



# EDGE CERTIFICATION – THINKSTEP-SGS SERVICE OFFER

A partner of SGS



thinkstep  
a sphera company

SGS



## THINKSTEP- SGS – ONE-STOP-SHOP APPROACH

*“With the thinkstep-SGS consortium, there’s no compromise. Whether you are a multi-million project developer or just a small scale ‘one-man’ project, you get the same expert support from the EDGE team. SGS is walking at your side and advising you from the very first step in EDGE until the certificate issuance. We can only recommend it to anyone.”*

**Sam Zacca,**  
General Manager,  
Mabani Holdings

### ABOUT EDGE

As an innovation of the International Finance Corporation (IFC), a member of the World Bank Group, EDGE makes it faster, easier and more affordable than ever before to build and brand green in over 140 emerging markets. EDGE reveals the systems and solutions that work best for local climates, bringing international caché to certified projects without losing the local context.

**Software:** With the EDGE App, instantly identify the most cost-effective ways to build green and how long it takes to recover your investment.

**Standard:** Reach the minimum standard of 20% less resource intensity in energy, water and embodied energy in materials.

**Certification:** Prove that your building is quantifiably green through the certification offered by licensed service providers in over 140 countries.

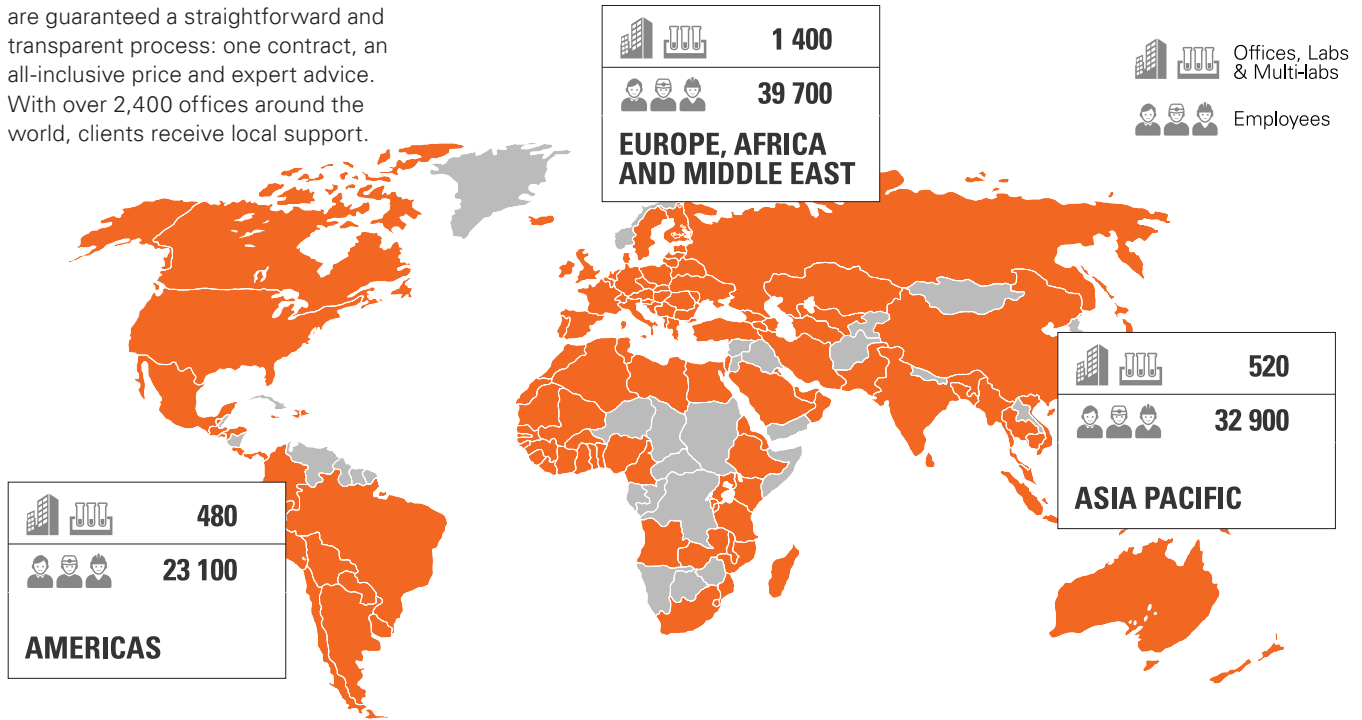
Design, verify and certify your portfolio green, differentiating your product and positioning your company at the forefront of change.

## THINKSTEP-SGS: A ONE-STOP SHOP APPROACH

As global certification partner, the thinkstep-SGS consortium offers a unique synergy between world-class audit and certification services, global representation, rich expertise and experience in the development and operation of green building standards and the quantification of sustainable construction. Operating as a one-stop shop for EDGE certification, clients are guaranteed a straightforward and transparent process: one contract, an all-inclusive price and expert advice. With over 2,400 offices around the world, clients receive local support.

## WORKING WITH THINKSTEP-SGS

- ✓ **One contract** for certification, registration, audit and EDGE Expert services
- ✓ Local / regional auditors available in over **140 countries**
- ✓ Certification agreement available in **English, French, Spanish and Mandarin**
- ✓ **Portfolio certification** available worldwide
- ✓ **Discounts available** for clients using EDGE Experts



## THINKSTEP-SGS HAS BEEN AN EDGE GLOBAL CERTIFICATION PARTNER FOR IFC SINCE 2015



### ONE-STOP-SHOP

We provide audit, certification and EDGE Expert fees in one contract for ease-of-use for our clients. As part of our one-stop-shop, all clients receive one contact person who guides the technical teams throughout the process.



### OVER 140 COUNTRIES

We are licensed to provide audit and certification services in over 140 countries. With EDGE auditors throughout the world via the SGS network, we visit sites quickly and efficiently. As part of our global presence, we provide certification agreements in English, French, Spanish and Mandarin, with more language to come.



### ALL BUILDING TYPES

We work with clients to certify entire portfolios of buildings, in addition to individual buildings. Through a sampling approach of similar design concepts, we reduce the time and resources required to certify hundreds to thousands of buildings.



### DISCOUNTS AND PARTNERS

We partner with EDGE Experts and organisations throughout the world to add value for our clients and connect projects with the best local expertise and opportunities.



35% Energy Savings



42% Water Savings



41% Less Embodied Energy in Materials

Greenox Residence  
Istanbul, Turkey  
thinkstep-SGS certified in May 2018  
Floor space: 37,074m<sup>2</sup>  
CO<sub>2</sub>-savings: 171.74 tCO<sub>2</sub>/Year  
170 apartments



## NEW BUILDING CERTIFICATION

*"No matter where your building is, we ensure the same quality of services in all countries. With our one-stop-shop approach, our clients get auditor and certifier capacities combined"*

**Harry Fernau,**  
Global Product Manager,  
Energy & Green Building,  
SGS

We offer an all-in audit and certification package in over 130 countries worldwide. As a one-stop-shop provider, we provide our clients with a single contract and a point person who guides the team throughout the process. This streamlines certification and makes it easy for clients to proceed quickly and efficiently. Our fees are all-inclusive (registration, design and site audit as well as certification fees) and are based on the complexity of the project. For standard projects, we offer fixed fees that are available on [www.edgebuildings.com/certify](http://www.edgebuildings.com/certify).

### PROJECT ASSESSMENT



Use EDGE for free at [www.edgebuildings.com](http://www.edgebuildings.com). Register, create a new project and get started straight away entering basic building data, so that EDGE can calculate a base case. The intuitive, simple interface allows you to begin optimising your design, finding the most cost effective way of achieving the EDGE standard.

### PROJECT REGISTRATION



In preparation for an EDGE audit simply complete our registration form and send it to [edge@thinkstep.com](mailto:edge@thinkstep.com), thinkstep and SGS will take care of the rest. We will provide you with the all-inclusive fees covering all aspects of the audit and certification process.

### AUDIT



Put in the application, upload your supporting documentation to provide proof of your chosen efficiency measures in your design in the application. Whether at design stage or post construction the SGS auditor will carry out a thorough audit of your EDGE assessment.




### CERTIFICATION



Once the SGS auditors are satisfied that the standard has been achieved they will submit the audit to thinkstep for certification. The EDGE certificate is a recognized award that will lend credibility to your green building portfolio, enhance your brand image and deliver real business value.

Our service offer for new building certification includes preliminary design certification as well as final certification of any building type anywhere in the world within EDGE. Through our EDGE Expert partnerships, we are even able to bring consultants to the table to help our clients make their buildings even more sustainable. Our clients use our EDGE certificates to market their sustainability efforts, attract tenants, sell housing units or simply to add the estimated savings and carbon emission reductions into their annual sustainability reporting. Through our EDGE Expert partnerships, we are even able to bring consultants to the table to help our clients make their buildings even more sustainable.



-  58% Energy Savings
-  41% Water Savings
-  44% Less Embodied Energy in Materials

LIDL Lithuania – portfolio  
Lithuania  
thinkstep-SGS certified in Feb 2018  
35 retail stores and a logistic center  
CO2- savings: 125,525 m<sup>2</sup> and 3,781 tCO<sub>2</sub>

## PORTFOLIO CERTIFICATION

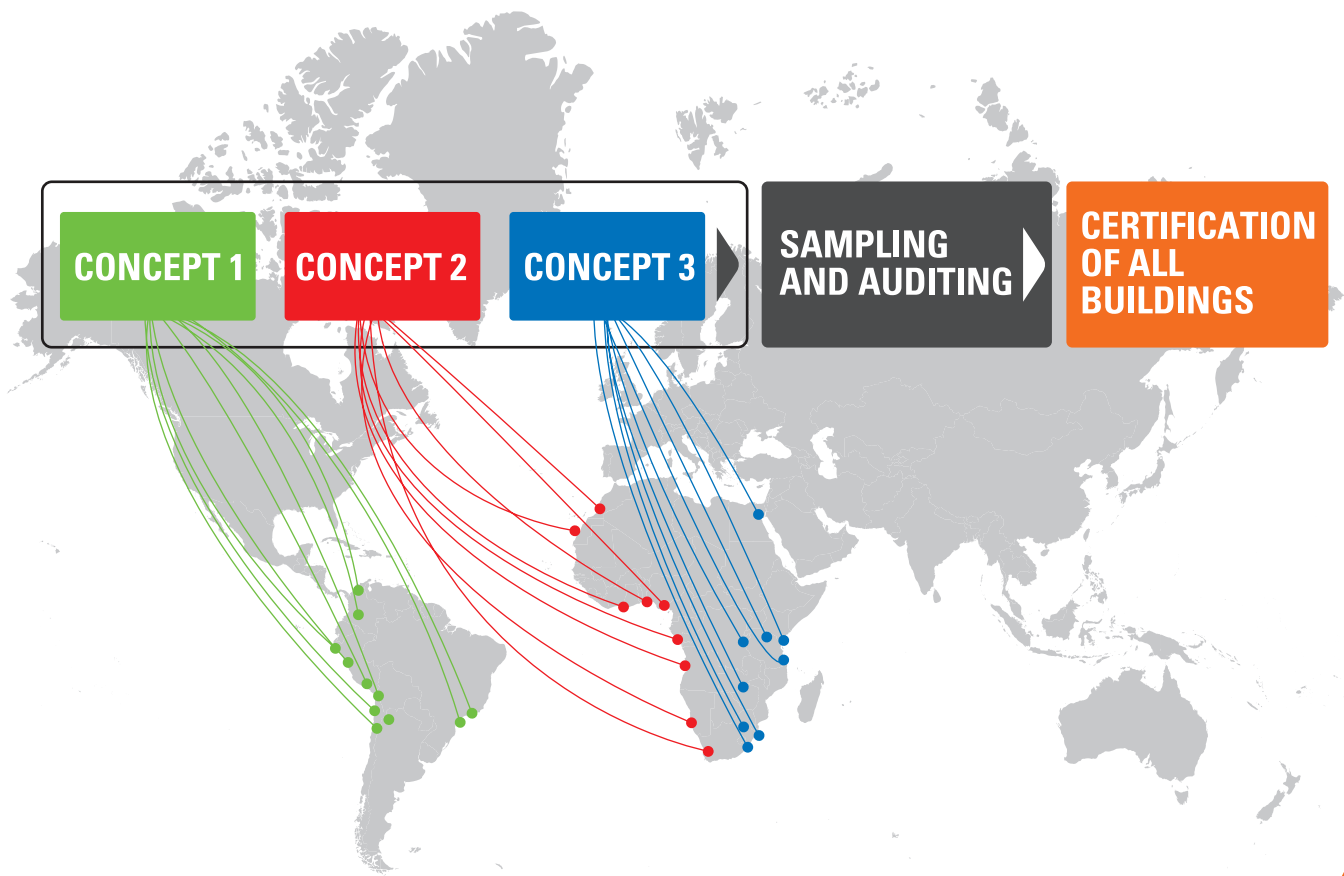
*“Portfolio certification is a fraction of the cost of certifying buildings one by one and brings tremendous value for sustainability reporting, marketing and attracting company investors.”*

**Thomas Saunders,**  
EDGE Program Director,  
thinkstep

Through a sampling process and innovative auditing techniques, we can quickly and efficiently certify entire building portfolios with a global footprint. For commercial buildings, we look at similar building designs to define a representative sample to perform a full audit, which reduces the time and costs of the overall certification process. For the residential sector, we focus primarily on certifying standard design units. Once the design of these units is certified, developers can roll out the implementation phase, use the design certification to market, promote or sell residential units and certify on a project-by-project basis.

Our clients use portfolio certification to quantify and show their sustainability impact in reports, ultimately attracting more investment in their portfolios.

Portfolio certification is very cost-competitive and comes at a fraction of the cost of certifying buildings individually. The level of discount depends on the complexity of the designs and the size of the portfolio.





21% Energy Savings



46% Water Savings



35% Less Embodied Energy in Materials

MRCB New Office Building  
Yushan District Maanshan, Anhui, China  
thinkstep-SGS prelim-certified in April 2018  
Floor space: 60,302m<sup>2</sup>  
CO<sub>2</sub>- savings: 113 tCO<sub>2</sub>/year



## EDGE EXPERT PARTNERSHIPS

*"In our quest to transform building energy use in Brazil and elsewhere, EDGE has proven a powerful tool to help our clients visualize and make the best of their energy savings potentials. Our partnership with thinkstep-SGS has gone a long way to make the process smoother and more effective."*

Alexandre Schinazi,  
Mitsidi Projetos Director

Many projects need consultancy services to deliver sustainability solutions and design advice for projects. EDGE Experts are best suited to improve the building design, guide clients through the certification process and help clients identify saving opportunities.

As part of our one-stop-shop, we are partnering with EDGE Experts around the world to add a standard client representative package into our service offer without any additional costs to the client. Clients will still have only one certification agreement, but it will include auditing services, certification services and the EDGE Expert standard package services. This provides a better value to clients and access to more resource-efficient designs, while maintaining the independence of auditors and certifiers.





## EDGE. THE INNOVATION.

EDGE makes it faster, easier and more affordable than ever before to build and brand green in over 140 emerging markets.

<https://edge.thinkstep.com/>

### THINKSTEP-SGS CONTACTS

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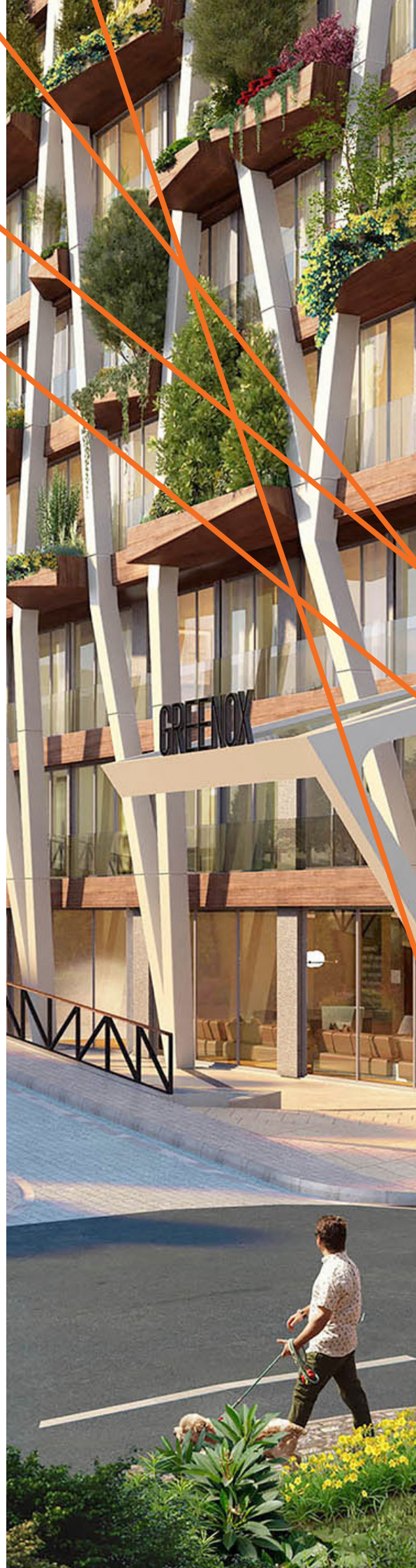
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[WWW.SGS.COM](http://WWW.SGS.COM)

WHEN YOU NEED TO BE SURE

