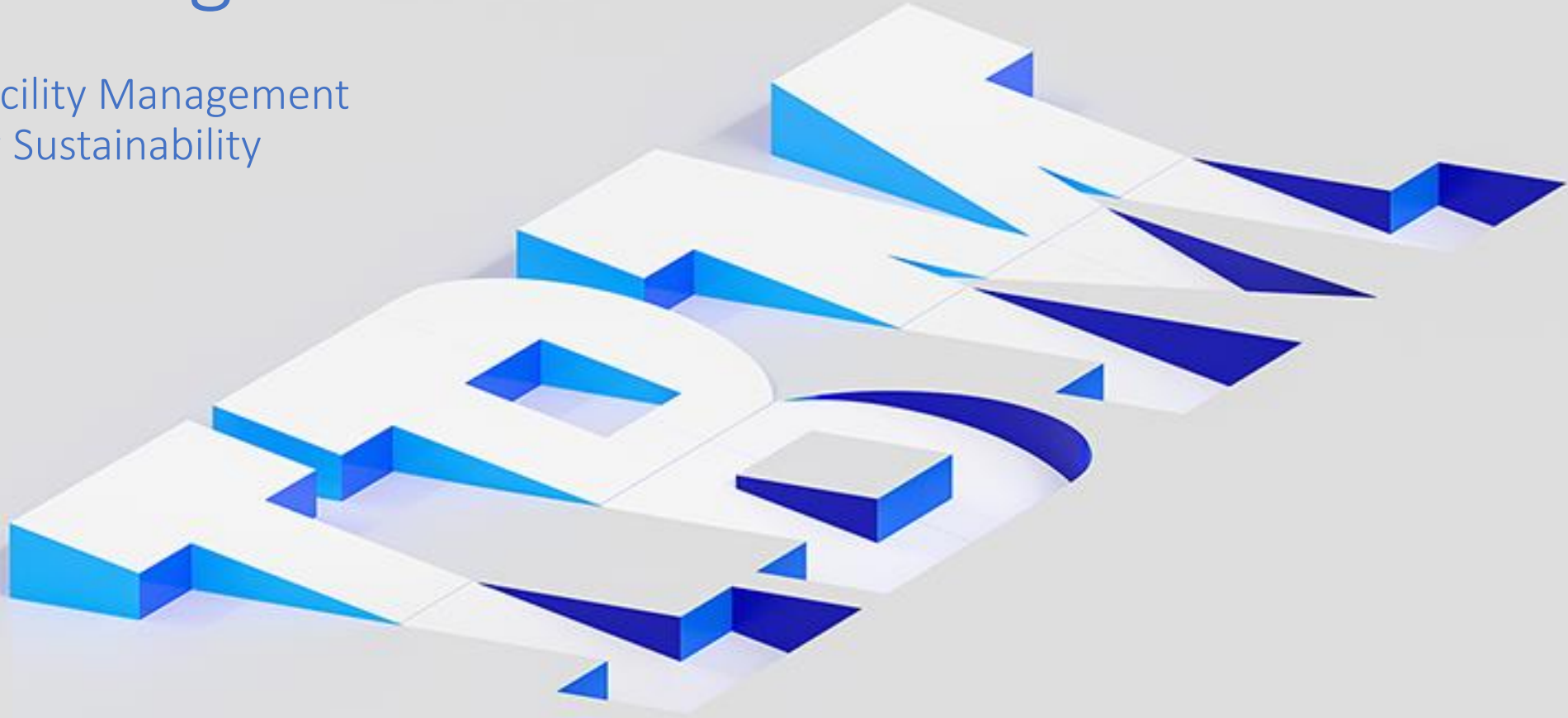


TRIRIGA Tuesday Envizi Integration

—
TRIRIGA Facility Management
Supporting Sustainability



Joe Baker
Senior Sustainability Specialist
September 20, 2022

Sustainable Facilities + Infrastructure

The Balancing Act

Drive growth and support organization objectives

- Enabling growing service delivery, leadership in research, testing, production, teaching, design, health outcomes, etc.
- Deciding highest priority action from multiple needed alternatives

Manage limited resources

- Pressure to reduce costs through re-balancing real estate portfolio, often the 2nd highest organizational cost
- Building resilient infrastructure and intelligent operations to enhance sustainability
- Ensuring critical workplace services are available where and when they are needed

Meet regulatory, compliance, health and human safety objectives

- Sustainability regulations and reporting
- IFRS, GASB, GASB-87
- OSHA

Differentiate

- Attract & Retain Talent
- Meet Net Zero Goals
- Achieve Certifications (LEEDS, NABORS, etc.)

Client Sustainability Goals



Execute sustainability + climate change ambitions to meet targets



Attract investment to grow and maintain properties and facilities



Reduce environmental impact, energy costs and consumption from facilities



Maintain and drive operational efficiency to match space and functional demands

Working together

Operations / Facilities Manager



Overseeing the day-to-day operations of wide portfolio of facilities and working to ensure facilities are clean, safe, well maintained, and meeting the operational goals of the organization.

Head / VP of Sustainability



Developing plans to reduce the organization's carbon footprint through energy efficient building design, recycling and waste reduction programs, and integration of alternative energy sources.



To thrive in a sustainable world, leaders must:

- 1 Define their ESG/sustainability **Goals**
- 2 Establish a clear **Baseline**
- 3 **Operationalize** their sustainability goals



Trailblazers are driving growth by aligning sustainability initiatives and digital transformation

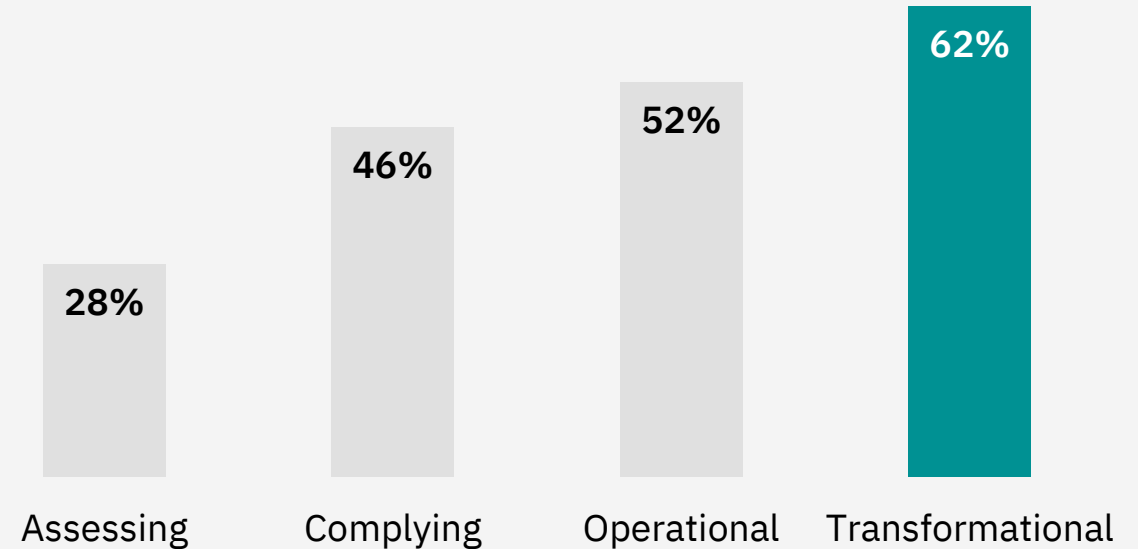
72%

are piloting or implementing only parts of their sustainability strategy

30%

report explicitly aligning their sustainability and digital transformation efforts

% reporting sustainability outperformance



Transformational CEOs who go “all in” on sustainability are achieving better sustainability outcomes and better business performance

Sustainability vs ESG

What's the difference between sustainability and ESG?

- Sustainability is focused on reducing environmental impact by maximizing efficiency and minimizing resource consumption
 - Reducing waste production and energy & water consumption leads to lower carbon emissions
 - Focus on renewable energy procurement and on-site generation
- ESG is focused on standardizing sustainability metrics to facilitate regulatory disclosure and investor reporting
 - ESG Framework alphabet soup - CDP, GRI, TCFD, SASB, GRESB, SEC, NABERS, EU EPC, UN SDG
 - Scope 1, 2, & 3 carbon emissions, energy intensity, climate risk, and DEI
 - Comprehensive accounting of a business' societal impact

Public vs Private

Differences between sustainability strategies of governments and business

- Governments and public institutions are beholden to all members of society, particularly their constituents
 - Businesses are responsive to their shareholders, employees, and customers
- Governments must provide vital services and infrastructure while maintaining a balanced budget
 - Companies produce goods and services while striving to increase profits
- Sustainability reporting creates transparency between governments and the electorate, which leads to increased engagement and trust
 - ESG reporting allows companies to raise funding in capital markets, maintain regulatory compliance, and it provides a competitive advantage

Sustainability & ESG: Similarities and Common Ground



- We are working collaboratively to find solutions to protect the planet and all its inhabitants
- Building carbon-neutral organizations while the underlying infrastructure is still being rebuilt
- Sustainability permeates the entire organization; from facilities management, procurement and supply chain, transportation and logistics, financial reporting, and everything in between
- Operating in a constrained environment with limited funding and human capital, so we must prioritize the most impactful, yet cost-effective, projects and initiatives

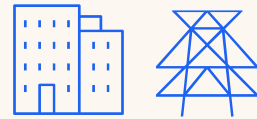
Connect your ESG data management with the systems that run operations to drive transformation

Sustainability Strategy and Roadmap

Co-creating a sustainability agenda and pathways towards delivering corporate social impact and business value

ESG Data, Reporting and Risk Management

System of record for ESG data and insights to measure, report, operationalize and achieve your sustainability roadmap



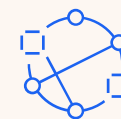
Intelligent assets, facilities and infrastructure

Operational insights to drive clean energy transition, efficient waste management, and decarbonization



Responsible computing and green IT

Responsible computing to enable sustainable IT and drive social impact



Sustainable supply chains and circularity

Intelligent workflows for equitable, transparent, and carbon regenerative supply chains

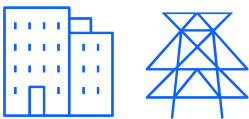
Create a single system of record for ESG data to establish a clear baseline

**Sustainability Strategy
and Roadmap**

Co-creating a sustainability agenda and pathways towards delivering corporate social impact and business value

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Responsible computing to enable sustainable IT and drive social impact



**Sustainable supply
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Intelligent workflows for equitable, transparent, and carbon regenerative supply chains

... for Sustainable Real Estate and Facilities Management

Optimize real estate portfolios and drive more sustainable facility infrastructure by driving decarbonization, minimizing resource consumption, and generating less waste.

Building & Space Optimization

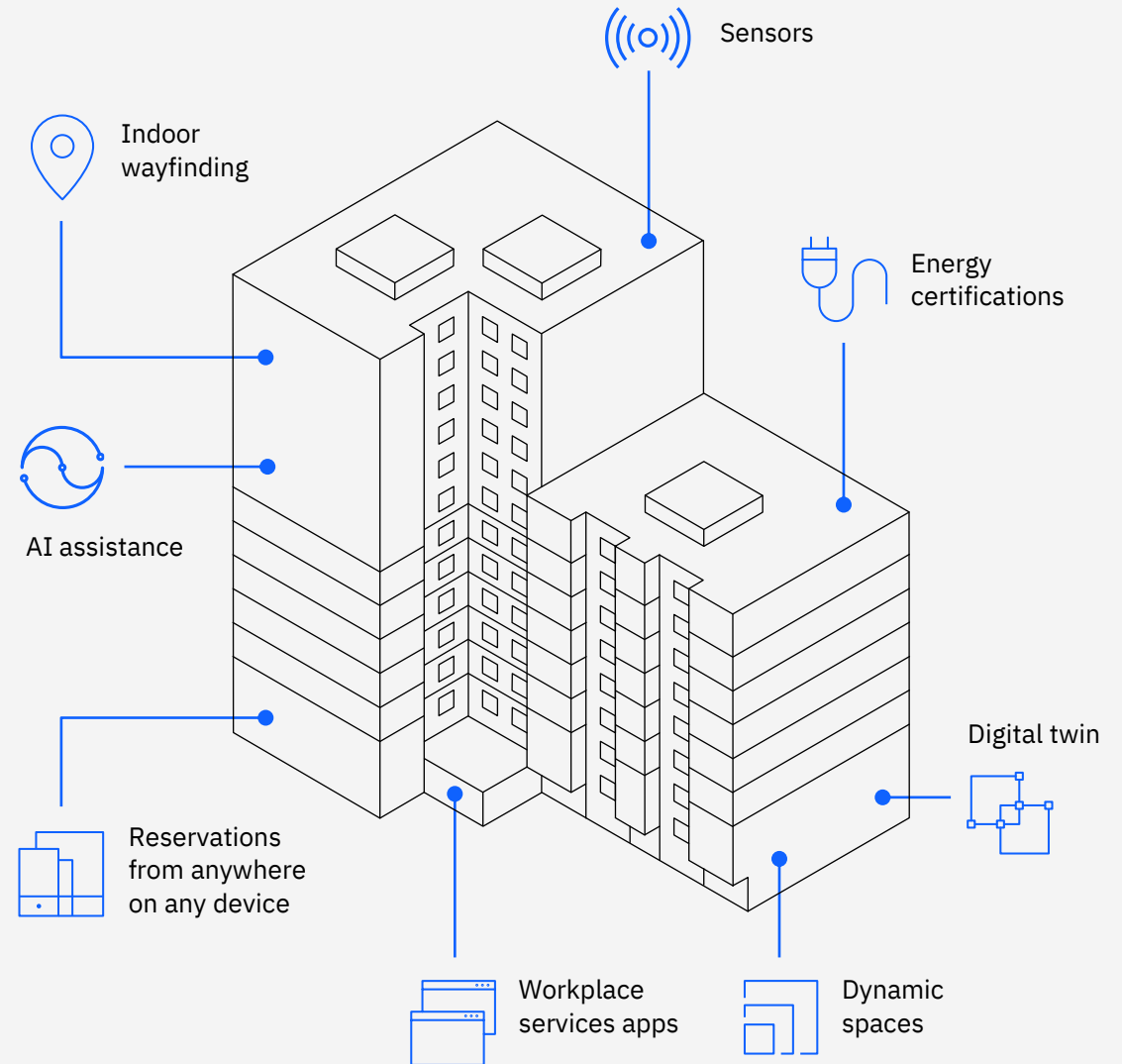
Reduce footprint of buildings

Energy Efficiency Program Tracking

Improved project transparency with a unified system of record and improved return on invested capital

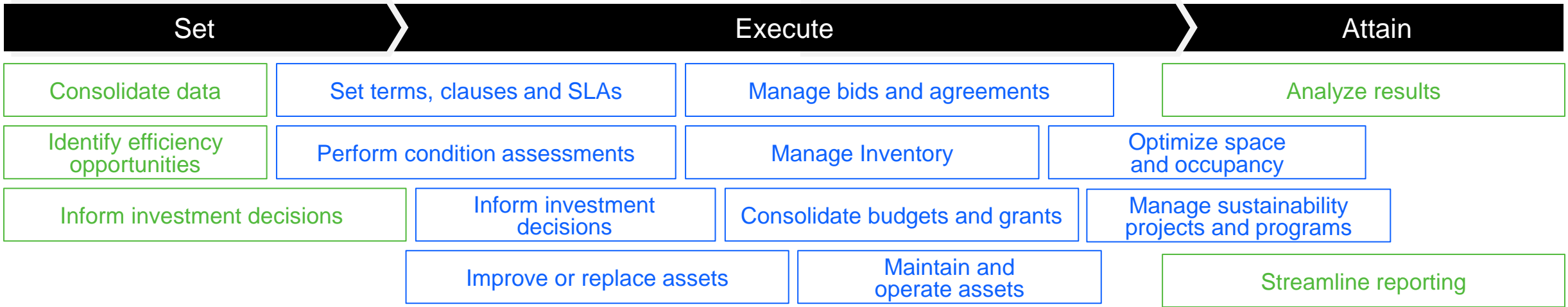
Facility Energy Intensity Analysis

Prioritize facilities to target for improved energy efficiency, equipment performance, tenant comfort, extending asset life



IBM TRIRIGA + Envizi combines the market leading workplace management solution with enhanced analytics and reporting

IBM’s acquisition of Envizi fits perfectly into a larger sustainability agenda and substantially elevates the ability to manage sustainability across facilities and their operations



... for ESG Data Management, Reporting and Analytics

Automate the collection and consolidation of **500+ data types**, **analyze and identify efficiency opportunities and sustainability risks**, and **report** against major, internationally recognized ESG reporting frameworks.

Emissions Management

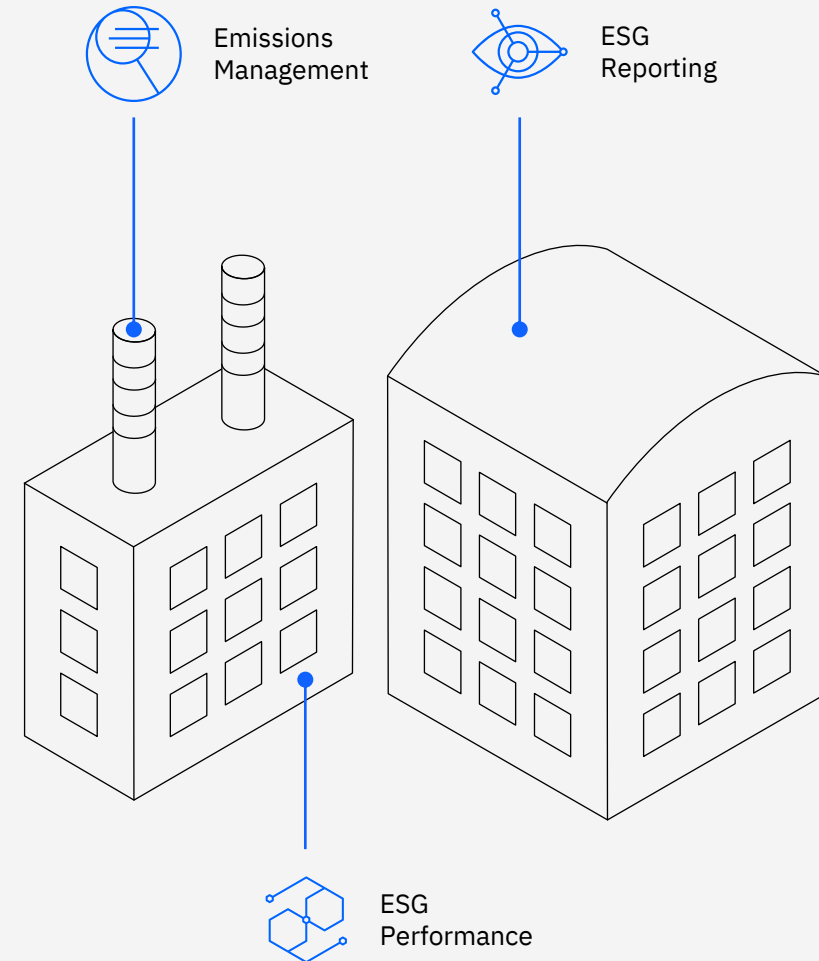
Measure Scope 1, 2, and 3 emissions to identify excessive energy usage or other inefficiencies

ESG Reporting

Streamline ESG disclosures to reduce complexity of ESG reporting and minimize disclosure risk

ESG Performance

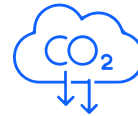
Stand up and track programs for net zero emissions target, analyze utility/energy consumption to identify hotspots



What We Deliver

Envizi simplifies the capture, consolidation, management and analysis of sustainability data.

We support:



Financial-grade Carbon Accounting



Comprehensive ESG Reporting & Disclosure



Tracking of performance to sustainability commitments and goals

Envizi Snapshot

The world's most comprehensive data, analytics and insights platform for [Sustainability and ESG](#)



14 yrs.

time in market



150+

total clients



247k

locations connected



150

countries reached

The world's largest corporations and governments are accelerating decarbonization commitments and increasing scrutiny of ESG disclosure

Envizi harnesses the power of data, analytics and insights to transition to a low carbon future

Envizi Provides the Building Blocks to Accelerate Sustainability Performance

Envizi is with our clients' every step of their sustainability journey, whether they need to consolidate their data, streamline reporting, identify efficiency and emission reduction opportunities, or inform business strategy.



Build Data Foundation

A single system of record that delivers auditable, financial grade sustainability data



Streamline Reporting

GHG Calculation + Flexible reporting tools to meet internal and external requirements



Engage Stakeholders

Integrate internal and external stakeholders, process and technology to embed sustainability into daily operations

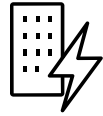


Accelerate Decarbonization

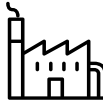
Unlock the insights to inform the fastest and most cost-effective pathway to low carbon goals

Envizi Product Framework

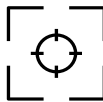
Emissions Management



Scope 1, 2 GHG
Accounting + Reporting



Scope 3 GHG
Accounting + Reporting



Target Setting
+ Tracking

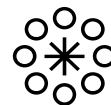
ESG Reporting



ESG Reporting
Frameworks



Building Ratings
+ Benchmarks



Value Chain
Surveys + Assessments

Decarbonization



Utility Bill
Analytics



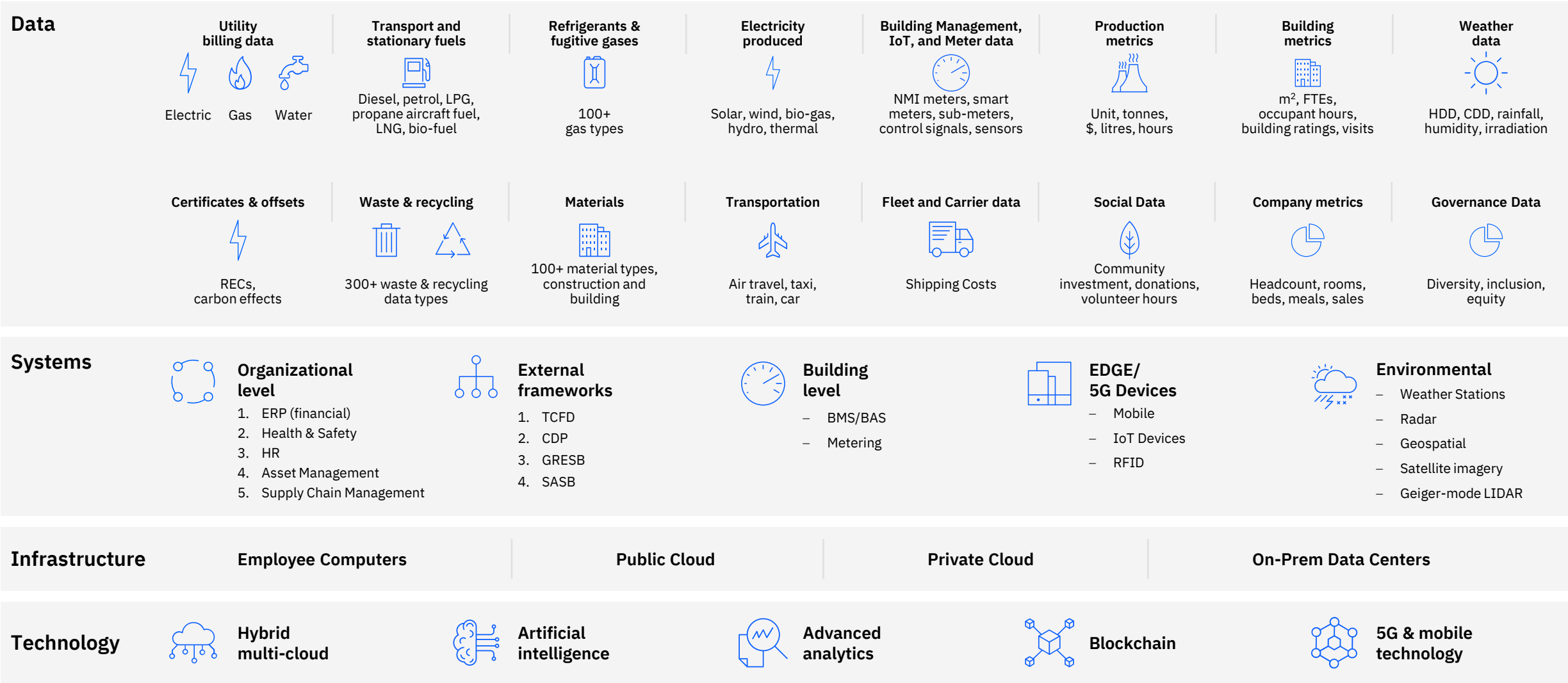
Interval Meter
Analytics



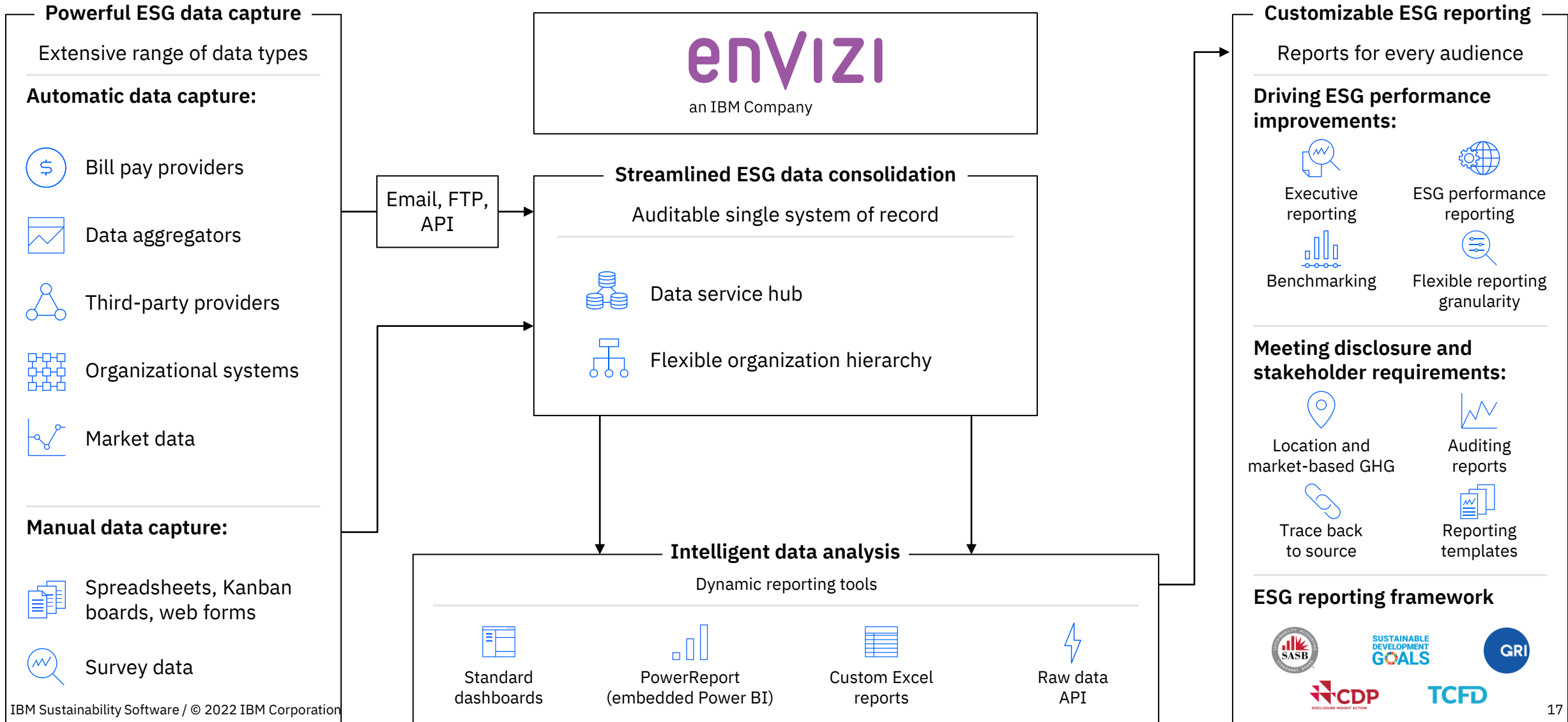
Sustainability
Program Tracking

Data Management - Single System of Record

How are you capturing, consolidating, and analyzing your sustainability data?



Envizi Consolidates Sustainability Data



IBM is a leading provider in Enterprise Carbon Management Software

Independent analyst firm, Verdantix reviewed prominent carbon management software vendors

- IBM achieved the **highest cumulative score** and is ranked in **the top right of the leader's quadrant**
- The combined power of Envizi + the IBM Environmental Intelligence Suite (EIS) led the analyst firm to conclude that **IBM “should be included on shortlists by enterprise firms seeking a comprehensive and reliable carbon management platform”**
 - **Envizi** achieved the highest scores of any vendor in the categories of Data Quality Control & Renewable Energy Sourcing & Contracts
 - **EIS** achieved the highest scores in climate risk management



Questions and Comments

Next Steps

We realize that this is a complex effort to bring together different departments and objectives within your organization and that the regulatory and reporting landscape is evolving and changing, so we want to continue to work through these processes together with you

- To schedule a discovery session with Envizi and TRIRIGA to discuss your individual goals and needs, reach out to your sales/tech sales leader
- Consider a Sustainability Workshop with your team to help identify and prioritize your next best actions to attain your sustainability targets while balancing your operational objectives and resources
- Join the Sustainability User group to share best practices and challenges with others in our community

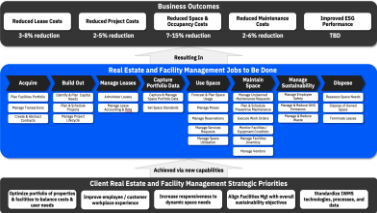

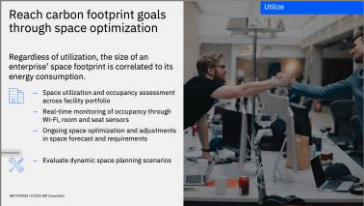
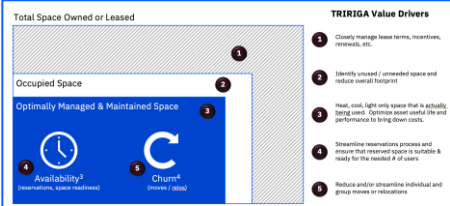
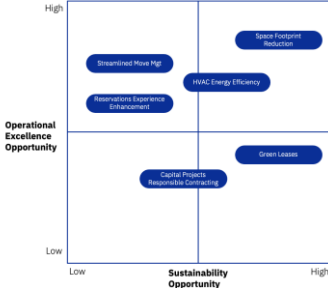
Sustainable Facility Management Workshop Offer

- OBJECTIVES**
- Generate client awareness of and excitement in IBM capabilities and expertise
 - Identify areas of opportunity to explore more deeply
 - Validate the client’s interest in taking the next step

- PARTICIPANTS**
- Line of business executives responsible for corporate real estate, facilities management and maintenance and facility construction
 - Sustainability executives in charge of corporate sustainability planning and execution

- PRIORITIES**
- #1 – Increase operational excellence and resilience**
- Reduce maintenance costs & extend asset life
 - Optimize office space footprint and energy consumption
- #2 – Prioritize complementary sustainability objectives**
- E.g., smaller space footprint and better understanding of utilization = less energy consumption = lower GHG emissions
 - E.g., responsible sourcing = brand enhancement and more sales

Solution Discovery Workshop Components

Client Objectives	IBM Point of View	Art of the Possible	Use Case Exploration	Use Case Prioritization & Next Steps
				
<p>Quickly identify the client’s major strategic thrusts, progress, and objectives for sustainable facilities.</p> <p>Identify the key value drivers of concern: ESG drivers and economic drivers.</p>	<p>Share the IBM POV that emphasizes that there is a simultaneous opportunity to reduce real estate / space costs and improve user experience while also achieving ESG goals within the facilities.</p>	<p>We have a clear, concise perspective on where the value – financial and ESG – lies across the facilities Mgmt lifecycle. This helps us quickly prioritize areas of focus for the next step.</p>	<p>Explore specific sustainable facilities opportunities for the client:</p> <ul style="list-style-type: none">• Green leases• Building energy optimization• Asset life extension	<p>Prioritize the sustainable facilities opportunities:</p> <ul style="list-style-type: none">• Focus on economic benefits and ease of implementation• Show complementary contribution to ESG goals <p>Discuss next steps such as POC or in-depth demo of TRIRIGA</p>