

**nuveen**  
REAL ESTATE

# Smart sustainable building blueprint

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PICTURED: **The Cube** | **Berlin**

To bring our tomorrow's world vision to life, Nuveen Real Estate has developed a **smart sustainable building blueprint (SSBB)** for the different real estate sectors it invests in. Each sector-specific SSBB takes into account the three key drivers of change in tomorrow's world: **sustainability, technology and people.**

Each blueprint categorises building features or operational best practices based on the area of building performance being addressed, the expertise required to implement cost-effective solutions and the relevant stakeholder set.

Each sector's SSBB framework also classifies features as essential, value add or pilot, which reflects market maturity and Nuveen Real Estate's operating standards. All assets strive to incorporate programmatic approaches to essential features in asset business plans and operating practices, while value add and pilot features are assessed on an asset-by-asset basis. By nature, how features are classified will evolve over time based on consumer sentiment, technological development, capital market demand and local market dynamics.

The SSBB is a tool that helps our investment teams identify and prioritise implementation strategies for assets in a given sector. It is also a framework within which we set and measure progress towards operational goals.

The following pages illustrate some of our SSBB features for the workplace/office, retail & mixed-use, housing, industrial/logistics and alternatives sectors.



Energy



Water



Waste



Resilience



Tenants and  
community



Leasing



Data and  
digitalisation



Health and  
wellness

# Workplace/Office SSBB features include:



- Automated lighting controls
- Building automation system
- ENERGY STAR certification
- Green building certification
- HVAC preventive maintenance
- LED lighting
- Real-time building energy use dashboard
- Whole building energy data benchmarking



- Low-flow water fixtures
- Whole building water data benchmarking
- Xeriscaping



- Recycling program
- Waste management guidance/education



- Preparedness and resilience programs and improvements

- ID&E and local procurement programs
- Local community engagement
- Tenant ESG engagement
- Tenant satisfaction surveys



For illustrative purposes only, listed features are example of SSBB features and are not necessarily representative of the features at pictured building or all buildings.

# SMART SUSTAINABLE BUILDING BLUEPRINT

PICTURED: **The Cube** | Berlin



- Digital marketing strategy
- Flexible office offering
- Green leasing clauses in standard lease template
- Sustainable tenant fit-out guidance
- Virtual tours



- Cybersecurity, data protection, and interoperability clauses in vendor contracts
- Connectivity assessment
- Digital antennae system
- Electronic payment options
- EV charging stations
- Mobile access/visitor management
- Tenant engagement app

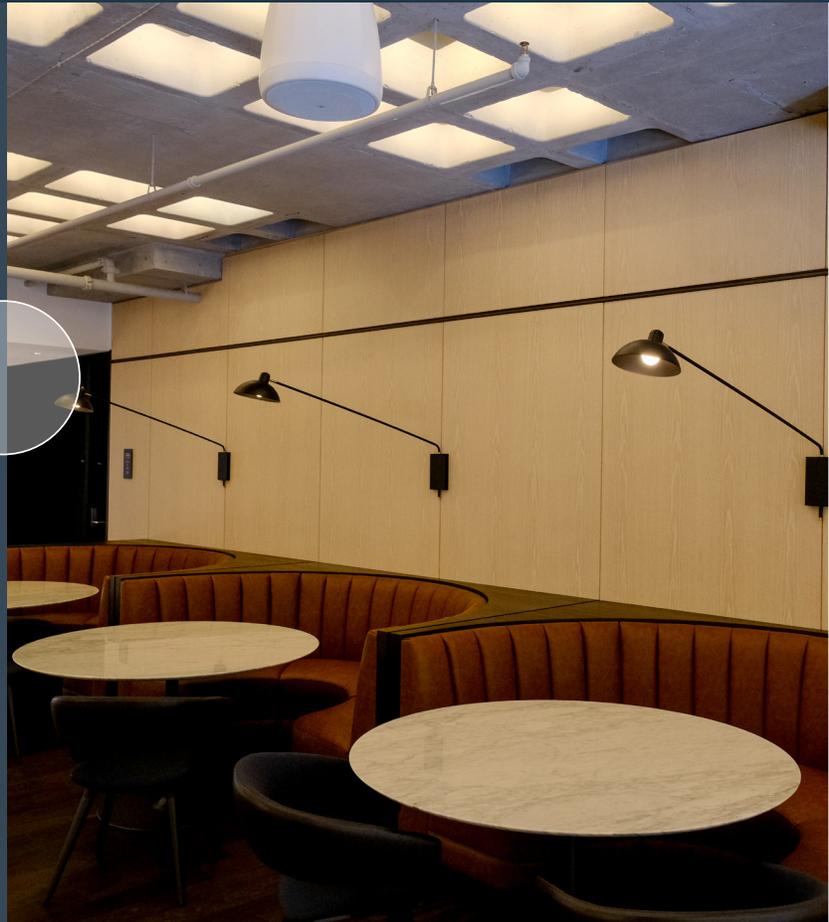


- Health and wellness programs
- Touchless fixtures

# Workplace/Office SSBB implementation

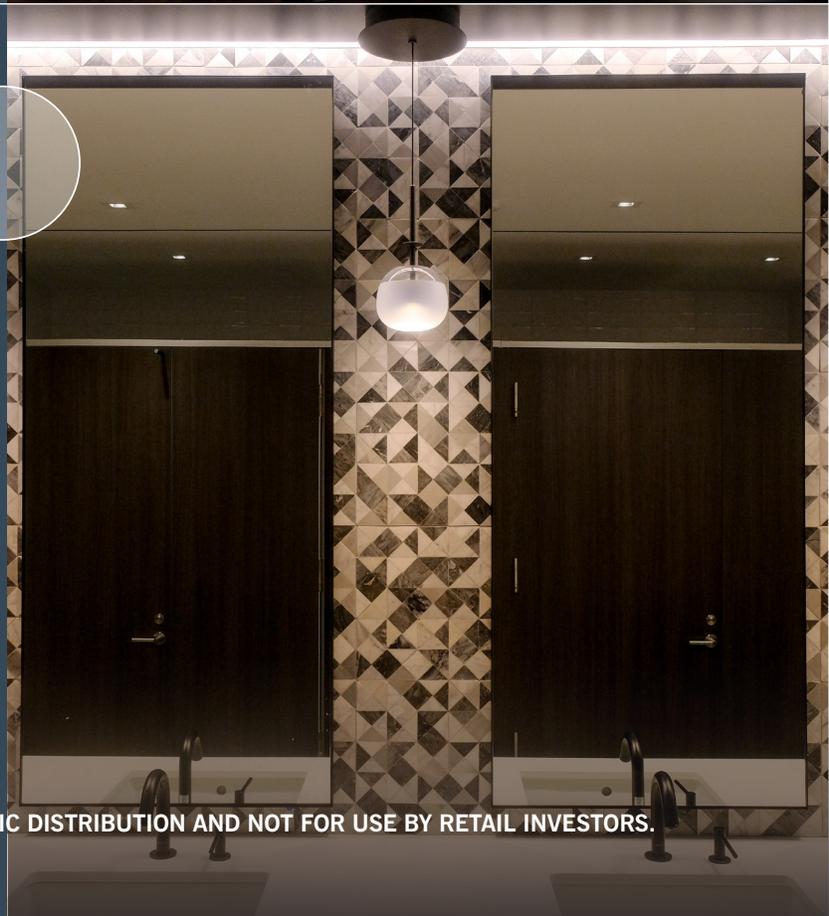
## Common area

- Common area seating
- Common area WiFi
- Flexible office offering
- LED lighting
- Recycling program



## Tenant suite and restroom

- Automated lighting controls
- Green leasing clauses in standard lease template
- Sustainable tenant fit-out guidance
- Low-flow water fixtures
- Water filtration/hydration stations
- Touchless fixtures



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**Rooftop**

- Health and wellness programs
- Local community engagement
- Tenant ESG engagement



**Maintenance room**

- Connectivity assessment
- Building automation system
- Real-time building energy use dashboard

# Retail & Mixed-use SSBB features include:



- Automated lighting controls
- HVAC preventative maintenance
- LED lighting
- On-site renewable energy assessment
- Whole building energy data benchmarking



- Irrigation controls/water optimization
- Low-flow water fixtures
- Xeriscaping



- Composting or alternative waste stream options
- Waste management guidance/education
- Whole building waste data benchmarking
- Recycling program



- Cell phone charging stations
- Circular economy programs
- Click and collect
- Common area seating
- Common area WiFi
- ID&E and local procurement programs
- Local community engagement
- Programs to support local retailers/makers
- Tenant ESG engagement
- Tenant satisfaction surveys

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# SMART SUSTAINABLE BUILDING BLUEPRINT

PICTURED: **Tamiami Crossing** | Naples



- Preparedness and resilience programs and improvements



- Green leasing clauses in standard lease template
- Sustainable tenant fit-out guidance



- Cybersecurity, data protection, and interoperability clauses in vendor contracts
- Digital antennae system
- Digital marketing
- EV charging stations
- Hands-free shopping
- Loyalty program
- Mobile geolocation data and tracking



- Health and wellness programs
- On-site garden/farm
- Touchless fixtures

# Retail & Mixed-use SSBB implementation

## Common area

- Cell phone charging stations
- Common area seating
- Common area WiFi
- Sanitation stations
- Passive lighting
- Water filtration/hydration stations



## Programming

- Health and wellness programs
- Circular economy programs
- Local community engagement
- Programs to support local retailers/makers
- Tenant ESG engagement



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# SMART SUSTAINABLE BUILDING BLUEPRINT

PICTURED: **St James Quarter | Edinburgh**



## Parking lot

- Click and collect
- EV charging stations



## Rooftop

- Digital antennae system

# Housing SSBB features include:



- Automated lighting controls
- ENERGY STAR certification
- Green building certifications
- Green maintenance plan, annual preventative maintenance and turnover standards
- LED lighting
- Whole building energy data benchmarking



- Dedicated community space
- ID&E and local procurement programs
- Local community engagement
- Package management
- Partnership with local social service organisations and/or housing authority
- Resident ESG engagement
- Resident satisfaction surveys
- Workspace amenity



- Irrigation controls/water optimisation
- Low-flow water fixtures
- Whole building water data benchmarking
- Xeriscaping



- Composting or alternative waste stream options
- Recycling program
- Waste management guidance/education

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SMART SUSTAINABLE BUILDING BLUEPRINT  
PICTURED: **Tacara Steiner Ranch** | Austin



- Preparedness planning
- Resilience programs and improvements



- Leasing AI/chatbot
- Virtual tours



- Connectivity assessment
- Cybersecurity, data protection, and interoperability clauses in vendor contracts
- EV charging stations
- Resident engagement app
- Resident payment portal
- Smart units

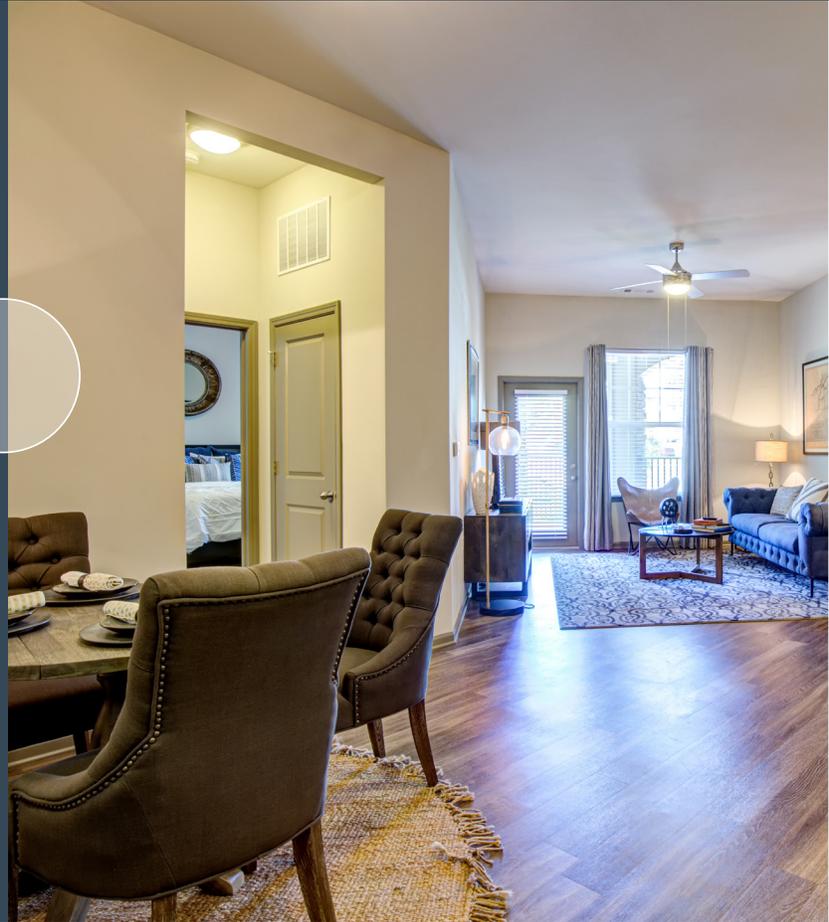


- Health and wellness programs
- On-site garden/farm

# Housing SSBB implementation

## Apartment unit

- Green maintenance plan
- Resident engagement app
- Resident ESG engagement
- Resident satisfaction surveys
- Resident payment portal
- Smart units



## Amenity building

- Dedicated community space
- Package management
- Workspace amenity



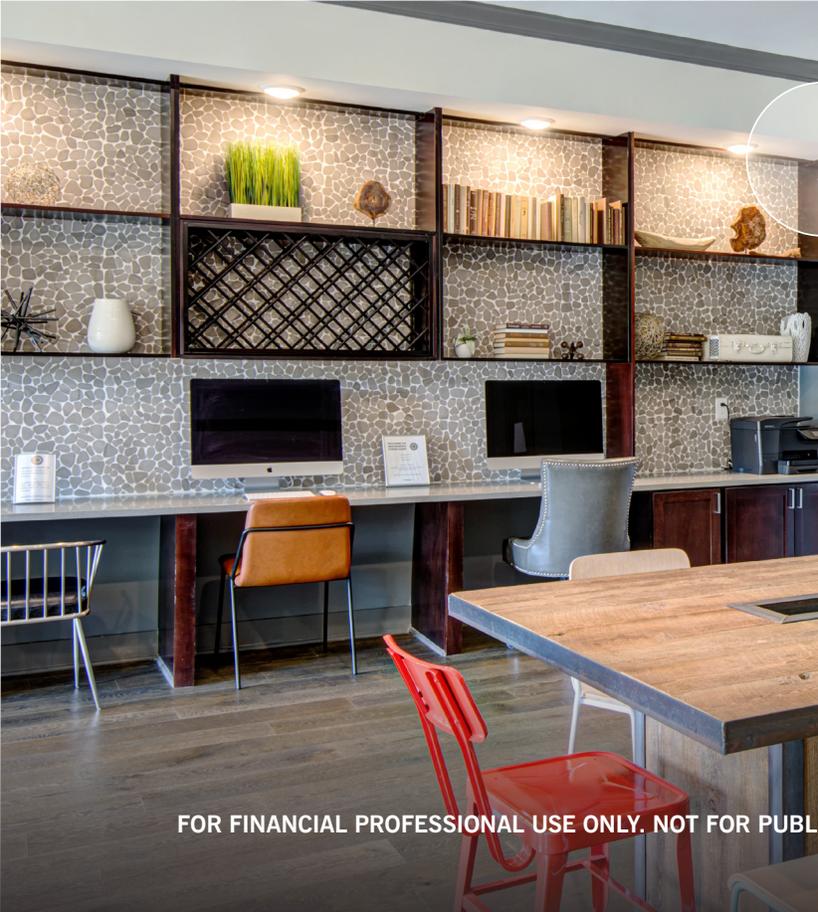
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SMART SUSTAINABLE BUILDING BLUEPRINT  
PICTURED: **Brookson Residential Flats** | **Charlotte**



**Grounds**

- Irrigation controls/water optimization
- Xeriscaping
- Health and wellness programs
- On-site garden/farm



**Property leasing website**

- Leasing AI/chatbot
- Virtual tours

# Industrial/Logistics SSBB features include:



- Automated lighting controls
- HVAC preventative maintenance
- HVAC optimization and retro-commissioning
- LED lighting
- On-site renewable energy assessment
- Passive heating and cooling
- Whole building energy data benchmarking



- Low-flow water fixtures
- Whole building water data benchmarking



- Composting or alternative waste stream options
- Waste management guidance/education
- Recycling program



- Social amenities
- Tenant ESG engagement
- Tenant satisfaction surveys



- Preparedness and resilience programs and improvements

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# SMART SUSTAINABLE BUILDING BLUEPRINT

PICTURED: **EOSTA Logistiekpark A12** | **Waddinxveen**



- Green leasing clauses in standard lease template
- Sustainable tenant fit-out guidance



- Digital antennae system
- Electronic payments option
- EV charging



- Health and wellness measures
- Indoor environmental sensors
- Touchless fixtures

# Industrial/Logistics SSBB implementation

## Rooftop

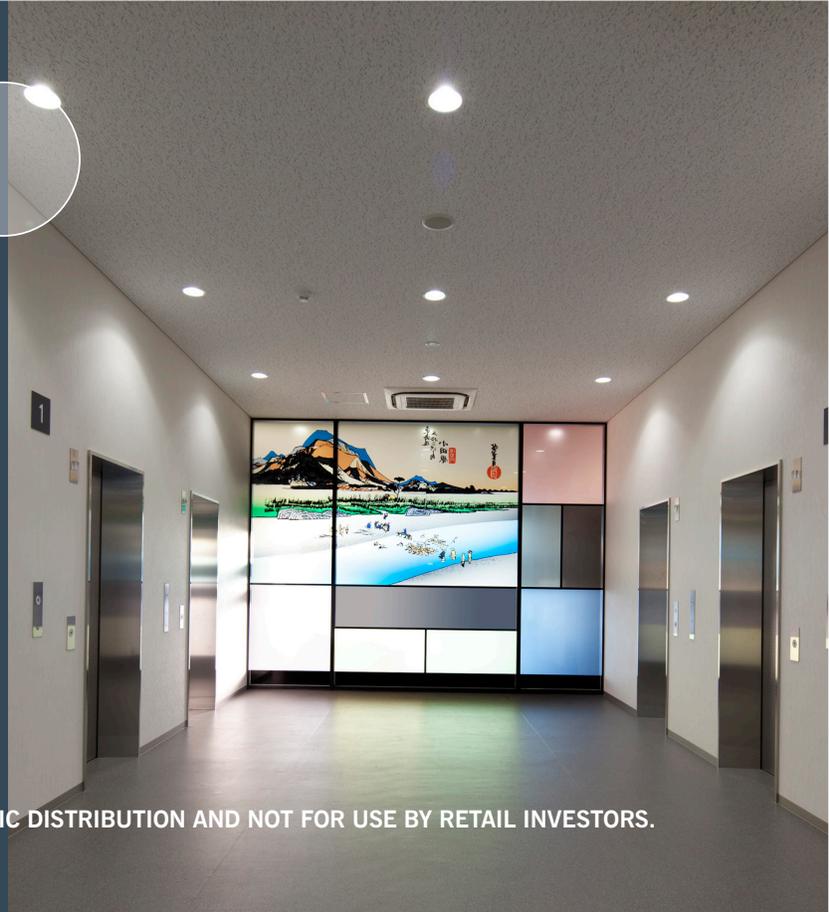
- On-site renewable energy
- Passive heating and cooling



## Tenant suite

- Automated lighting controls
- Green leasing clauses in standard lease template
- HVAC optimization and retro-commissioning
- HVAC preventative maintenance
- LED lighting

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**Outdoor community space**

- Social amenities



**Programming**

- Preparedness and resilience programs and improvements
- Composting or alternative waste stream options
- Recycling program

# Alternatives SSBB features include:

## Medical office



- Leak detection
- Submetering



- Local community engagement and impact measurement (e.g. shortage areas served)
- Satisfaction surveys and improvement programs



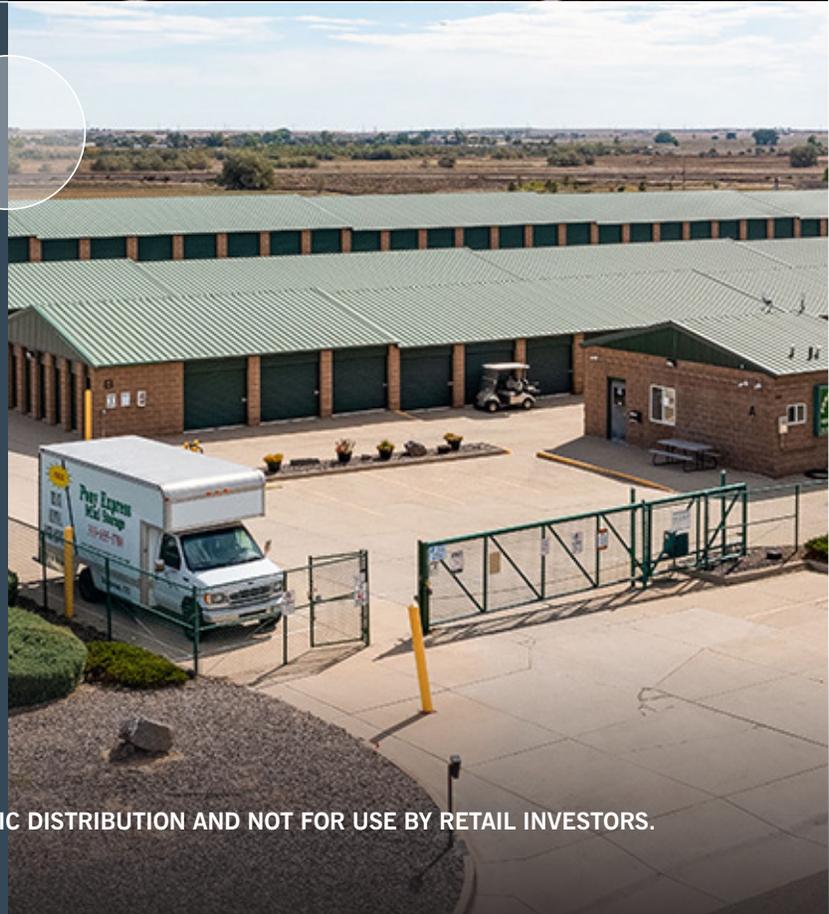
## Self-storage



- LED lighting
- Passive design (e.g. cool roofs)



- Satisfaction surveys and improvement programs



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**Single-family rental**



- Green maintenance plan (e.g. annual preventative maintenance and minimum turnover standards)
- Envelope efficiency
- Energy efficient glazing
- Plug & process load optimization (energy efficient appliances)



- Digital marketing strategy
- Leasing AI/chatbot



**Manufactured housing**



- LED lighting
- Envelope efficiency
- Energy efficient appliances
- ENERGY STAR manufactured new home



- Health and wellness measures
- On-site garden/farm

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## Nuveen Real Estate

Nuveen Real Estate is one of the largest investment managers in the world with \$155 billion of assets under management.

Managing a suite of funds and mandates, across both public and private investments, and spanning both debt and equity across diverse geographies and investment styles, we provide access to every aspect of real estate investing.

With over 85 years of real estate investing experience and more than 775 employees\* located across 30+ cities throughout the United States, Europe and Asia Pacific, the platform offers unparalleled geographic reach, which is married with deep sector expertise.

**For further information, please visit us at [nuveen.com/realestate](https://nuveen.com/realestate)**

\*Includes 385+ real estate investment professionals, supported by a further 390+ Nuveen employees.  
Source: Nuveen, 31 Dec 2022.

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