

# Sustainable real estate

In keeping with our commitment to continuously improve, and our goal of remaining an industry leader in sustainable practices, Bell has developed an integrated, sustainable real estate vision that addresses all building activities (and other infrastructure) that have a potential impact on the environment.

## Buildings



Part of achieving our vision, that goes beyond compliance with regulatory standards, is our work with the BOMA BEST (Building Owners and Managers Association's Building Environmental Standards) and LEED (Leadership in Energy and Environmental Design) building certifications, which are central to ensuring all environmental impacts are taken into account. Bell actively works to obtain environmental assessments and certifications for its buildings.

We have BOMA BEST certifications for 35 of the buildings we use across the country: 9 in Québec, 21 in Ontario, 3 in British Columbia and 2 in Alberta. Of these, 7 have achieved the prestigious BOMA BEST Gold or Platinum certification level.

Bell occupies 11 buildings with LEED certification:

- 1 LEED-NC Certified (Montréal)
- 1 LEED-NC Silver (Mississauga)
- 6 LEED-EB Gold (1 in Ottawa and Toronto, 2 in Calgary and 2 in Vancouver)
- 3 LEED-EB Platinum (1 in Toronto and 2 in Winnipeg)

When it first opened, the Montréal Nun's Island Campus was the largest office building in Québec to receive the LEED certification for new construction. In total, over 28,000 employees are based in BOMA BEST or LEED certified buildings. Overall, over 7.5 million square feet of Bell's occupied space is certified.

Maintaining the highest standards for sustainable buildings is done through the maintenance of the company's real estate portfolio. Repairing the roofs of our buildings is an important component of building maintenance. During these renovations, we comply with the necessary regulations while improving the energy efficiency of our buildings by installing reflective roofs. Reflective roofs have several benefits, as they contribute to a more comfortable and pleasant living environment, reduce the energy bills related to air conditioning and help reduce the urban heat island effect in neighborhoods. In 2021, more than 15 reflective roof installations were completed.

Our sustainable real estate vision goes beyond the environmental impacts of our buildings, and aims to offer a healthy and inspiring work environment. With this in mind, we conducted research that demonstrates green building features have a positive impact on the health and satisfaction of our team members. We will use these results to help determine how improvements in key building features can be achievable in Bell's operations.



## Street furniture

In addition to maintaining a range of certifications for its buildings, Bell strives to limit the environmental impacts of street furniture deployed throughout various Canadian cities, including Toronto. In this city alone, more than 4,600 bus shelters and 2,200 benches have been designed to promote the use of recycled materials and FSC-certified wood. The use of recycled materials promotes a circular economy, whereas the use of FSC certified wood ensures responsible forest management. Also, when planning, modular design is preferred for street furniture as it is easily replaceable (replacement of only the damaged parts) and greatly reduces the volume of waste generated.

An eco-friendly maintenance program that limits the use of chemicals complements these sustainable attributes. In addition, the upstream selection of materials that are



easy to clean allows for the quick removal of graffiti and vandalism markings, whilst reducing the waste generated by the replacement of damaged parts.

## Workplace electric vehicle charging stations



Driving fuel-powered vehicles to and for work contributes to Canada's carbon footprint and has a negative impact on the environment. Moreover, evidence suggests that increasing the substitution of gasoline and diesel for electric power vehicles aligns with the Government of Canada's commitment to the United Nations, made in July 2021, to cut Canada's greenhouse gas emissions by 40-45 percent below 2005 levels by 2030. To learn more about Canada's action plan to meet this commitment, including measures to promote the electrification of transportation, [click here](#).

As part of the "Branché au travail" program in Québec and the former Workplace Electric Vehicle Charging Incentive Program in Ontario, Bell added many charging stations to its buildings over the last few years. We now have 93 electric vehicle charging stations installed in 21 sites across Québec and Ontario, for use by our team members to recharge their personal vehicles. Our two main campuses located in Montréal and Mississauga feature over 20 charging stations each. These charging stations use IoT technology from Bell Mobility, making Bell, AddEnergie and the provinces of Québec and Ontario all partners in transforming transportation in these provinces.



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