

MONTONI



Making every
building greener

Version 2.0

DISTINCTION





DISTINCTION by MONTONI

Reducing the impact of every building on the environment and enhancing the well-being of every occupant is the **DISTINCTION** by MONTONI program's ambition for the future.

When it launched this program in 2018, the company opened a new chapter in its story of innovation. MONTONI is introducing to the real estate market a sustainable, integrated and accessible approach for any size of project.

DISTINCTION by MONTONI evolves and adapts to market realities and environmental prerogatives by aiming to reduce the ecological footprint and carbon emissions of buildings.

Managing efficiently at lower cost

DISTINCTION by MONTONI combines the integrated and efficient management of building systems with technology designed for occupant well-being. All this is in keeping with a sustainable approach to resources and relies on the dynamic use of energy sources in real time and according to occupants' needs.

This program makes it possible to attain green achievements with significant environmental benefits, in addition to providing many advantages to owners and users. This is done at a lower cost than traditional building certifications.

Working collaboratively

DISTINCTION by MONTONI will offer its clients ergonomic, inspiring environments adapted to collaborative work and stimulate creativity. Each project reflects a company's organizational culture and responds effectively to its operational needs.





Attracting talent

Thanks to efficient environmental management and the ergonomics of the workspaces, the **DISTINCTION** by MONTONI program will become an asset in attracting talent.

Using technology to serve building managers and users

Users' daily lives will be made easier because of applications or automated processes that respond to their habits, schedules and preferences. Users will benefit from the customization of their environment, from the type of lighting to climate control.

In addition, achieving optimal worker mobility requires thoughtful consideration of future needs and designing the premises accordingly. The building of the future is now.

Sustainable buildings throughout the world

“Green” building is gaining in popularity around the world. Many programs are available, each with their own specific features:

DISTINCTION by MONTONI

A program based on attaining green standards that are easily accessible for all types of projects at a lower cost than conventional building certification. Particular attention is paid to user well-being. The cost-benefit ratio is optimal.

LEED®

The most recognized program in the world. A complete rating system that focuses on the environmental impact of the building, as well as the comfort of its users.

WELL™

A program that focuses on the environmental impact of the work environment on the health and well-being of occupants.

Zero-carbon building standards

Among the first in the world, these Canadian standards aim to decarbonize the real estate sector by reducing and offsetting greenhouse gas emissions.

Several other certifications are also available on the market, such as HQE, BREEAM, BOMA Best and Living Building Challenge.

There are numerous benefits to buildings constructed to comply with programs such as DISTINCTION by MONTONI or LEED:



Lower operating costs¹

Increased productivity¹

Lower employee turnover¹

Positive impacts on the community¹



¹ Health, Wellbeing & Productivity in Offices by the World Green Building Council.





Nationwide economic impact of green building

In 2018,
the green building industry
in Canada



supported
462,150
direct jobs

generated
\$47.9B
in GDP

By 2030,
Canada's potential
for climate action will

generate
\$150B
in direct GDP

create
1,470,032
direct jobs in the
green building industry

cut
53
megatonnes of carbon
dioxide equivalent
(Mt CO² eq) compared
to 2018 levels

From the CaGBC's report, *Canada's Green Building Engine: Market Impact and Opportunities in a Critical Decade, 2020*

Why do green office buildings make better workplaces?

11%

The percentage of productivity gains that can be achieved by providing fresh air

23%

The percentage of productivity improvement that can be achieved through good lighting and views to the outside

18%

The percentage of productivity increases that can be achieved due to access to natural light and windows that open

25%

The percentage of memory improvement that can be achieved when workers have views to the outside

World Green Building Council's *Business Case for Green Building* (2013).

DISTINCTION by MONTONI

A simple, clear and very cost-effective process.

A process involving various means to ensure objectives are met:

- > Preliminary energy simulation using state-of-the-art software
- > Continuous energy monitoring using software
- > Thermal inspections
- > Building lifecycle analysis carried out by our experts
- > On-site inspections to ensure that measures are applied
- > Complete documentation demonstrating the achievement of objectives

You will be given a plaque, a certificate and a file to highlight and promote the environmental efforts made.

Each Distinction by MONTONI building incorporates the following benefits and features:

- > A 30%¹ reduction in drinking-water consumption
- > Better air quality due to the implementation of control measures during construction, the use of low-VOC products, superior filtration quality and fresh-air exchange in accordance with current ASHRAE 62.1 standards
- > Energy consumption in compliance with current ASHRAE 90.1 standards, representing savings of more than 15%¹ compared to a building constructed to minimum industry standards
- > Thermographically validated airtightness;
- > Better site management to reduce its impact on the environment
- > Level 2 electric-vehicle charging stations to promote transportation with a low environmental impact
- > Outdoor lighting fixtures that limit light pollution
- > Sufficient number of bike racks and showers to promote this mode of transportation
- > Office spaces that provide natural light and views to the outside
- > Accessible green spaces for employees
- > Benefits that promote the achievement of ESG and sustainability criteria for your company

¹ It should be noted that these results are based on specific projects that have already been completed and that the performance of new projects may differ. Groupe MONTONI (1995) Division Construction Inc. assumes no responsibility in this regard, nor does it guarantee performance results.

Smart buildings



DISTINCTION by MONTONI covers green achievements in the following categories:

- > Water
- > Air
- > Environment
- > Energy
- > Health, well-being
- > Materials
- > Carbon

Each achievement is documented to provide a clear picture of the building's environmental performance. Site visits are carried out to validate the compliance of certain elements.

DISTINCTION by MONTONI is a way to make buildings smarter, in order to provide greater efficiency from an environmental standpoint while maximizing the user experience. This is a state-of-the-art option for controlling your building's performance. This aspect is in addition to the DISTINCTION by MONTONI program. It reduces energy costs.

In addition, the effective use of data enables a preventive approach that reduces the costs of replacing mechanical equipment. This type of system also makes it possible to achieve an unparalleled level of comfort for users.

The possibilities are endless, and most of the building control systems are customizable and can evolve according to the needs of your business. The only limit is your imagination.

What impacts does our building have on your employees?

There is undeniable evidence that the design and configuration of a workspace has an impact on occupants' health, well-being and productivity.



A happy and healthy workforce is an essential part of a productive and successful business over the long term.¹

Designing diverse workspaces is the key to productivity.¹

Occupants prefer to have access to windows and natural light, which translates into satisfaction and health benefits.¹

¹ *Health, Wellbeing & Productivity in Offices* by the World Green Building Council.



MONTONI

www.groupemontoni.com