

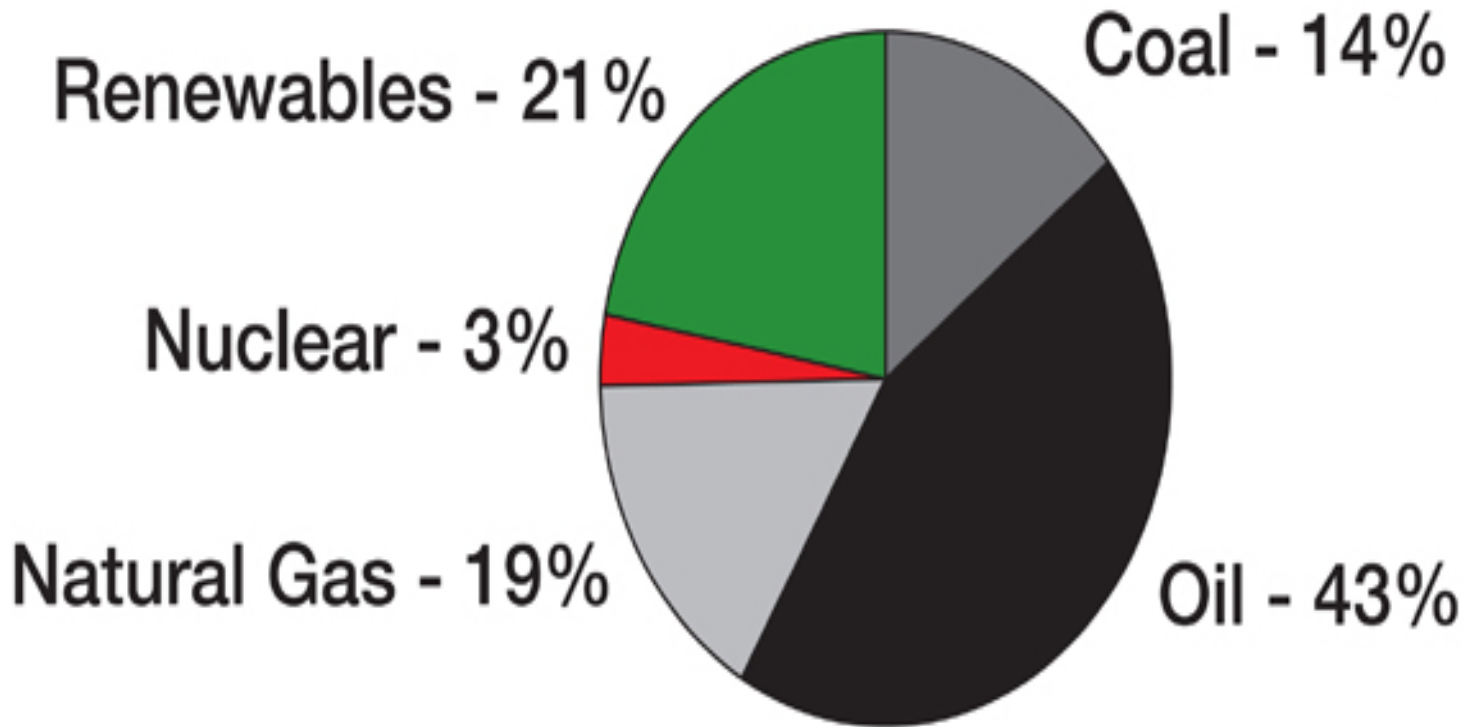


**TIME FOR CHANGE**



**GAZELEY**

# Fossil fuel sources are finite and running out



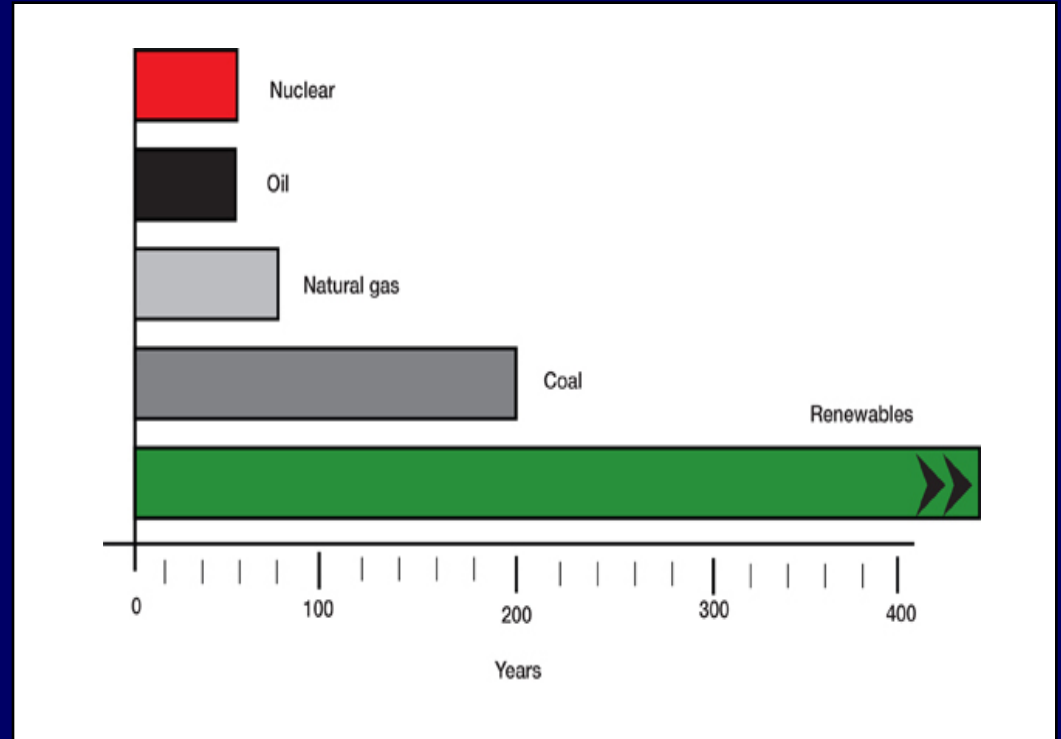
# Oil prices

1999: \$10

2004: \$50

2006: \$70+

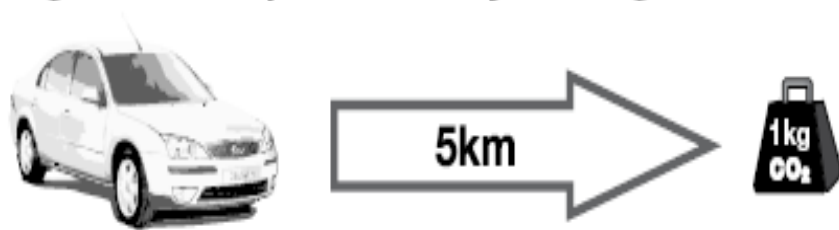
- Dwindling reserves
- Supply insecurity



10 party balloons hold 1kg of CO<sub>2</sub> at ground level.



1kg of CO<sub>2</sub> is produced by driving 5km in a Ford Mondeo.



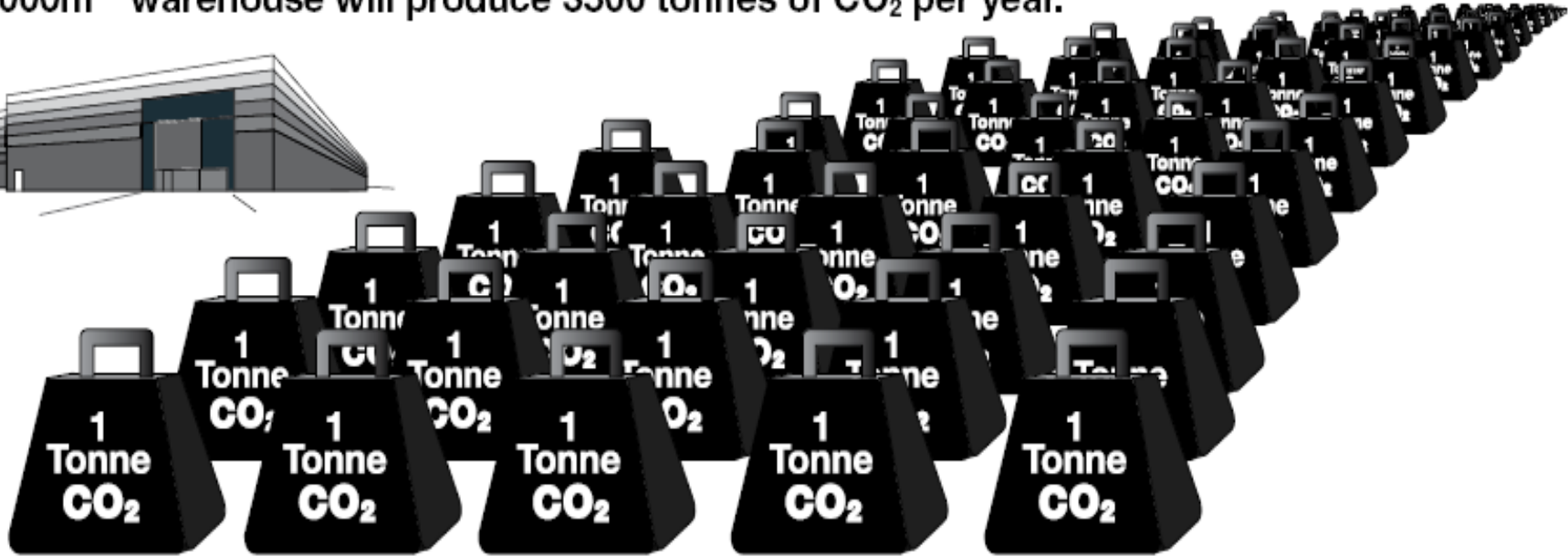
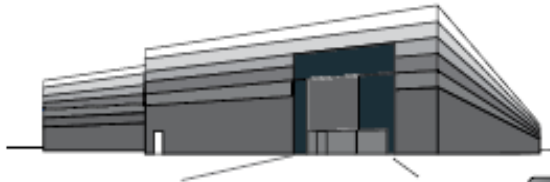
Driving the Mondeo for one year will result in 4500kg (4.5 tonnes) of CO<sub>2</sub> being produced.



A typical 3 bedroom house in Britain will produce 5.5 tonnes of CO<sub>2</sub> per year as a result of its energy consumption.



A 40,000m<sup>2</sup> warehouse will produce 3500 tonnes of CO<sub>2</sub> per year.



Which is the equivalent of driving the Mondeo to the moon and back 22 times.



# About Gazeley

- Wholly owned by Asda / Wal\*Mart
- Established 1987
- Merchant developer
- Buys land
- Builds warehouse / distribution facilities
- Pre-let or speculative
- Joint ventures
- Leases to tenants
- Sells to investors for a profit



# Our Customers

**HONDA**

**Panasonic**



**TOYOTA**

**aiwa**

**WAL\*MART®**

**WOOLWORTHS**



# Negative Impacts

Emissions to air      **50**      different pollutants

Emissions to water    **40**      different pollutants

Emissions to land      **6**      different pollutants





# Life Cycle Analysis 48,000 sq m

- **Total CO<sub>2</sub> profile** = amount emitted by 40,000 cars in one year
- **Total Energy profile** = amount needed to power 35,000 EU households over 25 year building life
- **92%** during use phase

(The above all exclude transportation impacts)



# Eco Template

- Informs masterplans and buildings
- Respond to customers CSR agenda
- Reduce CO<sub>2</sub> emissions
- Reduce energy use
- Reduce water use
- Use recyclable materials
- Share and collaborate



# First ECO project



## CO<sub>2</sub> Emissions

Saving 6.2% pa  
(156 tonnes CO<sub>2</sub>)

## Energy Usage

Saving 6.2% pa  
(364,000 kw/h/pa)

## Water Usage

Saving 45% pa  
(700,000 litres)



# Pan EU Standard Specifications

## No additional cost to Customer

- Storm water collection
- Local provenance vegetation
- T5 lighting to offices
- DSG partitions and ceiling tiles
- Recyclable floor coverings
- Organic paint
- Recycled yarn carpets
- Low flush volume WC's
- Waterless urinals
- Spray taps







**Wiesbaden, Germany**  
(Green Roof)



**Bedford, UK**  
(PV Lecterns)



**Sheffield, UK**  
(Solar Thermal collectors)



**Dagenham, UK**  
(Roof PV's)



# Government Incentives

- 48 countries have some type of policy to promote renewable power generation
- Feed-in law most common existing policy

	Sell to grid	Period	Purchase price
Germany	0.46 euro/kWh	20 years	0.076 euro/kWh
Italy	0.49 euro/kWh	20 years	0.091 euro/kWh
Spain	0.42 euro/kWh	25 years	0.064 euro/kWh
France	0.30 euro/kWh	20 years	0.058 euro/kWh





# Alovera, Madrid



## CO<sub>2</sub> Emissions

Saving 26% pa  
300 tonnes CO<sub>2</sub>

## Energy

System size 600kWp  
Production p.a 800,850 kWh  
220 Spanish households

**Third Party Investment**  
€ 3,300,000



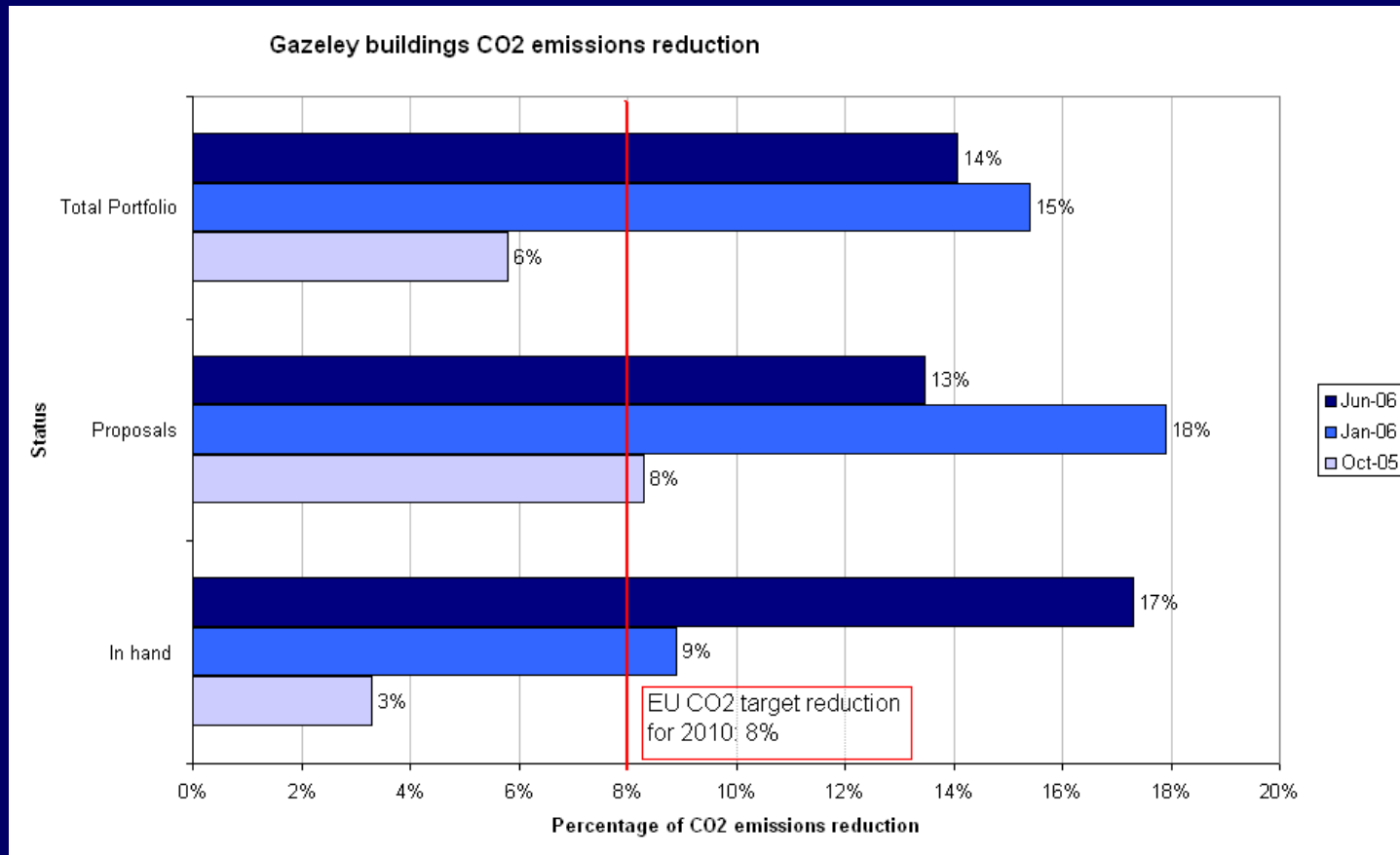
# Eco Template in Europe 2005 / 6

Status	Number of buildings	Area (Sq ft)	Percentage Carbon reduction	Total Annual Operating Cost Savings	Technology Mix
Delivered or Committed	11 6 UK 2 Germany 1 Switzerland 1 France 1 Spain	1,780,760	9.6%	€515,000	Rooflight PV Thermal GSHP Wind
Proposed	14 7 UK 4 France 2 Spain 1 Italy	6,418,500	12.8%	€771,000	Rooflight PV Thermal GSHP Wind
<b>Total</b>	<b>25</b>	<b>8,199,260</b>	<b>11.6%</b>	<b>€1,286,000</b>	





# Gazeley buildings CO<sub>2</sub> emissions reduction



# The Wal\*Mart Mission – Environment

- To be supplied 100% by renewable energy
- To create zero waste
- To sell products that sustain our resources and environment

Lee Scott Wal\*Mart CEO  
Twenty First Century Leadership  
24th October 2005



# Getting it done

TO

FROM

Today's  
Business  
Practices

Sustainable  
Business  
Practices

Quick  
Wins  
< 1yr

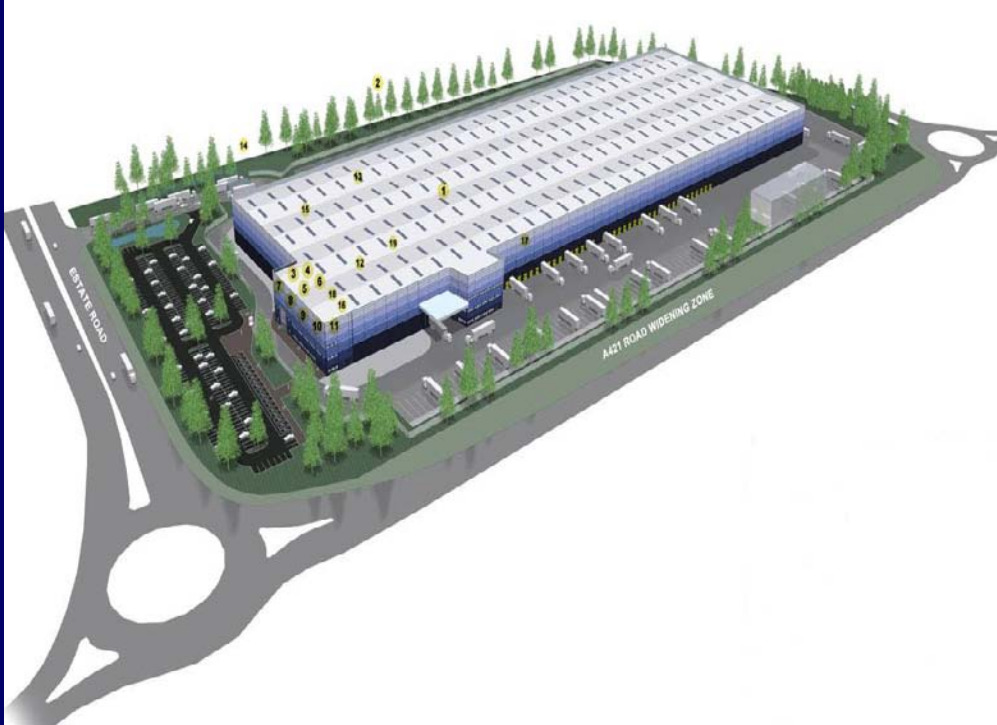
Innovation  
Projects  
1 – 3 yrs

Big Game  
Change  
Ongoing

Sustainable Value Networks



# John Lewis, Milton Keynes, UK



CO<sub>2</sub> Emissions

**66.5% CO<sub>2</sub> saving pa**

Cost saving

**€ 171,367 operating cost saving pa**



# Our Long Term Goals



Image by Chetwood Associates

- Habitat
- Power plant
- Carbon neutral
- Broaden technology mix
- Off site opportunities









**TREATING THE WORLD AS  
IF WE INTEND TO STAY**



**GAZELEY**