



SUSTAINABILITY PROGRAMS

Scaling Performance Across Portfolios

Why It Matters

Certifications and compliance requirements are increasing – from zero waste programs to building performance standards. Retail portfolios must balance operational realities, tenant control, and regulatory exposure. Sustainability becomes more impactful when it scales.

What We Do

BranchPattern helps organizations move from isolated certifications to integrated sustainability programs. We support:

- TRUE Zero Waste consulting and certification
- LEED (CI and O+M) strategy and recertification
- Building Performance Standards (BPS) compliance management
- Portfolio benchmarking and risk prioritization
- Retro-commissioning and performance optimization
- Executive-level reporting and capital planning support
- Tenant engagement and operational training

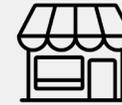
Where This Applies



Corporate Headquarters



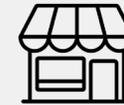
Distribution & Logistics Facilities



Retail & Workplace Environments

Selected Experience

DECKERS
— BRANDS —



National Retail REIT
(anonymized)

Our Perspective

Sustainability programs succeed when they are embedded in operations, finance, and leadership decision-making, not treated as standalone certifications.

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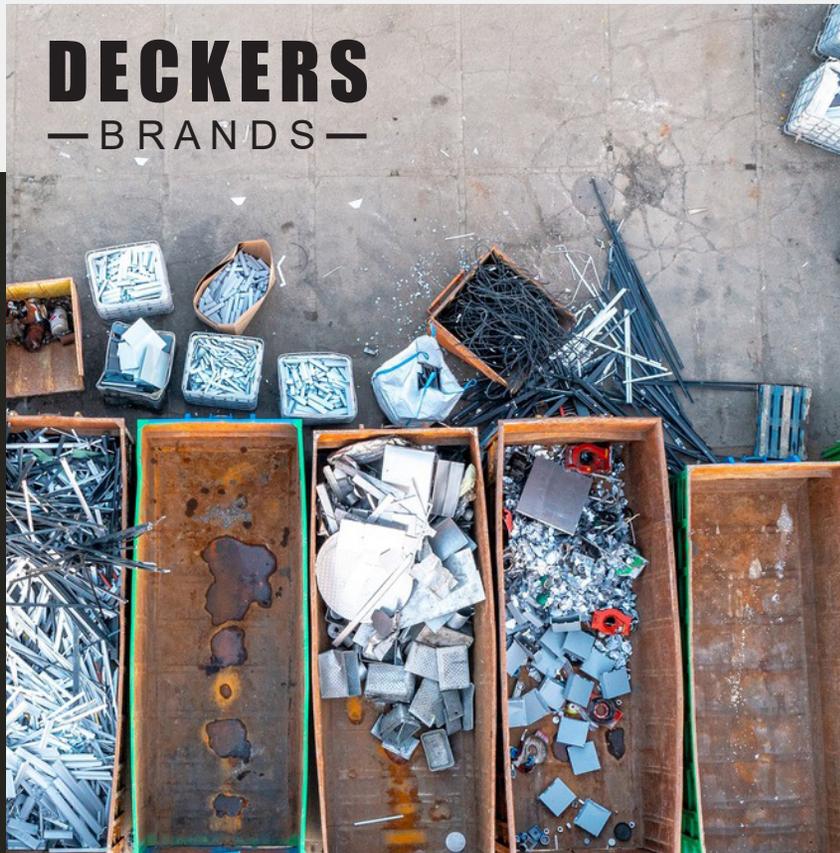
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Deckers

A global apparel and footwear brand sought to align sustainability practices across its U.S. distribution network, focusing on advancing zero waste and improving operational consistency across multiple facilities. The goal was to move beyond one-time certifications and establish repeatable systems that could support long-term waste reduction and performance. BranchPattern partnered with the company through a multi-year program centered on TRUE Zero Waste certification and operational alignment across its distribution

centers. Our work supported multiple facilities, including leading one of the company's largest warehouse locations to achieve TRUE Gold certification. We developed documentation workflows, performance tracking systems, and coordination processes that helped integrate zero-waste practices into daily operations. The program created a scalable model for expanding zero-waste strategies across the network, transforming individual sustainability efforts into a coordinated, multi-site approach grounded in real operational practices.





A National Retail REIT

As Building Performance Standards expand across cities and states, retail owners face increasing regulatory complexity, particularly within triple-net lease structures where tenants control energy use and data. A national retail REIT sought a strategy to manage BPS compliance across its nationwide retail portfolio while gaining clearer visibility into regulatory risk and performance. BranchPattern partnered with the REIT to support portfolio-wide BPS compliance, benchmarking, and regulatory strategy. Our work integrates jurisdictional tracking, portfolio benchmarking, and building-level assessments with centralized data management and executive-level

reporting. By translating ordinance requirements and performance data into clear portfolio insights, we help leadership understand risk exposure, compliance timelines, and opportunities for improvement. This work has helped shift the portfolio from reactive compliance toward proactive performance management. With clearer visibility into building performance and regulatory requirements across jurisdictions, leadership can prioritize investments, guide asset strategy, and position the portfolio for long-term energy and carbon performance improvements.

