



# Ireland's most Sustainable Shopping Centre

Continuously introducing sustainable initiatives including Solar Panels, EV Charging and more.



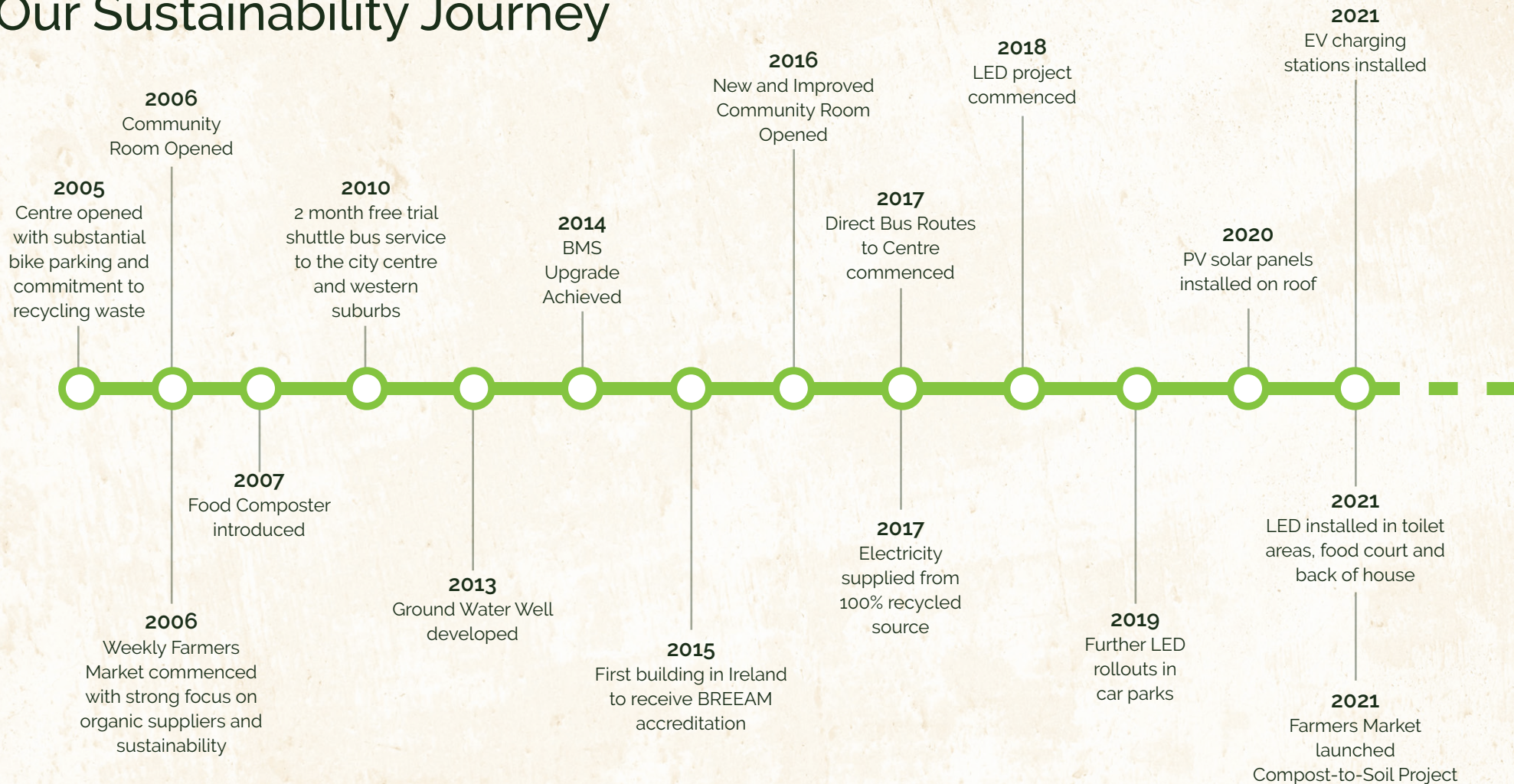
DOING OUR BIT TO SAVE THE PLANET. **THAT'S THE POINT.**



# Ireland's most Sustainable Shopping Centre



## Our Sustainability Journey



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## Introduction

Here at Mahon Point Shopping Centre, we have a very strong commitment to the sustainable use of energy. We have undertaken many projects over the years and it is still a work in progress as we are continually identifying new opportunities. Our efforts to date make us Ireland's most Sustainable Shopping Centre.

From ensuring that none of our waste goes to landfill, to exploring more renewable energy sources, we are very committed to doing our bit to save the planet.

And many of our retail supply partners are also committed to sustainable energy, notably our weekly Farmers Market.

The following pages outline examples of some of the initiatives we have undertaken, and be assured, we have plans for more. A lot done, more to do...

*"Sustainable energy improves people's lives, brings comfort and convenience, and addresses environmental challenges. It is also beneficial to our economy, creating and protecting jobs." - Source: SEAI.ie*



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## EV Charging

In summer 2021 we will launched Electric Vehicle Charging at Mahon Point Shopping Centre.

### Why EV Charging?

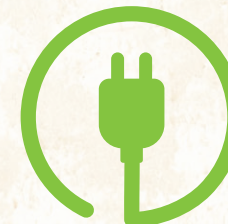
"The emissions per km from driving electric is far less than driving petrol or diesel. EVs remove emissions from the air, saving pedestrians and cyclists from breathing in the dangerous gases" (Source SEAI .ie). Therefore including EV charging in our offering is an important part of our sustainable strategy at Mahon Point. We are happy to support sustainable driving and support customers in their choices to drive in a way that has less impact on the environment.

### Partnering with Tesla

For our launch of EV charging we partnered with Tesla with the installation of superchargers in P4. P4 hosts four 250kW Supercharger stalls, which are open 24 hours a day, supporting owners who travel in and around Cork for local and long journeys. Cork is Ireland's fifth Supercharger location for Tesla and the first to have access to the latest V3 Superchargers which offer the fastest charging currently available.

With V3 Supercharging, a Tesla Model 3 Long Range operating at peak efficiency can recover up to 120km of charge in five minutes and charge at rates of up to 1600 km per hour. Owners download the Tesla app for iPhone and Android to monitor, control and get notifications when charging is complete via the Tesla app. Alongside this we plan to install a number of universal fast chargers in the near future.

*"My motivation for all my companies has been to be involved in something that I thought would have a significant impact on the world"* - Elon Musk



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## Solar Energy

In summer 2020 we installed a large number of Photo Voltaic (PV) panels on the roof of the centre.

By using our existing roof we were able to install a very substantial 952 square metres of PV panels which will generate in the order of 160,000 kWh of electricity per annum used to power the public areas of the shopping centre.

Expected full year CO<sub>2</sub> emission savings for 2021 are 75 tonnes (equivalent to planting 450 trees to offset these emissions!).

This is already making a significant contribution to carbon reduction and energy savings at the centre along with helping our environment. Generating our own renewable electricity allows us consume energy that is clean and cuts down on our greenhouse gas emissions.

*"The sun delivers more energy to earth in an hour than is used worldwide in a year. We can harness this energy by using solar technologies and thoughtful building design."* - Source: SEAI.ie



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## Energy Efficient Lights

The use of more efficient LED lights demands less energy and reduces our carbon emissions.

In late 2017 we commenced our LED lighting project with the rollout of our Christmas decorations all which contained LED lights. In 2018 our six external car parks were fitted with LED lights and in 2019 our covered car park was completed. In 2021 we installed LED lighting in our escalators and toilet areas and in 2021 we commenced further LED installations in our Food Court and back of house corridor and stair areas.

LED is highly energy efficient – less heat, more light, lower cost. It allows us to use less electricity for the same light output - 85% less electricity when compared to conventional lighting and around 18% less electricity compared to CFL.

*"The easiest way to save money is to use less energy"* – Barack Obama



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## BREEAM Accreditation

In 2015 Mahon Point Shopping Centre became the first building in Ireland to be accredited BREEAM in use certification.

### About BREEAM

BREEAM is the world's longest established and most widely used method of assessing, rating and certifying the sustainability of buildings. A BREEAM assessment uses recognised measures of performance, which are set against established benchmarks, to evaluate a building's specification, design, construction and use.

Since 2015 Mahon Point Shopping Centre has been assessed annually and our rating has improved over the years. We currently have been awarded a "very good" rating for asset performance and an "excellent" rating for building management. This has improved from our initial rating in 2015 of "very good" for building management.

### Updated Accreditation May 2021

Mahon Point Shopping Centre received exceptionally high ratings in the areas of Waste (100%), Energy (80%), Water (85%), Materials (69%) and Land Use & Ecology (100%).

These scores are reflective of a number of effective improvements that we implement on an ongoing basis around our 30-acre site. These include many of the initiatives we include in this document such as our bespoke Building Management System (that optimises and reduces waste on utilities such as water, gas and electricity); recycling of all site waste (including food waste composting); use of a ground water well supply; the use of solar PV panels; and our energy efficient LED lighting.

Mahon Point will continue to evaluate other methods of enhancing the sustainability of the shopping centre for the future, which we hope will further enhance our BREEAM rating.

*"Our biggest challenge in this new century is to take an idea that seems abstract – sustainable development – and turn it in to a reality for all the world's people"* – Kofi Annan

Asset Performance: 63.0%  
Very Good



Building Management: 71.5%  
Excellent



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## 100% Green Electricity

### What is Green Energy?

Green energy is that energy which does not pollute the environment and is renewable in nature. The energy sources such as sunlight, wind, rain, tides, etc. can be called as green energy. This is because these are readily available on Earth, can be naturally replenished and do not even harm the environment much.

### Green Energy at Mahon Point

As part of our commitment to sustainability, our energy team only procure 100% renewable electricity from our preferred energy providers. While a large proportion of our energy is sourced from our own PV panels, the balance is provided by Energia, who is our current provider. Energia's carbon mix is a combination of wind, solar, bio and hydro energy. This means that our electricity is 100% green energy and has been since 2017.

*"Cherish the natural world, because you're part of it and you depend on it" - Sir David Attenborough*



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## Sustainable Farmers Market

### About the Market

Mahon Point Farmers' Market is the largest Farmers Market Cork has to offer, bringing together a diverse range of local farmers and artisan food producers in one large weekly market held outside the main entrance of Mahon Point Shopping Centre every Thursday morning from 10am to 2.00pm.

Established in 2006, Mahon Point Farmers' Market has over 50 stalls of high-quality foods available, much of it organic, lovingly grown, produced or sourced by small producers across the county. The market has won an array of prestigious awards including the Good Food Ireland "Best Farmers Market Award" and the McKennas Guide "Best in Ireland" Award.

### Commitment to Sustainability

Our vision for the Farmers Market is to be as plastic free as possible and fully sustainable. All of the market traders are committed to this and all of the food that is served at the market is done so in compostable packaging. We are currently developing a project with CUSP (Cork Urban Soil Project) where all of our compostable market waste will be broken down in a bio digester and turned into soil that will then be distributed to gardens and growing projects around the city.

We plan to be the first zero waste market in Ireland. We believe in local food systems and the majority of our stallholders grow, rear, catch or bake their produce within an hour's drive of Mahon Point reducing food miles and providing the freshest food.

The Mahon Point Farmers Market will be one of the first in Ireland to take this 100% sustainable route.

*"To eat is a necessity, but to eat intelligently is an art"*

– Francois de la Rochefoucauld



Bring your

OWN BAG



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## Ground Water Well

In 2013 we dug our own ground water well and it started pumping in mid-2013. This allows us to provide our own water for nonpotable (non drinking) requirements in the public areas of the mall. As a result, this reduces the strain on the public infrastructure and public water supply and, because it is a renewable source, it contributes to our sustainability strategy. (Retail outlets still require the public supply e.g. our restaurants and coffee shops).

### Payback

The project required a substantial financial investment at the time but the long-term benefits are considerable including a reduced demand from public supply and savings in water charges. Projected payback period for the well was 6 years and 7 months but actual payback period was 4 years and 1 month (which was achieved in July 2017), an improvement of 37% on the projected planned payback period.

Over an eight year period we pumped the same amount of water from our well that was equivalent to 35 Olympic sized swimming pools!! So not only is the well sustainable, it has also saved the Centre substantial water charges.

*"Sustainability, ensuring the future of life on Earth, is an infinite game, the endless express of generosity on behalf of all" – Paul Hawken*



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## Recycling Waste

Mahon Point Shopping Centre is a zero-waste-to-landfill-site with 100% of our refuse being recycled or recovered.

Since we opened in 2005, we have segregated cardboard, plastic, metal, glass, timber and compost (food waste) for recycling. In 2007 we introduced a specialised Food Composter which handles all the food waste from our restaurants and produces several tonnes of compost waste.

### Over 900 tonnes recycled annually

We have partnered with Panda Ireland to help assist with our waste management solutions and on average we recycle 900 tonnes of waste per year. All contaminated waste (general waste) is processed by Panda and exported to be used as RDF (refuse derived fuel).

### Waste recycled to electricity

Our recycled waste is used to generate electricity as opposed to burning fossil fuels. Panda's recent investment in technology has led to a partnership with Energia which converts organic waste into electricity at its newly commissioned Huntstown Bioenergy Plant in Dublin. As a customer of Energia, it means our converted waste comes full circle as energy back to us!

### Recycling Centre for customers

For the general public, we have a recycling centre located at our P1 car park with a bottle bank and clothes bank provided. We also participate in WEEE Ireland recycling events and collection days.

*"Don't waste electricity, don't waste paper, don't waste food – live the way you want to live, but just don't waste"* - Sir David Attenborough



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## Direct Bus Routes

Why drive when you can take the bus? In 2017 we partnered with Bus Eireann to introduce a number of direct bus routes to Mahon Point meaning that visitors can get "Straight to the Point" by bus. So no need to bring your car, making it helpful to the environment and reducing our carbon emissions. Generally speaking, public transportation is more sustainable than driving personal cars. It releases a smaller amount of greenhouse gases and it contributes less to congestion and traffic.

### Choice of bus routes

The bus routes travelling to the centre have grown over the years and we now have the following routes setting down at Mahon Point:

• 212 • 202 • 202A

Bus route 212 is a new addition for 2021 which links us with the City Centre Train Station.

So you can travel from Northside to City Centre to the door of Mahon Point.

And other routes set down very close to the centre including:

• 215 • 215A • 219

### Over 100 buses

We now have over 100 buses setting down daily at Mahon Point. Not only does this make the centre very accessible but it is also a more environmentally attractive prospect for visitors to the centre.

*"You are never too small to make a difference"* – Greta Thunberg



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## Bike Friendly

Why drive when you can cycle! At Mahon Point Shopping Centre we have offered ample bike parking since we opened in 2005. Spaces are available in our covered car park and at the Omniplex entrance.

In 2020 we were delighted to welcome GoBike to the centre. Located in the covered car park, this local start-up company repair all kinds of bikes, from Kids Bikes to the Racing Machines.

Cycling offers a healthy and environmentally friendly travel option. And with our close proximity to the Mahon/Blackrock cycle route, cycling is an attractive pastime in our local area. It only takes 20 minutes to cycle from the city centre to Mahon, most of which is on the picturesque Old Blackrock Railway line Greenway.

Cycling is fun, it saves you money, keeps you fit, is good for the environment and is often the fastest way to get around. It is an effective action you can take to reduce your carbon emissions.

We are happy to welcome cyclists to Mahon Point Shopping Centre and have plans to develop our cyclist services in the future.

*"Every time I see an adult on a bicycle, I no longer despair for the future of the human race" - H.G. Wells*



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## BMS Upgrade

A building management system (BMS) is a control system used to monitor and manage the mechanical, electrical and utility services in the shopping centre. Such services include power, heating, ventilation, air-conditioning, pumping stations, lights, gas, water and electricity.

In 2014 Mahon Point Shopping Centre undertook a major upgrade of our BMS which involved a comprehensive review and analysis of all services as well as facilities and schedules to ensure best practice and efficiency was being implemented. It was also imperative that the asset sustainability potential was being realised. Systems analysed included:

- Power
- Lighting
- Heating
- Air Conditioning
- Gas & Water Consumption
- Electrical Consumption

As a result of the analysis, considerable enhancements and efficiencies were introduced that contributed to our longer-term sustainability agenda.

*"Focus on being productive instead of busy"* – Tim Ferris



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## Community Room

In 2006 we opened our first Community Room at Mahon Point Shopping Centre. It was located on the first floor and allowed local, small scale business people the facility to run classes and events in a professional setting and in an accessible and prime location.

Due to commercial retail demand for the original location, it was decided to relocate and upgrade the facility in late 2015. Consequently, a new architect-designed and improved community room was opened on the ground floor in 2016. The new room supports small scale, local sustainable businesses in one of the most centrally located and well-equipped rooms hired for classes, which Cork has to offer.

It features the following:

- 1,500 square foot facility
- Solid wood floors
- Mirrored walls
- Ballet bar for dance classes
- Air conditioning
- A kitchenette
- Free Wi-Fi
- Free on-site car parking

Local operators can book this training room for as little as €25 (plus VAT) per hour. Therefore, it allows small operators the access to a state-of-the-art room at minimal cost. Over the years the room has hosted many types of classes from taekwondo to baby massage, first aid to kick boxing and many class operators are long standing clients such as Footdreams Performing Arts School and Baby Chi Massage & Yoga.

*"I see dance as glue for community"* - Twyla Tharp



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## A Retailer Case Study

As part of our efforts to ensure our shopping centre is the most sustainable in Ireland, we are in regular contact with our retail partners to encourage them with their sustainability efforts and to learn from each other on best practice.

### Jump Juice Bars

Below is one example of the efforts being taken by our retailer, Jump Juice Bars, which is a popular smoothie bar located on the upper mall since 2019.

- Jump Juice made the move from bio-degradable plastic straws to custom made fully compostable paper straws in 2019.
- Their merchandise is all reusable including their Reusable Cups, Metal Straws and Reusable Water Bottles.
- They offer an incentive to use their reusable cups with a 20c discount every time a customer returns with it.
- They have 'Sustainable Stations' in every store – this comprises of their Reusable Cups, Metal Straws and their Reusable Water Bottles.
- Their smoothie cups and lids in store are made with PET1 plastic so are fully recyclable after use.
- Their cup sleeves, napkins, straws, carrier cup trays and plates are all fully compostable.
- Their crepe cones are recyclable and their branded nuts bags and insert for protein balls are recyclable.
- In terms of delivery by Deliveroo from Mahon Point, Jump Juice Bars use different cups as they have to be sealed but these are also recyclable, as well as their carrier bags and carrier trays all being recyclable.

*"When you put the whole picture together, recycling is the right thing to do"* – Pam Shoemaker



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A lot done, more to do!

At Mahon Point Shopping Centre we are committed to continually reducing our carbon emissions and intend to be carbon neutral by 2050.

So what's next for our Sustainable Journey?

- Final stage of LED works for mall lights
- Solar PV Phase 2 to include battery storage
- Extension of EV facility to add more units
- Working with our retailers to be 100% plastic free
- And improved technology will present further opportunities

*"We do not inherit the earth from our ancestors, we borrow it from our children."*

- Native American Proverb