



CORNERSTONE
DEVELOPMENT

GREEN DEVELOPMENTS

S4S

SMART FOR SUSTAINABILITY



CORNERSTONE
DEVELOPMENT

At Cornerstone, sustainable development is our own customized approach to peace-building.

Our goals go beyond mere physical construction projects; we are rather committed to human well-being at large, and specifically, to build a better and safer Lebanon

OUR BELIEFS

- Sustainability is a **CENTRAL PILLAR** in our Group's strategic vision
- Sustainable developments encompass Eco- friendly Solutions, Labor rights, anti-corruption and Human Rights
- Sustainable Developments are Lucrative Opportunities for both Developers & Buyers
- Sustainability = Peace building, Stability, Responsible & Collaborative Communities, Coexistence & Socio-economical Prosperity
- Green is a **PRIORITY & NOW**; especially in our troubled region
- Sustainability is Innovation: **ALWAYS MOVE FORWARD**



CORNERSTONE
DEVELOPMENT



SUSTAINABILITY FOR PEACEBUILDING			
PILLARS	ECONOMIC	ENVIRONMENTAL	SOCIAL
COMMITMENTS TO	<ul style="list-style-type: none"> ○ GOOD GOVERNANCE ○ POSITIVE ECONOMIC SPILLOVERS ○ ALLEVIATING NEGATIVE EXTERNALITIES ○ CUSTOMER CENTRICITY 	<ul style="list-style-type: none"> ○ LEEDERS IN SUSTAINABILITY ○ CONSERVING OUR ECOSYSTEM ○ SAVING ENERGY ○ REDUCING CARBON DIOXIDE EMISSIONS ○ REDUCING WASTAGE ○ GREEN INITIATIVES 	<ul style="list-style-type: none"> ○ PROGRESSIVE EMPLOYMENT ○ GENDER EQUALITY ○ TOLERANCE & INCLUSIVITY ○ NURTURING INTERNAL TALENT ○ COMMUNITY ENGAGEMENT ○ EDUCATION FOR ALL
FUTURE INITIATIVES	<ul style="list-style-type: none"> ● STAKEHOLDER MANAGEMENT 	<ul style="list-style-type: none"> ● REAL ESTATE RESPONSIBLE MANAGEMENT 	<ul style="list-style-type: none"> ● PARTNERS 4 COMMUNITY ● CORPORATE EDUCATIONAL RESPONSIBILITY

CORNERSTONE & DISTRICT //S

- Cornerstone is a niche developer, specialized in high-end residential landmarks & pioneers in neighborhood developments
- **District //S**, our current development is becoming a prime landmark in Beirut Downtown
- Being one of the largest today in Beirut, District //S is a **mini city** comprised of luxury residences, retail, cultural center, health clubs, restaurants, cafes and many other state of the art amenities
- Our vision for District //S is to become a vibrant & distinguished neighborhood, designed with a modern twist, yet it maintained Beirut's heritage , simply **OUR WAY OF LIFE**
- **District //S is HOME FOR THE GLOBAL CITIZEN**



CORNERSTONE
DEVELOPMENT

BUILDING GREEN IS A MUST

- Cornerstone believed and pioneered in investing in Green Solutions and Systems
- Green investment is becoming a must and not anymore a luxury, for our children and grandchildren to live in a healthy and clean globe
- “Green Technologies”: this is not anymore a fancy slogan or a marketing pitch
- We strongly recommend all developers to consider ecofriendly solutions right from the project’s conception.

DISTRICT //S PUTTING LEBANON ON THE INTERNATIONAL MAP

- District //S was the **FIRST TO APPLY** to the “LEED FOR NEIGHBORHOOD DEVELOPMENT” certificate (given by the USGBC), within the Arab Region and the Mediterranean Basin, and placed **LEBANON** as the **5th** worldwide!
- Global & National Recognition: District // S is a multi-award winner; to name just a few:
 - The “Urban Design Group’s Francis Tibbalds Prize for Best Practice Project” 2013
 - The “Leading Design & Architecture” & The “Most Eco-Friendly and Sustainable” at the Real Estate Awards Lebanon 2014.
 - The Social Economic Award 2016



LEED RATING

Basic Principles:

- Energy savings =>> operational cost savings =>> low CO2 emissions
- Water savings =>> operational cost savings =>> earth resources savings
- Superior Indoor Air Quality (IAQ) promotes comfort and satisfaction of the occupants =>> enhancing health and productivity
- The use of Regional Materials saves on transportation cost and CO2 emissions
- The use of Recycled Content cuts on earth resources
- The use of Low Emitting Materials protects future occupants from potential hazards of paints, adhesives, and other finishes
- The use of Certified Wood protects the Earth's forest resources
- The adoption of Sustainable Construction Site Practices, which protects the environment from the negative impact of construction activities and pollution



CORNERSTONE
DEVELOPMENT

LEED RATING

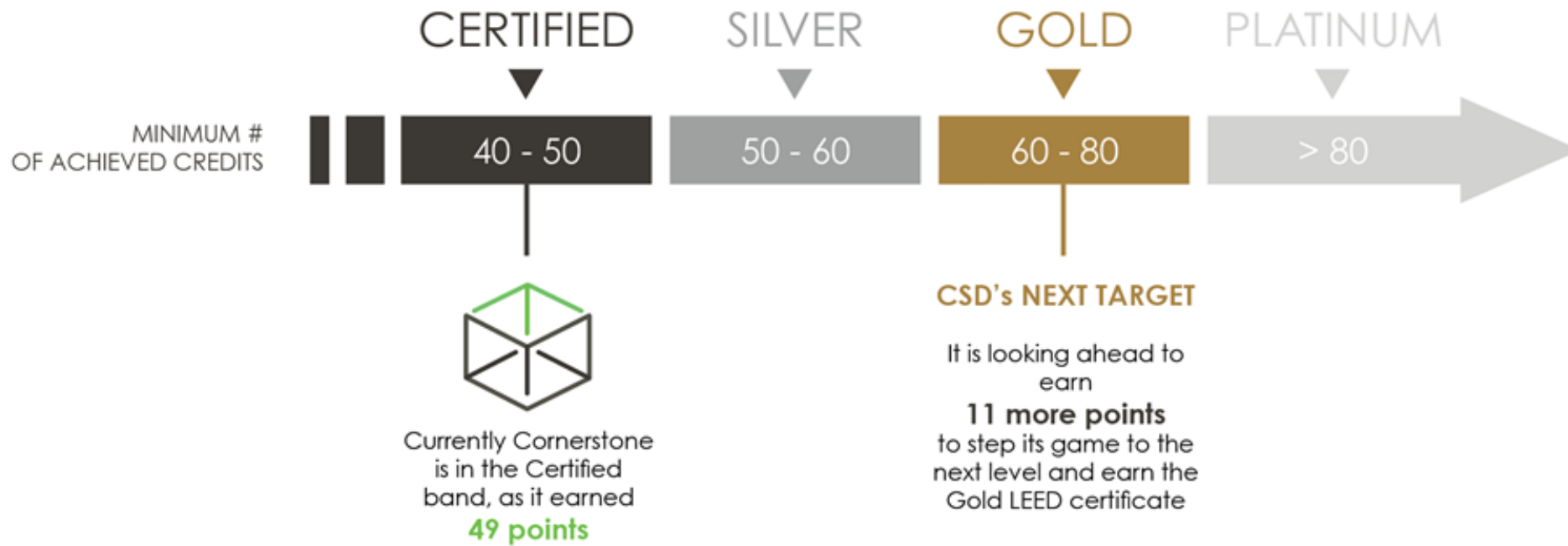
	SECURED	TOTAL POSSIBLE
LEED 2009 FOR NEIGHBORHOOD DEVELOPMENT CORNERSTONE DEVELOPMENT'S LEED PROJECT SCOREBOARD		
SMART LOCATION & LINKAGE		
PREFERRED LOCATION	7	10
BROWNFIELD DEVELOPMENT	0	2
LOCATIONS WITH REDUCED AUTOMOBILE DEPENDENCE	3	7
BICYCLE NETWORK AND STORAGE	1	1
HOUSING AND JOBS PROXIMITY	2	3
STEEP SLOPE PROTECTION	1	1
SITE DESIGN FOR HABITAT OR WETLAND AND WATER BODY CONSERVATION	1	1
RESTORATION OF HABITAT OR WETLANDS AND WATER BODIES	0	1
LONG-TERM CONSERVATION MANAGEMENT OF HABITAT OR WETLANDS AND WATER	0	1
TOTAL	15	27
NEIGHBORHOOD PATTERN & DESIGN		
WALKABLE STREETS	8	12
COMPACT DEVELOPMENT	6	6
MIXED-USED NEIGHBORHOOD CENTERS	4	4
MIXED-INCOME DIVERSE COMMUNITIES	0	7
REDUCED PARKING FOOTPRINT	1	1
STREET NETWORK	2	2
TRANSIT FACILITIES	0	1
TRANSPORTATION DEMAND MANAGEMENT	0	2
ACCESS TO CIVIC AND PUBLIC SPACES	1	1
ACCESS TO RECREATION FACILITIES	1	1
VISITABILITY AND UNIVERSAL DESIGN	1	1
COMMUNITY OUTREACH AND INVOLVEMENT	0	2
LOCAL FOOD PRODUCTION	0	1
TREE-LINED AND SHADED STREETS	2	2
NEIGHBORHOOD SCHOOLS	1	1
TOTAL	27	44
GREEN INFRASTRUCTURE & BUILDING		
CERTIFIED GREEN BUILDINGS	0	5
BUILDING ENERGY EFFICIENCY	0	2
BUILDING WATER EFFICIENCY	0	1
WATER EFFICIENT LANDSCAPING	1	1
EXISTING BUILDING USE	0	1
HISTORIC RESOURCE PRESERVATION AND ADAPTIVE REUSE	0	1
MINIMIZED SITE DISTURBANCE IN DESIGN AND CONSTRUCTION	1	1
STORM WATER MANAGEMENT	0	4
HEAT ISLAND REDUCTION	0	1
SOLAR ORIENTATION	0	1
ON-SITE RENEWABLE ENERGY RESOURCES	0	3
DISTRICT HEATING AND COOLING	0	2
INFRASTRUCTURE ENERGY EFFICIENCY	0	1
WASTEWATER MANAGEMENT	0	2
RECYCLED CONTENT IN INFRASTRUCTURE	0	1
SOLID WASTE MANAGEMENT INFRASTRUCTURE	0	1
LIGHT POLLUTION REDUCTION	0	1
TOTAL	2	29



LEED RATING

INNOVATION IN DESIGN		
VISIBILITY AND UNIVERSAL DESIGN	1	1
DIVERSE USES	1	1
TREE-LINED STREETS	1	1
30% IN INFRASTRUCTURE EFFICIENCY	0	1
INNOVATION IN DESIGN	0	1
LEED ACCREDITED PROFESSIONAL	1	1
TOTAL	4	6
REGIONAL PRIORITY CREDITS		
REGIONAL PRIORITY: NPDC6	1	1
REGIONAL PRIORITY: SLLC9	0	1
REGIONAL PRIORITY: REGION DEFINED	0	1
REGIONAL PRIORITY: REGION DEFINED	0	1
TOTAL	1	4
LEED CREDIT CATEGORIES		
SMART LOCATION AND LINKAGE	15	27
NEIGHBORHOOD PATTERN AND DESIGN	27	44
GREEN INFRASTRUCTURE AND BUILDING	2	29
INNOVATION IN DESIGN	4	6
REGIONAL PRIORITY CREDITS	1	4
TOTAL	49	110

LEED RATING



“At District //S we rely on ecofriendly products and solutions that breathe life back into our cities.”



LEED RATING

- Adopting leading edge technologies for Energy and Natural Resources saving
- Building materials that employ recyclable content and technologically developed eco-friendly systems with an emphasis on energy saving
- Relying on solar-powered thermal heating and street lighting to help cut electricity requirements, and on water re-use systems to reduce wastage
- Using advanced façade elements to allow maximum cooling during the summer and heating during winter, therefore cutting energy consumption
- Featuring a strategically located unique parking facility that helps ease the congestion in Beirut and therefore reduce carbon dioxide emissions
- Enforcing advanced waste management solutions (during construction & occupation phases)
- Featuring biking racks and preferred parking spots for hybrid and electric cars, to aid in remarkably reducing the carbon footprint within the city



CORNERSTONE
DEVELOPMENT

CORNERSTONE SUPPORTS UNGC

- UNGC is Cornerstone's Second PILLAR for Sustainability along with its First PILLAR; the USGBC (LEED Rating System)
- As active member of the International and local network of the UNGC that is hosted by the AUB, we advocate throughout a wide platform, covering over 85 countries for businesses to engage with Government agencies, the UN, civil society and Academia, **to map** a shared & efficient approach in tackling environmental challenges, **undertaking** initiatives to promote greater environmental responsibility, and in **encouraging** the development and diffusion of environmentally friendly technologies.

GUIDING PRINCIPLES



HUMAN RIGHTS

1. Businesses should support and respect the protection of internationally proclaimed human rights; and
2. make sure that they are not complicit in human rights abuses.



LABOUR

3. Businesses should uphold the freedom of association and the effective recognition of the right to collective bargaining;
4. the elimination of all forms of forced and compulsory labour;
5. the effective abolition of child labour; and
6. the elimination of discrimination in respect of employment and occupation.



ENVIRONMENT

7. Businesses should support a precautionary approach to environmental challenges;
8. undertake initiatives to promote greater environmental responsibility; and
9. encourage the development and diffusion of environmentally friendly technologies.



ANTI-CORRUPTION

10. Businesses should work against corruption in all its forms, including extortion and bribery.

OUR GOALS: 11 / 17 SDG's



S4S

Smart for Sustainability

- District //S Green City Plan is based on 2 parallel models:

1st Model: through green material, systems and solutions.

2nd Model: more importantly, we are investing in a SMART PLATFORM, targeting the FULL INTEGRATION AND AUTOMATION of the “City Management Systems”.

District // S being a “MINI-CITY”, ensuring the necessary economical scale, to prove THE SUBSTANTIAL RESOURCES’ OPTIMIZATION given by SMART TECHNOLOGIES



CORNERSTONE
DEVELOPMENT

BACK TO THE BASICS

Thank
you!



A GREEN CITY WITHIN THE CITY

AS PART OF AN ONGOING COMMITMENT TO ECO-SENSITIVITY,
DISTRICT //S WILL PLANT A TREE FOR EVERY SQUARE METRE SOLD.