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Tackling climate change in Real Estate

Sencorp study cases

sencorp.com



2010

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62 years

35 million sqf designed, developed and built

2013

1991

2014

2016

2002

1993

1995

A nighttime photograph of a city skyline. The sky is a deep twilight blue. Several skyscrapers are illuminated from within, with warm yellow and orange lights glowing through the windows. The most prominent building on the right is a tall, cylindrical tower with a glass facade, reflecting the ambient light. Other buildings of various architectural styles are visible, some with distinctive shapes like a pointed top. In the foreground, there are dark silhouettes of trees and some low-lying vegetation.

What's good for the planet,
is good for the business

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Torre Titanium La Portada
SENCORP, 2010



SENCORP innovations over time

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**First LEED
certified building**

**Energy producing elevators
Heat recovery system for HVAC
Water recovery from HVAC
Green roof
Non toxic materials
Waste management**

SENCORP innovations over time



Titanium La Portada Tower
2010



First large scale building with geothermal energy system in Chile

Largest green roof in Latam

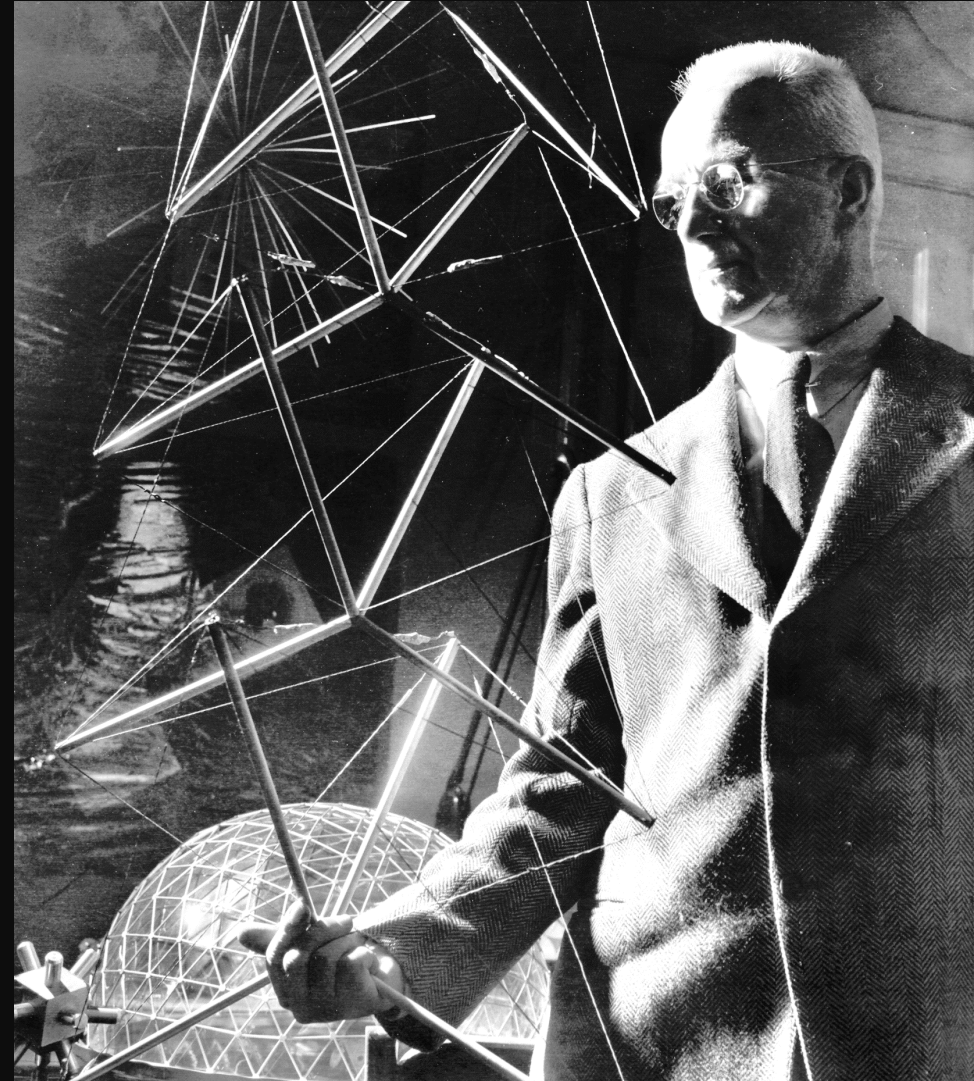
Largest LEED Certified complex in Chile

LEED CS GOLD

Parque Titanium Sencorp,
2013, 2014, 2016



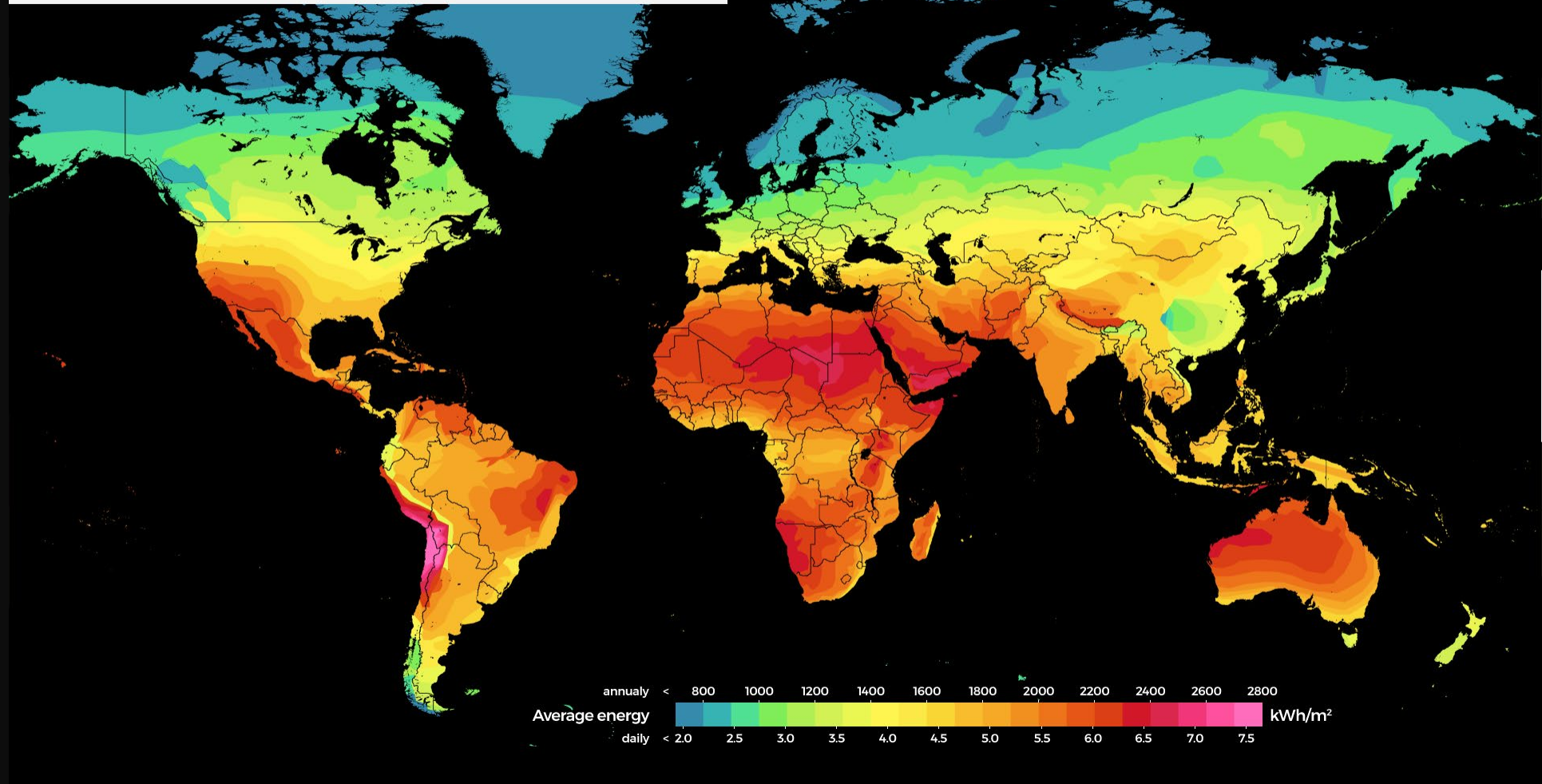
“Humankind could survive in a planet with limited resources”.



(Buckminster Fuller 1895–1983)

Opportunity: Chile is located in one of the highest solar radiation zones in the planet.

Global Horizontal Irradiation



24 HORAS

Chile. Un país en desarrollo

Enel X

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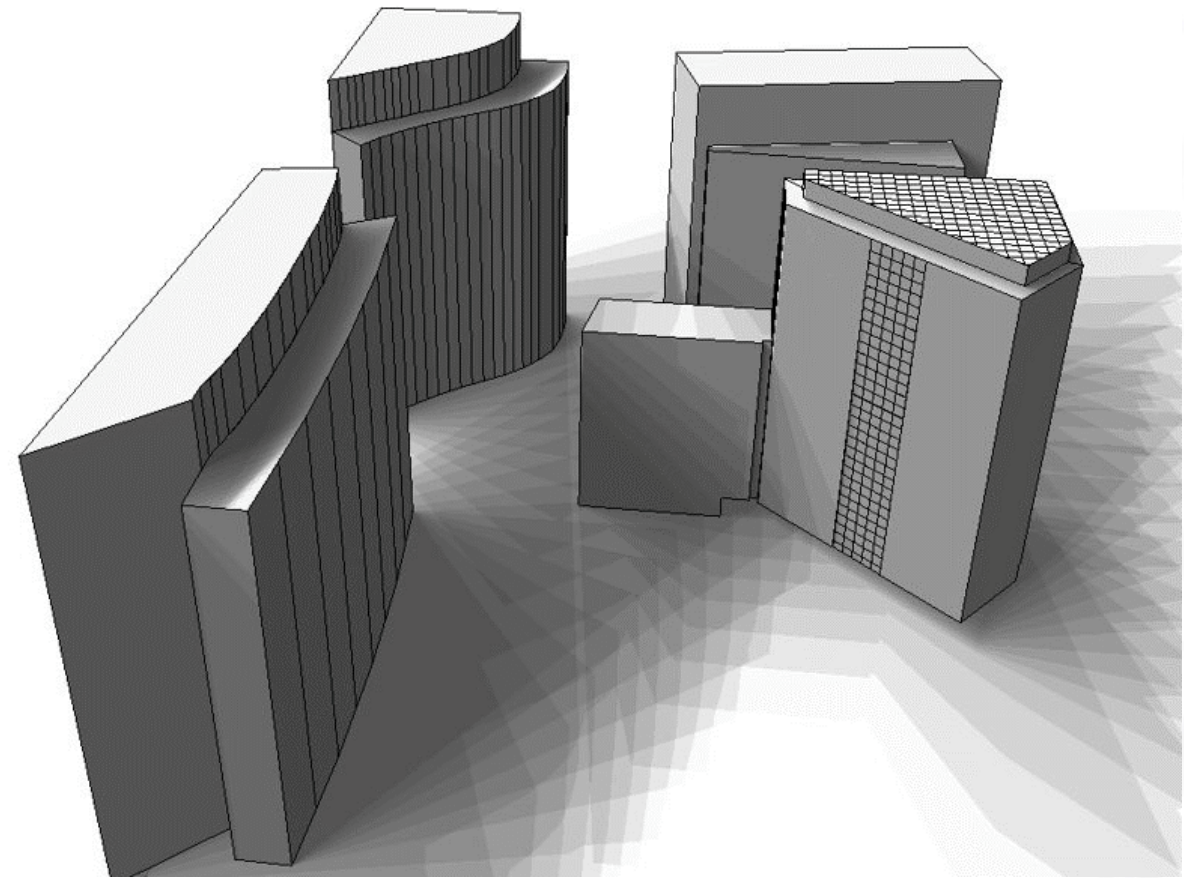
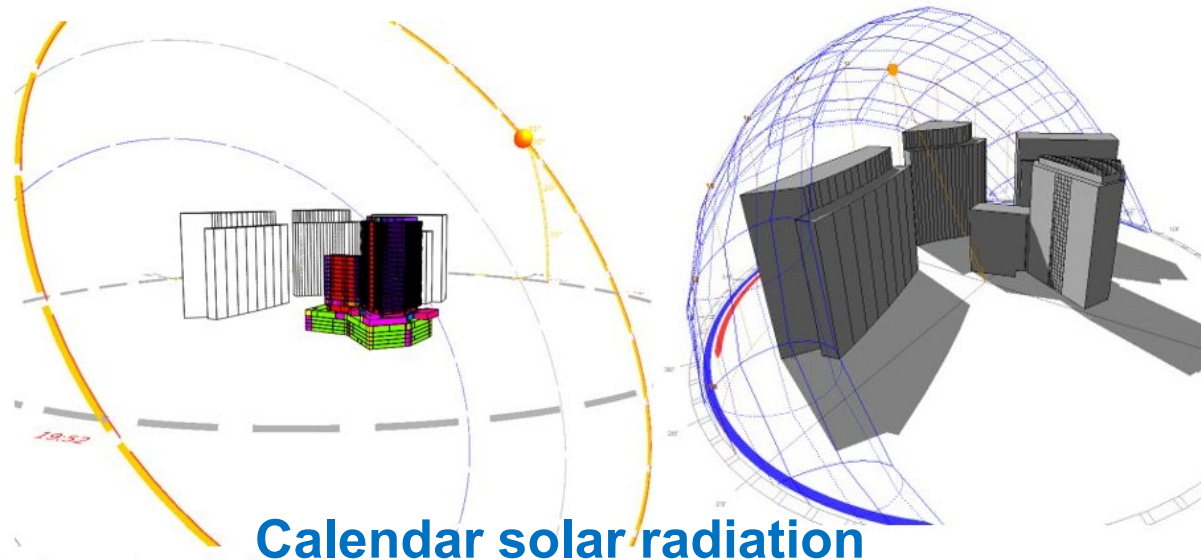
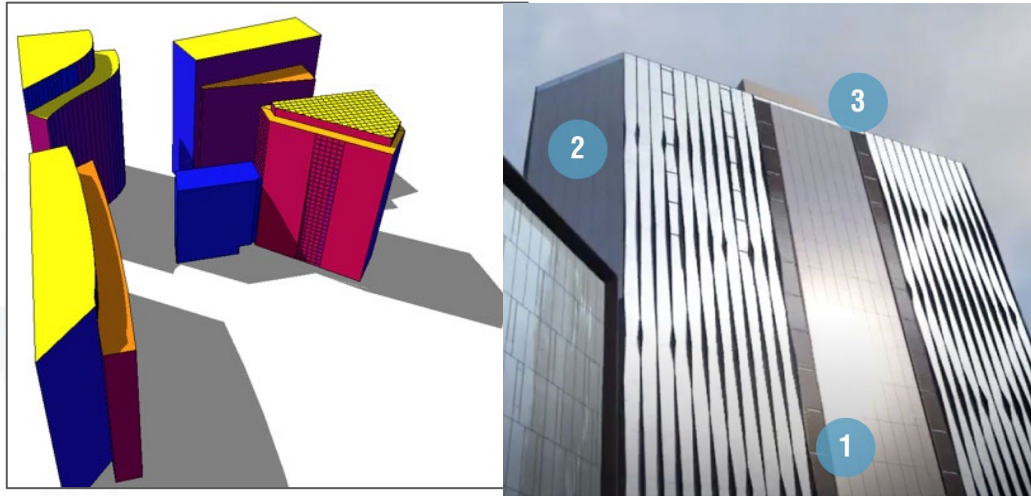
DON ' T LIMIT YOUR CHALLENGES
CHALLENGES YOUR LIMITS

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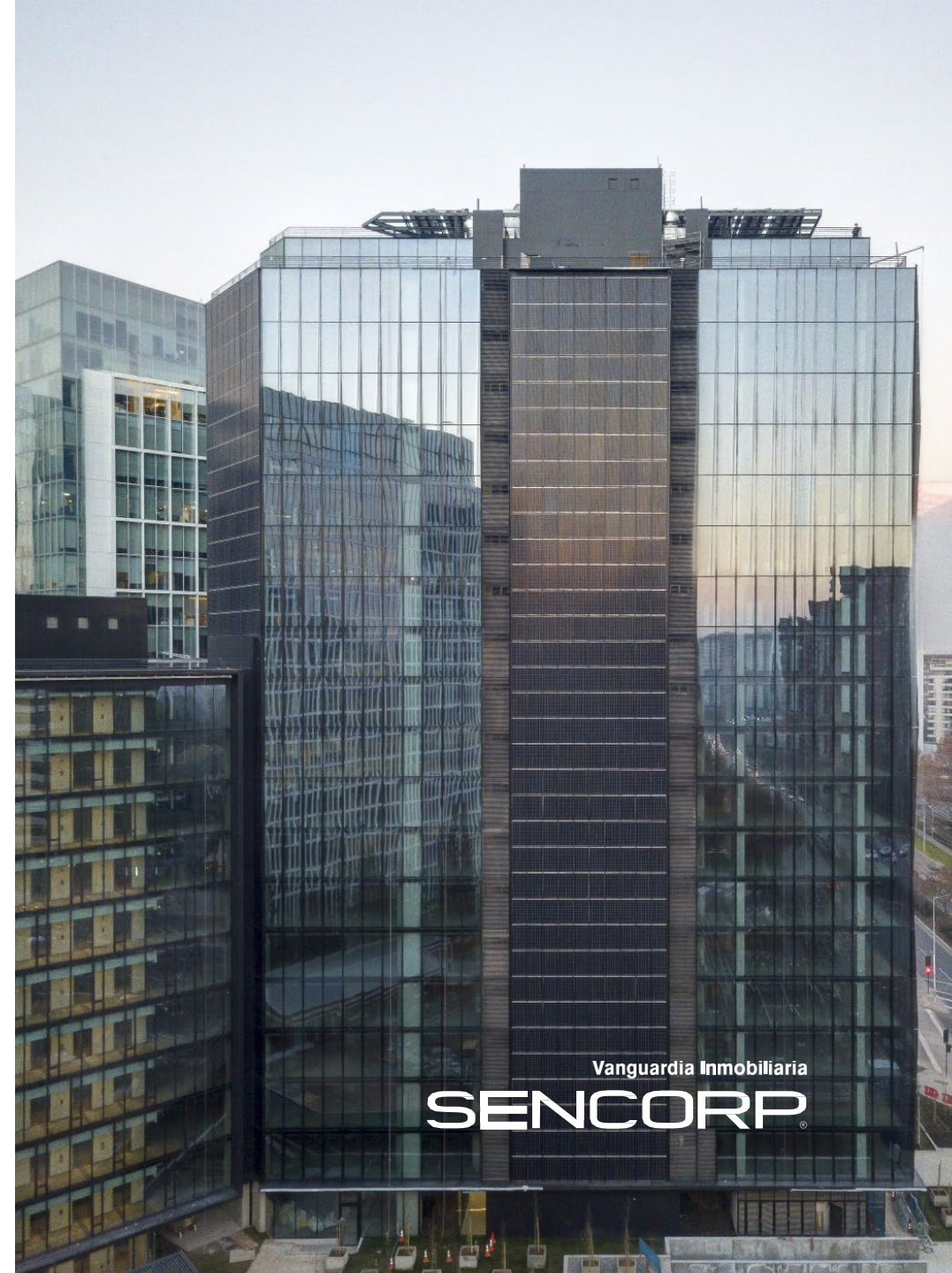
Software modelling on solar radiation analysis over the building.



Shadows projected over building by month

Integrated solar panels

- Solar panels for the building on sides and roof.
- High efficiency solar panels



Anual solar energy generation

- 185 Mwh total annual energy production
- Avoids CO2 emission of 190 tons/ year
- More than 600 mono crystalline solar panels
- More than 11,000 sqf of solar panels installed



Es posible para cargar 67.754 smartphones al año



Puede cargar la Batería de 3.434 autos eléctricos al año (Nissan Leaf)



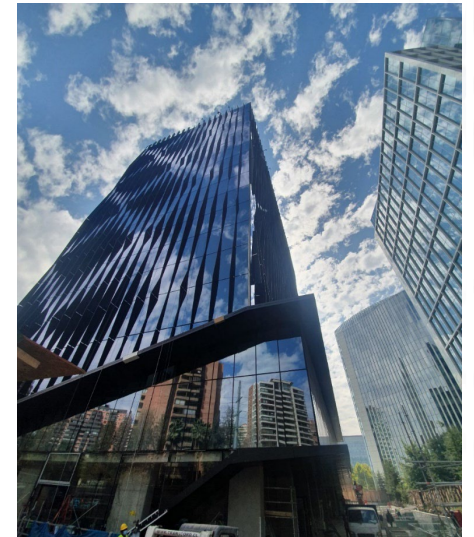
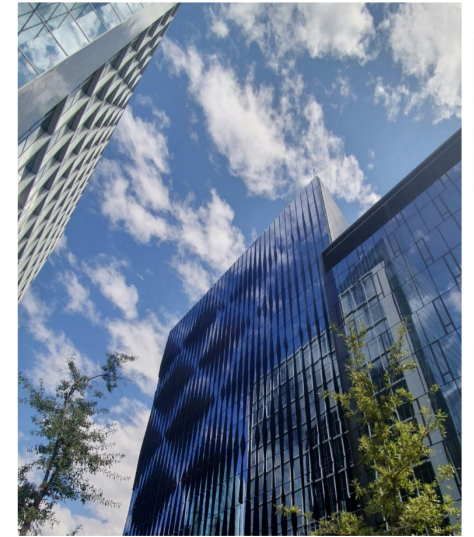
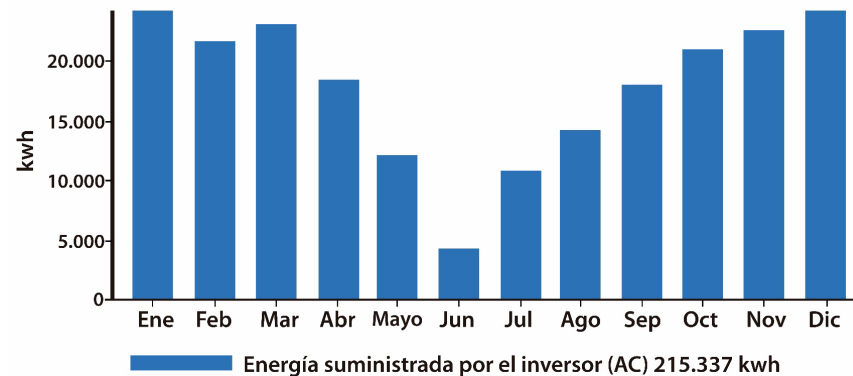
Alcanza para recorrer 1.335.714 km al año, en auto eléctrico



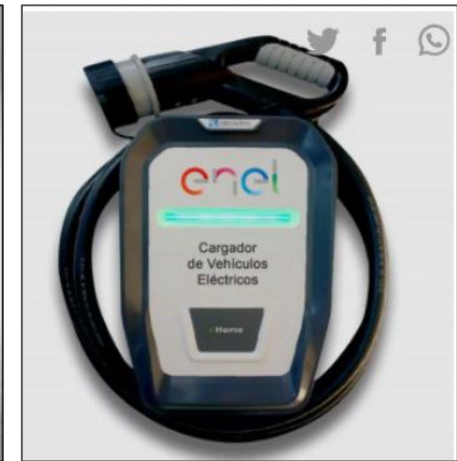
Se puede dar 105 vueltas a la tierra al año, en auto eléctrico (Nissan Leaf)



Equivale al consumo promedio de 77 casas de la Región Metropolitana al año



Electric cars / e-bikes charging stations



Intelligent charging stations for electric cars and bicycles.

Collaboration with field experts
Working solution



enel x

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AWARDS



“Most Futurist Building in Chile”
RETEC Awards, Miami 2018



“Climate Change Awards”
Green Building Council Chile, 2021



“Best Real Estate project in Latam”
PROPTECH Latam Awards, Mexico 2022

2010

2.8 million sqf certified LEED CS GOLD
Across 6 commercial buildings.

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Sustainability and climate change from legal perspective
trends

Sustainability trends to be considered regarding regulations and policies:

1. **Government** are implementing stricter regulations to encourage sustainable real estate development, including building codes and environmental regulations.
2. **Sustainable Building Certifications:** such as LEED and others, are becoming increasingly important.
3. **Incentives** are being offered to encourage sustainable real estate development, such as tax breaks and grants.
4. The effects of climate change, such as floods and natural disasters, are affecting real estate investment, insurances, financing.
5. **Emerging technologies**, such as artificial intelligence and the IoT, can help improve energy efficiency and resource Management.



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