Briefing Paper

BREEAM In-Use International 2015
Country Snapshot: Italy
BREEAM In-Use is an online, international, environmental assessment methodology for independent, third-party assessment and certification of a building’s operational performance. This Country Focus publication gives an insight into how assets in Italy are performing against BREEAM In-Use International 2015, and includes case studies of various assets that have certified against the standard.

Average environmental category scores

### PART 1
- Materials
- Transport
- Waste
- Health and Wellbeing
- Pollution
- Energy
- Landuse and Ecology

### PART 2
- Materials
- Water
- Health and Wellbeing
- Pollution
- Energy
- Landuse and Ecology
- Management

#### Average BREEAM In-Use ratings

Overall assessment ratings by Part: Asset Performance (Part 1) & Building Management (Part 2)

- **Part 1**
  - Excellent: 4%
  - Very Good: 37%
  - Good: 46%
  - Pass: 15%

- **Part 2**
  - Excellent: 15%
  - Very Good: 23%
  - Good: 62%
  - Pass: 10%

**Average Part 1 overall score**

- 51.1%

**Average Part 2 overall score**

- 55.60%

### Case Studies

#### Castel Guelfo The Style Outlets

Castel Guelfo The Style Outlets is co-owned by NEINVER, and TIAA (TH Real Estate). The outlet centre is located 20 minutes away from Bologna and close to the Adriatic Riviera and its popular resorts which welcomes about 9 million tourists per year. Opened in 2004, the centre has 24,500 sqm of GLA, 1,970 parking spaces and 112 units with top international and Italian brands.

As part of NEINVER’s commitment to sustainable development and management, the centre is certified with BREEAM In-Use, scoring “Very Good” both in Asset Performance and Building Management.

#### Via Amedei 8

In the heart of city centre, near Piazza Missori and Piazza Sant’Alessandro, Palazzo Recalcati represents a prime office investment. Built at the end of 15th century, it was enlarged between the 17th and the 18th century and was heavily refurbished both in the 1920s, 1990s and the 2009. Its key characteristics include:

- Multi-tenant office building
- Good location near Corso Italia and Via Torino with easy access to all public transportation means including metro.
- The building is made up of one block characterized by the presence of an internal courtyard and an external yard and develops over 3 floors, besides the attic and a basement.

To find more information on BREEAM In-Use visit [www.breeam.com/inuse](http://www.breeam.com/inuse)
VAILOG Bologna DC11

The VAILOG Bologna DC 11 is an industrial asset, comprising approximately 12,500 sqm, located in a logistic park north of Bologna. The building responds perfectly to its industrial surroundings by the use of high-endurance materials, which increases the longevity of the object, thus contributing to its sustainability. Certified as BREEAM In-Use “Excellent” the building achieves the maximum rating in three categories (Materials, Waste, Land Use & Ecology). DC11 is an exemplary showcase for an industrial asset.

Bodio Center, Milan

Bodio Center, managed by AXA - IM Real Assets is the first business park developed within the city, and continues to be regarded as a model for the creation of business park due to its modern approach, livability and services. It is located next to the Bovisa district, in the northwest quadrant of Milan, an area now subject to intense development activity, with an important university campus and an upcoming redevelopment of the Scalo Farini into a city park.

Tortona 37 – Building A

Tortona 37, certified Very Good in 2016, is located in Milan, in the “Tortona District”, originally characterised by steel works and laboratory buildings, is now home to new office developments, mid-market residential buildings and a number of design studios and workshops.

The property, completed in 2009, forms part of a 5 building condominium complex arranged around a central courtyard. It comprises a rectangular office building, constructed over basement, ground and five upper floors, with a roof terrace. It extends to some 8,852 sqm. The BREEAM assessors for the project are Habitech.