

Case Study: Making an Impact Through Green Buildings

TD operates more than 2,600 corporate and retail buildings. During the past year, we continued to improve the environmental performance of the spaces we own and lease. Here are the highlights:

Energy Star®: After adopting Energy Star® Portfolio Manager® in 2014 and setting an energy performance baseline for our entire managed portfolio, we have gained greater insight into the energy performance of our facilities, leading to a number of achievements in 2015:

- 128 facilities attained an Energy Star® score of 75 or higher.¹
- Energy use in our corporate offices improved by 1.5% since 2014.
- Energy use in our retail branches improved by 1% since 2014.

LEED certifications: In 2015 we added 33 LEED-certified buildings, bringing the total to 173 from 140. Of these, 87% are certified at the highest levels (Gold or Platinum). The TD Centre in Toronto gained LEED Platinum certification and is now one of the largest such facilities in North America. In total, TD occupies 4.3 million square feet of LEED-certified space (17% of TD's real estate portfolio) and has over 50 LEED-accredited professionals on staff.

Wellness in the workplace: We conducted a pilot project to incorporate WELL building standards into corporate office space with health and comfort enhancements, including improved air and water quality, more natural light, adaptable furniture, a “tranquility” lounge and education that supports well-being.

On-site solar panels: By the end of 2015, TD had on-site solar energy installations at 122 sites, with 2,000 kilowatts of production capacity. TD's retail branch in Cypress Creek, Florida, achieved net positive status by generating 1,313 kilowatt hours more energy than it consumed in 2015 through the use of on-site solar panels.

Green leases: TD ramped up its green lease initiative in an effort to drive environmental performance in leased spaces. By the end of 2015, green lease terms were included in 34 leases representing approximately 3.9 million square feet (16% of our real estate portfolio).

Flex Work Place: We continued to consolidate space, saving energy while providing employees with an enhanced workspace and more flexibility in how and where they work. By the end of 2015, 800 U.S. and 4,900 Canadian employees worked in the Flex Work Place environment.

Smart irrigation systems: We launched an initiative to introduce smart irrigation systems at all TD retail and corporate locations across our North American footprint by the end of 2016, starting with our Florida locations. Smart irrigation reduces unnecessary watering while saving dollars.

LED lighting: We invested in an exterior LED lighting upgrade, with projected energy savings of over 4,800 MWh annually.



Recognized by Canadian Green Building Council with LEED Commercial Interiors Platinum award.



Named a Green Lease Leader by the Institute for Market Transformation and the U.S. Department of Energy for our effort to reduce energy and water use at our leased space.



TD Tower's LEED Platinum floor won CoreNet REmmy Corporate Citizen award.



CivicAction Race to Reduce: Energy Reduction Awards for Creekside Campus & TD Towers.



TD University placed 8th of 5,700 in the EPA's Battle of the Buildings national energy competition.



EPA Green Power Leadership Award for Sustained Excellence in Green Power.

¹ Represents U.S. facilities only. Scores for Canadian facilities not available.

