I PROTOCOLLI GREEN BUILDING PER RIGENERARE IL TESSUTO INDUSTRIALE DI MILANO

Chapter Lombardia
arch. Gianluca Padula
25.05.2018
The International WELL Building Institute (IWBI) has joined forces with Green Building Certification Institute (GBCI) to facilitate third-party certification services for WELL Certification.

The IWBI administers certification under the WELL Building Standard in collaboration with the Green Building Certification Institute (GBCI), the same organization that certifies LEED green buildings. GBCI will provide third-party accreditation services through its collaboration with the IWBI.
HEALTHY OFFICES
RESEARCH AT A GLANCE

People function and perform significantly better in a healthy work environment. It also makes people more aware of their health and it inspires them to live healthier at home.

<table>
<thead>
<tr>
<th></th>
<th>IMPROVED PERFORMANCE (based on objective measures)</th>
<th>IMPROVED PERFORMANCE (based on self-report)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Natural Space</td>
<td>+10%</td>
<td>+10%</td>
</tr>
<tr>
<td>More plants on the work floor</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Right Lighting</td>
<td>+12%</td>
<td>+18%</td>
</tr>
<tr>
<td>Circadian lighting</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Healthy Nutrition</td>
<td>+45%</td>
<td>+20%</td>
</tr>
<tr>
<td>Healthy alternatives to sugar and caffeine</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mental Balance</td>
<td>+30%</td>
<td>+16%</td>
</tr>
<tr>
<td>Meditation, yoga, power naps and massages at work</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Physical Exercise</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Less sitting more walking</td>
<td>36%</td>
<td>71%</td>
</tr>
</tbody>
</table>

124 participants
5 research methods
>100,000 data points
consumo di suolo
stato attuale
73%

cconsumo di suolo
PGT
65%

Da oggi al 2030. Lo sviluppo della città non per forza porta ad un ulteriore consumo di suolo

estratto dal PGT Milano
Le aree di Trasformazione come epicentri che hanno effetto su tutta la città
L'area acquistata

Così sarà il quartiere una volta realizzati tutti i progetti

2 miliardi di euro
Il valore di mercato 
290.000 mq
L'estensione dell'area

25
Gli edifici

380
Le unità abitative 
(in 13 edifici)

Torre Diamante
Altezza: 140 metri 
(ultimo edificio più alto d'Italia)
Piani: 30 
Progettato dallo studio Kohn Pedersen Fox Associates

Torre Solaria
Altezza: 143 metri 
(ultimo grattacielo più alto d'Italia)
Piani: 37 
Progettato dallo studio Arquitectonica di Miami

Piazza Gae Aulenti
Diametro: 100 metri 
E rialzata di 5 metri rispetto al livello della strada

Torre Unicredit
Altezza: 231 metri 
(ultimo grattacielo più alto d'Italia)
Piani: 32 
Progettato dall'architetto César Pelli

Bosco Verticale
Progetto di Stefano Boeri che prevede circa 900 alberi sulle terrazzee

2018 | Porta Nuova | Milano
LEED (ex-post)
CITYLIFE
Milan
Targeting LEED Gold

Covering an overall area of 366,000 square meters, CityLife is a new urban renewal project consisting of residences, offices and shopping and has attracted some of the biggest names in architecture such as Zaha Hadid, Daniel Libeskind and Arata Isozaki. Early on, the team behind CityLife conducted a feasibility study of the project. One million Euros, equivalent to 0.07% of the construction cost, was devoted to improve their score to LEED Gold. Another selling point to investors of the project was energy modeling. The model suggested a zero cost improvement, saving 50% of cooling costs.

A NEW WORLD IS COMING
30 NOVEMBRE

2006 | City Life | Milano
ENERGY PARK | la fase successiva
NET ABSORPTION | 2018

Source: CBRE Research, Q1 2018; *Net absorption figure for 2015 has been amended.
THE MILAN OFFICE MARKET

Source: CBRE Research
## The Milan Office Market

<table>
<thead>
<tr>
<th>Sub-Market</th>
<th>Stock</th>
<th>Avg. Take-up</th>
<th>Vacancy Rate</th>
<th>Prime Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Periphery</strong></td>
<td>2,941,800 sq m</td>
<td>106,100 sq m</td>
<td>18.3%</td>
<td>240 €/sq m/y</td>
</tr>
<tr>
<td><strong>SemiCentre</strong></td>
<td>2,357,057 sq m</td>
<td>75,130 sq m</td>
<td>7.1%</td>
<td>300 €/sq m/y</td>
</tr>
<tr>
<td><strong>Milanofiori</strong></td>
<td>464,800 sq m</td>
<td>10,421 sq m</td>
<td>4.3%</td>
<td>220 €/sq m/y</td>
</tr>
<tr>
<td><strong>Centre</strong></td>
<td>830,000 sq m</td>
<td>14,117 sq m</td>
<td>10.1%</td>
<td>400 €/sq m/y</td>
</tr>
<tr>
<td><strong>PN BD</strong></td>
<td>1,226,900 sq m</td>
<td>63,491 sq m</td>
<td>6.0%</td>
<td>500 €/sq m/y</td>
</tr>
<tr>
<td><strong>SDM</strong></td>
<td>465,600 sq m</td>
<td>4,335 sq m</td>
<td>6.5%</td>
<td>200 €/sq m/y</td>
</tr>
<tr>
<td><strong>Hinterland</strong></td>
<td>2,295,501 sq m</td>
<td>28,038 sq m</td>
<td>17.3%</td>
<td>200 €/sq m/y</td>
</tr>
</tbody>
</table>

* Yearly Avg. Take-up is calculated on the period 2016-2018.
* Vacancy rate: percentage of vacant space calculated on the sub-market’s stock.

Source: CBRE Research
MILAN OFFICE MARKET | TAKE-UP, RENTS & VACANCY

Take-up by sub-markets

Rents

Vacancy rate %

Vacancy by quality

Source: CBRE Research
MILAN OFFICE MARKET RENT CYCLE

Source: CBRE Research, Q4 2017
MILAN LETTING TRANSACTIONS | Q1 2018

Source: CBRE Research

PERIPHERY + HINTERLAND = 61%
Peak of completions from 2009 to 2012. The largest contribution arrived from the development of Porta Nuova BD.

Pipeline 2018-21

Pipeline 393,143 sq m

All under construction 231,888 sq m

Spec. under construction 188,225 sq m

Source: CBRE Research
Pipeline is still subdued: landlords looking for financing or to agree a pre let before starting construction works.

Source: CBRE Research
MILAN | 2018-21 | MAJOR OFFICE UNDER CONSTRUCTION

- **CITY LIFE – TORRE LIBESKIND**
  - 33,520 sq m
  - Q4 2019

- **VIALE DON LUIGI STURZO 45**
  - 25,000 sq m
  - Q4 2021

- **THE CORNER**
  - 19,890 sq m
  - Q2 2019

- **VIA BONNET 10**
  - 16,100 sq m
  - Q1 2020

- **PIAZZA GAE AULENTI**
  - 20,000 sq m
  - Q4 2019

- **VIA DELLA MOSCOVA 33**
  - 21,000 sq m
  - Q3 2019

Source: CBRE Research
MILAN | POTENTIAL PROJECTS TO BE DEVELOPED

Source: CBRE Research
GRAZIE PER L’ATTENZIONE

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