



*Creating Markets, Creating Opportunities*

**Certify  
Green and  
Change Your  
World.**

[www.edgebuildings.com](http://www.edgebuildings.com)

# Outshine the competition with EDGE

***“Our sustainable, resilient affordable communities have transformed the lives of many Filipinos, reducing income inequality. Developers must embrace sustainability to serve the greater good.”***

**Emma M. Imperial**  
President & CEO  
Imperial Homes Group of  
Companies

Today, it's more important than ever for property developers to differentiate their projects. EDGE certification offers an opportunity for market leaders to meet the demand for green buildings through a metrics-driven approach.

An innovation of IFC, a member of the World Bank Group, EDGE empowers builders to optimize their designs to use less energy, water, and embodied energy in materials.

EDGE includes a web-based application to help identify the most cost-effective ways to reduce the resource intensity of a building. The streamlined certification process makes it fast and easy to certify a project green.

*The EDGE-certified Victoria Highlands Subdivision, an affordable housing development in the province of Camarines Sur, was developed by Imperial Homes.*



# Advantages of certification

Homebuilders, commercial owners, and those who are building to sell can capitalize on the advantages of certification at the design stage before projects have been built. EDGE-certified buildings typically cost less than 2 percent extra, with the tangible benefits outweighing any initial costs.

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## Home Builders

- ▶ Attract better financing rates for you and your customers
- ▶ Label homes as green
- ▶ Promote resource-efficient savings
- ▶ Earn customer referrals
- ▶ Realize a greater share of the market



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## Commercial Owners

- ▶ Gain multinational tenants
- ▶ Drive profitability
- ▶ Increase occupancy rates
- ▶ Ensure cost control across properties
- ▶ Take a portfolio approach
- ▶ Build brand equity



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## Build To Sell

- ▶ Attract investors
- ▶ Distinguish the quality of properties
- ▶ Complement efficiencies in construction and labor
- ▶ Accelerate turnover
- ▶ Quantify a sustainable brand



# EDGE is a solution the Philippines

## Here's why EDGE is especially important in the Philippines

- ▶ A more inclusive and accessible green building rating system
- ▶ Establish corporate positioning as a first mover in the industry
- ▶ Completely online certification process
- ▶ Integrity and technical rigor of 3rd party certifiers
- ▶ Global recognition with the IFC brand, a part of the World Bank Group

In the transition to a low carbon future, the Philippines is lagging behind other emerging markets. With less than two hundred buildings certified as sustainable to date, the current footprint of all green buildings combined is less than a tenth of what is being constructed *in a single year*. We are in the century of migration to cities, and nowhere is this truer than in the Philippines, a country experiencing massive decentralization and rapid urbanization amidst climate change. By designing, constructing, and operating our buildings, business as usual is just not enough.

The World Bank forecasts that the Philippines will register six percent economic growth this year. As the emerging country gears up for a stronger-than-expected recovery after a deep recession in 2020, Central Business Districts will see their skylines light up once again. Considering how even amidst the pandemic, CO2 emissions from building operations have been at their highest level to date, according to the UNEP and GlobalABC, the onus is on the commercial real estate (CRE) sector to push for a green recovery.

EDGE certification provides a solution: to capitalize on the value of green buildings by promoting the benefits while protecting the environment. With EDGE, it's possible to stay at the forefront of innovation.

CASE STUDY:

# Arthaland Century Pacific Tower Adopts EDGE

ArthaLand is a pioneer in the development of premium sustainable projects that couple innovative design with high quality construction. All of the company's residential and commercial projects adhere to global and national standards for green buildings, with ArthaLand committing to certify all of its upcoming pipeline with EDGE.

ArthaLand is the first in the world to achieve EDGE Zero Carbon certification for its flagship office building, ArthaLand Century Pacific Tower (ACPT) in BGC, Taguig City.

## Key accomplishments:

- ▶ Arthaland is an EDGE Champion in the Philippines, and one of the early adopters of EDGE certification.
- ▶ Arthaland is the first non-bank issuer of green bonds in the Philippines, raising Php 3 Bn from the offer, which was Php 1 Bn oversubscribed due to high demand from investors.
- ▶ Aside from being the first EDGE Zero Carbon development in the world, ACPT is also a triple-certified green building in the country, with tenants that include Deloitte, ING, Oppo, Compass Offices, Korn Ferry, AOS, and Allied Telesis.

*ArthaLand Century Pacific Tower has achieved EDGE Zero Carbon Certification. The building has projected energy savings of 45% with 100% hydroelectric energy supplied by Pantabangan Masiway Hydroelectric Plant.*



# Discover the power of the free EDGE App

The EDGE App is a cloud-based platform that calculates the cost of going green, utility savings, and environmental impacts. The state-of-the-art engine has a sophisticated set of city-based climate and cost data, consumption patterns, and algorithms for predicting performance results.

Choose green building strategies and the EDGE App will calculate their financial and environmental impacts across energy, water, and embodied energy in materials. The EDGE App is free to use to design a project, with certification available at a modest cost.

Upload compliance documentation directly into the EDGE App, with the entire certification workflow at your fingertips.





## Features include the following:

- ▶ **Bio-climatic modeling** – EDGE is location-specific, with climate and lifestyle data for thousands of cities.
- ▶ **Cost calculator** – EDGE helps you to decide the best green options and estimate the incremental cost.
- ▶ **Streamlined process** – A shorter certification workflow saves you time, with most required documentation already on hand.
- ▶ **Reporting** – EDGE can be used for environmental reporting on carbon emissions.

*“EDGE enables us as a sustainable developer to design and construct our projects with the highest environmental performance at the most optimum investment. It supports our commitment to fully decarbonizing our ongoing and future property portfolio by 2030.”*

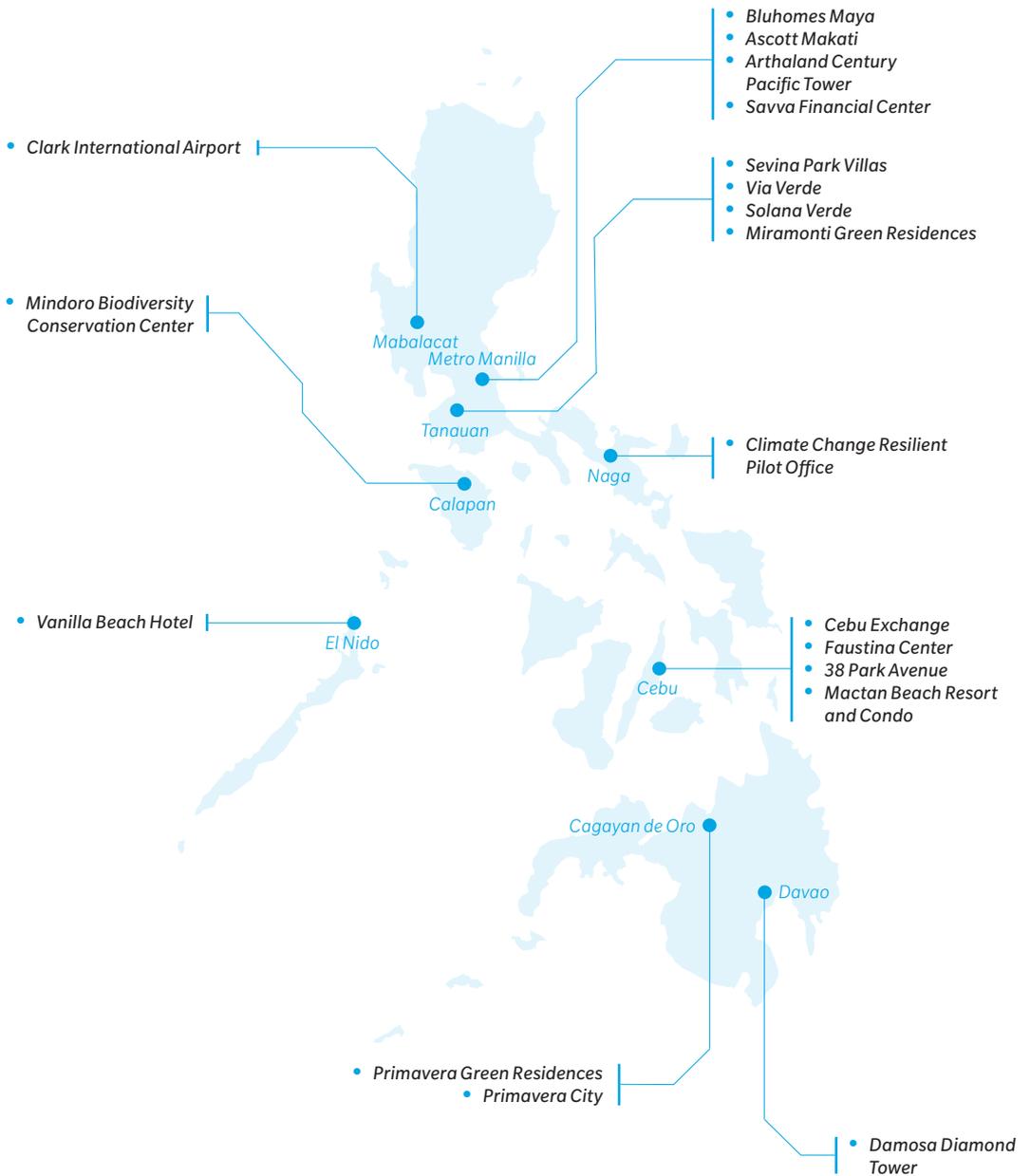
**Mr. Jaime C. González**  
Vice Chairman & President  
Arthaland Corporation

Watch “How to Meet the EDGE Standard.”



# The footprint of EDGE-certified buildings is growing in the Philippines

The following projects in the Philippines are among those certifying with EDGE, bringing value to the lives of customers while enhancing sustainable brands for these developers.



Projects that are either registered or certified are growing in cities throughout the country. Here are a few examples:



*The Lakeside House of Francis Uy's Family*



*Grand Strikeville 4*



*Climate Change Resilient Pilot Office*



*Primavera City – Citta' Verde*



*Primavera Residences Towers*



*Clark International Airport – New Terminal Building*



*BluHomes Maya*



*A Place*



*Ascott Makati*

# Determine which level of EDGE is right for your project

EDGE focuses purely on resource efficiency, with three choices for certification. Use the EDGE App to reach at least 20% savings in water and materials, then choose your target for energy savings to match your level of aspiration.



20%

## Level 1 - EDGE Certified

Enter your project in the EDGE App and earn a minimum of 20% savings across the three resource categories, and your project can be certified.

**Requirements** 20% or more savings in energy, water, and embodied energy in materials.

**Timing** At preliminary and final certification stages.

**Renewal** Not required.

**Cost** Registration, auditing, and certification fees.



40%

## Level 2 - EDGE Advanced

Set your project apart even further by earning EDGE Advanced, with recognition reflected on project studies, certificates, award submissions, and more.

**Requirements** EDGE certified with 40% or more on-site energy savings.

**Timing** At preliminary and final certification stages.

**Renewal** Not required.

**Cost** Registration, auditing, and certification fees.



100%

## Level 3 - Zero Carbon

Join the global initiative for new buildings to be zero carbon by 2030 and all buildings to be zero carbon by 2050.

**Requirements** EDGE Advanced with 100% renewable energy on-site or off-site, or purchased carbon offsets to reach 100%. All energy must be accounted for, including diesel and LPG.

**Timing** At least one year after final EDGE certification with 75% occupancy, when operational data must be submitted.

**Renewal** Every four years with 100% renewables and every two years with purchased offsets.

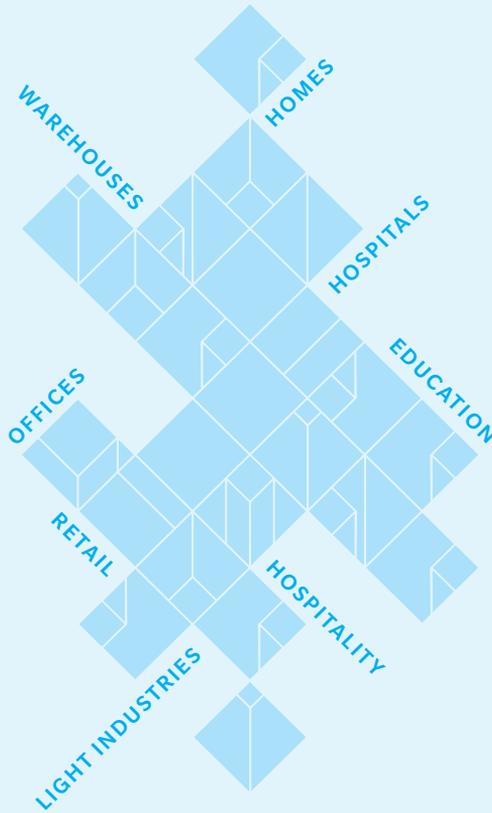
**Cost** ₹ 35,000 for an individual building and ₹ 3,500 per detached single-family home for each renewal period (*in addition to certification fees*).



Watch "How to Meet the EDGE Standard."

## Building typologies of EDGE

EDGE is available for new and existing buildings in nearly every international market. There's a variety of typologies, which include commercial, residential, and mixed-use projects:



## EDGE Experts provide valuable support

Hire an EDGE Expert to provide additional expertise for a project. EDGE Experts are proficient in compliance requirements and working within the EDGE App environment. While not required to achieve certification for a project, EDGE Experts provide significant value to clients through their skills, insights, and technical know-how. Accredited by IFC, EDGE Experts provide their services internationally.

To develop in-house expertise, it's possible to provide employees with training, which is available online and through livestream.

For more information, visit [www.edgebuildings.com/edge-experts](http://www.edgebuildings.com/edge-experts).

# Start certifying your project with EDGE



## STEP 1: Register

Design your project in the EDGE App and click apply for certification. Your certifier will follow up to confirm certification pricing.



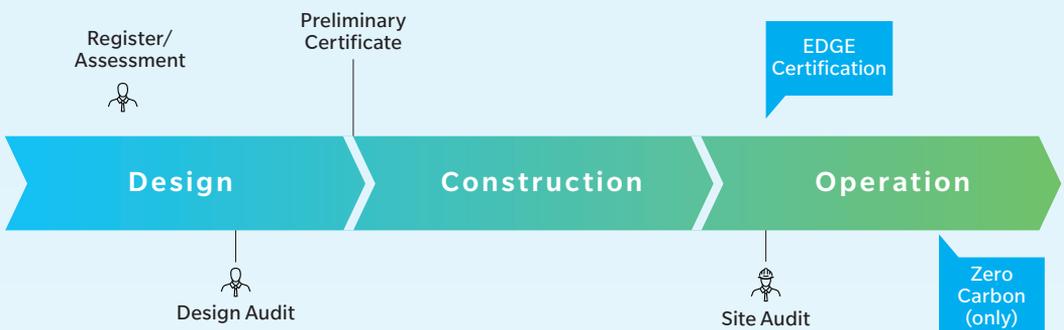
## STEP 2: Certify

Once your project is registered, upload your documentation into the EDGE App. When you're ready, go to your dashboard and initiate the certification workflow.



## STEP 3: Validate

After you've received a preliminary certificate, repeat Step 2 at the post-construction stage, uploading any fresh design changes and documentation to the EDGE App. Each certified project receives a project study on the EDGE website with social media promotion. For tips on how to maximize the value of EDGE, visit [www.edgebuildings.com/marketing-toolkit](http://www.edgebuildings.com/marketing-toolkit).



Watch "How to Certify a Project."

# Projects can be promoted with an EDGE plaque

Demonstrate your commitment to resource efficiency and promote your certified green building with an EDGE Plaque.

EDGE Plaques are available for projects that have achieved final EDGE certification. Plaques can be ordered through a plaque manufacturer of your choosing but must comply with the quality standards as defined in the guidelines.

## Plaques reflect the project's level of certification



*Certified Green*



*EDGE Advanced*



*Zero Carbon*

For more information, visit [edgebuildings.com/marketing/edge-plaque](https://edgebuildings.com/marketing/edge-plaque)



# Find out how affordable it is to certify your project

Our local certification provider is Philippine Green Building Initiative (PGBI), a non-profit, voluntary group of professional associations involved with the built environment who share a common concern on the impacts of global warming and climate change to the Philippines. To contact PGBI directly, email [pgbi.secretariat@gmail.com](mailto:pgbi.secretariat@gmail.com).

GBCI is the premier organization independently recognizing excellence in green business industry performance and practice globally through rating systems such as LEED, WELL, GRESB, SITES, PEER and EDGE. To contact GBCI directly, email [edge@gbci.org](mailto:edge@gbci.org).

Sintali and SGS collaborate to deliver the highest quality service for clients around the world by offering a one-stop shop approach for EDGE certification and audit services. To contact Sintali-SGS directly, email [edge@sintali.com](mailto:edge@sintali.com).

Ascott Makati



## Certification Pricing by the Philippine Green Building Initiative (PGBI):\*

Register all the buildings at your site now for one low fee of \$300.  
Hiring an auditor is required and in addition to the cost of certification.

Size	Certification Fee
Less than 5,000 sqm	\$3,000
5,000 sqm to less than 15,000 sqm	\$4,000
15,000 sqm to less than 30,000 sqm	\$5,000
30,000 sqm or greater	\$5,000 plus \$0.25 per sqm in excess of 30,000 sqm

\*Residential buildings less than 200 sqm will have a registration fee of \$100 and a certification cost of \$450. Special arrangements are available for socialized and economic housing development projects.



## Certification Pricing by GBCI:\*

Register all the buildings at your site now for one low fee of \$300.  
Hiring an auditor is required and in addition to the cost of certification.

Size	Certification Fee (per sqm, excluding parking)	Minimum
Less than 25,000 sqm	\$0.27	\$2,250
25,000 sqm to less than 50,000 sqm	\$0.22	\$6,750
50,000 sqm or greater	--	\$11,000 (flat fee)

\* View the contact list of GBCI-trained EDGE Auditors and reach out for a competitive quote at [edge.gbci.org/certification#select](http://edge.gbci.org/certification#select), GBCI can also assign an Auditor for your project if you wish. Contact GBCI for custom pricing if you have multiple buildings or any single building that is over 75,000 square meters.



## Certification Pricing by Sintali-SGS\*

Register your project with Sintali-SGS for \$300.  
Hiring an auditor is required and in addition to the cost of certification.

Project Type	Certification Fee
Residential <i>single-family housing developments or apartment buildings with up to 100 units and up to three house/apartment types.</i>	\$2,400
Commercial <i>buildings with a single-end use, including hotels, retail, offices, and hospitals</i>	\$2,400
Portfolio of buildings or pipeline of building <i>min. 5</i>	<i>We work with you to find efficiencies of scale and reduce the cost per building. Contact us for more information</i>
All other projects	<i>Contact us for pricing</i>

\*For multi-use buildings, residential buildings with more than 100 units and/or more than three-unit types, or complex projects with multiple buildings or phases, contact Sintali-SGS for custom pricing.

## EDGE

An innovation of IFC, EDGE creates intersections among developers, building owners, banks, governments, and homeowners to deepen the understanding that everyone wins financially by building green. EDGE was created to respond to the need for a measurable and credible solution to prove the business case for building green and unlock financial investment. EDGE is supported by a global network of certification providers and EDGE Experts with the collective ambition to mainstream green buildings and help tackle climate change.

[www.edgebuildings.com](http://www.edgebuildings.com)

## IFC

IFC is a member of the World Bank Group that focuses on private sector development. Working with partners in more than 100 emerging markets, IFC invests, advises, and mobilizes resources from others, creating opportunity for clients in a broad range of industries. Standing between the public and private sectors, IFC brings market-based solutions to respond to the challenge of creating low-carbon economic growth.

## PARTNER SUPPORT

EDGE is funded by the UK Government.



*Additional support has been provided by Austria, Canada, Denmark, ESMAP, EU, GEF, Hungary, Japan, and SECO.*



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