



Creating Markets, Creating Opportunities

**Certify
Green and
Change Your
World.**

www.edgebuildings.com

Outshine the competition with EDGE

“Occupants of our exceptionally designed buildings benefit from lower energy and water bills. We’re committed to building green and have received EDGE certification for our projects, which gives us global recognition.”

Budiarsa Sastrawinata

Managing Director,
Ciputra Group

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 Citra Landmark was developed by Ciputra with Asia Green Real Estate as an investor.



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.

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



Commercial Owners

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



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 for Indonesia

With a target of a 29 percent reduction of emissions by 2030 and more than a 80 percent reduction of fossil fuel contributions to the power grid, Indonesia is looking for ways to use energy more efficiently in large cities. As the demand for natural resources increases, buildings that consume less will stand out from the overall building supply.

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.

Here's why EDGE is especially important in Indonesia

- ▶ Assist companies to see their contribution to emission reduction
- ▶ Completely online certification process
- ▶ Simple and affordable
- ▶ Integrity and technical rigor of certifier
- ▶ Association with the IFC brand, a part of the World Bank Group

CASE STUDY:

Ciputra Adopts EDGE

As one of the leading diversified property developers in Indonesia, Ciputra is certifying its properties with EDGE, cutting utility bills for its homeowner by up to 30 percent. By committing to EDGE, Ciputra was able to implement green building features in their low-income housing at Citra Maja Raya.

Citra Maja Raya



For residential projects, a reduced window to wall ratio, external shading devices, natural ventilation, energy-saving light bulbs, and low-flow plumbing fixtures have been used, among other green solutions.

30% energy savings

26% water savings

60% less embodied energy in materials

Ciputra Projects with EDGE:

- ▶ Residential, Office and Retail buildings certified
 - ▶ Almost 335,000 square meters with a pipeline of 155,000
 - ▶ 8 certified projects with 8 pipeline projects located in Jakarta and Batam
 - ▶ Savings of more than 4,900 tCO₂/year
-

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 can be used for free 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 is practical, it gives us information on things that we need to focus on. It gives us information that adds value to our project directly from design stage and potentially can improve our performance. This is a strong point for EDGE.”

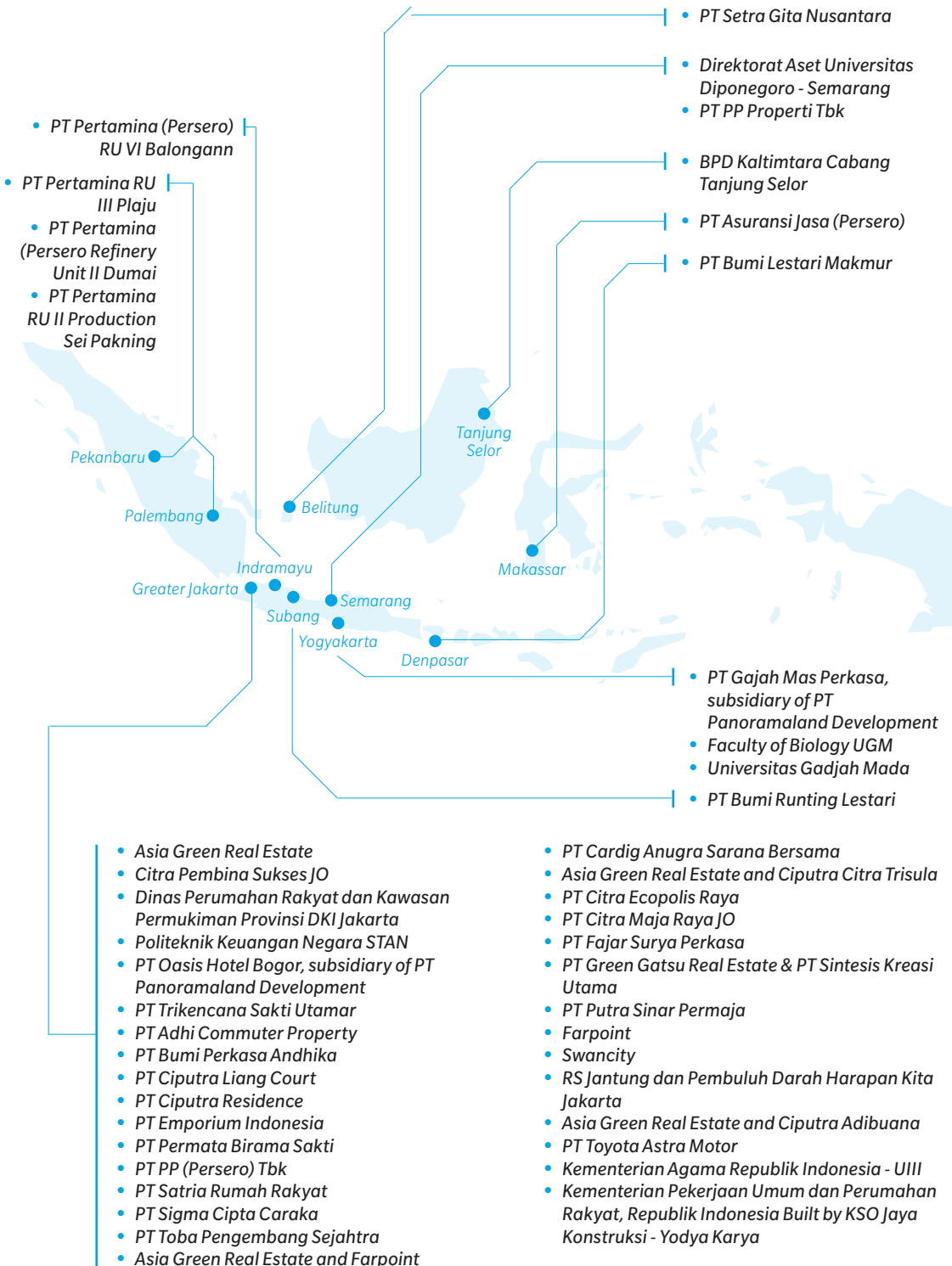
Arista Dharsono
Head Operations Indonesia
Asia Green Real Estate

Watch “How to Meet the EDGE Standard.”



EDGE is gaining popularity across Indonesia

The following entities in Indonesia are among those who are certifying their projects with EDGE, bringing value to the lives of their customers while enhancing their sustainable brands.



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



Verde Two Tower



South Quarter



Law Learning Center UGM



Citra tower



Belle Fleur



Griya Lima Garuda Subang



Jantung Harapan Kita Hospital



Sheraton Belitung Resort



Samara Suites (Persero) RU III Plaju



Ecoloft Jababeka Cikarang



GM Office PT Pertamina



Rusunawa Daan Mogot Semarang



The 101 Suryakencana



The Alton Apartment

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.



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.



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.



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.

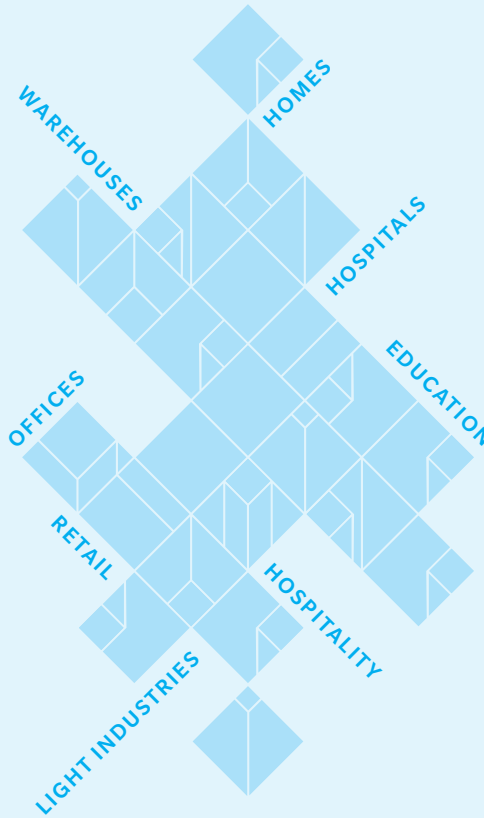
Cost Contact GBC Indonesia for information.



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:



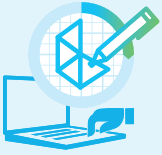
EDGE Experts provide valuable support

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.

Start certifying your project with EDGE



STEP 1: Register

Design your project in the EDGE App and click apply for certification. GBC Indonesia will follow up to send the registration invoice.



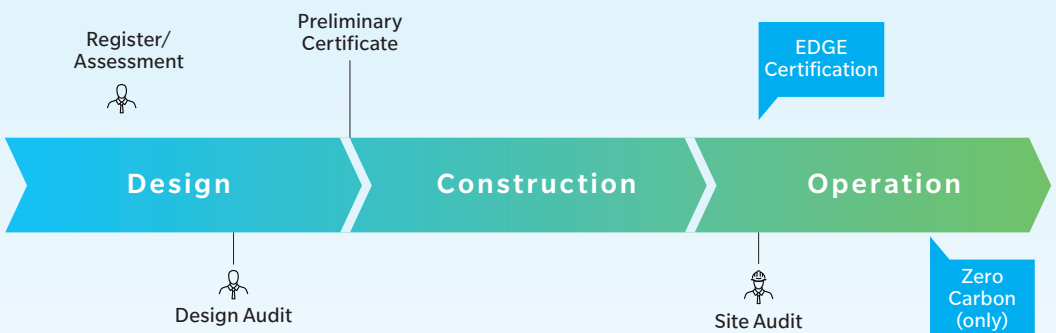
STEP 2: Certify

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.



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 www.edgebuildings.com/plaques



GBC Indonesia is your go-to source for EDGE certification



EDGE projects in Indonesia are certified by Green Building Council (GBC) Indonesia, an independent organization established in 2009 by professionals in design and construction industry who are concerned about green building practices. The main focus of GBC Indonesia is to pursue the socialization and transformation of sustainable green principles, particularly in building construction industry in Indonesia.

GBC Indonesia collaborates with various stakeholders and provide trainings for building professionals. It is also providing green building certification services, including EDGE.

More information is available at www.gbcindonesia.org.

To contact GBC Indonesia directly, email edge@gbcindonesia.org.

Certification Pricing in Indonesia

Hiring an auditor is required and is in addition to the cost of certification.

Built-Up Area (SQM)	Registration	Certification
< 5,000	IDR 2,700,000	IDR 35,000,000
5,000 -10,0000	IDR 2,700,000	IDR 55,000,000
> 10,000	IDR 2,700,000	IDR 75,000,000

EDGE Registration will be accepted after GBC Indonesia received registration payment receipt

EDGE Auditors provide valuable support

EDGE Auditors assess whether a building meets the requirements of the EDGE standard by evaluating the evidence provided by the client. This includes documentation at the preliminary and post-construction stages, as well as performing a site audit.

When registering your project in the EDGE App, reach out to one or more EDGE Auditors for a quote.

A list of EDGE Auditors in Indonesia is available by request to [**edge@gbcindonesia.org**](mailto:edge@gbcindonesia.org)



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

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

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