracking Operational Environmental Performance:** We collect electricity, gas, water and waste data for 100% of the assets over which we have operational control, the results of which inform our asset-level environmental improvement plans and help us understand the impact of our green building certifications on actual performance. All the data that we collect is independently checked by JLL.

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### COLLATE, REVIEW & SHARE LESSONS LEARNED

Taking stock of lessons learned along the way, in particular building on the findings of our performance tracking, is critical to ensuring we achieve the best possible results from our investments in green buildings.

- **Green Building Benefits Working Group:** Established in 2014 and comprising membership from across the business, this working group is responsible for the development of green building innovation internally and externally. The working group challenges the business to lead by example and pioneer leading standards in the region. It supports decision making and demonstrates the business case for green buildings through collating and reviewing lessons learned.

## OUR TOOLKIT IN ACTION

The process does not stop here. Achieving our ambitions will take continual improvement over many years. Looking ahead we are considering the following opportunities to enhance our approach in 2017.

### Creating bespoke minimum green building standards

Having conducted market research into the major green building accreditations across the world, we took the decision to develop new, bespoke minimum green building standards for all our new construction projects. The new standards, to be drafted in 2017, will help the business to fully account for the environmental, social and cultural context of the MENA region and support the creation of assets which truly reflect our sustainability commitments. We also intend to develop minimum operational standards to ensure we exceed the standards required to achieve any of the mainstream operational accreditations, such as LEED EBOM, or

BREEAM in-use. This will ensure we achieve best practice environmental performance on a day-to-day basis.

When developing the standards, we will engage with both development and operational teams across each of our different asset classes in order to canvass their valuable knowledge, and gain their buy-in. Once drafted, a focussed communications campaign to relevant departments will be delivered.

The success of the bespoke standards will ultimately be assessed on an ongoing basis through our existing operational environmental tracking programme, and any lessons learned shared with the wider market.

### Applying LEED Gold target to all projects

We are considering broadening our target to achieve LEED Gold or equivalent for new construction, to all our refurbishment projects. As we are in the early stages of having identified this opportunity, we will first conduct market research into best practice in this area, before fully exploring its feasibility.



# OUR EXEMPLAR SUSTAINABLE ASSETS

Since we began our sustainability journey in 2010 we have been developing a growing portfolio of exemplar sustainable assets across the region. As demonstrated by the timeline at the start of this paper, these achievements span all our asset classes and core markets. Following the completion of City Centre Mirdif, our first certified green building and the first LEED Gold Mall in the Middle East, in 2010, we have built a further two LEED Gold shopping malls and a LEED Gold Hotel. We have also gone beyond our own minimum standards, achieving LEED Platinum at City Centre Me'aisem and My City Centre Al Barsha, as well as achieving LEED EBOM Gold at City Centre Mirdif and MAF Tower 2, our headquarters in Dubai. In demonstration of our progress over time, 47% of the floor area across our shopping mall portfolio alone is either LEED Gold or LEED Platinum certified and 100% of our

hotels are either LEED or Earth Check certified. A full catalogue of all the green buildings that have been completed to date is provided at the end of this document.

It is well recognised that green buildings save money through lower energy and water consumption and lower long-term maintenance costs. However some of the other benefits of green buildings, such as their impact on customer and tenant health, wellbeing and productivity, the brand value they can provide, and their link to lower vacancy rates and rental uplift are less well documented. Through the following six case studies, we demonstrate the broader benefits we have experienced across each of our strategic focus areas; from creating high performance assets which better meet the needs of our customers, to boosting our reputation and brand.

## PIONEERING STANDARDS

### City Centre Mirdif: LEED EBOM Gold

#### Value generated: Reduced energy and water consumption

City Centre Mirdif in Dubai is the largest mall in the world to achieve the LEED EBOM Gold (Existing Buildings Operation and Maintenance) rating. The mall achieved targets across 110 category areas including alternative transport, water efficiency, waste management, and efficient energy management, requiring a momentous degree of co-operation between Majid Al Futtaim Properties and the 500+ strong retailers that occupy the mall.

Buildings in the Middle East were previously unable to achieve LEED EBOM, because of the high energy intensity of assets in this region. Shopping centres are generally more energy intense than elsewhere in the world because of the amount of energy consumption required for air conditioning (to combat external air temperatures of over 50 degrees Celsius in summer) and the proliferation of integrated malls, whereby retail, leisure and hospitality services are combined in one destination. However Majid Al Futtaim worked with the US Green Building Council (USGBC) for 18 months, developing a regression analysis model to ensure that buildings in the region could become eligible for certification for the first time.

The subsequent environmental performance of City Centre Mirdif has proved that investing in LEED EBOM represented a prudent move, both in financial terms and as a conscious commitment to a more sustainable future. For instance, we have found that City Centre Mirdif was almost 60% more energy efficient per m<sup>2</sup> and 37% more water efficient per visitor in 2015 than our oldest mall City Centre Deira, which is located 14 km to the North-West and does not have a green building certification. Majid Al Futtaim Properties hopes that the success at City Centre Mirdif will serve as a catalyst to increase the adoption of sustainable building practices across the MENA region.



City Centre Mirdif  
Dubai, UAE  
LEED Gold / LEED EBOM Gold  
Accreditation Received: 2011 / 2015

## Green Star Fit-Out Standards for all Shopping Mall Tenants

### Value generated: Improved occupier engagement

Our Green Star Rating System is a pioneering initiative which assesses the sustainability credentials of store fit-outs. An initial self-assessment asks tenants questions on a range of criteria from the volatile organic compound (VOC) emission levels of fit-out material, to the efficiency of lighting and water features. Tenants then receive a score depending on their answers and are allocated a green star rating from 1 to 5. After initial piloting at City Centre Beirut in 2013, it has subsequently been rolled out across Majid Al Futtaim Properties' entire portfolio of retail tenants. In 2016, 343 green star ratings were awarded and it is now a condition of all mall tenant leases that tenants must achieve a minimum of three stars as part of the assessment.



This project has proved to be far more than just an environmental benchmarking exercise. It has allowed us to engage directly with our tenants and open up valuable communication lines. It has also made tenants aware of the importance we place on sustainability, increased understanding of our portfolio-wide sustainability targets, and highlighted scope for future cross-over. This has led to marked improvements in tenant relationships and created further momentum for our asset-level environmental targets.

It has also represented a very strong visual indicator to customers of the importance we place on sustainability. Shoppers are generally more socially conscious than ever before and if customers at our malls see that every shop has a green star rating, and that the shopping environment generally contains less pollutants, and more sustainable materials, they are more likely to spend longer periods at our shopping malls, and return in the future.

## PROSPEROUS COMMUNITIES

### Al Zahia: BREEAM Communities

#### Value generated: Improved customer health and wellbeing

Al Zahia is being built with the help of stakeholder input, and as a response to local feedback we have, for instance, made the community more walkable by introducing clear signage, attractive walkways with plenty of shading and prioritising green publicly accessible space. We also actively advertise more sustainable modes of transport, highlighting the environmental and health benefits associated with walking and the ease and convenience of public transport.

Al Zahia's aims are also in line with the government of Sharjah's societal and economic priorities, one of which is healthcare. Our plans include several small health clinics which will complement the broader healthcare offering in the area, including the new hospitals and clinics which are located adjacent to the site. Al Zahia will play a role in meeting the needs of people in surrounding areas, including through the provision of two mosques and a private shuttle bus service which will be used to transfer people within the different development phases and will be connected to external public transportation and operated during the most frequent commuting hours.

The use of this more sustainable public transport system has health benefits, and will contribute towards reduced congestion and traffic in cities. Less traffic means people can get where they need to be faster when using city buses and creates a healthier living environment. The development's commercial villas provide the perfect accommodation for local start-up businesses. We plan to continue stakeholder engagement at Al Zahia, and will establish a series of key performance indicators on socio-economic impacts, helping to maintain our focus on enhancing the benefits, and eliminating the challenges, we can bring to the local community and economy.

Our focus on the social and economic wellbeing of our residents and the wider community has not diverted attention away from the developments' environmental performance. Indeed, we have reduced both the water and energy consumption of Phase 2 of the Al Zahia community by 20% by improving the efficiency of the building envelope fitting all dwellings with water-efficient fixtures. Furthermore, during the construction of Phase 2, we diverted 78% of waste from landfill.



Al Zahia  
Sharjah, UAE  
BREEAM Communities  
Accreditation Received: 2016

## Funding of local community projects through Lebanon Waterfront City Cares fund

### Value generated: Local regeneration

Waterfront City Cares serves to support sustainable projects that tackle important local causes. \$1,000 US is pooled from the sale of each apartment at Waterfront City, and used to award grants to Non-Governmental Organisations that are in line with the core values of Waterfront City.

The projects that are funded must serve the local community and support either the empowerment of women, education, health, wellbeing and safety, or environmental sustainability. In the past we have supported a range of different projects from the 'Gapple' program which empowers organic apple farmers by educating and training them, facilitating their international certification and securing reliable distribution channels, to ILDES (Institut libanais de développement économique et social), which improves the skills of unemployed women. While Lebanon Waterfront City predominantly provides luxury apartments and offices, Waterfront City Cares ensures that we provide support to Lebanon's most deprived communities. It illustrates that we are a long-term stakeholder with a strong commitment to meeting some of the country's most pressing needs.

Furthermore, it improves our relationship with the government and enhances the reputation of our brand in the region. Through our strong association with community related initiatives, many stakeholders, including local authorities and customers now identify Majid Al Futtaim Properties as a socially conscious company.



## HIGH PERFORMANCE ASSETS

### Green Roof at City Centre Beirut

#### Value generated: Reputational benefits

In 2013, Majid Al Futtaim Properties introduced one of the first green roofs within the MENA region at City Centre Beirut. Green roofs tend to cost more than standard roofs to install, but bring a larger return on investment as they last longer and provide a host of benefits, particularly in terms of storm water management and reducing energy costs.

As well as reducing storm water run-off and operational energy demand, enhancing local biodiversity and extending the lifespan of the underlying waterproof membrane, the green roof at City Centre Beirut plays host to school children for educational purposes. This allows us to impart the benefits of green roofs and broader sustainability initiatives to the local community. Having one of the first green roofs in the region supports Majid Al Futtaim Properties to develop its reputation in the region as a sustainability pioneering, demonstrating our commitment in a very visible way. In addition the project can help to raise the profile of green roofs, demonstrating their viability for other shopping centre owners and operators.



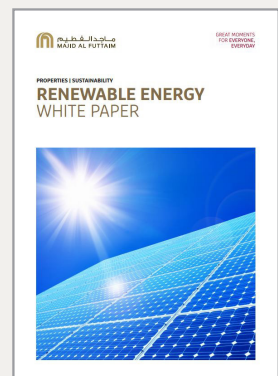
City Centre Beirut  
Beirut, Lebanon  
LEED Gold  
Accreditation Received: 2013

### The integration of solar photovoltaic across Majid Al Futtaim Properties' assets

#### Value generated: Reduced energy consumption

In 2016 we published our Renewable Energy White Paper which demonstrated the strong business case for the integration of renewable energy technology into both new and existing assets. We used the paper to make a series of strong public commitments, including to generate at least of 5 % of energy consumption at existing assets, and 7.5% at new developments, through solar photovoltaic (PV) technology by 2018.

Some of our assets are already well on track to contribute to our high level commitment to renewable energy. For instance, the solar PVs installed at City Centre Me'aisem and My City Centre Al Barsha will contribute to up to 12% and 10% of the building's respective energy needs. Furthermore, at our Al Zahia Community development in Sharjah, the incorporation of PV street lighting will contribute to a 15% reduction of the site-wide annual carbon emissions. As outlined in the paper, this comes with a host of benefits, including a financial saving for the company, a reduced risk profile, and considerable leadership benefits, allowing us to demonstrate our active commitments on sustainability. It also aligns with Majid Al Futtaim Properties' existing ambitions and, in the midst of a global consensus on climate change, represents the right thing to do.



**A GROWING PORTFOLIO OF CERTIFIED GREEN BUILDINGS**



**City Centre Mirdif**  
Dubai, UAE  
LEED Gold / LEED EBOM Gold  
Accreditation Received: 2011 / 2015



**City Centre Fujairah**  
Fujairah, UAE  
LEED Gold  
Accreditation Received: 2013



**City Centre Beirut**  
Beirut, Lebanon  
LEED Gold  
Accreditation Received: 2013



**My City Centre Nasseriya**  
Sharjah, UAE  
LEED Silver  
Accreditation Received: 2015



**City Centre Me'aisem**  
Dubai, UAE  
LEED Platinum  
Accreditation Received: 2015



**My City Centre Al Barsha**  
Dubai, UAE  
LEED Platinum  
Accreditation Received: 2016



**Mall of Egypt**  
Cairo, Egypt  
LEED Gold (certification pending)



**Kempinski Mall of the Emirates**  
Dubai, UAE  
LEED EBOM Gold / LEED Silver  
Accreditation Received: 2013 / 2013



**MAF Tower II**  
Dubai, UAE  
LEED EBOM Gold  
Accreditation Received: 2014



**Hilton Garden Inn, Mall of the Emirates**  
Dubai, UAE  
LEED Gold  
Accreditation Received: 2015



**Pullman Dubai City Centre Deira Residences**  
Dubai, UAE  
LEED New Construction & Major Renovations  
Accreditation Received: 2015



**Al Zahia**  
Sharjah, UAE  
BREEAM Communities  
Accreditation Received: 2016



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