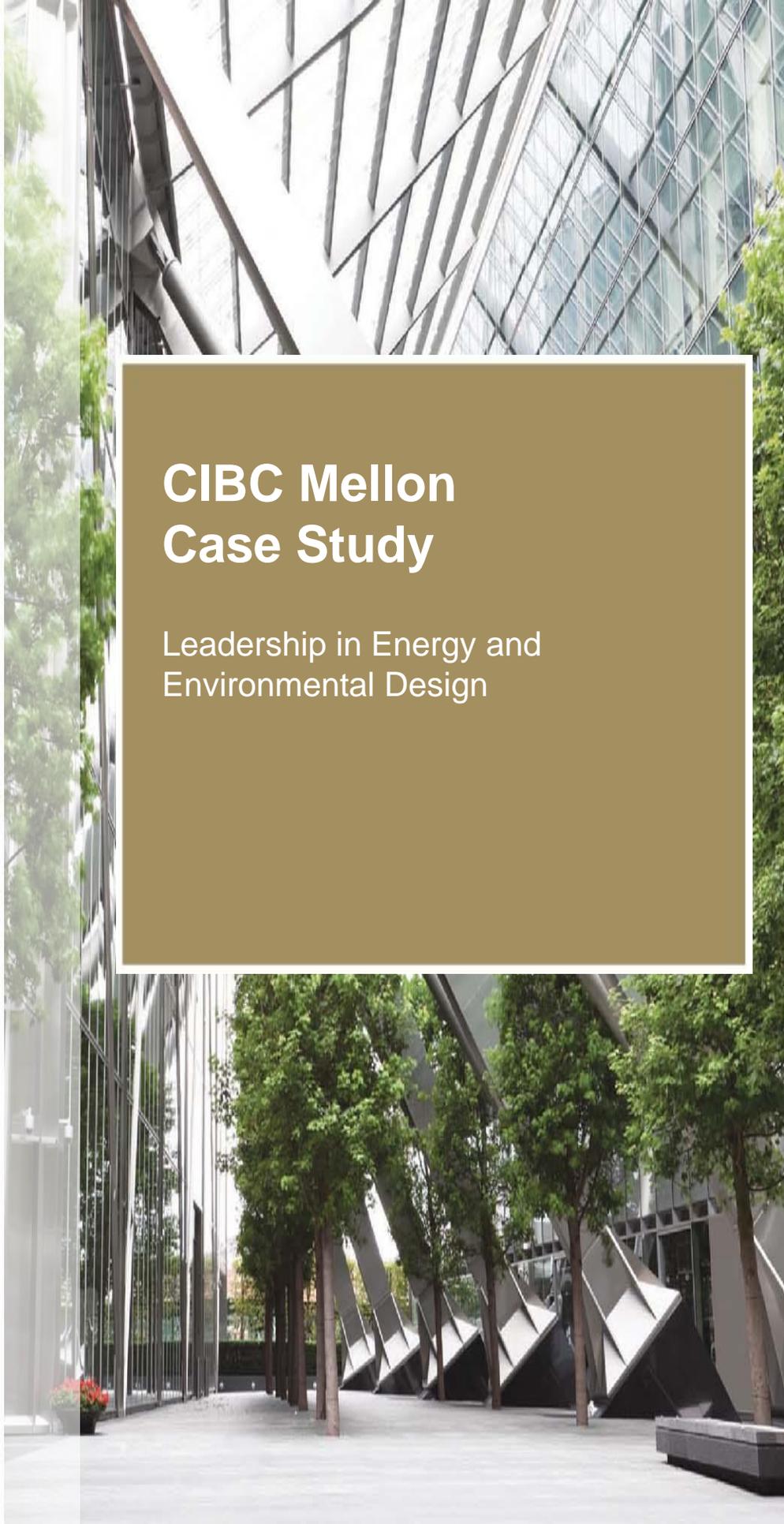


CIBC MELLON

CIBC Mellon Case Study

Leadership in Energy and
Environmental Design





Leadership in Energy and Environmental Design

The following case study will examine:





Welcome to CIBC Mellon

For more than two decades, Canadian and global institutional investors have trusted CIBC Mellon to deliver service and market insights to help them succeed in today's complex environment. Our engaged team of more than 1,300 professionals deliver an array of asset servicing solutions for our clients, built with the technology and market reach of BNY Mellon and the local strength of CIBC. CIBC Mellon's vision of being the leader in asset servicing, delivering global solutions in Canada through client-focused service excellence is underscored by our core values of client focus, integrity, teamwork and excellence.

To help reinforce CIBC Mellon as a forward-looking organization, the company is pleased to relocate its Toronto office to 1 York Street, situated in the vibrant and growing South Core Financial District in the heart of downtown Toronto. The move to 1 York Street helps CIBC Mellon support its growing client base and their evolving needs as well as enhance the employee experience by ultimately being a place that all employees can proudly call *home*.

OUR VISION

To be the leader in asset servicing, delivering global solutions in Canada through client-focused service excellence.

OUR VALUES

CLIENT FOCUS Putting the client at the centre of all that we do

INTEGRITY Acting with the highest ethical standards for our company, our employees and our clients

TEAMWORK Fostering collaboration and diversity to empower employees to build relationships and deliver insights

EXCELLENCE Setting the standard for leading-edge solutions, innovation and continuous improvement

Welcome to 1 York Street

To help reinforce CIBC Mellon as a forward-looking organization, the company is pleased to relocate its Toronto office to 1 York Street, situated in the vibrant and growing South Core Financial District in the heart of downtown Toronto. The move to 1 York Street helps CIBC Mellon support its growing client base and their evolving needs as well as enhance the employee experience by ultimately being a place that all employees can proudly call *home*.

Inspired by the sophistication and dynamism of Canada's metropolitan areas, CIBC Mellon continues to take steps to shape its employee spaces to support its vibrant and engaged team. The employee experience was among the primary considerations of the relocation project and the ultimate decision of settling in at 1 York Street. Steps away from transit, entertainment and restaurants, the South Core Financial District offers something for everyone: at work, at home and at play.

Not only is CIBC Mellon located in the epicenter of the South Core Financial District, the location offers:

- A four minute walk to Union Station via a direct indoor connection – a 50 per cent improvement in travel time from its previous location – and is in close proximity to streetcars and buses, as well as GO Transit and UP Express.
- Beautiful views of Lake Ontario with the waterfront trail easily accessible for a weekday walk, jog or cycling.
- New retail, restaurant and entertainment options, with 160,000 square feet of retail space at Union Station and new PATH connections.



Design and Construction

CIBC Mellon has a long track record of investing in great workspaces because it cares about its employees. Understanding that employees spend most of their waking hours at the office, CIBC Mellon strives to improve the total wellbeing of its employees through collaborative, functional and vibrant workspaces.

CIBC Mellon's business success rests on its ability to collaborate and share information that helps move our company and clients forward. With more meeting rooms and shared collaboration spaces, the organization is better positioned to connect with each other and its clients, which includes features like advanced call destination elevators with touch screen access, which not only travel between floors more quickly, but respond based on demand and group passengers by destination. Additionally, open-concept workspaces incite teamwork and collaboration, while the floor-to-ceiling windows bring the outdoors in with great views of Lake Ontario and the cityscape. The office is fully WiFi capable, which means that employees are able to connect from anywhere in the building on their laptop and remote devices.

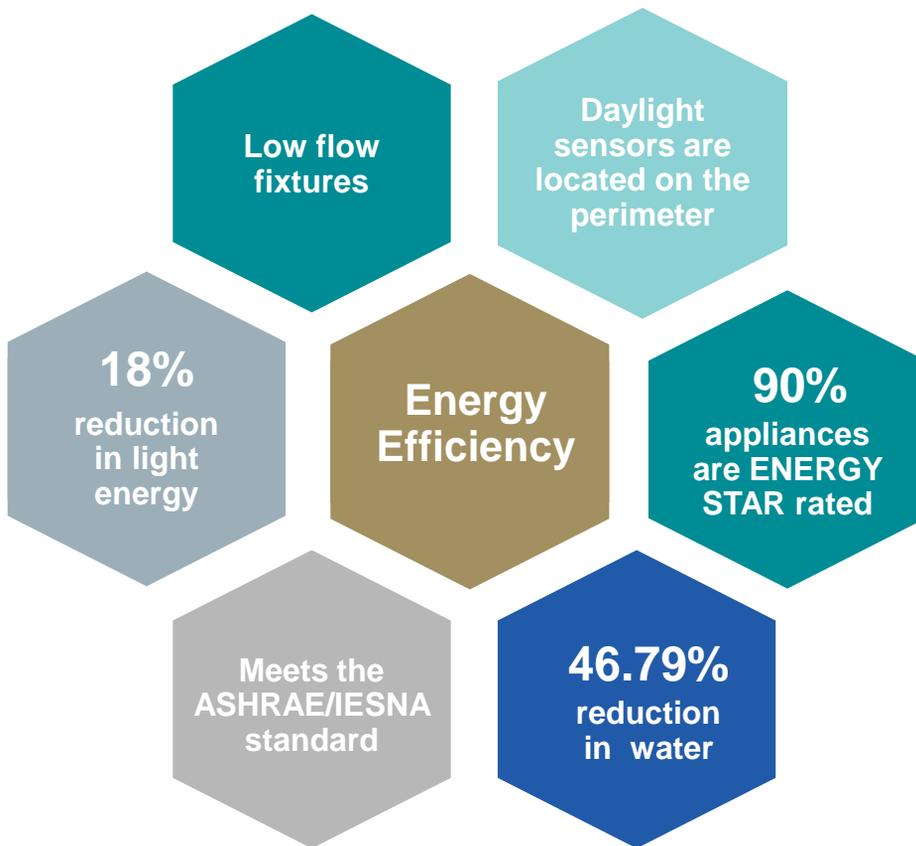


Water Reduction and Energy Efficiency

CIBC Mellon is committed to efficiency and doing business in a socially responsible manner, a commitment that goes beyond the realms of our day-to-day operations. CIBC Mellon's new facility at One York is energy efficient, both in the use of electricity and water.

In terms of lighting, CIBC Mellon anticipates a 15 to 20 per cent reduction in lighting due to lighting power density targeted through a selection of energy efficient materials, including LED lights. Daylight sensors are located around the perimeter of the tenant space to conserve energy, while the mechanical equipment is designed to meet ASHRAE/IESNA standard 90.1 requirements for energy efficiency; this includes installing thermostats, ECMS controller and PSM installed in offices, meeting rooms and multiple zones around the perimeter. Additionally, 90 per cent of appliances are energy efficient and ENERGY STAR rated, helping to further reduce our carbon footprint.

With regards to water reduction, CIBC Mellon had more than 46.79 per cent reduction in water by installing water fixtures with low flush and flow rates. Low flow fixtures include 4.8 LPM toilets, 1.9 LPM lavatory faucets and 5.7 LPM kitchen faucets.



Waste Reduction

Landfill

Throughout construction, CIBC Mellon worked hard to limit waste from the landfill. The project had 87.7 per cent of waste diverted from the landfill. Throughout construction, disposal areas were available in designated areas for recycling paper, cardboard, glass, plastics and metals. For day-to-day operations, recycling receptacles are included in the millwork in the lunch rooms, and waste and recycling stations are distributed throughout each floor.

Paperless Initiative

In early 2016, CIBC Mellon introduced its paperless initiative: an effort to reduce CIBC Mellon's paper use in day-to-day operations. Since 2007, CIBC Mellon decreased its printing by more than 16 million sheets of paper, resulting in one-third of the paper used to service the same dollar value in assets. The move to 1 York Street provides a great opportunity to further tighten and enhance CIBC Mellon's paperless efforts with 52 groups or 400 employees (approximately one-third of our employee population) slated to conduct their day-to-day business in the absence of paper. Additionally, there are 50 per cent fewer printers at 1 York Street, which further supports our new paperless mandate.



Indoor Environmental Air Quality

CIBC Mellon takes the health and wellbeing of its employees very seriously, which means ensuring that the working environment is not only conducive to collaboration and innovation, but is a healthy and functional for all to use. The indoor work environment includes floor-to-ceiling windows for ample natural light, which further enhances our company's commitment to health and wellbeing. Additionally, there were systems installed to provide improved ventilation, including carbon dioxide monitors to enhance the ventilation system performance and to sustain employee comfort and wellbeing. Moreover, under Floor Air Distribution diffusers were installed to improve ventilation, while more than 50 per cent of occupants have access to thermal control of the space to cater to individual needs and preferences. Together, these new systems and measures for lighting, improved ventilation, and thermal control support health and environmental comfort for all occupants of One York.

Throughout construction, an Indoor Air Quality Management Plan was implemented by the Construction Manager, which included installing temporary and permanently MERV filters to ensure clean air circulation. Also, low emitting materials such as paint, adhesives, sealants, carpet, and composite wood were used for the wellbeing and comfort of installers and occupants.

Responsible Material Use

Over 91 per cent of all wood-based products used in the project was certified in accordance with Forest Stewardship Council's (FSC) principles and criteria. Materials for the project contain more than 41.9 per cent recycled content (based on cost), with more than 67 per cent of specified materials (based on cost) manufactured regionally, with a radius of 800 kilometres.



CIBC Mellon's Environmental Sustainability Committee

CIBC Mellon's Environmental Sustainability Committee represents and promotes grass roots volunteerism within the organization with the intent to reinforce the company's CSR agenda and commitment to sustainability.

Sustainability is smart business: working to reduce our environmental footprint not only means using resources more efficiently, it also supports employee engagement. CIBC Mellon's employees are passionate about the environment, and their commitment and creativity are the foundation of the committee's ongoing efforts to conduct business in an increasingly sustainable manner.

The committee champions an array of events and initiatives that support sustainable living, including the company's paperless initiative, recycling program, recycled batteries initiative, and its annual Environmental Expo – an opportunity for employees to learn more about environmentally friendly tools and products from a host of vendors and charity partnerships.

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