



40 KING ST W

Scotia Plaza's 40 King St. W. is the largest Zero Carbon Certified Building in Canada, and the first to certify under Zero Carbon Building – Performance v2 Standard. 40 King St. W. is also recognized as one of the first major office towers in Canada to achieve LEED Platinum certification.

As an all-electric building, it features 68 storeys of above-grade AAA Class commercial office, and below grade, one level of retail and four levels of parking, with over 36 electric vehicle chargers. The building is a concrete frame, clad with distinctive granite claddings and punched window openings with double-glazed, aluminum-framed windows that make the building stand out in the Toronto skyline.

Thanks to the building's original design, reliance on limited combustion-based systems, and diligent ongoing performance monitoring, this 68-storey building had a total carbon footprint of only 1,418 metric tonnes of carbon dioxide (CO₂) equivalent. A carbon emissions intensity of 0.71 kgCO₂e/sf, which gets offset through carbon credits purchased from Gold Standard as part of its ZCB-Performance certification.



100 YONGE

Scotia Plaza's 100 Yonge Street in downtown Toronto is the most recent building in KingSett's portfolio to achieve the Zero Carbon Building - Performance Standard. This marks a major milestone in KingSett Capital's Three-Phase Decarbonization Strategy as we work towards our decarbonization goal of 35% of carbon emissions across our CREIF portfolio by 2027.

100 Yonge is a Class "A" office building with 250k sf of space and is the second building in our portfolio after 40 King Street W. to receive this certification. 100 Yonge has also achieved LEED Gold certified under the Operations and Maintenance pathway.

KingSett's Decarbonization Strategy has included replacing end-of-life boilers and chillers, upgrading air handlers with heat recovery, and installing air source heat pumps to replace the existing heating plant.



Thanks to these efforts, 100 Yonge will eliminate 549 tonnes of carbon emissions annually – a 76% reduction – equivalent to removing 118 passenger vehicles from the road.

These results far exceed the Carbon Risk Real Estate Monitor (CRREM) guidelines for Canadian office building emissions by 2050, which are aligned with the Paris Climate Agreement and Science Based Targets Initiative (SBTi).

"The transition to a net-zero carbon future requires thoughtful long-term planning. We are making investments today that will have a positive impact on climate change now, and in the future, such as pursuing the Zero Carbon Building Standard."

- Bill Logar, Chief Asset Management Officer, KingSett Capital