

Les indicateurs IPD de l'immobilier vert mesurent par m², la performance environnementale (énergie, CO2, eau, déchets) et économique (coût global d'utilisation) des bureaux verts.

En 2014, les bureaux verts consomment 12% d'énergie de moins que les bureaux non verts haut de gamme et coûtent 11% de moins.

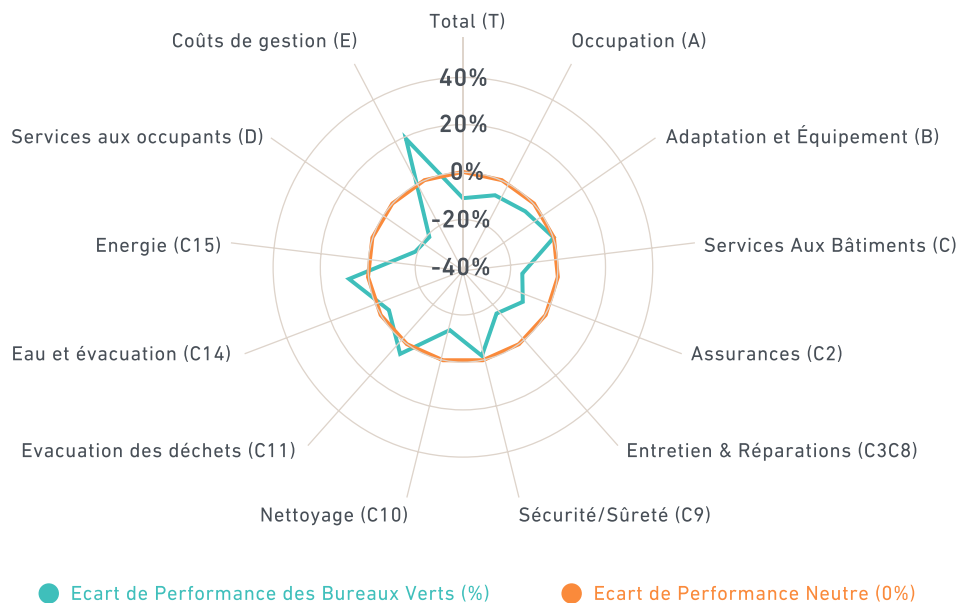
Ecart en % bureaux verts contre bureaux non verts haut de gamme

INDICATEURS ENVIRONNEMENTAUX ANNUELS IPD® DE L'IMMOBILIER VERT EN FRANCE

Périmètre :	kWh-EF/m ²	kWh-EP/m ²	kg eCO2/m ²	Litres d'eau/m ²	kg déchets/m ²	Surface Totale	Surface Totale (%)
Bureaux en exploitation	1 An	1 An	1 An	1 An	1 An	Millions m ² SHON RT	Indicateur IPD Bureaux
Bureaux verts	223,6	445,9	19,8	348,8	5,2	1,4	23,8%
Bureaux non verts haut de gamme	255,0	518,2	25,6	404,5	5,4	2,8	47,8%

COÛT ANNUEL PAR M² (ÉCART EN % ENTRE IMMEUBLES VERTS ET NON VERTS HAUT DE GAMME)

Total (T)	-11%
Occupation (A)	-7%
Adaptation et équipement (B)	-15%
Services aux bâtiments (C)	-11%
Assurances (C2)	-16%
Entretien & réparations (C3C8)	-2%
Sécurité / Sûreté (C9)	-13%
Nettoyage (C10)	5%
Evacuation des déchets (C11)	-4%
Eau et évacuation (C14)	8%
Energie (C15)	-19%
Services aux occupants (D)	-21%
Coûts de gestion (E)	19%



DÉFINITIONS

Bureaux verts : ensemble des immeubles de bureau en exploitation dont les qualités environnementales sont certifiées ou labellisées par un tiers, en phase de Construction & Rénovation ou d'Exploitation & Utilisation. Exemples de certifications : HQE, BREEAM, LEED. Exemples de labels : HPE, THPE, BBC.

Bureaux non verts haut de gamme : ensemble des immeubles de bureau en exploitation qui ne sont ni certifiés ni labellisés et qui possèdent des caractéristiques physiques similaires aux bureaux verts en terme de taille, d'âge et de localisation géographique.

CONTACT

General Enquiries

O: +1 416 687 6284

E: realestate@msci.com

msci.com

ABOUT MSCI

For more than 40 years, MSCI's research-based indexes and analytics have helped the world's leading investors build and manage better portfolios. Clients rely on our offerings for deeper insights into the drivers of performance and risk in their portfolios, broad asset class coverage and innovative research. Our line of products and services includes indexes, analytical models, data, real estate benchmarks and ESG research. MSCI serves 98 of the top 100 largest money managers, according to the most recent P&I ranking. For more information, visit us at www.msci.com.

The information contained herein (the "Information") may not be reproduced or disseminated in whole or in part without prior written permission from MSCI. The Information may not be used to verify or correct other data, to create indexes, risk models, or analytics, or in connection with issuing, offering, sponsoring, managing or marketing any securities, portfolios, financial products or other investment vehicles. Historical data and analysis should not be taken as an indication or guarantee of any future performance, analysis, forecast or prediction. None of the Information or MSCI index or other product or service constitutes an offer to buy or sell, or a promotion or recommendation of, any security, financial instrument or product or trading strategy. Further, none of the Information or any MSCI index is intended to constitute investment advice or a recommendation to make (or refrain from making) any kind of investment decision and may not be relied on as such. The Information is provided "as is" and the user of the Information assumes the entire risk of any use it may make or permit to be made of the Information. NONE OF MSCI INC. OR ANY OF ITS SUBSIDIARIES OR ITS OR THEIR DIRECT OR INDIRECT SUPPLIERS OR ANY THIRD PARTY INVOLVED IN THE MAKING OR COMPILING OF THE INFORMATION (EACH, AN "MSCI PARTY") MAKES ANY WARRANTIES OR REPRESENTATIONS AND, TO THE MAXIMUM EXTENT PERMITTED BY LAW, EACH MSCI PARTY HEREBY EXPRESSLY DISCLAIMS ALL IMPLIED WARRANTIES, INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. WITHOUT LIMITING ANY OF THE FOREGOING AND TO THE MAXIMUM EXTENT PERMITTED BY LAW, IN NO EVENT SHALL ANY OF THE MSCI PARTIES HAVE ANY LIABILITY REGARDING ANY OF THE INFORMATION FOR ANY DIRECT, INDIRECT, SPECIAL, PUNITIVE, CONSEQUENTIAL (INCLUDING LOST PROFITS) OR ANY OTHER DAMAGES EVEN IF NOTIFIED OF THE POSSIBILITY OF SUCH DAMAGES. The foregoing shall not exclude or limit any liability that may not by applicable law be excluded or limited.

©2015 MSCI Inc. All rights reserved | CFS0615