



INTEGRATIVE SUSTAINABILITY GROUP

PENTA.

The *only* hot-desert retail complex *at LEED Platinum on earth.*

Saudi Arabia's first v4 BD+C Platinum retail. 1 of 15 worldwide. The only multi-tenant complex among the three in hot-desert.

82 / 110 pts • BD+C Core & Shell v4 • Jeddah • April 2026



LOCATION

Jeddah, KSA

CERTIFIED

10 April 2026

AREA

11,450 sqm

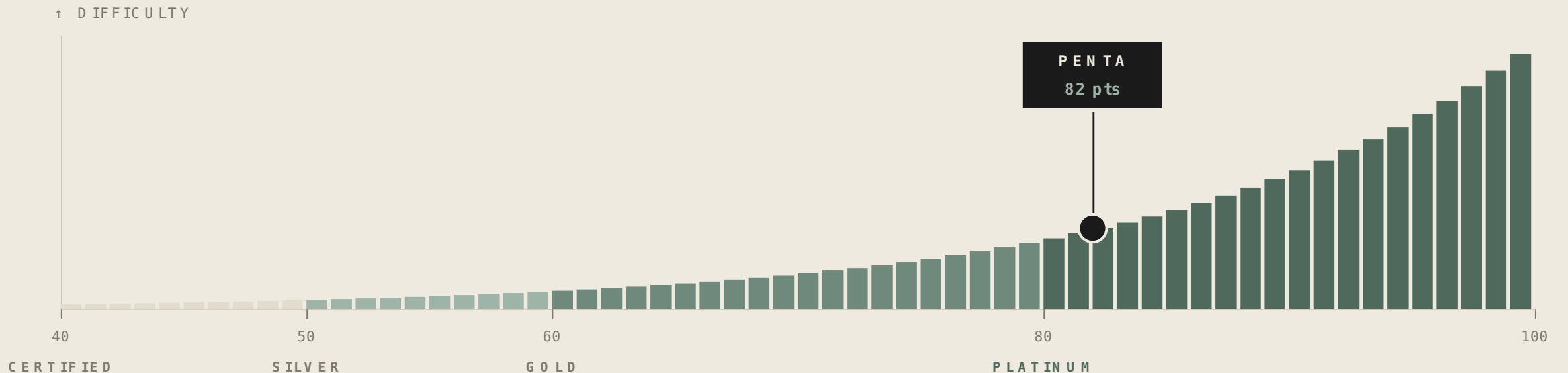
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§ 01 / THE MATH · EACH POINT COSTS MORE THAN THE LAST

Every point past 80 *costs more* than the point before it.

Low-hanging credits frontload the scale. Energy optimization — the largest category — gets non-linearly harder per percentage point saved. Prereqs cost effort for zero points. Above 75, you're fighting for renewable production, deep water reduction, and top-tier IAQ — credits that require real money and real physics.



§ 02 / RETAIL IS THE HARDEST TYPOLOGY

Retail runs *the clock* against you.

Three structural facts make retail the toughest typology in LEED — and the one that most often plateaus at Gold.

Globally rare.

Of 14,046 LEED Platinum projects worldwide, retail makes up 509 — and only 82 are designed-and-built new construction. Under the current v4 standard, just 15. Retail concentrates at Gold; most that stretch for Platinum miss.

REASON · 01

 14×7

Operating intensity.

Retail runs ~14 hours/day, 7 days/week — roughly 2× an office.
Twice the energy baseline to beat.

REASON · 02

 $+40\%$

Cooling load density.

Shoppers, merchandising lighting, F&B refrigeration stack up.
Cooling is already LEED's hardest credit — retail makes it harder still.

REASON · 03

 $N \times$
tenants

Fit-out churn.

Core & Shell means the landlord controls the shell but tenants drive the interiors. Fit-out churn chews through materials and commissioning credits.

§ 03 / HOT-DESERT CLIMATE AMPLIFIES EVERY HARD CATEGORY

In Jeddah, *every category is harder.*

Twelve of the fifteen v4 retail Platinum projects sit in temperate or subtropical climates where cooling loads are manageable. The other three are in hot desert — and only one of those is an actual multi-tenant complex. In a hot desert, the denominator inflates before you start.

50%

NATIONAL ENERGY

Saudi buildings consume ~50% of national energy (SEEC / IEA). Cooling dominates the baseline — every percentage point above it is harder-won.

0 mm

RELIABLE RAIN

Jeddah averages ~50mm annual rainfall. Rainwater-management and outdoor-water credits that score elsewhere effectively cap here.

v4+

SUPPLY CHAIN

EPD/HPD material transparency is still maturing regionally. Every credit that requires supplier disclosure is harder to document than in North America or Europe.

Low

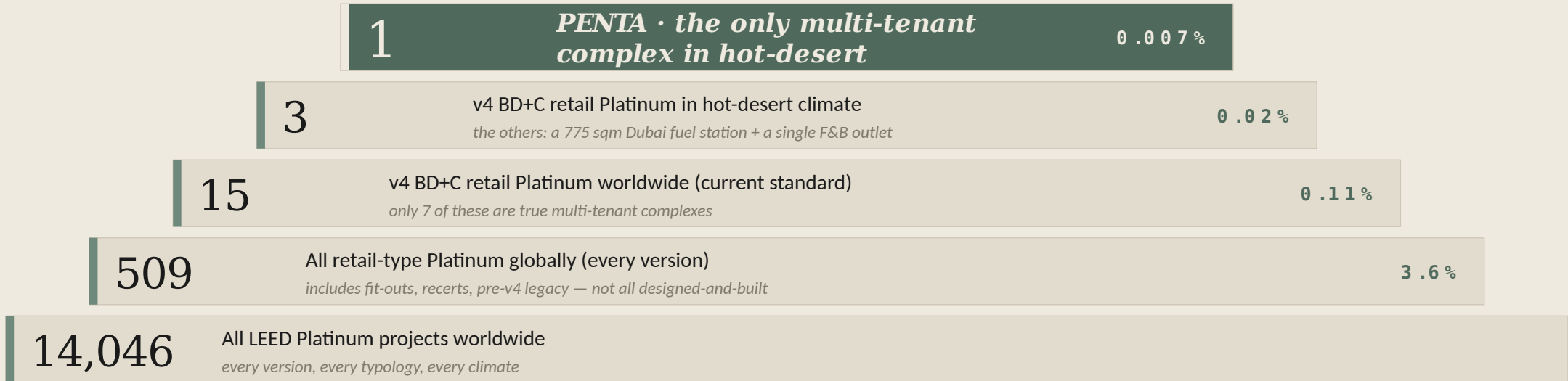
TRANSIT ACCESS

Most Saudi cities have limited rail or BRT. Location & Transportation credits are physically capped by what's built in the district.

§ 04 / THE GLOBAL FUNNEL · 14,046 PROJECTS, ONE COMPLEX

14,046 projects. *One retail complex.*

Five filters: typology, construction type, LEED version, climate, format. PENTA is what survives.



HOW THE 15 BREAKS DOWN



Source: USGBC public project directory · 216,488 projects · April 2026 · retail classified by USGBC ProjectType · ≥ 80 pts

§ 05 / THE CLUB · EVERY V4 BD+C RETAIL PLATINUM ON EARTH

Fifteen projects. Seven true complexes. *One in a hot desert.*

Under the current v4 BD+C standard, 15 retail projects on earth have reached Platinum. Split them by format: seven are actual multi-tenant complexes, eight are single-tenant outlets — banks, fast food, fuel stations, a lone restaurant. PENTA is the only complex in any hot-desert climate.

MULTI-TENANT COMPLEXES · 7

PENTA Retail Center	Saudi Arabia · Hot desert	82
Bordaza Mall	Brazil · Humid subtropical	86
Sanya Joy City	China · Tropical	85
Westfield UTC	USA · Mediterranean coast	82
Link Plaza Tianhe	China · Humid subtropical	81
Link CentralWalk	China · Humid subtropical	81
KEC Phase I Podium	China · Humid subtropical	80

SINGLE-TENANT / SMALL-FORMAT · 8

ENOC Fuel Station	UAE · Hot desert · 775 sqm	93
Stockman Bank Downtown	USA · Humid continental · bank	85
H-Cube	South Korea · other retail	85
The Food Hub	UAE · Hot desert · restaurant	84
Taikoo Li Sanlitun N15	China · grocery / food market	83
11 Industrial St Bldg B	Canada · other retail	80
Innstar	Bangladesh · other retail	80
McDonald's Flagship	USA · Chicago · fast food	80

Hot-desert v4 BD+C retail Platinum cohort: PENTA 11,450 sqm · ENOC 775 sqm · Food Hub (single outlet). **PENTA is ~15× the next-largest. The only true complex.**

Three constraints rarely line up. *PENTA closed 82 anyway.*

Platinum tier, retail typology, hot-desert climate. Each alone is already a reason most projects fall short. Stacked, they're what makes this project singular on the planet.

PLATINUM TIER

80+

A discrete tier, not a curve. Of 14,046 Platinum projects worldwide, retail makes up 3.6% — and new-construction retail, 82.

RETAIL TYPOLOGY

Hardest

Trading intensity, cooling density, tenant churn. Only 15 retail projects globally have reached v4 BD+C Platinum — and just 7 are true multi-tenant complexes.

HOT DESERT



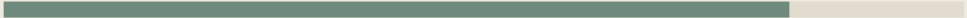



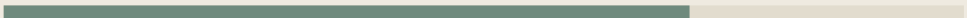

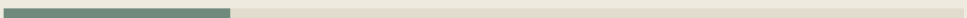
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Of the 3 v4 BD+C retail Platitudes in hot desert, PENTA is the only actual complex. The other two are a 775 sqm fuel station and a single F&B outlet.



Nine categories. *Eighty-two points.*

Full marks in Regional Priority and Integrative Process; standouts in Water, Sustainable Sites, and IEQ. No weak category — every denominator was defended.

CATEGORY	Achieved / Available	POINTS
Regional Priority		4 / 4
Integrative Process		1 / 1
Sustainable Sites		9 / 11
Water Efficiency		8 / 11
Indoor Environmental Quality		8 / 10
Innovation		5 / 6
Materials & Resources		10 / 14
Location & Transportation		16 / 20
Energy & Atmosphere		21 / 89
TOTAL		82 / 110

§ 08 / HOW WE MOVED ENERGY

The *money* lever.

Energy is the single largest operating cost in a retail center — and the hardest LEED category to move in a cooling-dominated climate. PENTA's approach: design the performance first, commission it rigorously, meter it from day one.

THE LEVER WE PULLED

13 / 18

OPTIMIZE ENERGY PERFORMANCE

72% of the credit available — modelled above baseline via envelope, HVAC, and controls.

CATEGORY TOTAL 21 / 89. The denominator includes 2024-update credits — owner meters, demand response, grid harmonization — that don't apply to Core & Shell. The real measure is the lever above.

6 / 6

ENHANCED
COMMISSIONING

Full Cx — systems verified, not just specified.

1 / 1

ADVANCED METERING

Sub-metering by load type, owner-facing.

1 / 1

REFRIGERANT MGMT

Enhanced handling, low-GWP refrigerants.

100%

PREREQ MET

All four energy prereqs cleared on first submission.

Every other category *pulled its weight.*

61 of the 82 points came from outside Energy. Perfect scores in Regional Priority and Integrative Process. Near-perfect in Water and Sustainable Sites.

WATER EFFICIENCY

8 / 11

Maximum indoor reduction. Full water metering. Outdoor and cooling-tower credits capped by climate.

SUSTAINABLE SITES

9 / 11

Full marks on rainwater management, heat-island reduction, light pollution, and the tenant design guide.

LOCATION & TRANSPORT

16 / 20

Full marks on surrounding density and sensitive-land protection. Transit access capped by city infrastructure.

MATERIALS & RESOURCES

10 / 14

EPDs, raw-material sourcing, and product ingredient transparency — full marks on all three disclosure credits.

INDOOR ENV. QUALITY

8 / 10

Full daylight score. Enhanced IAQ strategies. Low-emitting materials. Construction IAQ plan.

INNOVATION · REGIONAL

9 / 10

Near-perfect Innovation. Perfect Regional Priority — the credits USGBC designates most important for this climate.

We did it. *We can do it again.*

PENTA is Saudi Arabia's first LEED v4 BD+C Platinum retail project — one of 15 worldwide, and the only multi-tenant complex among the three in hot-desert climates. A defensible, data-backed position, verified against the full 216,488-project USGBC public registry.

OPERATING COST

Lower.

Full enhanced commissioning plus sub-metering lock in measured savings from day one. Verified — not projected.

TENANT DEMAND

Sharper.

Anchor tenants increasingly screen for rated buildings. Platinum shortens leasing cycles and supports pricing power.

BRAND POSITION

Singular.

The only multi-tenant retail complex in any hot-desert climate ever to reach LEED v4 BD+C Platinum. A class of one, backed by the USGBC public registry.



INTEGRATIVE · SUSTAINABILITY · GROUP

We design buildings that *earn* their ratings.

Certified outcomes from concept through commissioning. Across Saudi Arabia and the Gulf.

WEB

isg.sa

CONTACT

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DELIVERED

PENTA · APR 2026

RATING

LEED v4 BD+C · 82/110 · PLATINUM