

Renewing iconic buildings for a net-zero future

Laura Boyle, Investment and Asset Manager



KINRISE

Welcome to Kinrise

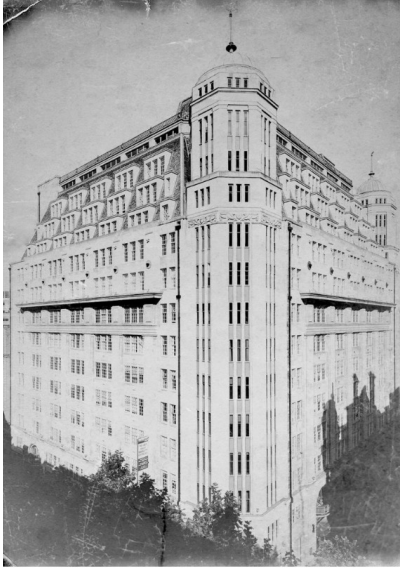
We started in 2015 with a hunch.

That **transforming existing buildings** was better than building new ones, for office tenants, for their cities and for the environment.

We have invested in 12 buildings across Manchester, Leeds, Liverpool, Birmingham and London.



Iconic buildings that have stood the test of time



KINRISE

Renovated & transformed



With spaces for collaboration, culture & community



With high specification, characterful offices for companies large and small



SUNLIGHT HOUSE AND
MARTINS BANK BUILDING

Sunlight House, 1932, Manchester



Martins Bank Building, 1932, Liverpool



FIVE CHALLENGES OF RETROFITTING

Four challenges, changing the rhetoric on retrofit

1. Performance
2. Market & Finance
3. Planning
4. Environmental



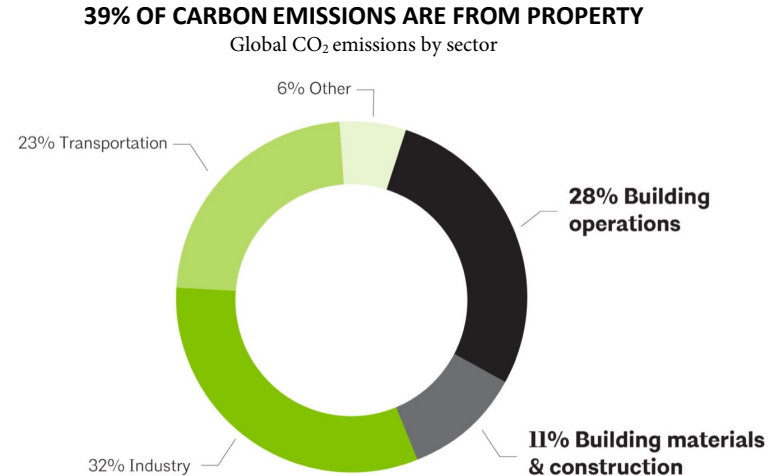
HELPING TENANTS GET TO
NET ZERO

The path to Net Zero for companies lies in existing properties, not new-builds

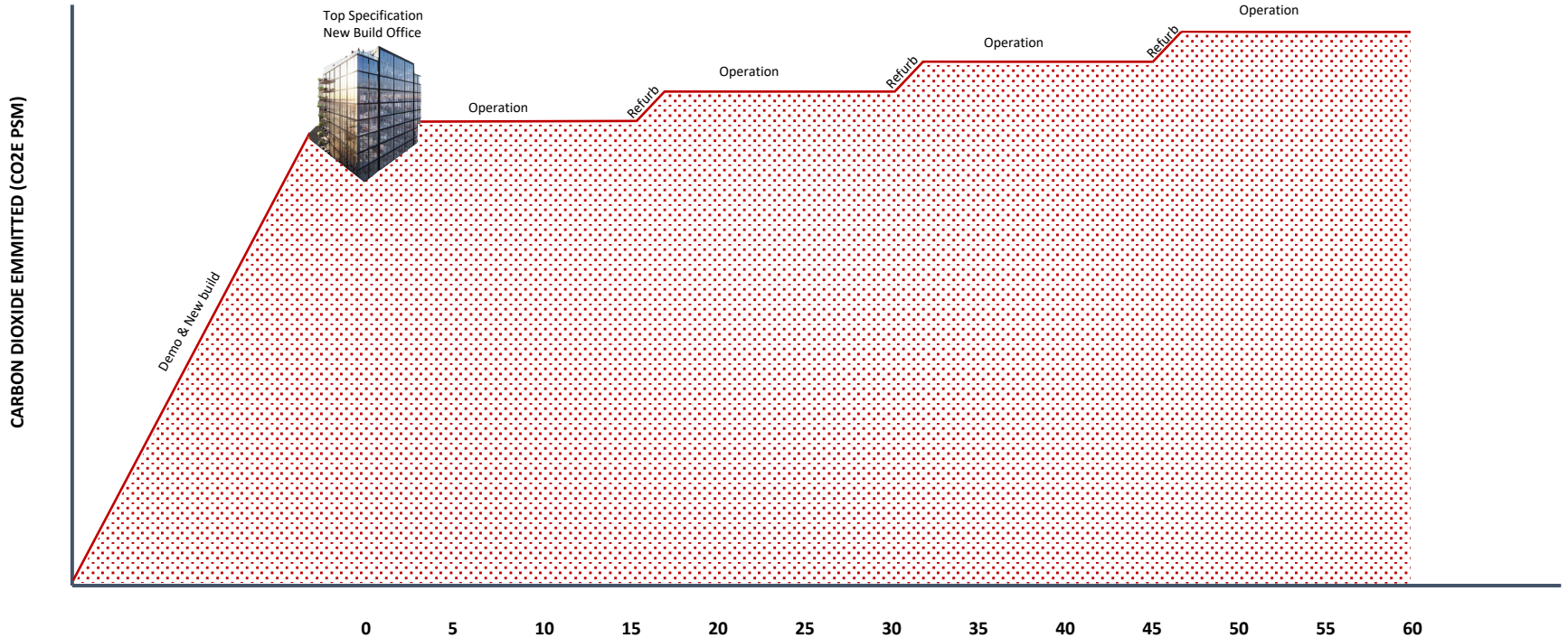
The built environment generates **39% of annual global CO₂ emissions** which drives global warming and **62% of the UK's waste is from construction.**

The UK Government has committed to **Net Zero carbon emissions by 2050**, a target it will **miss by 40%** if current trajectory is followed.

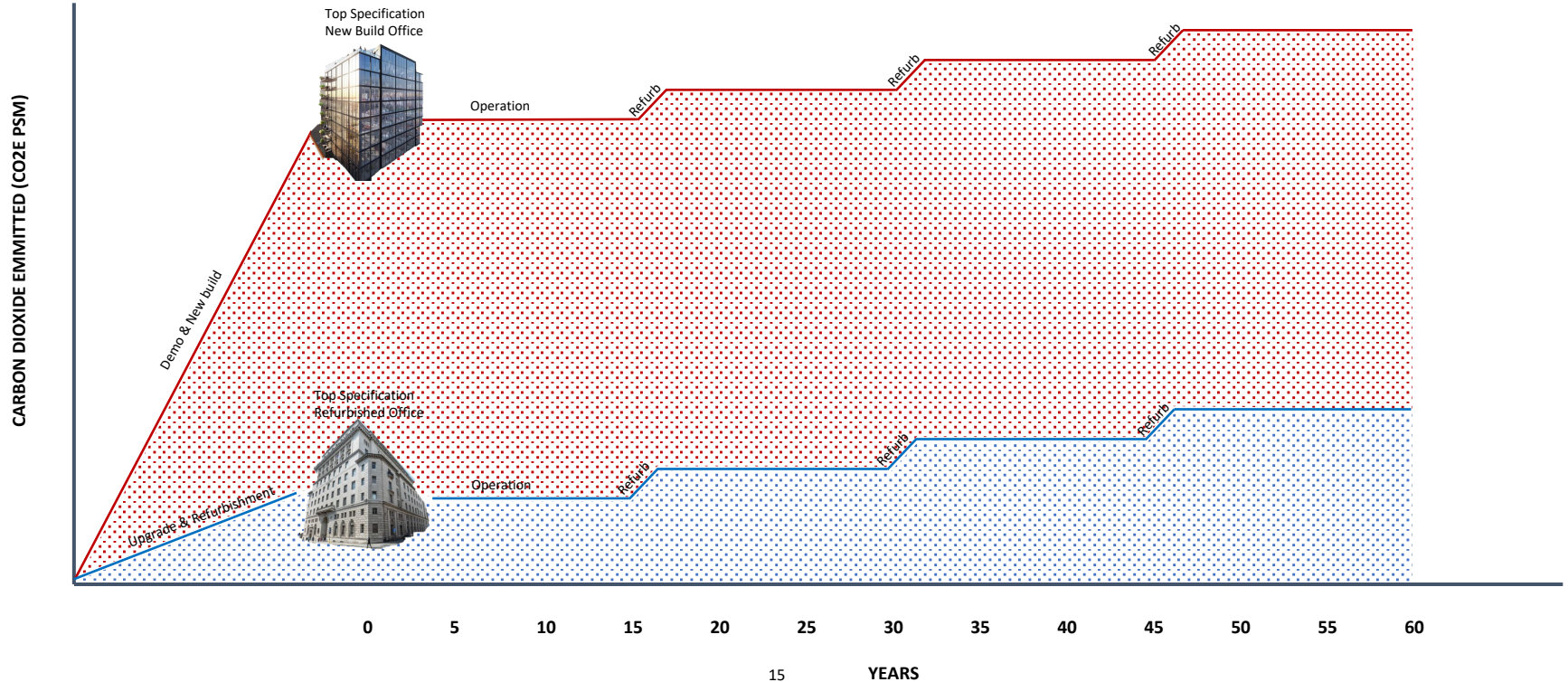
Companies have made ambitious **Net Zero pledges** and there is a widely held mis-conception that occupying new-buildings is the answer.



New buildings' Net Zero carbon claims & green accreditations hide the carbon emitted during demolition & construction

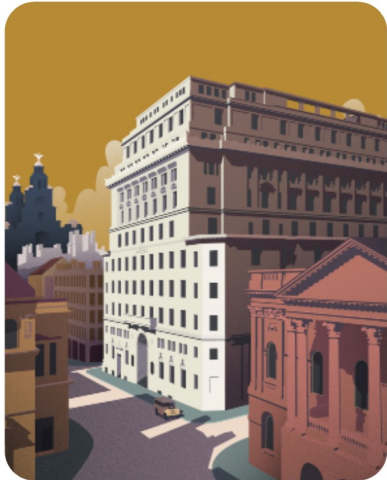


New-builds emit 247% more carbon than a refurbishment over a typical 10 year lease & 40% more carbon over a 60 year life-cycle



Comparison to new build equivalent over a 10 year lease

UPGRADE OF MARTINS



252
kg CO₂e psm

19,243
sqm

4,849,236
kg CO₂

4,849
ton CO₂

4,849
hot air balloons of emitted CO₂



NEW-BUILD OF SAME SIZE



875
kg CO₂e psm

19,243
sqm

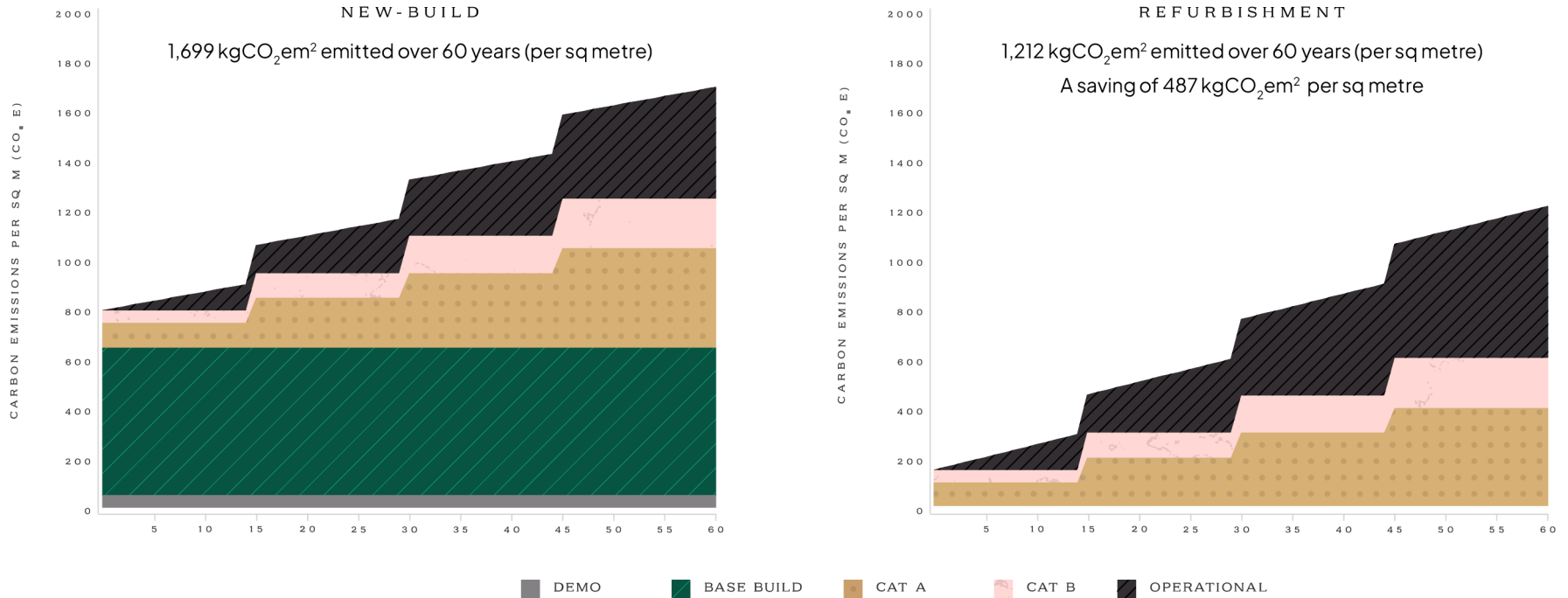
16,838,100
kg CO₂

16,838
ton CO₂

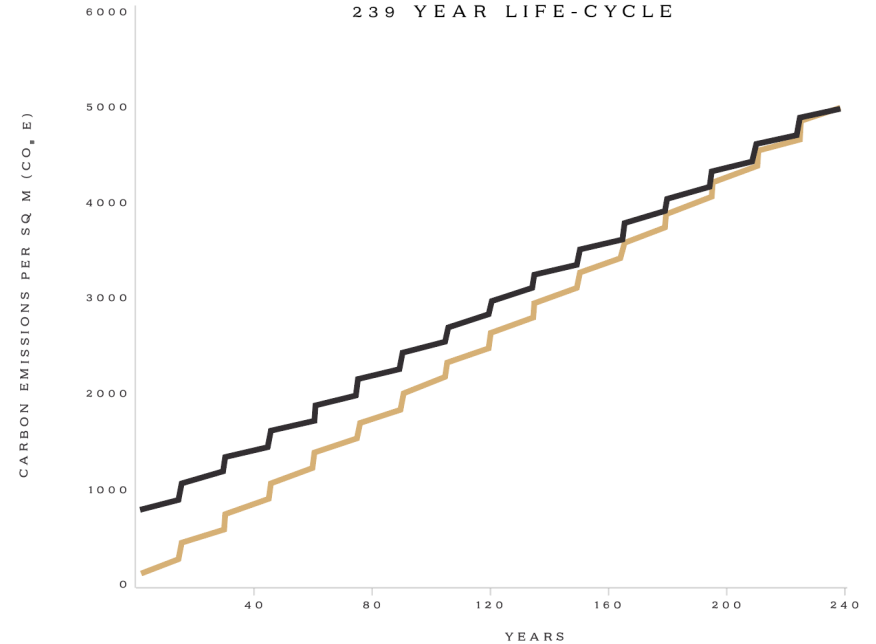
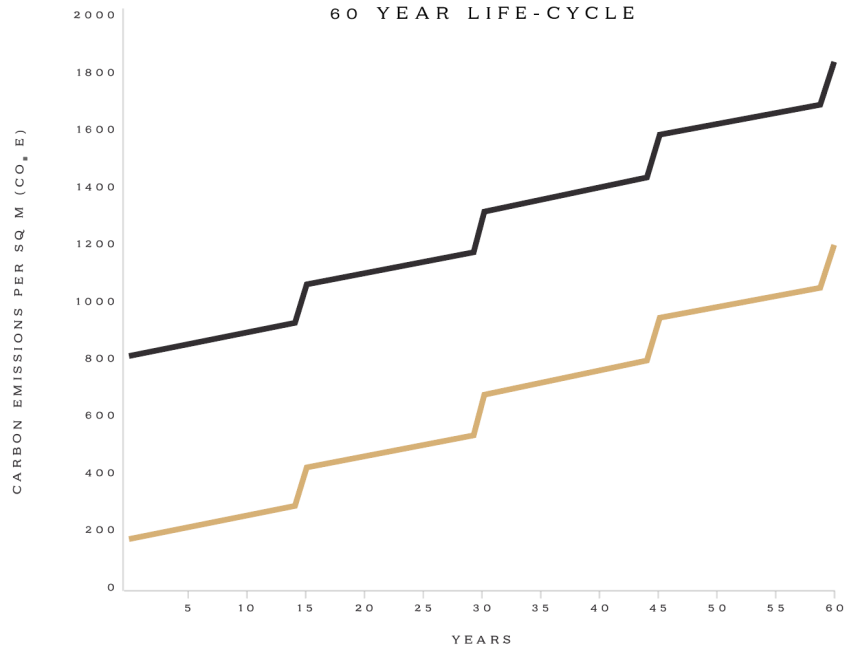
16,838
hot air balloons of emitted CO₂



A new building emits 40% more carbon over a 60 year lifecycle



It would take 239 years for a new-build to pay back its emissions during construction, via its improved energy efficiency



NEW-BUILD REFURB

HOW WE SEE
THE FUTURE

Iconic, net-zero buildings creatively reinvented to offer companies and communities exceptional spaces



Reducing our tenants' collective carbon output, landfill waste and material consumption



KINRISE

Laura@Kinrise.com

Kinrise
2 Noel Street
Soho
London
W1F 8GB

www.Kinrise.com

[@Kinrise.studio](https://www.instagram.com/Kinrise.studio)