



BORiS

BORiS is a fundamental part of Bentall Kennedy's business management systems. Developed in partnership with Refined Data, BORiS helps us to identify, assess and actively monitor risks associated with client property portfolios.

FOUR DISTINCT MODULES ARE PART OF THE BORiS SYSTEM:

Environmental Risk Management

- Tracks environmental concerns of properties including high risk tenants, hazardous substances and more.
- Provides a centralized library maintaining both current and historical environmental documents including reports, physical information and incident tracking information.

Occupational Health & Safety Management

- Outlines policies and processes in the workplace aimed at mitigating occupational risks.
- Facilitates workplace hazardous assessments, tracks workplace accidents and near misses, and identifies related training needs for our people.

Regulatory Compliance

- A regulatory reference library of environmental and health & safety regulations, in laymen's terms, which is applicable to the numerous jurisdictions in which we operate.

Capital Planning

- New in 2013, this powerful platform tracks building components allowing us to schedule maintenance and replacement requirements over the lifespan of the asset.

BENEFITS OF BORiS:

CUSTOMIZED REPORTS

BORiS allows for customized reports from the property level to a consolidated portfolio level view - whether it's the location of environmental risks (i.e. storage tanks) or aggregated number of component replacements over the next 5 years (i.e. rooftop units).

EMAIL NOTIFICATIONS OF INCIDENTS AND ACCIDENTS

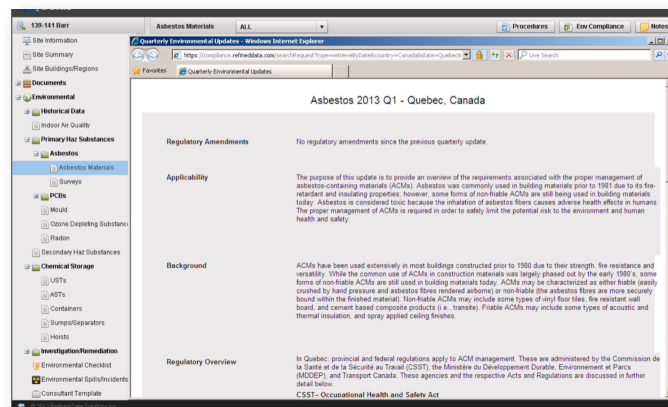
Incidents such as spills, accidents or changes of status of high risk items trigger email notifications to Bentall Kennedy's Environmental and Health & Safety Services, ensuring rapid response and expert support for our property teams.

EASY-TO-USE INTERFACE - DATA CAN BE ENTERED BY CONSULTANTS

BORiS allows restricted access to consultants to input information directly into the system. This maintains consistency and accuracy of information within the system.

COMPLETE BUILDING COMPONENT INVENTORY

Provides a long-term strategic view of potential building obsolescence and/or major renewal program requirements of properties and across client portfolios.



Actual screenshot of BORiS system



Container: Aboveground Tanks Report

Location	Contents	Identification	Volume (litres)	Condition
Site 32 - main building	Diesel AST	P2 Parking Level	9150.0	Good
Site 442 - building 1	Diesel	Basement	455.0	Good
Site 571 - tower	Diesel Fuel	Daytank for Tenant Generator	1100.0	Good
Site 571 - parkade	Diesel AST	P3 Parking Level	7000.0	Fair
Site 630 - main building	Diesel AST	P1 Parking Level	9000.0	Good
Site 777 - main building	Diesel	Basement	500.0	Good
Site 777 - tower	Diesel Fuel	Daytank	1100.0	Good
Site 690 - parking	Diesel AST	P2 Parking Level	7000.0	Good

Sample report



**Bentall
Kennedy**