

MQMERIN

AWARDED BREEAM ASSESSORS

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MQMERIN

Here is our story and I wish to share it with you!



Andrey Momerin
CEO

We started in 2008 with an inspirational idea to create a new approach in delivering a sustainable built environment and almost immediately chose **BREEAM** as the Leading methodology. Since then any dream we had to develop and change the market doubled every year! In 2013 we were Awarded "BREEAM Country First Award - London" and that fact demanded even more efforts!

BREEAM helped us transform not only the Buildings in Bulgaria but also the People! We have satisfied and happy customers and tenants, designers, builders and professionals experienced in **BREEAM** that develop a lasting transformation with strong believe!

We are now the Leading BREEAM Assessor company in Bulgaria and the region with more than **150 000** sq.m. of Certified **BREEAM** Buildings and ongoing new **350 000** sq.m. in 25 registrations practically in Every type of Buildings!

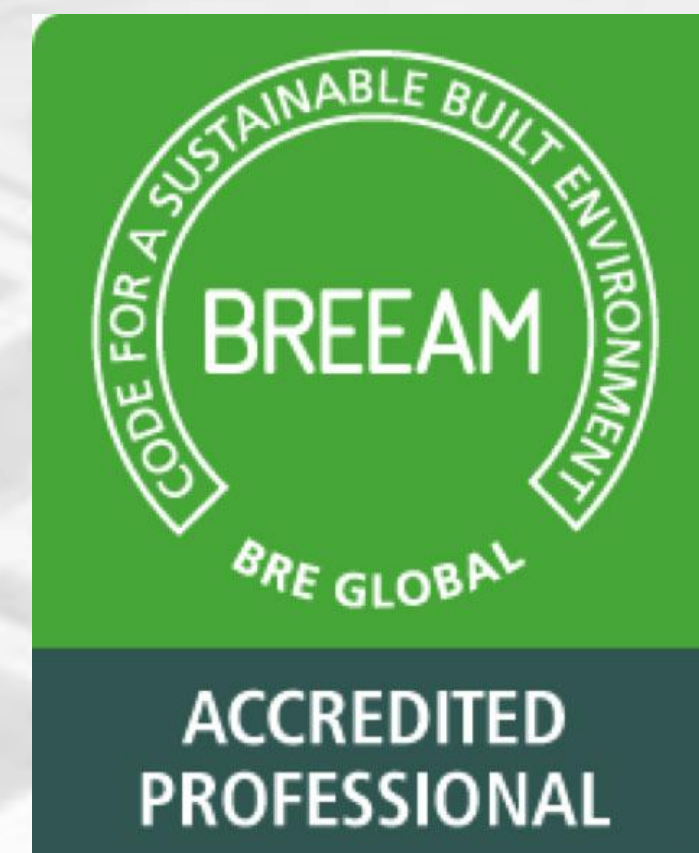
We also introduce and develop assessments under **BREEAM** Communities at Masterplanning stage First in South Eastern Europe in Bulgaria!

We constantly drive the built environment sustainable transformation, helping create high quality sustainable projects with responsibility to nature and people!

THIS IS OUR MOTIVATION AND WE ARE HERE TO HELP YOU!

A handwritten signature in blue ink, appearing to be 'Andrey Momerin', written over a faint circular watermark.

MQMERIN



Statistics

- DELIVERING SUSTAINABLE BUILDINGS TO THE MARKET
- FIRST IN EVERY TYPE:
OFFICES | RETAIL | INDUSTRIAL | RESIDENTIAL | COMMUNITIES
- CLIENTS REPEATING IN THIRD TIME WITH US
- BREEAM COUNTRY FIRST AWARD WINNER 2013 LONDON
- 420 000 SQ.M BREEAM REGISTERED AND ASSESSED BUILDINGS
- 26 REGISTRATIONS

Our Team



Adriana Dimitrova

Architect
BREEAM Consultant

Магистър "Архитектура"
УАСГ



Ivailo Nikolov

Landscape Architect
BREEAM Consultant
and Ecologist

**Магистър "Ландшафтна
архитектура"**
Лесотехнически университет

**Магистър "Екология и
опазване на околната
среда"** - МГУ



Mariya Glavcheva

Landscape Architect
BREEAM Consultant

**Магистър "Ландшафтна
архитектура"**
Лесотехнически университет



Monika Georgieva

BREEAM Consultant

**Бакалавър "Публична
администрация"** - УНСС

**Магистър "Управление на
човешките ресурси"** - УНСС

**Магистър "Корпоративна
сигурност"** - УНСС

Our Services

BREEAM[®] International Assessments

BREEAM[®] New Construction

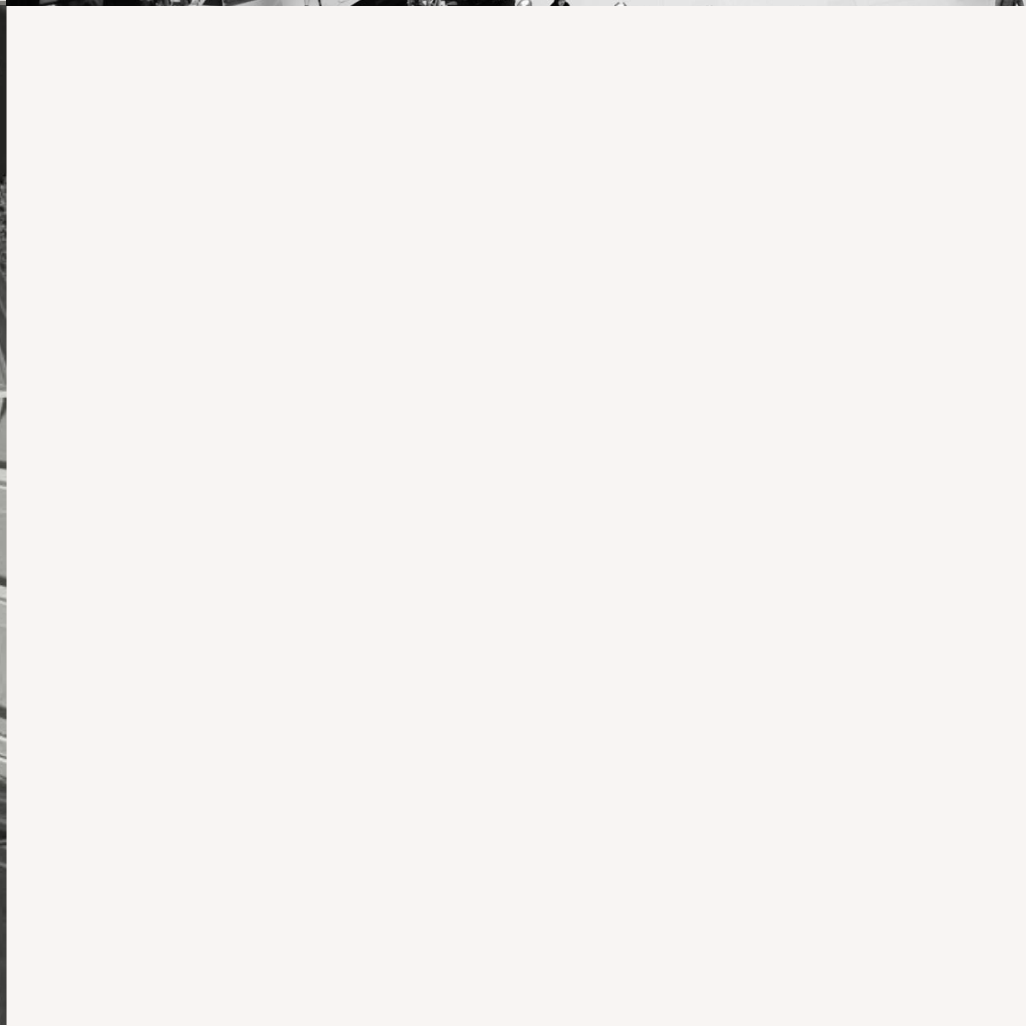
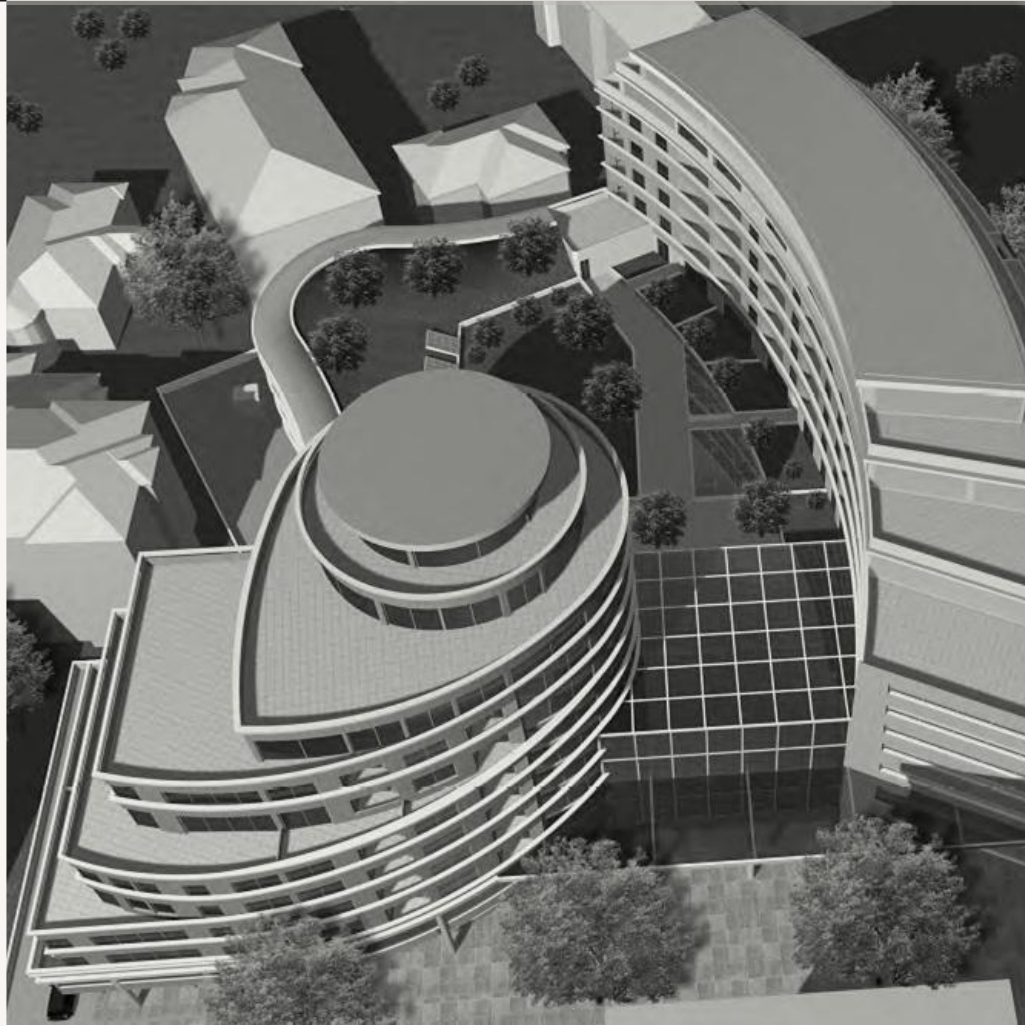
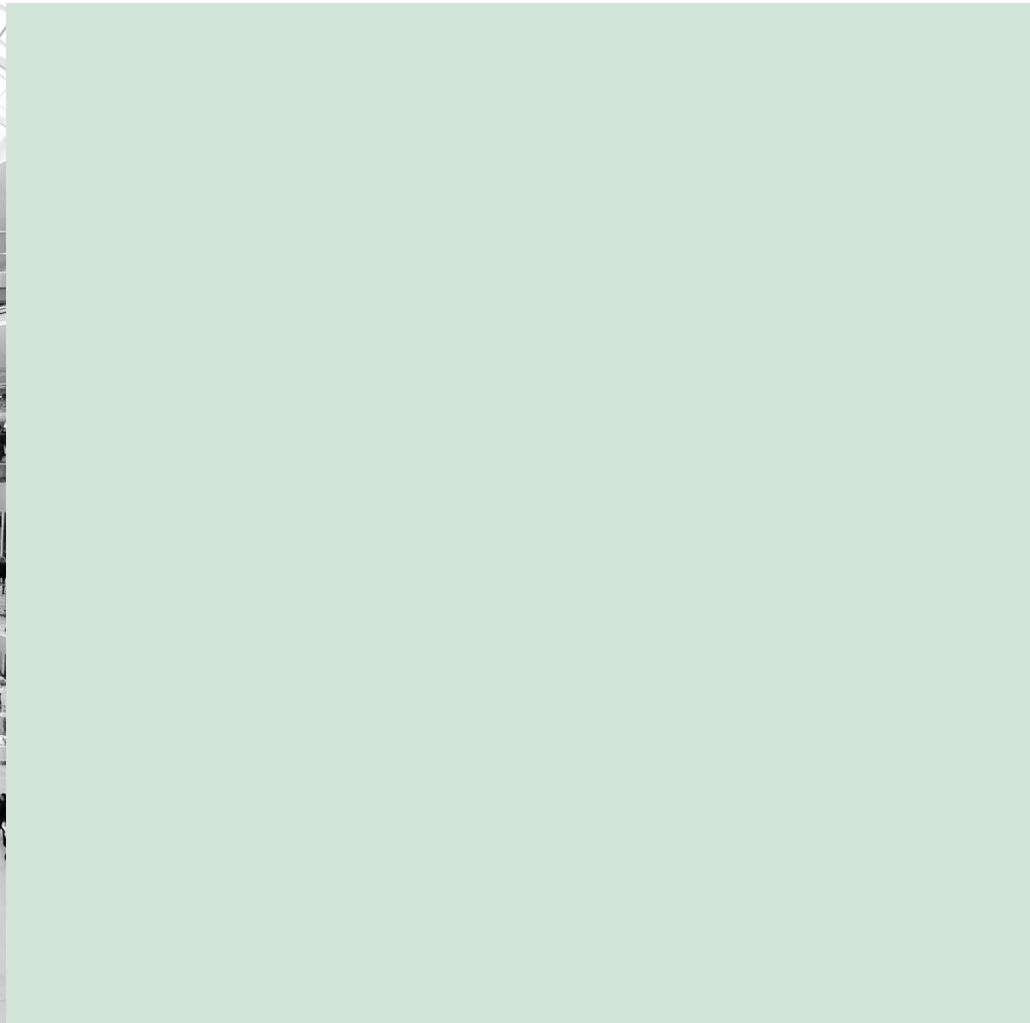
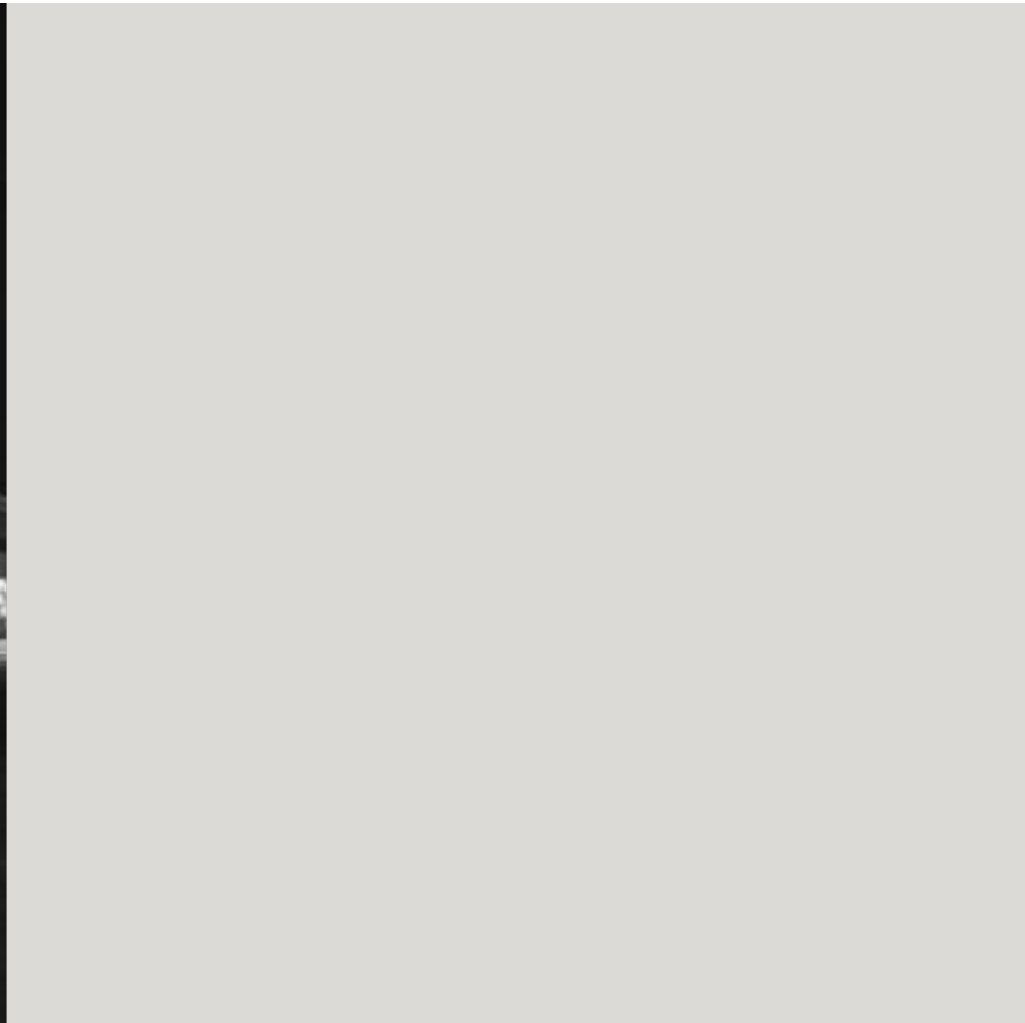
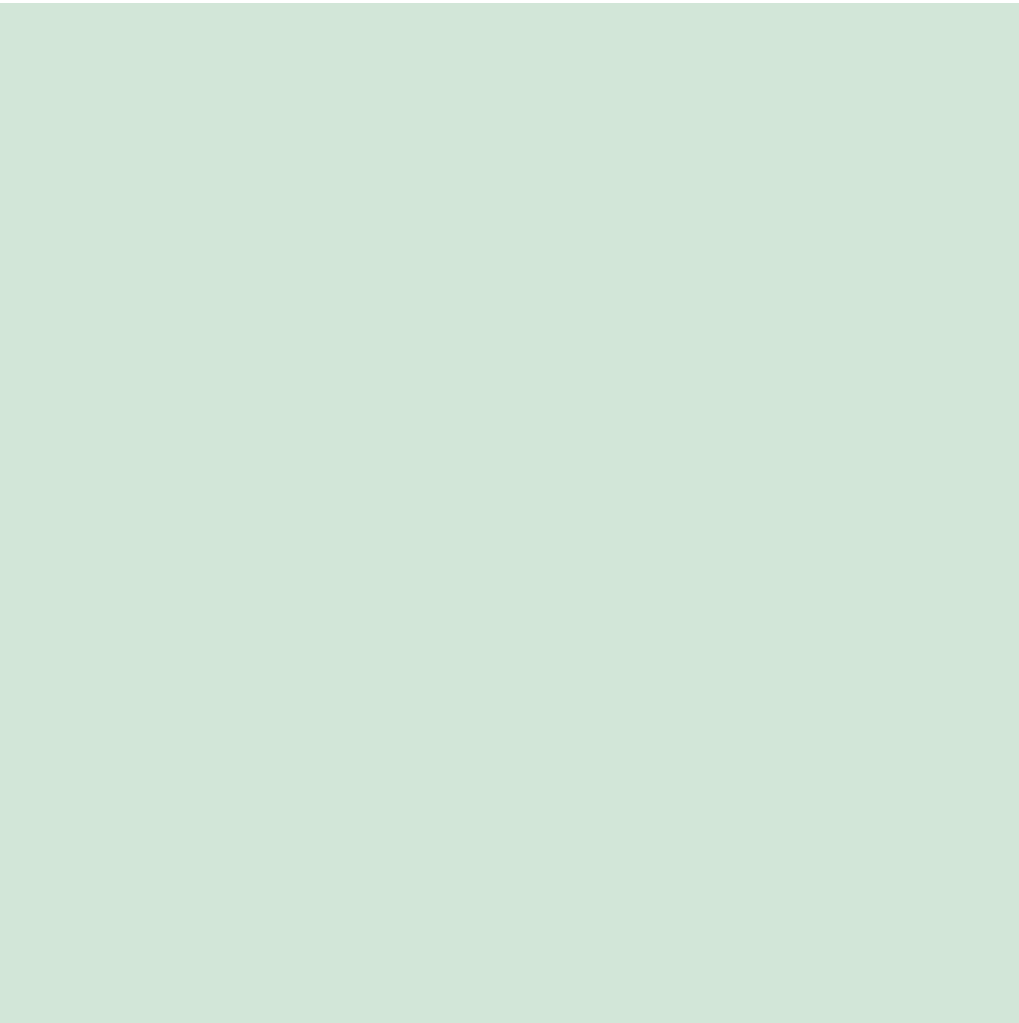
BREEAM[®] Refurbishment

BREEAM[®] in use

BREEAM[®] communities

BREEAM[®] IP/accredited professional consulting/

Our Projects





FIRST BREEAM BG BUILDING

Very good rating opened by Mr. Martin Townsend BREEAM Director

- BUILDING 15 OF TRADE CENTER EUROPE
- WINNER OF BREEAM AWARDS LONDON 2013
- FIRST SUSTAINABILITY AWARD CHAMBER OF ARCHITECTS
- BUILDING OF THE YEAR 2011
- AWARDED AT PRIX D'EXCELLENCE
- AWARDED AS GREEN COMPANY OF 2013'

Key: Assessed for 9 months during which Tenants' raised from 30% to 99% in 2012. Next BREEAM Project (B1) will be completed 2015.



ZAGORKA / HEINEKEN

New Green Warehouse

First BREEAM excellent

First BREEAM certification for HEINEKEN worldwide

First BREEAM excellent

First sustainability award chamber of architects

Awarded as green company of 2013'

Key: Reduced predicted 150 kW electrical power for HVAC to 6 kW (Office only).
Beer kept by 7-25°C with NO HVAC System 3 years on. Second warehouse will
be build 2015.

See it on: <http://www.youtube.com/watch?v=0D09xtusGeg>



BULGARIA MALL & INFITY TOWER

First BREEAM Certified Retail & Office Complex in Bulgaria

IN ASSESSMENT SINCE 2011 AS THE FIRST RETAIL & OFFICE COMPLEX

VERY GOOD BREEAM RATING

STARTING A THIRD SECTION IN 2016



www.greenworks.bg





Building 1 of Trade Center Europe

First BREEAM Design Stage

Certificate in Bulgaria

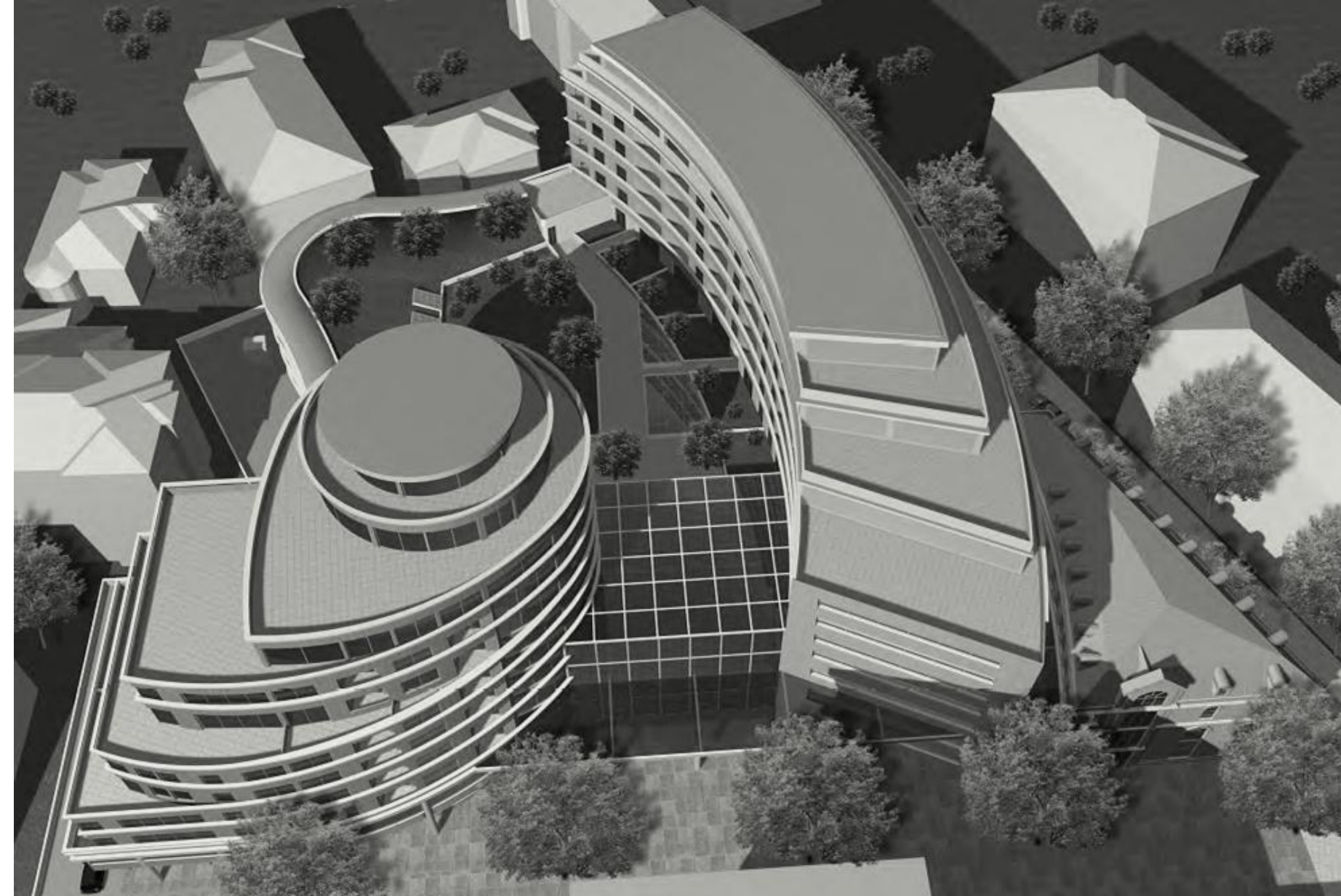
Mixed use complex incorporating sports hall, office, logistics and public services as Small park area, electric car charging station. First client to Repeat with **BREEAM**.



SAN STEFANO PLAZA

Mixed use - Office, Retail
and Residential

First on BREEAM 2013



MO MERIN
BREEAM in Bulgaria



KEY FACTS:

- DSM ENERGY MODELLING SCORING TOP
- PV PLANT
- ACOUSTIC MODELLING
- RAIN WATER COLLECTION
- ELECTRIC CAR CHARGINGSTATION
- RENOVATING URBAN CENTRAL PART WITH PUBLIC SERVICE

IZGREB 132 SOFIA

First solo Residential project

KEY FACTS:

- KAZAKOV & DAW DESIGN
- DSM ENERGY MODELLING
- PV PLANT
- ACOUSTIC MODELLING
- RAIN WATER COLLECTION





CITY TOWER SOFIA

ICON TERNA DEVELOPMENT ON BREEAM 2014 NC

KEY FACTS:

- BREEAM VERY GOOD AT DESIGN STAGE
- DAYLIGHT STUDY AND DSM ENERGY MODELLING
- BEMS ENERGY MANAGEMENT
- ACOUSTIC SURVEY

GARITAGE PARK SOFIA

FIRST DEVELOPMENT ON BREEAM Communities 2012 in Central and Eastern Europe Large mixed use complex at 200 decars setting Adapted **BREEAM** Communities scheme for the region. Multiple **BREEAM** Strategies on Energy, Economy, Ecology, Water and more.



BREEAM Communities





EAST RING LOGISTICK PARK – Building 1 (of 9)

Located near Sofia, a new Logistic park focused on Sustainability attracting clients with CSR demands. Started in 2014. Building opening on 22 of October 14'.



BREEAM in Bulgaria

KADEMLIYA HOUSE

First project aimed at **BREEAM** 14 Outstanding certification in 2015. Sustainable Project Management by GREENSTORE Quadlock ICF Construction Technology used at BRE Material rating at A+.

VILLA LAVANDULA (Near Sofia)

First OFF GRID project – No electricity and water main supply. Sustainable Project Management by GREENSTORE Quadlock ICF Construction technology used at BRE Material rating at A+. PEFC Wood timber trusses imported from Austria Natural stone masonry.

BURGAS ECO INDUSTRIAL PARK

BREEAM Communities method used to design this Government & Burgas city owned project NATURA protected land incl. 80 acre Swamp with protected Birds. Key: Water cycle management, Waste management, Reuse and Recycle Industries attracted, Water – Rail Transport Hub.

145 SOFIA SCHOOL & 145 SOFIA SCHOOL

- THERMOGRAPHIC SURVEY
- PRELIMINARY DESIGN BRIEF
- STAKEHOLDER WORKSHOP

Sofia's First Sustainability Refurbished School Project
Structural / Thermographic & Architectural surveys

IZTOK PARKSIDE

Registration for Certification on Design stage and Post construction stage.

KEY FACTS:

- THE FIRST RESIDENTIAL BUILDING, WHICH IS ASSESSED ACCORDING TO BREEAM INC 2016.
- THERMOGRAPHIC SURVEY
- ASSESSMENT ENERGY EFFICIENCY
- ASSESSMENT FLOOD RISK
- ASSESSMENT OF THE RISK AND PROTECTION FROM DISASTERS AND TERRORISM
- SAFE ACCESS



LIDL KABILE LOGISTIC CENTER

Registration for Certification on Design stage and Post construction stage.

Key Facts:

- LIFE CYCLE COST ANALYSES
- THERMOGRAPHIC SURVEY
- ASSESSMENT ENERGY EFFICIENCY
- ASSESSMENT FLOOD RISK
- ASSESSMENT OF THE RISK AND PROTECTION FROM DISASTERS AND TERRORISM
- SAFE ACCESS



LIDL STORE F173

Registration for Certification on Design stage and Post construction stage.



KEY FACTS:

- FIRST BREEAM STORE IN BULGARIA
- LIFE CYCLE COST ANALYSES
- ELECTRIC RECHARGING STATIONS
- THERMOGRAPHIC SURVEY
- ASSESSMENT ENERGY EFFICIENCY
- ASSESSMENT FLOOD RISK
- ASSESSMENT OF THE RISK AND PROTECTION FROM DISASTERS AND TERRORISM
- SAFE ACCESS

PROAUTO KRIVINA OFFICE

Registration for Certification on Post construction stage.

KEY FACTS:

Все още работата по сертифицирането не е започнала!

PROAUTO KRIVINA WAREHOUSE

Registration for Certification on Post construction stage.

KEY FACTS:

Все още работата по сертифицирането не е започнала!



GARITAGE PARK BLOCKS

Registration for Certification on Design stage and Post construction stage.

KEY FACTS:

- TRAVEL ASSESSMENT
- TRAVEL PLAN
- THERMOGRAPHIC SURVEY
- ASSESSMENT ENERGY EFFICIENCY
- ASSESSMENT FLOOD RISK
- ASSESSMENT OF THE RISK AND PROTECTION FROM DISASTERS AND TERRORISM
- SAFE ACCESS



GARITAGE PARK HOUSE

Registration for Certification on Design stage and Post construction stage.

KEY FACTS:

- TRAVEL ASSESSMENT
- TRAVEL PLAN
- THERMOGRAPHIC SURVEY
- ASSESSMENT ENERGY EFFICIENCY
- ASSESSMENT FLOOD RISK
- ASSESSMENT OF THE RISK AND PROTECTION FROM DISASTERS AND TERRORISM
- SAFE ACCESS



GARITAGE PARK OFFICES A

Registration for Certification on Design stage and Post construction stage.

KEY FACTS:

- TRAVEL ASSESSMENT
- TRAVEL PLAN
- THERMOGRAPHIC SURVEY
- ASSESSMENT ENERGY EFFICIENCY
- ASSESSMENT FLOOD RISK
- ASSESSMENT OF THE RISK AND PROTECTION FROM DISASTERS AND TERRORISM
- SAFE ACCESS

GARITAGE PARK SUPERMARKET A

Registration for Certification on Design stage and Post construction stage.

KEY FACTS:

Все още липсва стратегия и работата по оценяването не е започнала!



DIEL GOLDLINE

Registration for Certification on Design stage and Post construction stage.

KEY FACTS:

- THERMOGRAPHIC SURVEY
- ASSESSMENT ENERGY EFFICIENCY
- ASSESSMENT FLOOD RISK
- ASSESSMENT OF THE RISK AND PROTECTION FROM DISASTERS AND TERRORISM
- SAFE ACCESS



SOFIA OFFICE CENTER

Registration for Certification on Design stage and Post construction stage.

KEY FACTS:

- THE FIRST OFFICE BUILDING, WHICH IS ASSESSED ACCORDING TO BREEAM INC 2016.
- TRAVEL ASSESSMENT
- TRAVEL PLAN
- THERMOGRAPHIC SURVEY
- ASSESSMENT ENERGY EFFICIENCY
- ASSESSMENT FLOOD RISK
- ASSESSMENT OF THE RISK AND PROTECTION FROM DISASTERS AND TERRORISM
- SAFE ACCESS



Best of BREEAM
Today's most sustainable buildings




MOMERIN Ltd winner at
BREEAM COUNTRY FIRST AWARDS
LONDON BREEAM AWARDS 2013

Our Vision

TYPE HERE

BREEAM®



The world's leading
design and assessment method
for sustainable buildings

BREEAM is the world's leading sustainability assessment method for masterplanning projects, infrastructure and buildings. It addresses a number of lifecycle stages such as New Construction, Refurbishment and In-Use.

Globally there are more than **560,800 BREEAM** certified developments, and almost **2,262,700** buildings registered for assessment since it was first launched in 1990.

BREEAM inspires developers and creators to excel, innovate and make effective use of resources.

The focus on sustainable value and efficiency makes **BREEAM** certified developments attractive property investments and generates sustainable environments that enhance the well-being of the people who live and work in them.

BREEAM Worldwide

Registered Assessments



How BREEAM works

The **BREEAM** assessment process evaluates the procurement, design, construction and operation of a development against targets that are based on performance benchmarks. Assessments are carried out by independent, licensed assessors, and developments rated and certified on a scale of **Pass, Good, Very Good, Excellent** and **Outstanding**.

BREEAM measures sustainable value in a series of categories, ranging from energy to ecology. Each of these categories addresses the most influential factors, including low impact design and carbon emissions reduction; design durability and resilience; adaption to climate change; and ecological value and biodiversity protection. Within every category, developments score points – called credits – for achieving targets, and their final total determines their rating. Learn how you can bring sustainable value to your development by exploring the icons below. To find out in more detail how you can secure **BREEAM** certification.

CATEGORY ISSUES AND AIMS

Learn about some of the challenges **BREEAM** aims to address by visiting each of the category icons below

- Energy
- Health and Wellbeing
- Innovation
- Land Use
- Materials
- Management
- Pollution
- Transport
- Water
- Waste

Awarding of credits

During the assessment process, each category is sub-divided into a range of issues, which promotes the use of new benchmarks, aims and targets. When a target is reached credits are awarded. Once the development has been fully assessed, depending upon the total number of credits awarded, a final performance rating is achieved. To learn more about the certification process and BREEAM performance ratings.



Briefing Paper

The value of BREEAM

A review of latest thinking in the
commercial building sector

Eleni Soulti and David Leonard






Design and construction cost: dispelling myths about cost

There are many sustainability measures that can be implemented for little or no additional capital cost, but with a positive effect on operational costs. Achieving **BREEAM** certification, ranging from a 'Pass' to an 'Excellent' rating, is shown to incur an increase in capital cost.

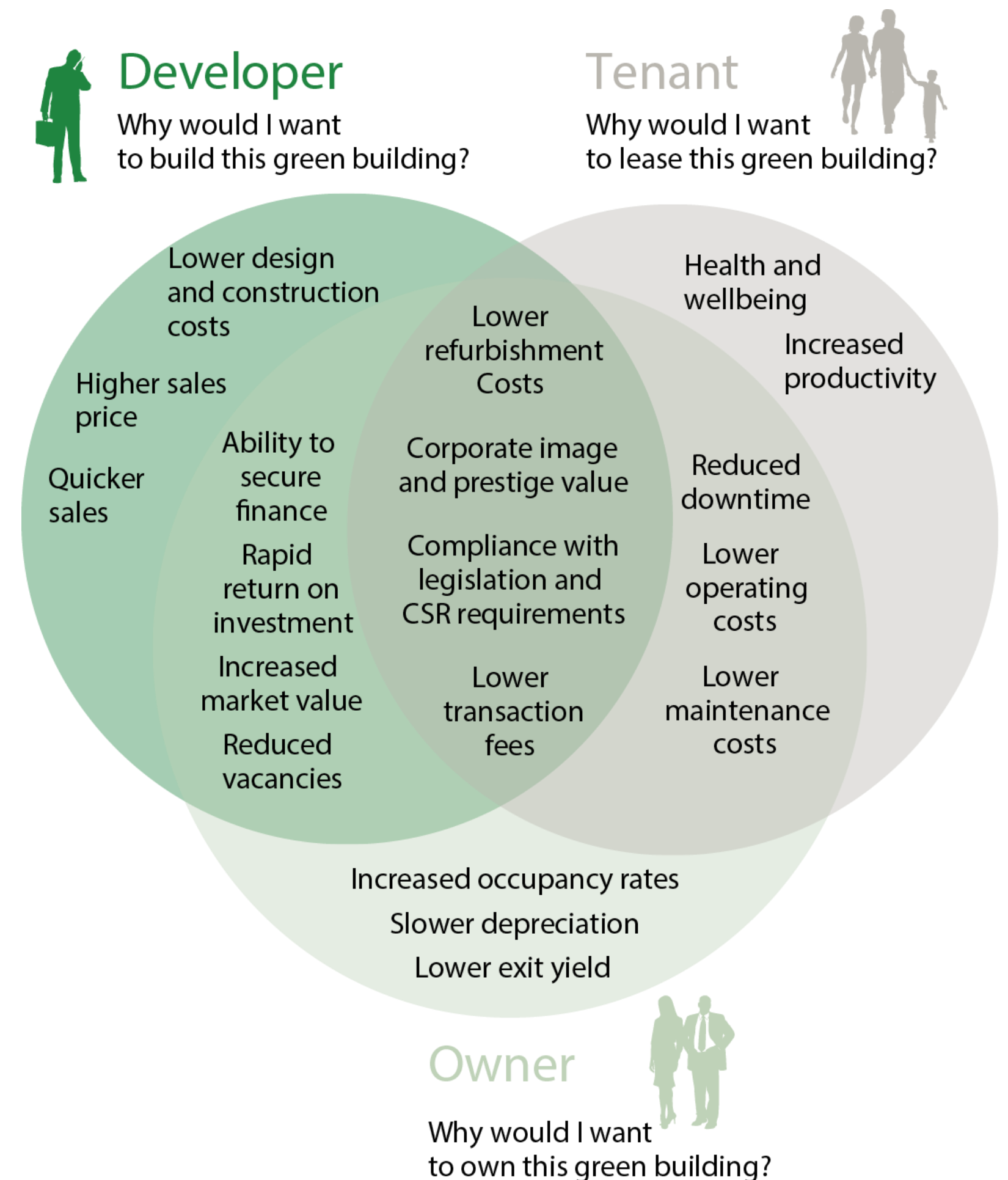
2016 update to the **BRE** and **Sweett Group** research revised the numbers for an office case study compliant with current Building Regulations (Part L 2a 2013) and achieving a **BREEAM** Excellent rating under the **BREEAM UK New Construction 2014**. The cost uplift due to **BREEAM** was found to be only 0.4%

Although the aforementioned reports are independent works with different assumptions and case studies, they provide confidence that the cost of achieving **BREEAM** has reduced in recent years.

Increase in capital costs for different building types and certification levels

	 Education	 Industrial	 Retail	 Office	 Mixed Use
Rating	School	Industrial	Retail	Office	Mixed Use
Very Good	0.2%	0.1%	0.2%	0.2%	0.15
Excellent	0.7%	0.4%	1.8%	0.8%	1.5%
Outstanding	5.8%	4.8%	10.1%	9.8%	4.8%

Source: Tata Steel, British Constructional Steelwork Association Limited, AECOM, Cyril Sweett, The Steel Construction Institute, Development Securities PLC, 2012.



Source: World Green Building Council, 2013

Asset value: increase in rental / sale prices and preserving / increasing property value

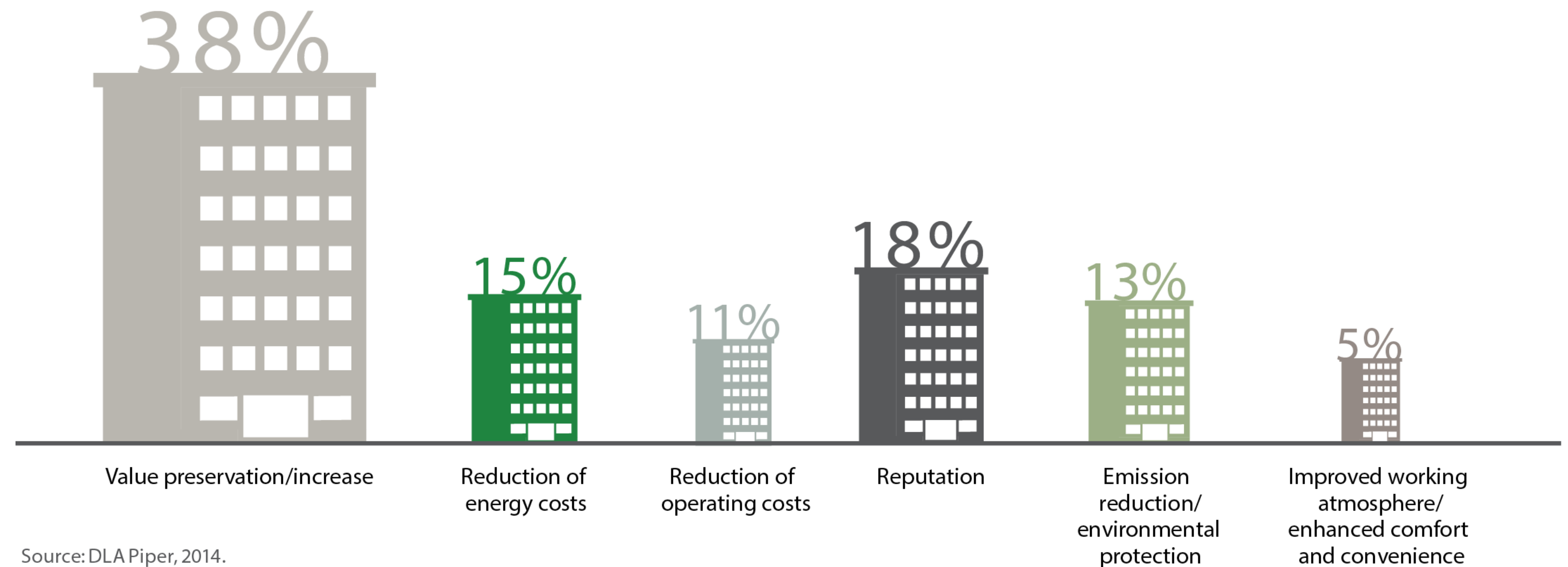
The developer's perspective:

The 2013 report by the **World Green Building Council** making the 'Business case for green building', suggests that certified green buildings have sale prices increased by up to approximately **30%** compared to conventional code-compliant buildings.

The owner's perspective:

According to the same report, **BREEAM** certification can increase rental rates for buildings by up to **24.9%** compared to conventional, code-compliant buildings. The 2014 DLA Piper report suggests that **38%** of the survey participants identified value preservation or increase as the prime benefit of sustainable real estate, followed by reputation (18%) and reduction of energy costs (15%).

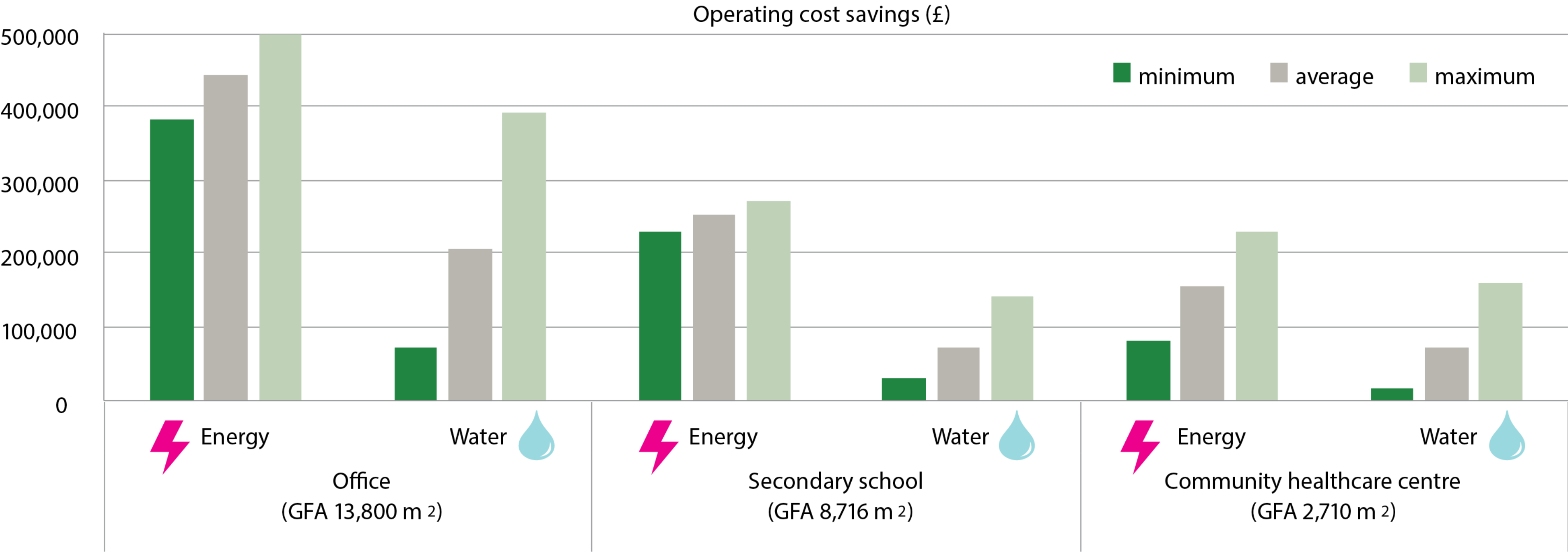
What do you consider to be the prime benefit of sustainable real estate?



Source: DLA Piper, 2014.

Operating costs: reducing lifecycle costs

The tenant's perspective:
The research paper on 'Benchmarking energy use of building environmental assessment schemes' analyses the characteristics of different certification schemes and shows that **BREEAM** takes into consideration operation and performance data; this is a characteristic that differentiates **BREEAM** from its competitors.
Moreover, **BREEAM** is the only one (amongst the five schemes considered) that addresses management with regards to functionality and controllability of building systems. **43%** of the **BSRIA Value of BREEAM** survey respondents identified operational cost savings among the benefits of **BREEAM**. In particular, this report emphasises how **BREEAM** encourages the use of intelligent controls and smart metering, which can facilitate maintenance and performance and thus reduce associated costs.



Workplace productivity, building user experience and health

The tenant's perspective:

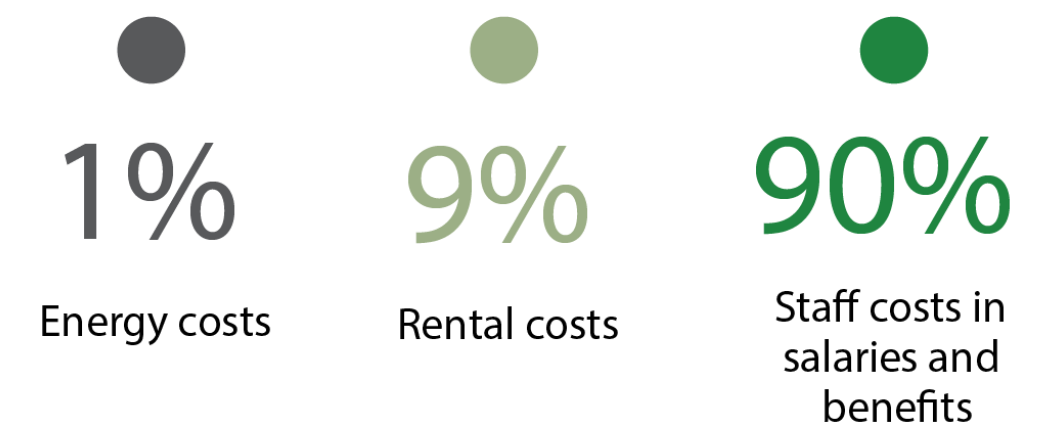
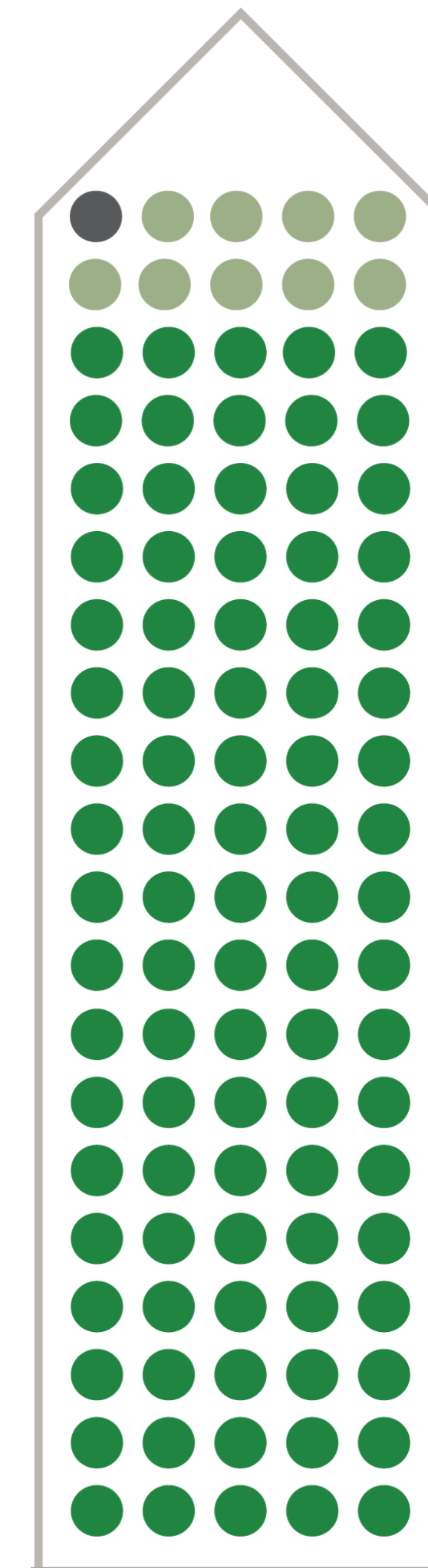
Some of the most important benefits associated with achieving specific **BREEAM** standards are relatively intangible and difficult to quantify, such as those associated with improved acoustic performance or daylighting.

However, an increasing body of evidence points to the relationship between building design, occupant wellbeing and financial outcomes. The World Green Building Council report on 'Health, Wellbeing and Productivity in Offices' cites factors such as indoor air quality, thermal comfort and lighting as having a significant financial implication for employers through their impact on staff productivity and absenteeism.

Improving indoor environmental quality and occupant health has been one of the main objectives of **BREEAM** for over 25 years.

An analysis of a sample of 554 projects registered under the **BREEAM UK New Construction 2011** scheme, shows that **91%**, **57%** and **77%** of those projects achieved credits for improving their internal and external lighting, the indoor air quality and the thermal comfort of their occupants respectively.

Meanwhile, the **BSRIA** report 'The value of **BREEAM**' places improved occupant satisfaction among the most significant social benefits of **BREEAM**.



Source: World Green Building Council, 2014.

There are a number of good examples of positive tenant feedback from BREEAM certified buildings around the world. For example the recent BREEAM Outstanding certification of Coca-Cola France's corporate headquarters in Paris generated the following feedback:

The BREEAM Fit-Out Outstanding certification shows our level of dedication regarding environmental issues. We wanted these spaces to promote health and wellbeing for our employees; the design aims to encourage people to walk across the different space types available throughout the day, and to provoke creativity, serendipity and cooperation.

Sophie Digard, HR Strategic Business Partner, Coca-Cola France

Risk mitigation

The developer's perspective:

According to the **Urban Land Institute**, future-proofing assets, improving resilience and reducing risks is vital for the real estate industry.

The Innovate UK Technology Strategy Board has produced a report on 'The business case for adapting buildings to climate change' based on two expert panel meetings. The report recognised the 'explicit attention to climate change adaptation' introduced in the 2014 version of **BREEAM New Construction**, as well as the role of **BREEAM** in driving industry transformation by 'bridging the gap between innovative and mainstream practice'.

Corporate image and compliance with CSR requirements

Developer, Owner, and Tenant:

The Innovate UK Technology Strategy Board report, suggests that BREEAM gives clients 'a way to differentiate themselves in a competitive market with a highly visible, authoritative and internationally recognised quality mark'. More specifically, the survey conducted by BSRIA on the Value of BREEAM, suggests that, from a 'social perspective', industry recognition is the most significant benefit, followed by advantages in public relations and Corporate Social Responsibility (CSR). In fact, approximately 40% of the developers surveyed considered CSR one of the main reasons to pursue a BREEAM certification.

Future development

All **BREEAM** schemes are updated on a regular basis in response to stakeholder feedback and changes in industry practice.

BREEAM certification will therefore continue to provide value in respect to the three pillars of sustainability; enabling improved environmental, economic and social outcomes for the built environment.



“There are now a number of green buildings in Bulgaria certified by **BREEAM**, this shows the rapid rate of change that we are seeing in the country and also the Balkan Region to drive performance and to attract inward investment. But the drive to improve isn’t stopping at the building level to ensure a higher quality built environment, Momerin, the **Leading BREEAM** assessor are now driving a new developments which will look to apply **BREEAM** communities in Sofia for the first time.

This passion to improve will ensure extensive attention is paid to a wide range of issues by undertaking studies which include Demographic, ecological, energy and water to set new standards in community design”

Martin Townsend

Director of Sustainability

For and on behalf of **BRE Global Limited**

MQMERIN

PLEASE CONTACT US AT:

office@greenworks.bg

+359 888 375 871

www.greenworks.bg

www.greenstore.bg