

ENERGY PERFORMANCE CERTIFICATE

3-5 MELVILLE STREET, EDINBURGH

9TH APRIL 2013



Produced for Knight Property Group PLC
c/o
Jones Lang LaSalle
PO Box 2880
Bristol
BS8 9FJ



CONTENTS

Energy Performance Certificate: 3-5 Melville Street, Edinburgh.

- 1.0 Covering Letter
- 2.0 Energy Performance Certificate & Energy Report

1.0 Covering Letter

Mr C. Beattie
Jones Lang LaSalle
7 Exchange Crescent
Conference Square
EDINBURGH
EH3 8LL



Mr Neil McCreath
EPC Options Ltd
78/10 Orchard Brae Avenue
EDINBURGH
EH4 2GA

9th April 2013

Ref: 1626/NM

Dear Mr Beattie,

Energy Performance Certificate

3-5 Morrison Street, Edinburgh

Further to your instructions dated 26^h March 2013 provided on behalf of Knight Property Group Plc., I have pleasure in enclosing the completed Energy Performance Certificate for the above property.

The Energy Performance Certificate has been produced using the approved ISBEM software, following significant property specific input data being collected.

Please therefore find enclosed, a completed Energy Performance Certificate and separate Energy Report for your information.

The Energy Performance Certificate and accompanying Energy Report for the subject property contains a single key recommendation – focusing specifically on the central heating used within the property, which may be considered by the current tenant(s), in order to reduce energy consumption and the associated energy use costs related to the property.

EPC Options Ltd
78/10 Orchard Brae Avenue, Edinburgh, EH4 2GA
T: 0131 332 4945 E: info@epcoptions.co.uk w: www.epcoptions.co.uk

For your information in the first instance, the Building Emissions Rating for the subject property is outlined below:

Property	Building Emissions Rating (A= Excellent - G= Poor)
3-5 Melville Street, Edinburgh	D

In conclusion, while the Building Emissions Rating is currently within the “D” rated band after being modelled to produce 46 kg of Carbon Dioxide per sq. metre, should the single recommendation contained within the Energy Performance Certificate be implemented, the Building Emissions Rating would be improved to fall within the “C” rated band (43 kg of Carbon Dioxide per sq. metre).

At the current time, the system remains a method by which the European Union hopes to make commercial property stakeholders increasingly aware of their building energy use and at this stage, there are no mandatory procedures which will have to be undertaken.

I trust the enclosed information is acceptable and informative, however if you require any further information then please do not hesitate to get in contact with me.

Yours sincerely,



Neil McCreath BSc (Hons) MRICS

Director – EPC Options Ltd.

Email: neil.mccreath@epcoptions.co.uk
Mobile: 07730941794

EPC Options Ltd
78/10 Orchard Brae Avenue, Edinburgh, EH4 2GA
T: 0131 332 4945 E: info@epcoptions.co.uk w: www.epcoptions.co.uk

2.0 Energy Performance Certificate & Energy Report

Energy Performance Certificate

Scotland

Non-Domestic buildings and buildings other than dwellings

3-5 Melville Street, Edinburgh EH3 7PE

Date of assessment: 02 April 2013
Date of certificate: 09 April 2013
Total conditioned area: 939.51m²
Primary energy indicator: 253 kWh/m²/yr

Reference Number: 0692-0446-3530-2403-1703
Building type: Office/Workshop
Assessment Software: SBEM

Building Energy Performance Rating

Excellent



Net Zero Carbon or better

(0-15)

A

(16-30)

B

(31-45)

C

(46-60)

D

(61-80)

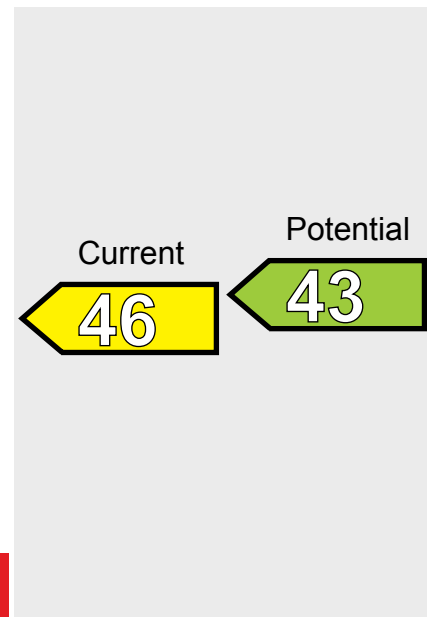
E

(81-100)

F

(100+)

G



Very Poor

Approximate Energy Use:

134 kWh per m² per year

Approximate Carbon Dioxide Emissions:

46.01 kgCO₂ per m² per year

The building energy performance rating is a measure of the effect of a building on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact on the environment. The current rating is based upon an assessor's survey of the building. The potential rating shows the effect of undertaking all of the recommended measures listed below. The recommendations report which accompanies this certificate explains how this rating is calculated and gives further information on the performance of this building and how to improve it.

Benchmark

A building of this type built to building regulations current at the date of issue of this certificate would have a building energy performance rating of:



Recommendations for the cost-effective improvement of energy performance

1. Consider replacing heating boiler plant with a condensing type.

There are additional improvement measures applicable to this building. Refer to the recommendations report.



The Green Deal may allow you to make your home warmer and cheaper to run at no up-front capital cost. See your recommendations report for more details.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE BUILDING AND NOT BE REMOVED UNLESS REPLACED WITH AN UPDATED CERTIFICATE.

Background

This section provides additional information regarding the building and your energy assessment.

Building type:	B1 Offices and Workshop businesses
Total useful floor area:	940
Main heating fuel:	NaturalGas
Building Environment:	HeatingandNaturalVentilation
Renewable energy source:	Heat pumps
Electricity:	Grid supplied

The recommendations report provides additional information in support of your Energy Performance Certificate. It was produced in line with the Government's approved calculation methodology and is based upon output from CLG, iSBEM, v4.1.e, SBEM, v4.1.e.5 (EPCgen, v4.1.e.5).

This calculates energy used in the heating, hot water provision, lighting and ventilation of your building. Different fuels produce different amounts of carbon dioxide for every kilowatt hour (kWh) of energy used. The calculation methodology therefore applies fuel emission factors to energy use for each fuel used to give an overall rating for your building. This assessment covers all fixed building services but excludes energy used in portable appliances, office equipment and for industrial processes.

As buildings can be used in different ways, energy use is calculated using standard occupancy assumptions which may be different from the way you use your building. The rating also uses national weather information to allow comparison between the performance of similar buildings in different parts of Scotland.

Further information on the assessment process and approved software tools can be found online at: www.scotland.gov.uk/epc.

Recommendations for improvement

This section lists the improvement measures recommended on your Energy Performance Certificate and further action you can take to improve the performance of your building. These measures have been checked by your assessor as being appropriate for your building and are listed under four headings: short payback period, medium payback period, long payback period and other improvement measures.

The calculation tool has automatically produced a set of recommendations which are reviewed by your assessor to ensure that they are relevant to the building and its use. The assessor may add or remove recommendations and may also have commented on the recommendations based upon their professional knowledge and expertise. This may include inserting additional recommendations or measures under 'other recommendations' (see below).

Note that these recommendations relate to and do not include advice on matters relating to the operation and maintenance of your building as such cannot be identified or represented within the calculation process.

Implementing improvements - legal disclaimer.

The advice provided in this recommendations report is intended to be for information only. Recipients of this report are advised to seek further professional advice before making any decision on how to improve the energy performance of the building.

Recommended measures with a short payback period (less than 3 years)

Recommendations (short payback)	Potential Impact
---------------------------------	------------------

Recommended measures with a medium payback period (3 to 7 years)

Recommendations (medium payback)	Potential Impact
----------------------------------	------------------

Recommended measures with a long payback period (more than 7 years)

Recommendations (long payback)	Potential Impact
Consider replacing heating boiler plant with a condensing type.	HIGH

Other measures

This section lists other measures selected by your assessor based upon an understanding of the building and/or a valid existing energy report.

Your assessor has not identified other measures for this building.

Payback period:

Payback periods are based upon data provided by Good Practice Guides and carbon Trust energy survey reports and are average figures calculated using a simple payback method. It is assumed that the source data is correct and accurate, using up to date information.

They should be considered indicative. The figures have been calculated as an average across a range of buildings and may therefore differ from the actual payback period for the building being assessed. It is recommended that the cost effectiveness and payback of each suggested measure be further investigated before making any decision on how to improve the energy efficiency of your building.

Carbon Impact:

Each measure is assigned a low, medium or high potential impact on your buildings' energy efficiency. This relates to their potential to reduce carbon dioxide emissions arising from energy used in your building. For automatically generated recommendations, the carbon impact is determined by the approved software but may be adjusted by your assessor based upon their knowledge of the building. The impact of 'other recommendations' is determined by the assessor.

Comparative assessment - Feed-in Tariff

Eligibility for standard tariff for solar PV under the DECC Feed-in Tariff initiative is contingent on a minimum energy efficiency requirement being met. This requires a building to have an EPC band of D or better. Further information can be found at: www.decc.gov.uk/fits This requirement is based upon the means of determining EPC band which is used in England & Wales.

If calculated using this process, but using Scottish climate data, your building would currently have an EPC band of A+ (and a rating of -7777).

About this document

This report and the accompanying Energy Performance Certificate are valid for a maximum of ten years. These documents cease to be valid where superseded by a more recent assessment of the same building carried out by a member of an Approved Organisation.

Your Energy Performance Certificate and this recommendations Report for this building were produced following an energy assessment undertaken by an assessor accredited by Bre (<http://www.po.org.uk>), an Approved Organisation Appointed by Scottish Ministers. The certificate has been produced under the Energy Performance of Buildings (Scotland) Regulations 2008 from data lodged to the Scottish EPC register.

Assessor's name: Neil McCreath
Assessor membership number: BREC090303
Company name/trading name: EPC Options Ltd
Address: EPC Options Ltd - 78/10 Orchard Brae Avenue, Edinburgh EH4 2GA
Phone number: Information not provided by the user
E-mail address: neil.mccreath@epcoptions.co.uk

Use of this energy performance information

If you have any concerns regarding the content of this report or the service provided by your assessor you should in the first instance raise these matters with your assessor and with the Approved Organisation to which they belong. All Approved Organisations are required publish their complaints and disciplinary procedures and details can be found online at the web address given above.

This Certificate and report will be available to view online by any party with access to the report reference number (RRN) and to organisations delivering energy efficiency and carbon reduction initiatives on behalf of the Scottish and UK Governments. Further information on this and on Energy Performance Certificates in general can be found at www.scotland.gov.uk/epc.

Opportunity to benefit from a Green Deal on this property

The Green Deal may enable tenants and owners to make improvements to their property to make it more energy efficient, without having to pay for the work upfront. Under a Green Deal, the cost of the improvements is repaid over time via a credit agreement. Repayments are made through a charge added to the electricity bill for the property.

You can choose which improvements you want and ask for a quote from an authorised Green Deal provider. They will organise installation by an authorised Green Deal installer. If you move premises, the Green Deal charge stays with the property and the repayments pass to the new bill payer.

To find out how you could use Green Deal finance to improve your property, visit www.energysavingtrust.org.uk/scotland or contact the Scottish Green Deal advice service at your local Energy Saving Scotland advice centre on 0800 512 012