



Scorecard

As at December 31, 2008

Oxford's Sustainable Intelligence Scorecard covers buildings that are directly owned and managed by Oxford (includes solely and jointly owned properties).

This portfolio of buildings includes 68% Office, 18% Retail, and 14% Residential (based on 2008 square footage). Regionally, the portfolio includes 58% Ontario, 23% Alberta, 11% Quebec, 5% British Columbia, and 3% in Manitoba / Nova Scotia combined (based on 2008 square footage).

The principles of relevance, completeness, consistency, accuracy and transparency were considered in presenting the scorecard metrics below. Consistent with these principles, and that of continual improvement, some changes have been made to 2005-2007 numbers as a result of improved data and/or estimates.

Scorecard categories are aligned with the *LEED® standard to ensure a focused, credible approach.



ENERGY & ATMOSPHERE

Electricity

| | 2005 | 2006 | 2007 | 2008 |
|---|-------------|-------------|-------------|-------------|
| Number of buildings ¹ | 74 | 75 | 76 | 77 |
| Floor area of buildings ¹ (ft ²) | 32,524,665 | 30,679,544 | 30,422,206 | 31,011,997 |
| Metered electricity consumption ^{2,3,4} (kWh) | 939,501,820 | 846,838,684 | 807,403,154 | 805,137,336 |
| Consumption Intensity (kWh/ ft ²) | 28.89 | 27.60 | 26.54 | 25.96 |

Reduction (2005/2008): 10.1%
Reduction (2007/2008): 2.2%

NOTES:

1. Number of buildings and floor area of buildings refers to buildings with actual, complete year data.
2. Vacancy across the portfolio decreased from 9.2% in 2005 to 3.3% in 2008 resulting in upward pressure on consumption.
3. Capacity upgrades at several data centre properties between 2005 and 2007 also resulted in upward pressure on consumption.
4. Energy efficiency capital improvements, conservation, and enhanced management practices resulted in downward pressure on consumption.

*LEED® is a registered trademark of the Canada Green Building Council.

Natural Gas

| | 2005 | 2006 | 2007 | 2008 |
|---|------------|------------|------------|-----------------------------|
| Number of buildings ¹ | 55 | 58 | 60 | 62 |
| Floor area of buildings ¹ (ft ²) | 26,732,959 | 25,446,199 | 26,453,707 | 27,785,928 |
| Metered natural gas consumption ^{2,3,4} (GJ) | 932,370 | 947,339 | 1,004,824 | 1,050,801 |
| Consumption Intensity (GJ/ ft ²) | 0.0349 | 0.0372 | 0.0380 | 0.0378 |
| | | | | Increase (2005/2008): 8.4% |
| | | | | Reduction (2007/2008): 0.4% |

NOTES:

1. Number of buildings and floor area of buildings refers to buildings with actual, complete year data.
2. Vacancy across the portfolio decreased from 9.2% in 2005 to 3.3% in 2008 resulting in upward pressure on consumption.
3. The portfolio included a greater percentage of residential properties in 2007 compared to 2005 resulting in upward pressure on consumption.
4. Energy efficiency capital improvements, conservation, and enhanced management practices resulted in downward pressure on consumption.

Emissions¹

| | 2005 | 2006 | 2007 | 2008 |
|---|------------|------------|------------|------------------------------|
| Floor area of buildings ² (ft ²) | 39,823,213 | 35,831,380 | 32,567,146 | 31,450,018 |
| Emissions ^{2,3,4,5,6,7,8} (tonnes CO ₂ e) | 479,678 | 394,945 | 373,727 | 339,464 |
| Direct (Scope 1) Natural Gas, Other Fuels, Refrigerants, Fleet Vehicles | 78,645 | 64,975 | 63,616 | 54,768 |
| Energy Indirect (Scope 2) Electricity, Steam | 401,033 | 329,970 | 310,111 | 284,696 |
| Emissions Intensity (tonnes CO ₂ e/ft ²) | 0.0120 | 0.0110 | 0.0112 | 0.0107 |
| | | | | Reduction (2005/2008): 10.9% |
| | | | | Reduction (2007/2008): 3.8% |

NOTES:

1. This indicator now aligns with Oxford's Target 2012 commitment – a 20% reduction in direct (Scope 1) & energy indirect (Scope 2) greenhouse gas emissions, on a per square foot basis by 2012 (relative to a 2005 base year).
2. Floor area, consumption and emissions are prorated in accordance with the period held for new, acquired, and sold properties.
3. Actual and estimated direct (Scope 1) and energy indirect (Scope 2) emissions.
4. Vacancy across the portfolio decreased from 9.2% in 2005 to 3.3% in 2008 resulting in upward pressure on consumption and emissions.
5. The portfolio included several new properties in 2007 when compared to 2005 in provinces with higher electricity emission factors, resulting in upward pressure on emissions.
6. Capacity upgrades at several data centre properties between 2005 and 2007 resulted in upward pressure on electricity consumption and emissions.
7. Energy efficiency capital improvements, conservation, and enhanced management practices resulted in downward pressure on consumption.
8. New Environment Canada provincial electricity grid emission factors have been applied to 2006 & 2007 electricity consumption numbers (since previous numbers, as at December 31, 2007), resulting in slight adjustments to total emissions.



WATER EFFICIENCY

| | 2005 | 2006 | 2007 | 2008 |
|--|------------|------------|------------|----------------------------|
| Number of buildings ¹ | 57 | 67 | 68 | 70 |
| Floor area of buildings ¹ (ft ²) | 22,036,706 | 24,699,720 | 25,006,802 | 28,175,259 |
| Metered water consumption ^{2,3,4} (m ³) | 3,270,065 | 3,488,655 | 3,580,405 | 3,767,688 |
| Consumption Intensity (m ³ /ft ²) | 0.1483 | 0.1412 | 0.1432 | 0.1337 |
| | | | | Reduction (2005/2008) 9.9% |
| | | | | Reduction (2007/2008) 6.6% |

NOTES:

1. Number of buildings and floor area of buildings refers to buildings with actual, complete year data.
2. Vacancy across the portfolio decreased from 9.2% in 2005 to 3.3% in 2007 resulting in upward pressure on consumption.
3. The portfolio included a greater percentage of residential properties in 2007 & 2008 compared to 2005 resulting in upward pressure on consumption.
4. Water usage (cooling tower only) from two Quebec office properties was added in 2008 resulting in downward pressure on consumption intensity.



SUSTAINABLE SITES

| | 2005 | 2006 | 2007 | 2008 |
|--|------|------|------|------|
| Total number Green Building Certifications & Awards ¹ | 12 | 25 | 48 | 59 |

NOTES:

1. Includes certifications such as LEED, BOMA Go Green, BOMA Go Green Plus and environmental awards such as those awarded by BOMA, International Council of Shopping Centres, and Recycling Council of Ontario.

Improvement (2005/2008) 392%
Improvement (2007/2008) 23%



MATERIALS AND RESOURCES

| | 2005 | 2006 | 2007 | 2008 |
|---|------|--------|----------------------|--------|
| Number of buildings ¹ | N/A | 27 | 26 | 59 |
| Waste & Resources ^{2,3,4} (tonnes) | N/A | 11,225 | 11,999 | 30,879 |
| Waste | N/A | 3,492 | 3,011 | 12,204 |
| Resources (Recycled Materials) | N/A | 7,733 | 8,988 | 18,675 |
| Waste Diversion Rate (%) | N/A | 68.9% | 74.9% | 60.5% |
| | | | Decrease (2006/2008) | 12.2% |
| | | | Decrease (2007/2008) | 19.3% |

NOTES:

1. Number of buildings refers to buildings with actual, 3rd party audited waste data.
2. Waste denotes the materials generated on-site which were sent to landfill. Resources (Recycled Materials) denotes materials generated on-site which were reused or recycled.
3. Percentage increase is listed to maintain consistency across all indicators. Also represents a simple diversion level increase of 8.4% (2006/2008) or 14.4% (2007/2008).
4. Reduced diversion rate in 2008 is due to the inclusion of a number of office and retail properties in markets with less access to recycling (properties listed in 2006 and 2007 were Ontario office properties only).



INDOOR ENVIRONMENTAL QUALITY

| | 2005 | 2006 | 2007 | 2008 |
|--|------|------|----------------------|------|
| Total properties with Green Cleaning Programs ¹ | 23 | 29 | 50 | 58 |
| | | | Increase (2005/2008) | 152% |
| | | | Increase (2007/2008) | 16% |

NOTES:

1. Includes cleaning programs that use green cleaning products and/or practices. Beginning in 2008, Oxford requires all cleaning vendors use EcoLogo certified green cleaning products and green practices / equipment.