

MOMENTUM

RAINHAM — LONDON



ENVIRONMENTAL, SOCIAL
& GOVERNANCE SUMMARY



90%

OF ALL ELECTRIC VEHICLES POWERED BY PV



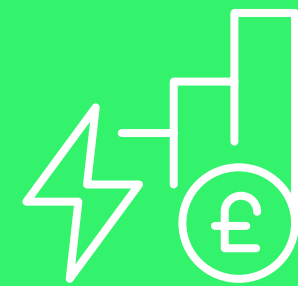
£1M

£1M OF BASE BUILD LANDLORD INVESTMENT IN PV



484K

ESTIMATED 484,000 MILES OF CO2 FREE JOURNEYS POWERED BY ON-SITE PV



£146K

£146K SAVINGS PER YEAR TENANT SAVINGS OF CIRCA £146K PER ANNUM (SUBJECT TO FINANCIAL TERMS)



30%

UP TO 30% ELECTRICITY PRICE SAVING OPTIONS AVAILABLE UPON REQUEST SAVINGS OF UP TO 30% PER ANNUM FROM GRID



1.4MVA

PV ESTIMATED TO PROVIDE 1.4MVA OF ELECTRICITY *IN ADDITION TO 5MVA GRID CONNECTION

ON-SITE POWER

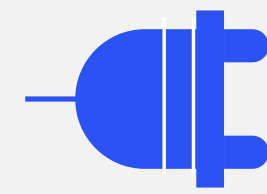


USAGE



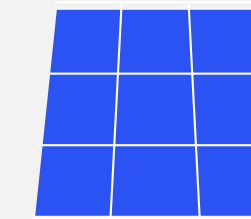
ESTIMATED 1.1KWH MILLION ANNUAL SAVINGS

AN ESTIMATED ANNUAL KWH ELECTRICITY SAVINGS OF ACROSS THE WHOLE SITE 1,097,426KWH



ELECTRIC CHARGING

20% active & 20% passive electric vehicle charging



MAXIMUM PV GENERATION

70% Coverage

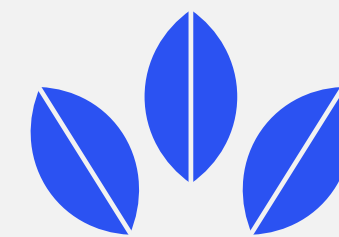
A+

ENERGY EFFICIENCY

EPC A+ rating

EXCELLENT GRID CONNECTIVITY

OVERALL MAINS GRID CONNECTION PROVIDING UP TO 5.1MVA OF POWER.



GREEN LEASES

Collaborative approach with occupants to ensure their operational activity achieves the MEES



OFFICE CLASSIFICATION

Low energy design and specification

BREEAM

SUSTAINABILITY RATING

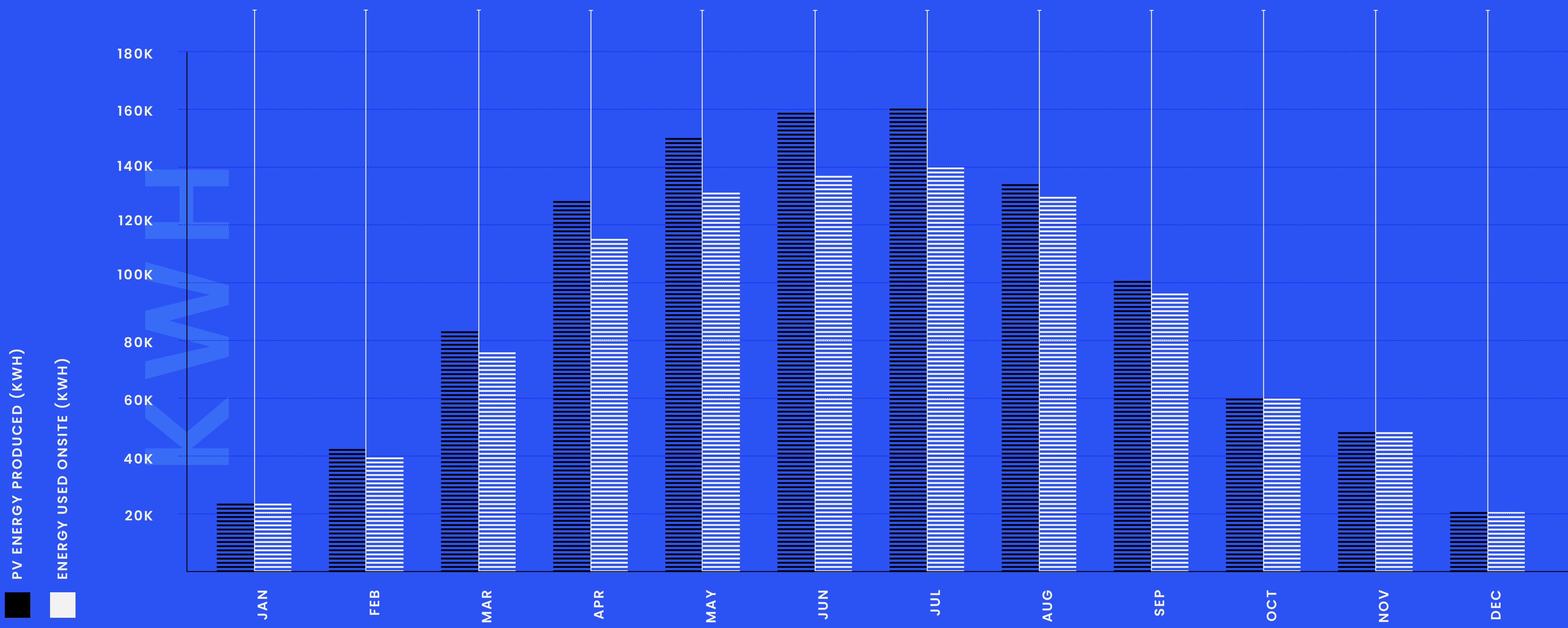
BREEAM 2018 rating of 'Excellent'

ALL UNITS COMBINED

POTENTIAL £146,377 SAVINGS ON AVERAGE EACH YEAR*

ENERGY USED VS. ENERGY PRODUCED

SAVINGS ACROSS ALL UNITS £	£3,714	£5,698	£12,281	£16,652	£19,014	£19,925	£20,403	£18,081	£14,089	£8,614	£4,745	£3,156
% COVERED BY PV	9.90%	17.20%	35.30%	53.30%	59.80%	64.50%	55.30%	44.30%	25.80%	13.60%	13.60%	36.40%



The consumption data simulation has been estimated according to "CIBSE Industry Energy – Benchmarking guide" for similar buildings / warehouse activities, taking into consideration the good practices of energy demand. This includes 55kWh/m2/year for general offices and 128kWh/m2/year for warehouse.



ACCUMULATED SAVINGS PER YEAR

ANNUAL ENERGY CONSUMPTION (KWH)

2,776,989.67

ENERGY PPA PRICE (£/KWH)

0.25

CURRENT ENERGY PRICE (£/KWH)

0.395

TOTAL CURRENT COST (£/YEAR)*

398,751.78

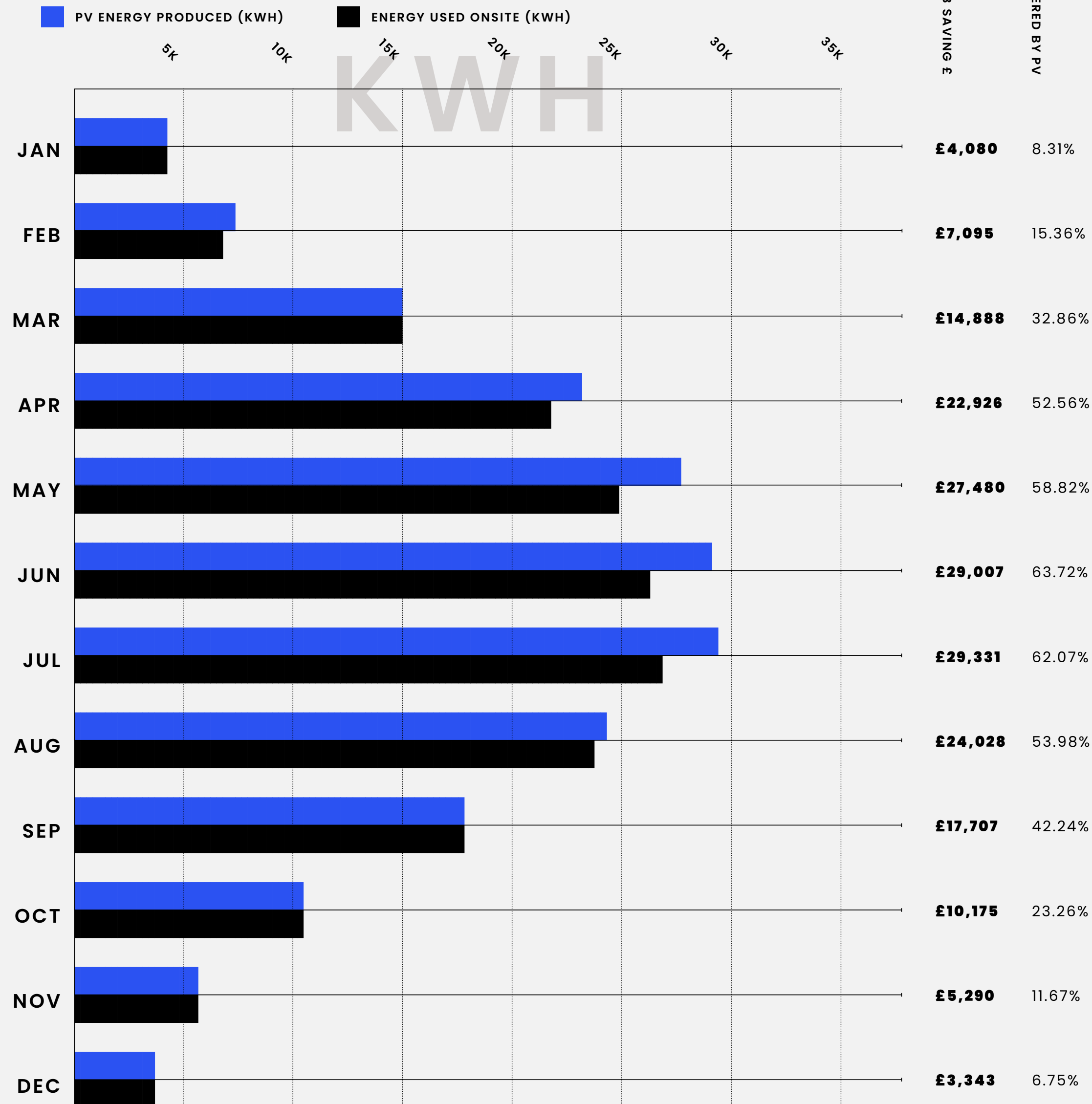
TOTAL PPA COST (£/YEAR)

252,374.54

TOTAL SAVING (£/YEAR)

146,377.23

UNIT 1



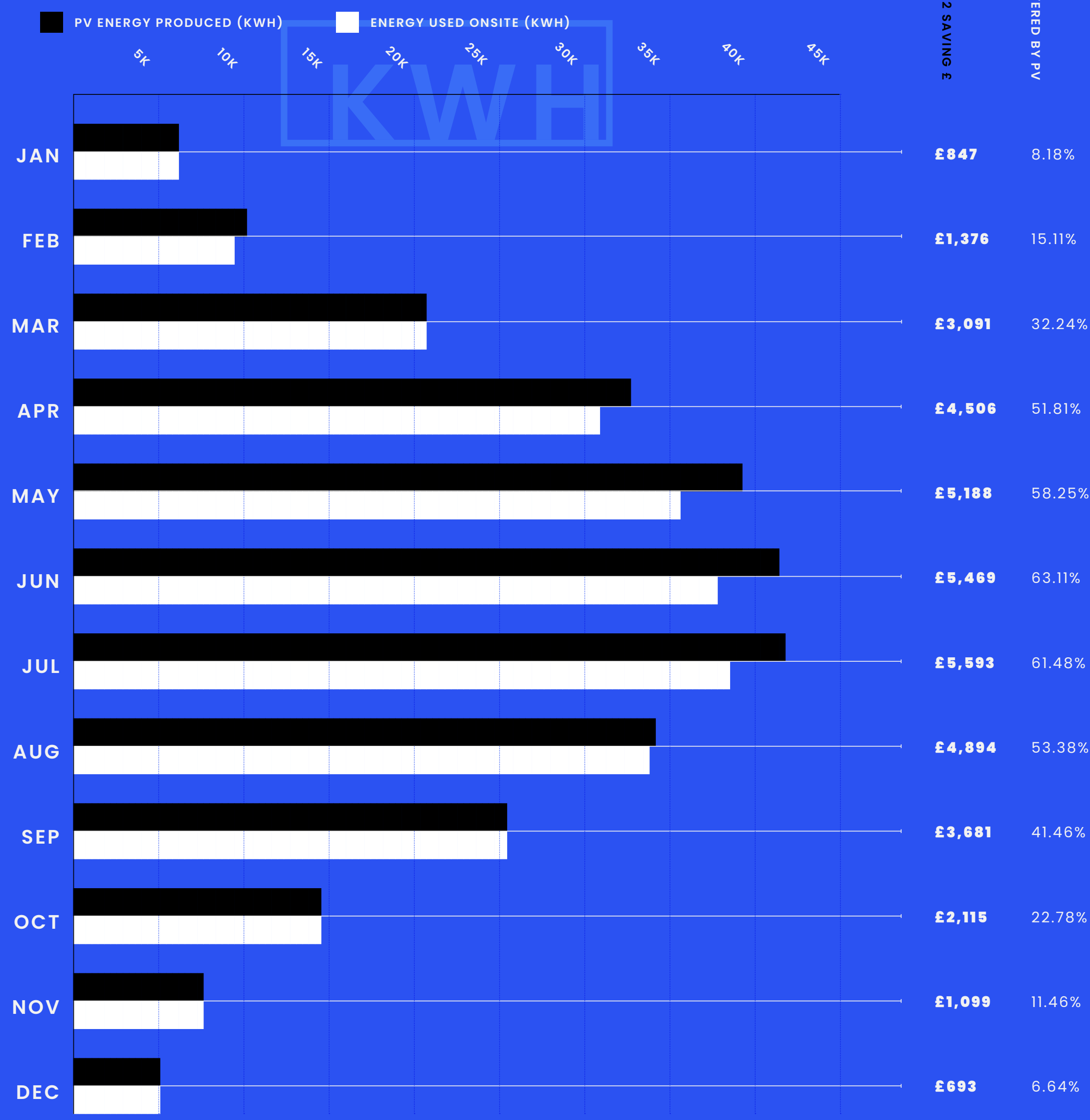
UNIT 2



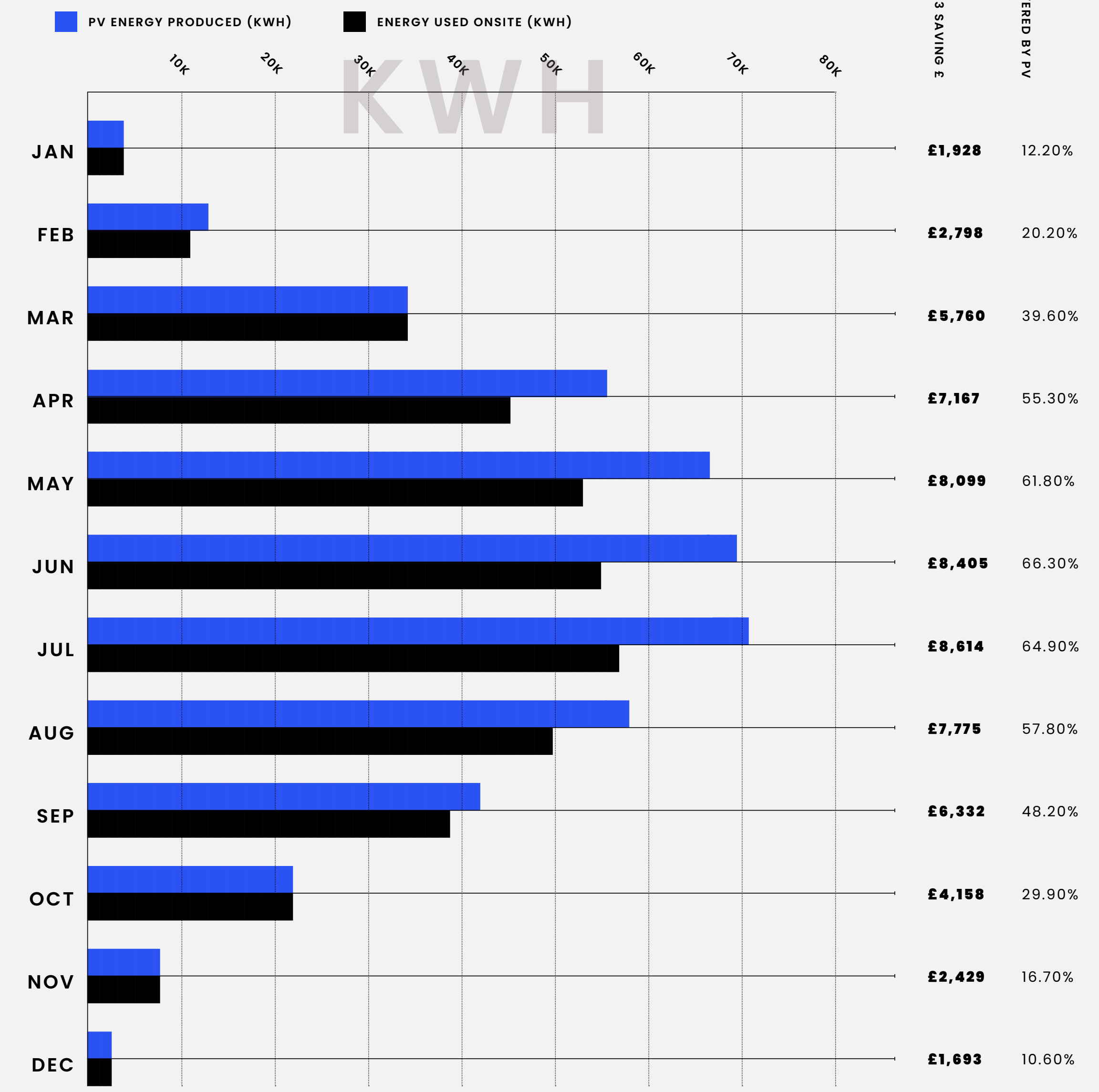
ENERGY USED VS. ENERGY PRODUCED

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UNIT 3



UNIT 4



ENERGY USED VS. ENERGY PRODUCED

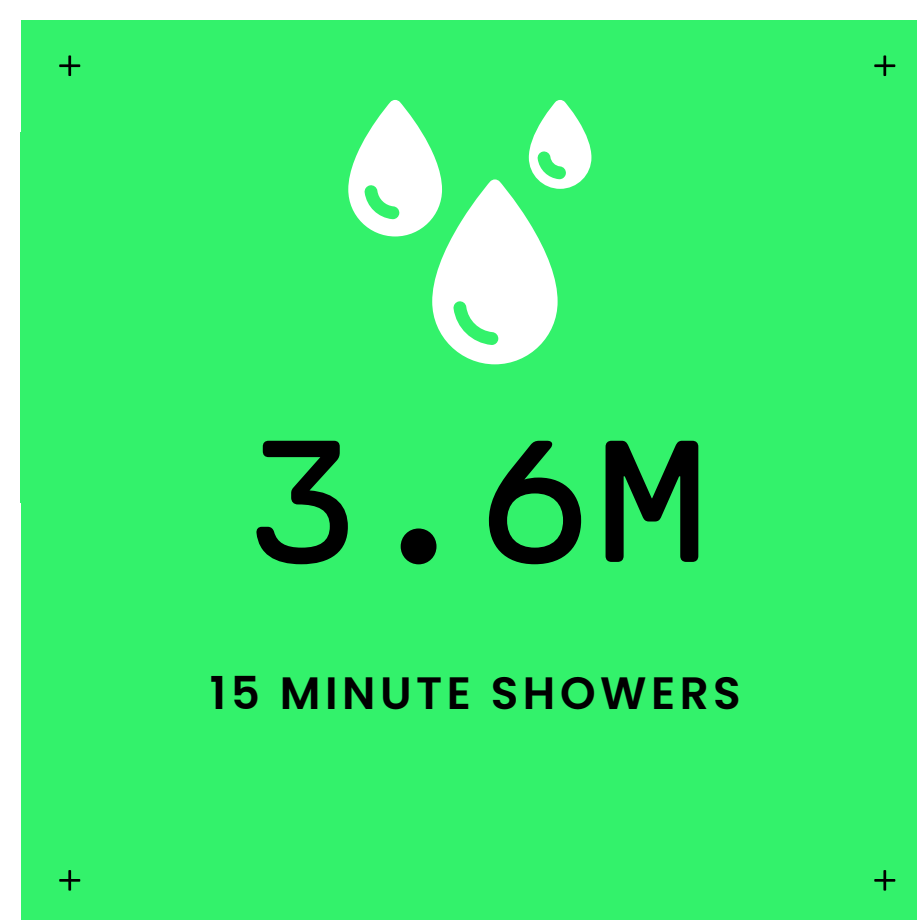
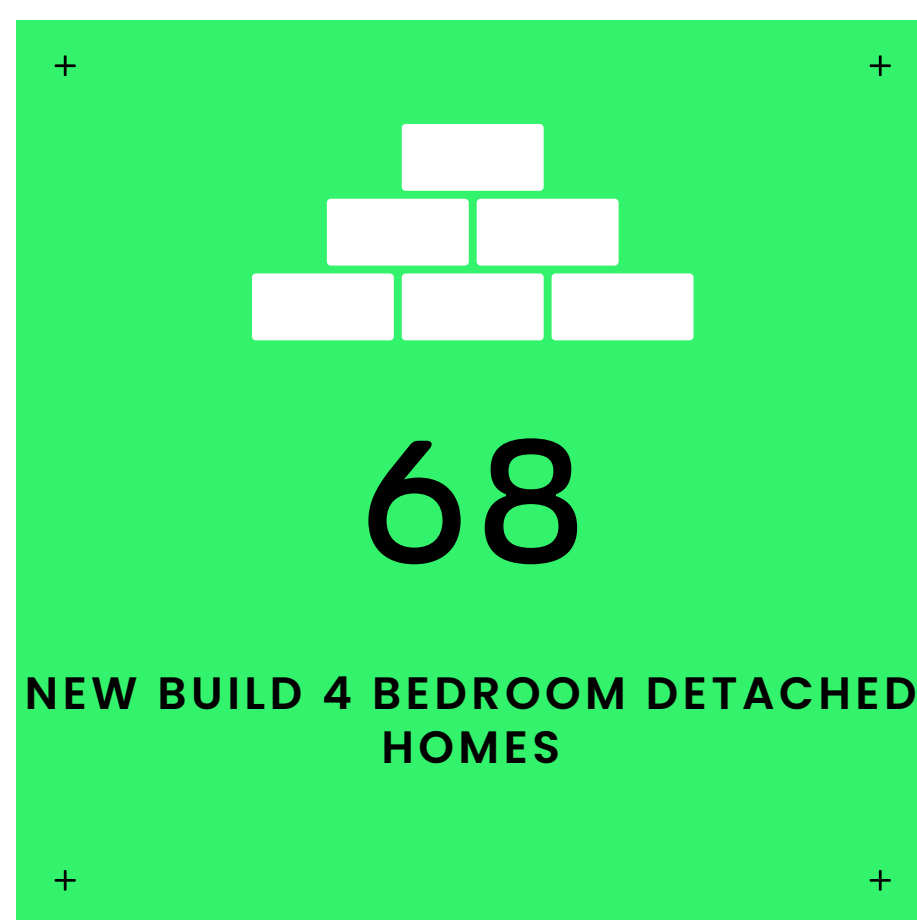
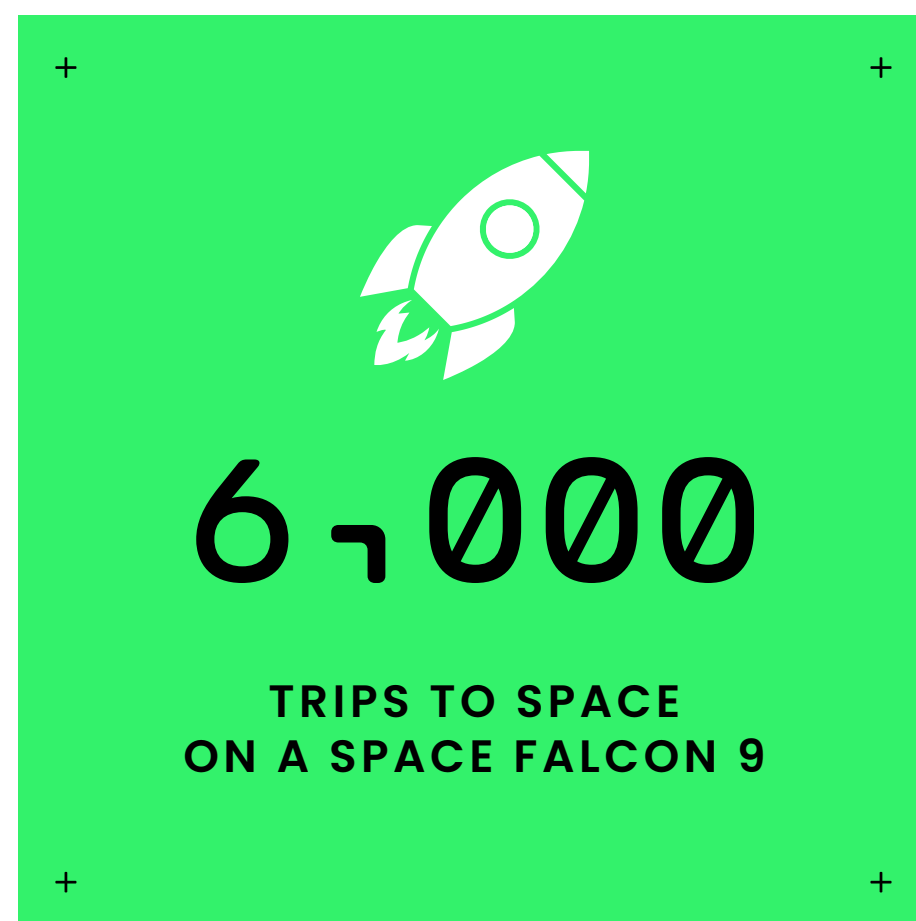
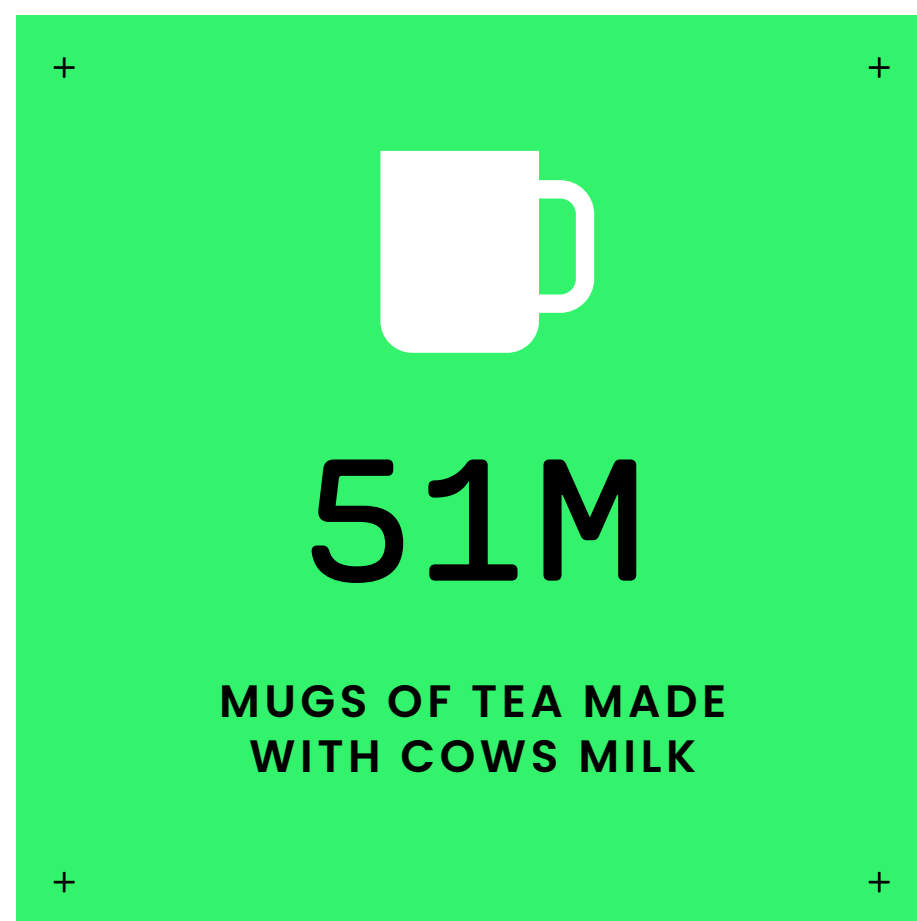
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CONSTRUCTION CARBON SAVING

CONSTRUCTION CARBON SAVING OF **3,600,000 kgCO₂e** (3,600 TONNES) | 15% REDUCTION IN CONSTRUCTION CARBON FOOTPRINT

NET ZERO | WHICH IS EQUIVALENT TO

TOTAL ENERGY (KWH) ANNUALLY





LAND- SCAPING

&

ECOLOGICAL

PLANTING 199
NEW TREES OF 26
DIFFERENT SPECIES

4,310m² OF
SCRUB, HEDGEROW
AND AMENITY
LANDSCAPING

SWIFT TOWER
PROVIDES A
NESTING STATION
FOR 37 BIRDS

WE ARE BUILDING MOMENTUM

An exceptional logistics park with impeccable green credentials, Momentum sits on the bank of the River Thames on the city's doorstep in Rainham, setting a new benchmark in quality of build and location. We are proud to be building such a unique scheme alongside our partners at HBD.

PAUL SMITH, BARINGS



UNIQUE OPPORTUNITY

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A development by:

H B D BARINGS

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