

A photograph of a modern glass skyscraper with a green roof garden in the foreground. The building's facade is composed of a grid of glass panels, reflecting the sky and surrounding environment. The green roof is lush with various plants, including tall grasses and small trees. The overall scene is bathed in a warm, golden light, suggesting a sunset or sunrise.

CommonWealth
partners

SUSTAINABILITY Report 2013

Prepared by Verdani Partners, June 2014

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“Sustainability for the Common Good”

EXECUTIVE MESSAGE

Since its inception in 1995, CommonWealth Partners has maintained a long-standing commitment to sustainability—from increasing energy efficiency and lowering operating costs to meticulously maintaining the physical foundation of its assets. In addition, CWP partners with tenants to provide programs that serve their needs and enhance their productivity. CommonWealth Partners conducts annual surveys that measure tenants’ satisfaction with our Property Management services. In 2013, CWP achieved near-perfect scores.

The sustainability mission of CommonWealth Partners is to create and maintain environments that are safe, healthy, and efficient while securing the financial health of our investors and tenants. Greater health and productivity, better quality space, and lower energy costs matter to our tenants and investors. This report details our ongoing efforts to achieve these goals, including enrolling our buildings in Energy Star Portfolio Manager and pursuing LEED Certifications.

With a strong commitment and a full time sustainability team, CommonWealth Partners continues to position itself as a leader in sustainability. Our strategic approach addresses the specific goals of our stakeholders while driving sustainability for the common good.



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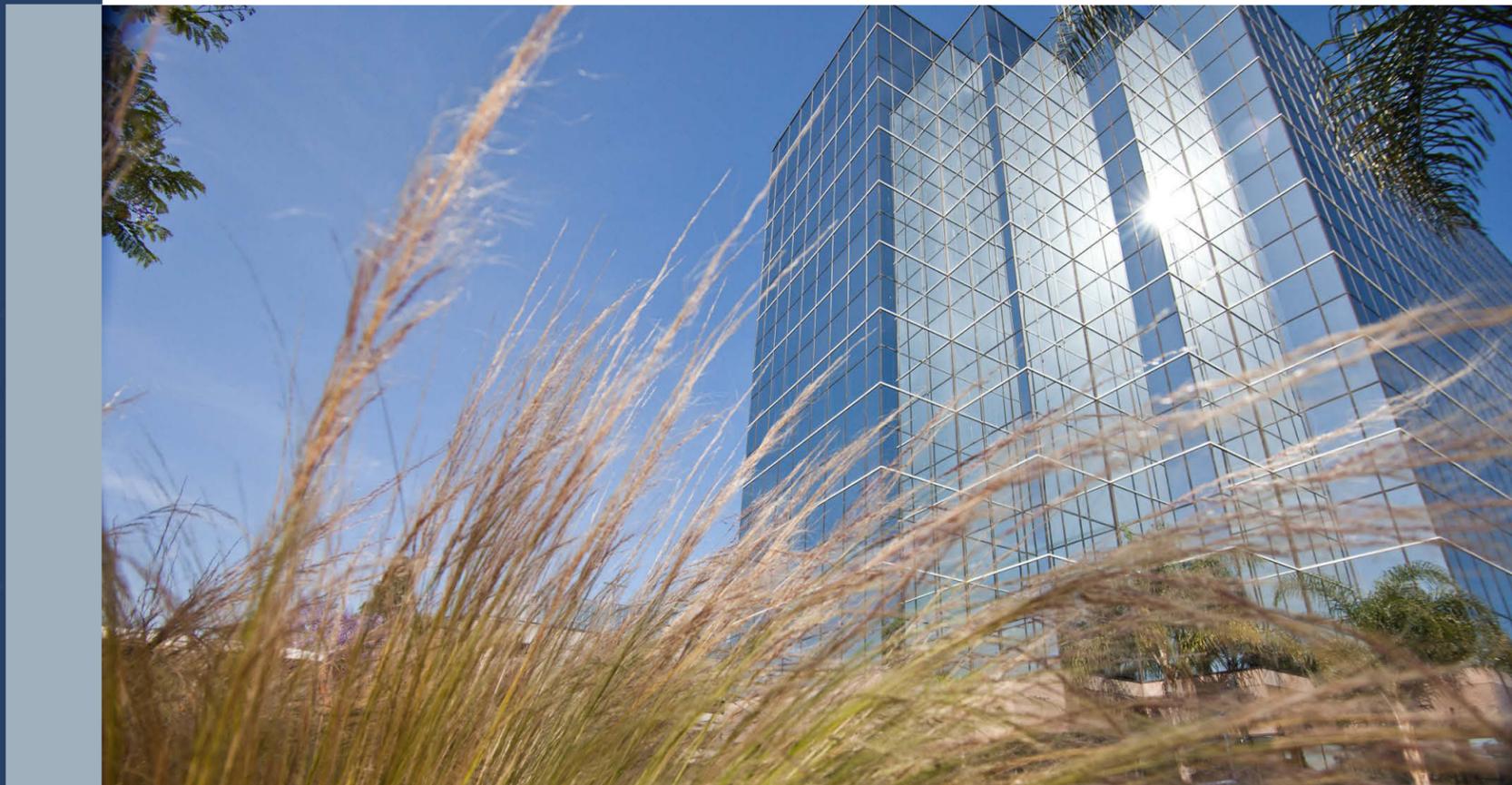
ABOUT THIS REPORT

This report highlights elements of our Corporate Sustainability Program, including performance targets, operations strategies, stakeholder engagement, and benchmarking and reporting efforts. The performance data for the report represents the 2013 calendar year. The stakeholder engagement portion of the

report covers the June 2013 through June 2014 time period. Compiled in accordance with the Global Reporting Initiative (GRI) G4 guidelines, this report summarizes data from across the portfolio, showcases our current leaders in building performance, and provides an “at a glance” synopsis of our sustainability initiatives.

RESPONSIBLE INVESTMENT

Our mission is to create and maintain environments that are safe, healthy, and efficient while securing the financial health of our investors and tenants.



Company Profile

ABOUT COMMONWEALTH PARTNERS

Founded in 1995, CommonWealth Partners is a fully integrated private real estate investment, development, management and operating company. Based in Los Angeles, California, CommonWealth Partners owns and manages premier institutional-quality office properties across the United States. Our foundation is built on the desire to provide an unmatched level of service to our tenants and financial partners by combining the highest level of investment, operating and development capability and experience.

At the core, CommonWealth Partners evaluates each opportunity from the perspective of an investor, operator, and a developer. Our team of real estate professionals provides strategic thinking, superior execution, and in-depth knowledge that has given us a reputation in the market as an entrepreneurial, results oriented development company.

As an investment partner in CalPERS since 1998, CommonWealth Partners has acquired and managed Class-A office and mixed-use properties across the United States.

RESPONSIBLE INVESTMENT

Health and sustainability are becoming an increasing concern in the real estate sector and a priority for our building occupants. As proactive owners, we are staying in front of the latest Environmental Social Governance (ESG) Trends. As a responsible investor, CommonWealth Partners operates sustainably and for the common good of the many communities in which we operate.

Sustainability Commitment

MISSION & VISION

Our sustainability programs are an important element of our business strategy. We strive to apply green building considerations to all aspects of our business.

MISSION: Our mission is to create and maintain environments that are safe, healthy, and efficient while securing the financial health of our investors and tenants. Our most valued assets are not the structures we own and operate, but the occupants and partners who rely on us to make sound and lasting decisions. Founded on an unparalleled dedication of service and entrepreneurial spirit, **our mission is to drive sustainability for the common good.**

VISION: CommonWealth Partners envisions a future when our valued assets become a reflection of our shared responsibility to our business partners and the natural environment. We seek to achieve a balance between strategic sustainability initiatives and sound investment management. This balance enables us to seek opportunities that have a positive impact on the health and well-being of our building occupants, while strengthening our valued business relationships.

CORE VALUES

Our core values guide our decision-making process and set the highest standards for our employees, vendors, and partners.

Unparalleled level of service: CommonWealth Partners prioritizes the needs of our tenants and financial partners by delivering the highest quality assets with unequalled, first class services.

Highest investment opportunities and returns: We deliver fiscally responsible and sustainable buildings that outperform the market.

Healthy and productive work environments: We maintain office environments that maximize workplace health, safety and productivity.

High-performance operations: Our buildings reach high efficiency standards through ongoing maintenance and continuous improvement.

Environmental Social Governance: By integrating sustainability measures into all areas of our business, we minimize risk and increase environmental, social and economic resilience while remaining highly competitive.

SUSTAINABILITY POLICIES

To create healthier environments and reduce operating expenses, CommonWealth Partners has developed a series of company-wide policies that are an integral part of day-to-day operations at CWP properties.

CWP's Green Policies include:

- Building Exterior & Hardscape Management Plan
- Integrated Pest Management, Erosion Control, and Landscape Management Plan
- Water Efficiency Program
- Cooling Tower Management Plan
- Refrigerant Management Policy
- Energy Policy
- Sustainable Purchasing Policy
- Solid Waste Management Policies
- Green Cleaning Policy
- Indoor Air Quality Management Plan
- Indoor Air Quality Management Plan for Facilities Alterations and Additions
- High Performance Cleaning Program
- Lamp Purchasing Program

STRATEGY

To accomplish our sustainability objectives, CommonWealth Partners takes a proactive approach and incorporates sustainability into our overall business model.

Sustainability Team: CWP employs a dedicated full-time sustainability team tasked with implementing our mission and vision.

For more information, see pages 2 and 14

EMS Platform: CWP implemented a centralized Environmental Management System platform to manage all our sustainability programs, including our policies, tracking logs, corporate and property files.

For more information, see page 14

Sustainability Policies: Robust sustainability policies have been implemented across the portfolio and shared with our tenants and vendors.

Certifications: We are in the process of benchmarking most of CWP's eligible buildings with Energy Star Portfolio Manager and LEED certification.

For more information, see page 18

Partnerships: CWP works closely with industry leaders and organizations, such as the ULI Greenprint Foundation, the US Green Building Council, DOE's Energy Star Portfolio Manager Program, the Federal Better Buildings Challenge, California Sustainability Alliance, and BOMA's Sustainability Committee.

For more information, see page 34

Reporting & Disclosure: We publish an annual GRI Sustainability Report and participate in the Global Real Estate Sustainability Benchmark (GRESB) survey.

For more information, see page 37

Targets & Performance Goals

To meet our sustainability goals, we have established performance metrics to track our progress and measure our success.



Transportation: Continue to educate our building occupants on our alternative transportation program to reduce vehicle miles traveled to and from our buildings. Encourage at least 20% of all building occupants to commute via alternative modes of transportation.

Land Use Management: Using a 2010 baseline, increase native and drought resistant vegetation by 20% by 2020.



Water: Work toward achieving a minimum indoor plumbing efficiency rate of 30% or higher by 2015 (according to the LEED water efficiency calculator) and a 30% reduction in overall water consumption from a 2005 baseline by 2020.



Energy: Continue to improve Energy Star scores, and when feasible, achieve scores of 90 or higher. Using 2010 as a baseline, decrease energy consumption by 20% by 2030.

Waste: Reduce the overall amount of waste generated and achieve a portfolio-wide diversion rate of 75% by 2020. In addition, reduce waste of:

- Ongoing consumables by 50%
- Durable goods by 75%
- Facility alterations/additions by 70%
- Batteries by 100%
- Mercury containing lamps by 100%



Green Cleaning: Achieve 98% use of green cleaning products portfolio-wide by 2020.

GHG Emissions: Using 2005 as a baseline, decrease carbon emissions by 20% across the portfolio by 2030.



Risk Management

Ownership maintains an institutional quality insurance program and is responsible for the risk management and insurance program for all of its owned and managed assets. As part of our risk management due diligence during the acquisition phase, we address energy and water efficiency, building safety and materials, building certifications and energy ratings, and environmental, regulatory and insurable risks, including flood, wind and other extreme weather conditions.

As part of this due diligence, ownership consults with highly knowledgeable insurance advisors. The insurance carriers perform their own risk assessment with respect to these and other exposures on an annual basis.

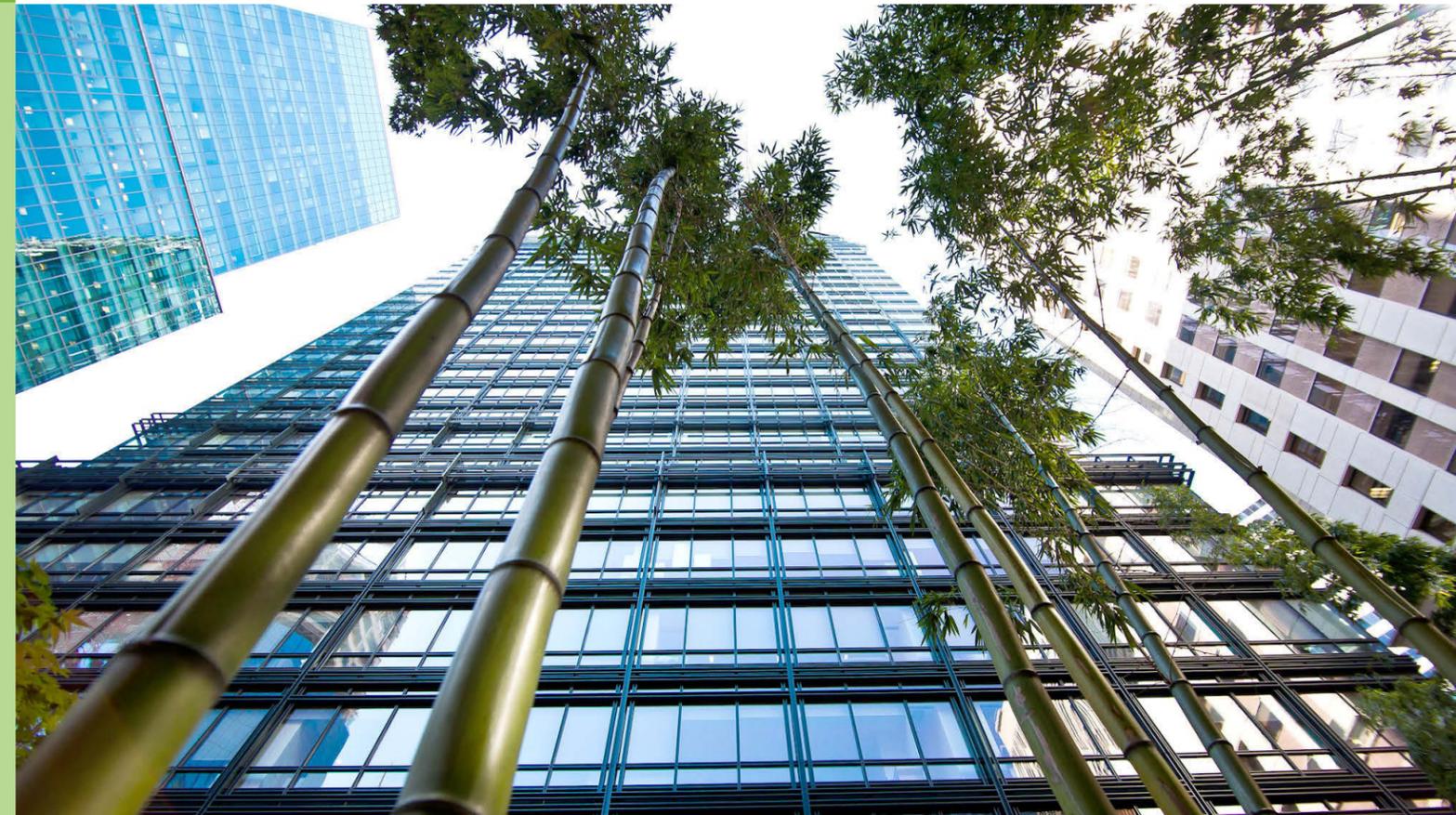
In addition to due diligence during acquisitions, we perform sustainability risk assessments of our standing investments as follows:

A Phase I environmental study, a structural evaluation, a Property Condition report, a Retro-commissioning study, and/or an ASHRAE Audit conducted in the years following acquisition, either based on the refinancing of an asset, elapsed time from acquisition, or if further efficiencies are desired. If project improvements are identified or recommended, the entity teams can prioritize and budget for respective projects. This priority list can be used to mitigate selected risks related to the function and efficiency of the entity's sustainability efforts.



SUSTAINABLE OPERATIONS

By integrating sustainability measures into all areas of our business, we minimize risk and increase environmental, social and economic resilience while remaining highly competitive.



Sustainable Operations

CommonWealth Partners conducts our operations in the most environmentally and socially responsible manner possible. From smart building retrofits to the development and implementation of sustainable policies across our portfolio, sustainable operations have become an integral part of our business model.

Looking ahead, we are on track for adding several LEED certified properties to our growing list of LEED Platinum and Gold properties.

In addition, we partner with our tenants, staff, and vendors to adopt sustainable practices for improving energy, water, and waste efficiencies.

Sustainability Initiatives



SUSTAINABLE SITES

Most of our buildings are located in an urban core setting. Our main goals for sustainable sites are to encourage alternate modes of transportation, protect sites, and minimize hardscape and water use. To meet our goals, we have implemented sustainable management plans that limit the environmental impact of our buildings. We also support alternative modes of transportation by providing bike racks and storage, transportation shuttles, EV Charging stations, Zipcars and other infrastructure amenities at several of our properties.



WATER EFFICIENCY

Our main water efficiency goals are to monitor and reduce water consumption, to save water and energy, improve environmental well-being, and practice water efficient landscaping. Installing high efficiency water fixtures will mean significant water, energy and operating expense savings, and will help protect our region's fresh water resources. We encourage base building and tenant upgrades to follow the best practices identified on our water efficiency program and Green TI Guide.



MATERIALS & RESOURCES

Our main goals for materials and resources are to select sustainable materials, practice waste reduction strategies, reduce source waste, reuse and recycle, and reduce mercury pollution. CommonWealth Partners is committed to installing materials that minimize negative impacts to the environment and provide a healthy indoor workspace. Several materials found in interior finishes have been proven to cause adverse health impacts by releasing harmful gasses and volatile organic compounds (VOC's) into the air. Our sustainable purchasing and waste management policies encourage our vendors and stakeholders to use several strategies to achieve our materials and resources goals. In addition to our policies, we hold annual e-waste drives and perform waste stream audits at our existing facilities to help identify waste reduction strategies.



INDOOR AIR QUALITY

Our main indoor air quality goals are to improve ventilation and manage air contaminants. Our properties are designed to provide a healthy indoor environment for occupants by providing fresh air and an adequate exhaust of contaminants to the outdoors. We perform annual third party IAQ audits nationwide and require our vendors to comply with these IAQ standards. We have developed several indoor air quality, smoking and green cleaning policies and also included similar measures in our Green TI Guide. We encourage our tenants to introduce similar measures during their build-outs in order to maintain IAQ during construction. A healthy indoor environment contributes to greater employee retention and productivity, and a more pleasurable experience for customers.



Sustainability Initiatives

ENERGY EFFICIENCY

Our main energy efficiency goals are to monitor and improve energy performance, eliminate CFCs, utilize renewable energy and reduce energy costs. Using a 2005 baseline, we are working toward decreasing our energy consumption by 20% by 2020.

To achieve these goals, CWP utilizes an experienced Sustainability Team that is responsible for working with the property teams on energy use programs and strategies. The team was created to help integrate energy efficiency best management practices and CWP's Energy Policy with our building operations and energy management strategies. In addition to planning and implementing specific improvements, the team is responsible for measuring and tracking energy performance, and communicating with management, employees, tenants and vendors. Our Energy Policy provides the foundation for our successful energy management and articulates our commitment to energy efficiency.

MONITORING & EMS

CommonWealth Partner's Sustainability Team includes a part-time Mechanical Engineer who provides ongoing support to CWP's Property Management teams.

Our Energy Management Best Practices include:

- An Energy Policy that outlines a common strategy within the organization for efficient data collection and reporting process
- A centralized decision making process
- Quality control program
- Full time Sustainability Team
- Annual third party audits of performance data

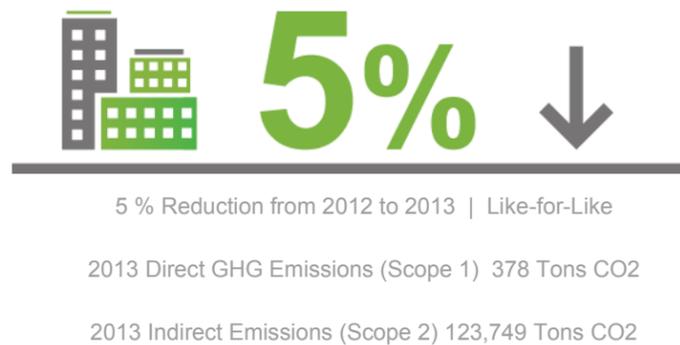
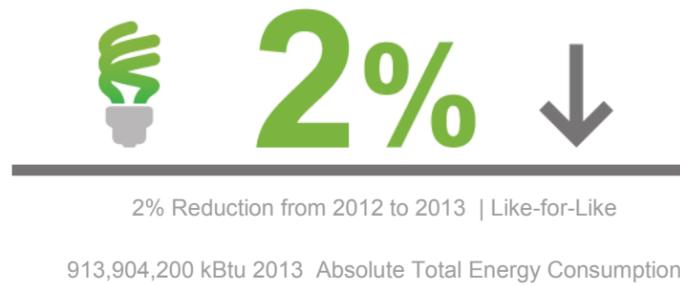
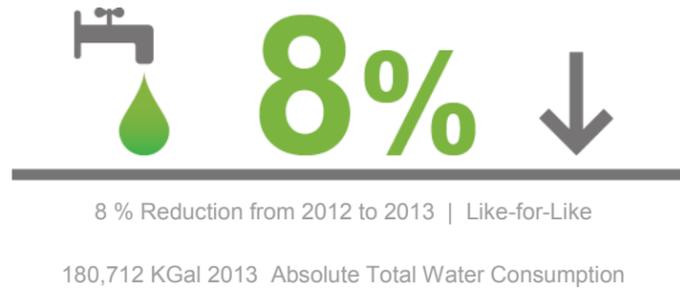
EFFICIENCY HIGHLIGHTS

- ENERGY STAR Partner. CWP's average energy star score of **88 / 100** shows that our portfolio of properties are outperforming the national average by **38%**
- CWP's Green Office Program was developed to partner with and educate tenants on plug load behavior and reduction strategies.
- Managing energy and water consumption
- Rating building energy performance
- Gaining EPA recognition
- Implementing Energy Efficient Best Management Practices
- Investing in lighting upgrades and controls
- Maximizing heating and cooling efficiencies
- Improving Building Automation Systems
- Implementing ongoing commissioning programs
- Purchasing ENERGY STAR products
- Establishing an energy optimization plan
- Retrofitting programs in place for main building systems (chillers, cooling towers, boilers, fan motors and VFD's)
- Exploring new energy efficiency technologies for predictive energy use optimization
- Exploring renewable energy systems
- Reporting Emissions Reduction achievements



Performance Indicators

As we grow our portfolio, our goal is to certify the majority of our properties, map and reduce our baseline, and exceed current industry standards for energy efficiency. In 2013 we are proud to be on track to meet our overall reduction targets in Energy, Water and Green House Gas Emissions (GHG).



This data was calculated based on the data available for 20 out of 22 buildings.



The data was calculated based on utility data available for 91% of our buildings.

Our Properties



Safeco Plaza
Seattle, WA
Target LEED Gold (in progress)
Energy Star



Russell Investments Center
Seattle, WA
LEED EB Platinum
100 Energy Star Score



City Center Plaza
Bellevue, WA
LEED C&S Gold
Energy Star



301 Congress
Austin, TX
Energy Star



Sunnyvale Office Park
Sunnyvale, CA



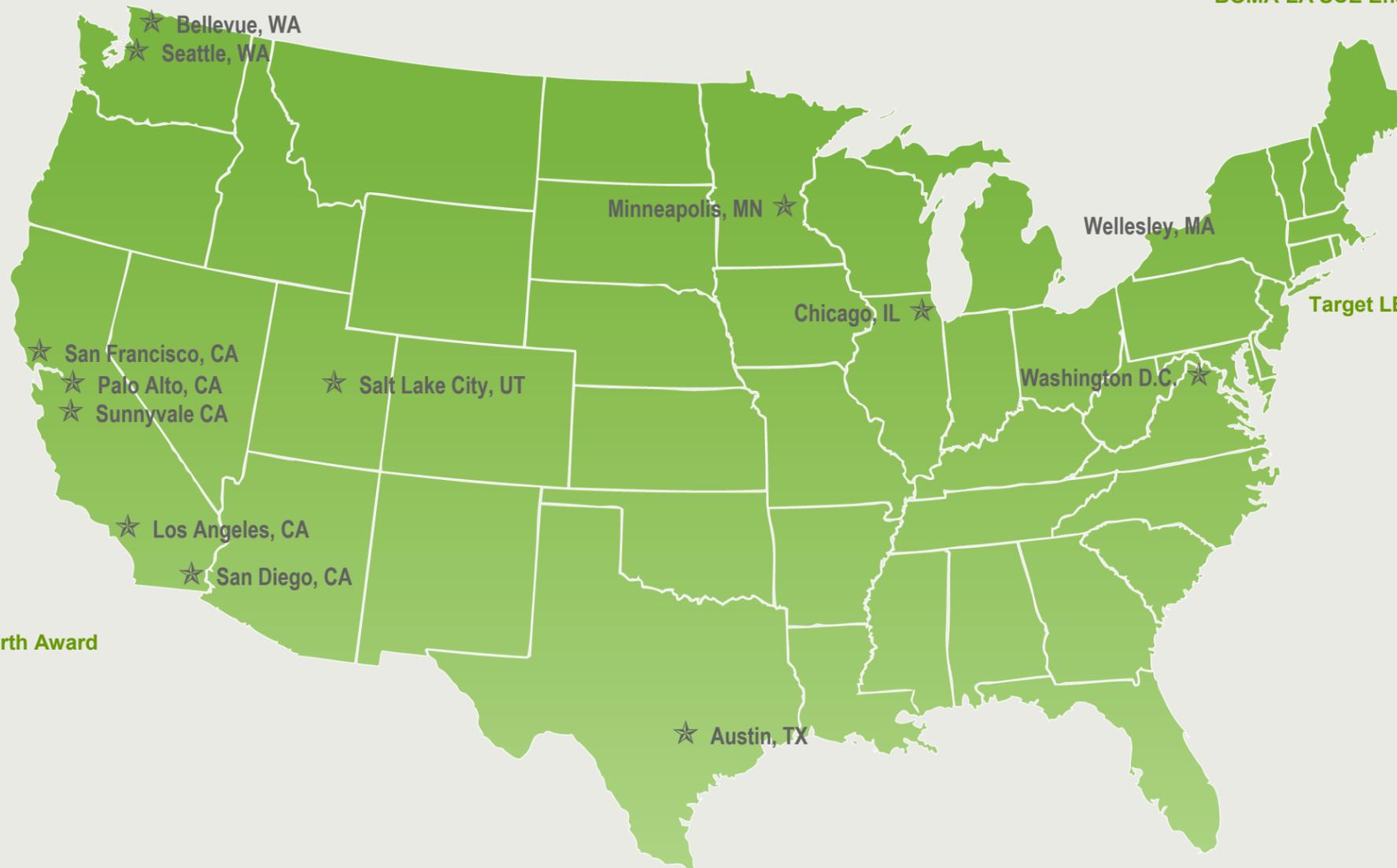
560 Mission
San Francisco, CA
LEED Platinum
Energy Star
2011 & 2010 BOMA Earth Award



650 Page Mill
Palo Alto, CA
LEED Registered
Energy Star



975 California
Palo Alto, CA
LEED Registered
Energy Star



Pacific Center
San Diego, CA
Energy Star



1888 Century Park East
Century City, CA



2005 BOMA Building of the Year Award
BOMA-LA SCE Energy Excellence Award
Energy Star Labeled

City National Plaza
Los Angeles, CA
LEED Gold
Energy Star



Cottonwood Corporate Center
Salt Lake City, UT
Target LEED Gold (in progress)
Energy Star



Harris Bank Building
Chicago, IL



Washington Square
Minneapolis, MN
Energy Star



Hamilton Square
Washington, DC
LEED Silver
Energy Star



Wellesley Gateway
Wellesley, MA
Energy Star



Russell Investments Center case study

Location: Seattle, WA
Type: Office
Size: 1,248,047 RSF / 42 Story Tower
Redeveloped: 2007
Owner & Manager: CommonWealth Partners
LEED Rating: LEED EBO&M Platinum

PROJECT TEAM

Owner/Manager
CommonWealth Partners

Janitorial Company
Pacific Building Services

Engineering Company
ABM Engineering

LEED Consultant
Verdani Partners

PROJECT HIGHLIGHTS

- LEED EB O&M Platinum Certification
- Perfect 100 Energy Star score—The first in Seattle
- 66% energy reduction
- 40% potable water reduction
- 75% irrigation reduction
- 23,000 sf green roof on the 17th floor
- Exceeds the 2030 District energy goals

SUSTAINABILITY FEATURES

- Natural lighting and expanded views provided by floor-to-ceiling glassing
- Ongoing commissioning for all energy systems
- BAS and EMS and web based automation controls, including light sensors and submetering systems
- Promotion of LEED-CI projects for tenants
- Upgraded plumbing fixtures to dual-flush and low-flow, reducing water consumption
- Native/adaptive plants and drip irrigation, reducing potable water for landscape purposes
- Comprehensive recycling and composting program reduces waste to landfills
- Outside air measuring devices and CO2 sensors to monitor indoor air quality
- 17th floor common area and green roof
- Promotion of alternative commuting: Zipcars, 170+ bike storage and shower/changing facilities available to building users
- 43.4% average transit trips district; 11.8% average walk/bike trips district; 9.6% average rideshare trips district



LEED EB Platinum

100
Energy Star Score

40%
Water Savings

83%
Waste Diverted

City National Plaza

case study

Location	Los Angeles, CA
Type	Office
Size	2,496,084 RSF / Two 52 Story Towers
Year Built	1972
Redeveloped	2004 –2009
Owner & Manager	CommonWealth Partners
LEED Rating	LEED EBO&M Gold

PROJECT TEAM

Owner/Manager
CommonWealth Partners

Janitorial Company
DMS Facility Services

Engineering Company
ABM Engineering

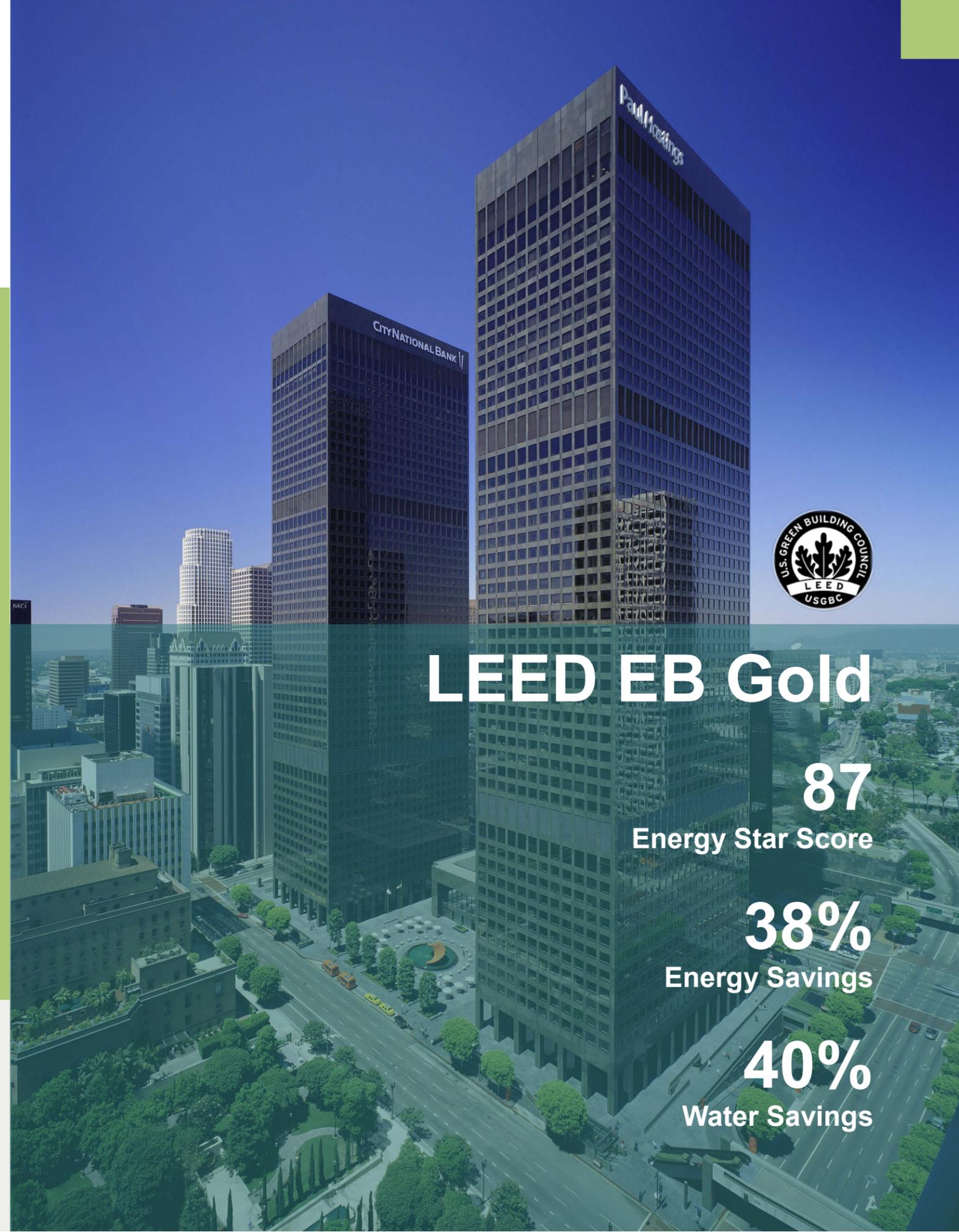
LEED Consultant
Verdani Partners

PROJECT HIGHLIGHTS

- LEED EB O&M Gold Certified
- Energy Star Partner, 87 Energy Star Rating
- 38% energy reduction on an occupied RSF basis
- \$4.3 million annual savings

SUSTAINABILITY FEATURES

- 40% reduction of indoor plumbing water use
- Automation system (BAS) controls key building systems, reducing building energy & maintenance costs
- Transit oriented property diverts an average of 600 daily passengers to public transportation via its four environmentally friendly Natural Gas shuttles and houses Zipcar vehicles on-site for tenant convenience
- Target 75% diversion rate of construction waste from landfills
- Heat island reduction—100% of parking spaces under cover
- Less pollutants and VOC's with 98% use of sustainable cleaning products
- Great access to daylight and views
- High-performance filtration equipment and entry mats increase indoor air quality



560 Mission Street

case study

Location: San Francisco, CA
Type: Office
Size: 667,882 RSF / 31 Story Tower
Year Built: 2002
Owner & Manager: CommonWealth Partners
LEED Rating: LEED EBO&M Platinum

PROJECT TEAM

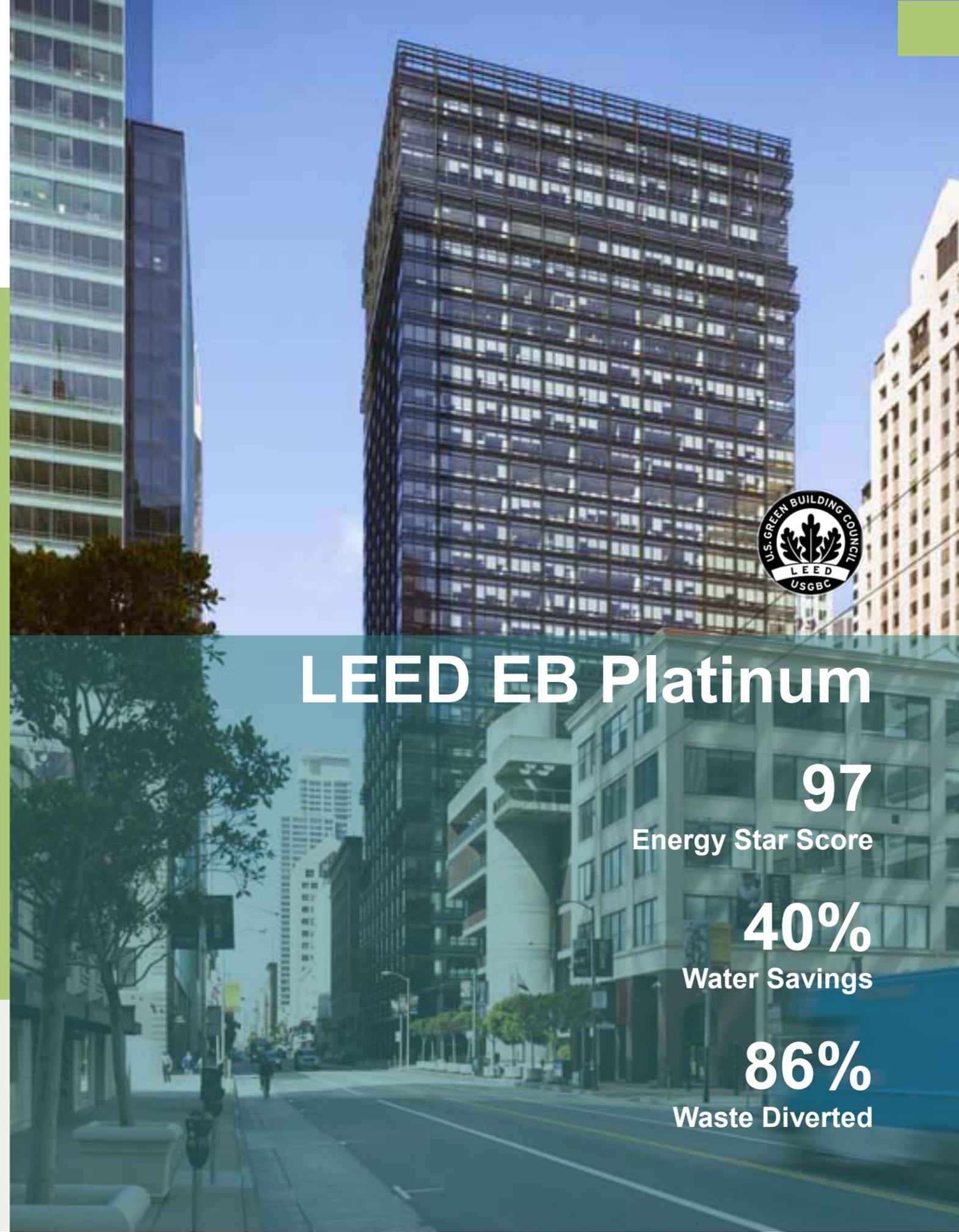
Owner
CommonWealth Partners
Janitorial Company
Able Building Maintenance
Engineering Company
ABM Engineering
LEED Consultant
ARUP

PROJECT HIGHLIGHTS

- First LEED EB O&M Platinum multi-tenant office in California
- Five ENERGY STAR® labels and 97 Energy Star Rating out of 100
- 60% more energy efficient than the national average of office building
- 36% reduction on overall indoor water use
- 66% irrigation reduction
- 86% waste diverted from landfill through recycling, composting and durable goods disposal

SUSTAINABILITY FEATURES

- Comprehensive retro-commissioning program
- Lighting system retrofitted with highly efficient low-mercury lamps
- Offset energy use through the purchase of Renewable Energy Credits
- Enhanced automated indoor air quality and filtration systems
- High performance green cleaning program
- Installation of drought tolerant and low maintenance landscaping
- Touchless lavatory fixtures for enhanced water savings
- Green office tenant program in place has increased sustainability initiatives in occupant spaces
- Comprehensive recycling and composting program with use of trash sorter



LEED EB Platinum

97

Energy Star Score

40%

Water Savings

86%

Waste Diverted

Case Study Highlights

Russell Investments Center **GREEN ROOF**

The roof outside of the 17th floor of the Russell Investments Center in Seattle looks more like a city park than the roof of a high rise, high occupancy building. The 23,000 square-foot garden is an innovative model for other properties and one of the first green roofs in town. The garden is filled with drought resistant and native plants such as native pines, bamboos and grasses. The plants rest in beds of soil 12-36 inches deep, with cross-cables submerged in the soil to brace the trees from the winds.

The parts of the garden facing the Puget Sound can experience periods of heavy rainfall, necessitating tough waterproofing measures to prevent leaks into the Seattle Art Museum that is located one floor below. The roof is also equipped with a rain catchment system that collects rain water throughout the year. The garden includes a nearby café for tenants to enjoy lunch or a snack, and walking paths to allow for exercise and contemplation.



17th Floor Green Roof

City National Plaza **EV CHARGING STATIONS**



One of eight EV Charging Stations at City National Plaza

Commonwealth Partners is working towards a goal of decreasing carbon emissions by 20 percent across our portfolio by 2030 with a long term end goal of carbon neutrality. In order to achieve this goal, we have implemented several sustainability initiatives including energy and water reduction. In support of our indirect emission reduction targets, we encourage the use of alternative and low-emission transportation. Commonwealth Partners continuously investigates innovative ways to support a clean fuel economy by exploring new technologies and making infrastructure available at our buildings. City National Plaza, for example, has implemented robust alternative transportation educational programs and infrastructure, such as installing eight EV charging stations in support of our indirect emission reduction targets.

560 Mission Street **COMPOSTING**



Recycling Containers at 560 Mission

560 Mission boasts a unique and innovative approach to waste management. The Property Management Team has sought every opportunity to further reduce 560's waste output and reduce cross-contamination among the waste streams. These efforts include encouraging source reduction, improving waste station signage, adding exterior recycling and composting receptacles to the Plaza, and installing signage in the restrooms to make clear that the restroom receptacles are for paper towels only. The building staff collects and composts all organic material, including soiled paper, waxed paper, soiled cardboard, compostable plastics, food scraps and all paper towels from restrooms. They also hold tenant events such as the "Go Green" event to further promote proper recycling and composting.

STAKEHOLDER ENGAGEMENT

Founded on an unparalleled dedication of service and entrepreneurial spirit, our mission is to drive sustainability for the common good.



USGBC-LA Existing Buildings Committee Think Tank Meeting
Hosted and partially sponsored by Commonwealth Partners at City National Plaza in Los Angeles

Stakeholder Engagement

Effective stakeholder engagement is key to the success of our sustainability efforts. By listening to our investor, tenant, and staff needs, we can customize programs that address what is most important to and valued by our stakeholders.

Our internal and external outreach programs were developed with the goal of minimizing the environmental impacts of our buildings. To maximize the effectiveness of our programs, we actively engage with our property management teams and tenants through educational programs, marketing, presentations, online resources, and stakeholder events.

We have also completed several outreach programs for the real estate community at large and are members of local non-profit organizations who share a similar mission to ours.

CommonWealth Partners continuously seeks ways to engage with our community, stakeholders, and tenants in sharing best practices and lessons learned. Through our engagement programs, we play a part in moving the real estate industry along toward increasing implementation of green building practices.

Tenant Engagement Programs

Tenants significantly impact building operations. In fact, 50-60% of the energy consumption in a building is attributable to tenants. Recognizing the important role that tenants play, CommonWealth Partners educates tenants on an ongoing basis and partners with them to create healthier and more productive workspaces.

We have implemented several strategies as part of our tenant engagement programs, including:

- Surveys
- Resources
- Green Tenant Improvement Guide
- Green Office Program
- Sustainability Signage
- Earth Day Events
- E-Waste Drives
- Earth Hour Events



Daniele Horton, CWP's Director of Sustainability, discussing the Sustainability Strategic Plan Overview during CWP's Annual Management Retreat in Los Angeles

Surveys

SURVEYS

CommonWealth Partners utilizes the robust Kingsley Survey to assess the current tenant satisfaction levels across the many service functions the entity provides, including Property Management, Leasing and Tenant Improvements, Maintenance and Engineering, Green Initiatives, and Renewal Intentions. The tenants may rate and provide comments directly related to each of these facets. After receiving the annual survey results, the Property Management team creates and executes an Action Plan for the property.

In the 2013 tenant survey, CommonWealth Partners achieved near-perfect scores in multiple categories, including overall satisfaction.

Resources

GREEN TI GUIDE

To inform our tenants of our sustainability initiatives, CommonWealth Partners has implemented a Green Tenant Improvement Guide (Green TI Guide).

This guide educates tenants on reducing energy and water consumption, minimizing waste, and creating more productive and healthier workspaces.

This guide provides information on suppliers who offer green products and outlines a variety of strategies tenants can use to green their interior spaces during renovation and build out.

GREEN OFFICE GUIDE

Our Green Office Program provides several simple and low-cost strategies to create highly efficient green buildings and offices. It was designed to be used in conjunction with the Green TI Guide.

One feature of the Green Office Program is our points-based challenge scorecard. Similar to LEED, the scorecard enables tenants to track their progress across five categories: Transportation, Energy and Atmosphere, Materials and Resources, Indoor Environmental Quality, and Innovation. Tenants receive a rating ranging from 2 stars to 5 stars, with a maximum 100 point score. This friendly competition allows tenants who are making improvements gain recognition across the organization.

Events

EARTH DAY

2013 marks the 43rd anniversary of Earth Day. In celebration, CommonWealth Partners held various tenant events to recognize and acknowledge the sustainability efforts underway at our properties. Property Management teams were encouraged to share sustainability highlights, such as recycling efforts and sustainable purchasing, while vendors were invited to demonstrate everything from landscaping and recycling to transportation and green cleaning practices.

To drive tenant engagement, several properties also held concurrent events within the same week as Earth Day. Safeco Plaza, for instance, celebrated "Earth Week" with a Transportation Fair. Commute Seattle spoke with approximately 100 tenants about their commute options, and vendors such as Car2Go, Zipcar, and Cascade Bicycle Club gave away discounted memberships, maps, and other information.

E-WASTE

While CommonWealth Partners implements e-waste initiatives throughout the year, Earth Day is a great way to reiterate our goal of diverting 100% of all e-waste. There is currently no federal mandate to recycle e-waste, yet, according to the EPA, it is the fastest growing municipal waste stream in America. With more than 92% of e-waste considered recoverable and reusable, there is a great opportunity for our properties to play a role in tackling this issue. While legislation is not enforcing the rules on e-waste disposal, CommonWealth Partners is taking a proactive approach to eliminating e-waste from the landfill in a safe and effective way. All of our properties who have applied for LEED certification have met the credit requirement for proper e-waste disposal. Some of our properties also offer E-Waste recycling year round.

EARTH HOUR

CommonWealth Partners encouraged properties to participate in Earth Hour, a global initiative to raise awareness of climate change. Many buildings turned off their non-emergency lights on March 29th between 8:30 pm and 9:30 pm to show their commitment to this global movement.

NATIONAL BIKE TO WORK DAY

At CommonWealth Partners, we encourage healthy practices such as biking to work. Staff and tenants who participated in National Bike to Work Day on May 17 saved thousands of gallons of gas and burned millions of calories in the process.



Partnerships and Programs

As part of our commitment to sustainability, CommonWealth Partners works closely with many industry leaders and organizations.

Energy Star Portfolio Partner: As an Energy Star Portfolio Partner, CommonWealth Partners is benchmarking all of our properties with Energy Star. Our average energy star score shows that our portfolio of properties is outperforming the national average by 38%. The portfolio average score equals 88 (out of 100).

USGBC Member: CommonWealth Partners is a member of the USGBC and is currently LEED certifying five and recertifying three existing buildings. Additionally, CWP's Head of Sustainability, Daniele Horton, represents our company on the National Market Advisory Committee and the Board of Directors for the USGBC San Diego Chapter. She founded and co-chairs the Los Angeles chapter's Existing Buildings (EB) Committee, created to increase implementation of sustainable building operations.

ULI Greenprint Center for Building Performance: As a member of its Advisory Board and Performance Committee, CommonWealth Partners is part of a worldwide alliance of real estate owners, investors, financial institutions and other industry stakeholders committed to reducing carbon emissions across the global property industry.

California Sustainability Alliance: CommonWealth Partners is a Green Building Advisory Committee Member, providing guidance and support to stimulate voluntary adoption of sustainability. We assisted in the development of the Green Leases Toolkit, an endeavor that is achieving national interest.

BOMA: CommonWealth Partners is a member of the national Building Owners and Managers Association (BOMA). In addition, CWP's Director of Sustainability is a member of BOMA/GLA Sustainability Committee created to educate and inform BOMA/GLA members on sustainable practices and trends.

Better Buildings Challenge: As a Better Buildings Challenge Partner in 2013/2014, CommonWealth Partners has made a commitment to reduce its energy consumption by 20% from a 2010 baseline within 10 years.

2030 DISTRICT: CommonWealth Partners is a member of the Seattle 2030 District, a high-performance building district in downtown Seattle with a goal of reducing environmental impacts through education and collaboration.

Our partnerships with organizations such as the Better Buildings Challenge bring us closer to our goal of reducing energy consumption by 20% within 10 years.



Community Engagement

Community engagement is about more than just shared value—it's about driving sustainability for the common good.

INTERNAL AND EXTERNAL OUTREACH PROGRAMS

Internal Communications

- Sustainability Resource Site
- Educational Webinars
- Employee Email Communications
- Sustainability Newsletters

External Communications

- Annual Sustainability Report
- Sustainability Tab at Property Websites
- Investor Reports
- Green Tenant Improvement Guide
- Green Office Guide
- Biannual Occupant Comfort Surveys
- Sustainability Signage Programs
- Nationwide Annual E-Waste Drives
- Earth Day Tenant Events
- Vendor and Tenant Memos
- Educational Presentations
- Case Studies



Better Buildings Challenge Recognition Ceremony at the White House



UCLA Green Buildings Symposium



USGBC LA Annual Think Tank Roundtable



Advocacy Day Sacramento

Awards & Certifications

CommonWealth Partners is recognized by several institutions for our leadership in sustainability.

CERTIFICATIONS

- USGBC's LEED EB O+M Certification completed for six buildings, 47% of our portfolio. Eight additional buildings have been registered and are in the process of pursuing LEED Certification for Initial Certification or Recertification.
- Energy Star Labels attained for 91% of our portfolio with an average score of 88 out of 100.

CORPORATE AWARDS

- Better Building Challenge Recognition

PROPERTY LEVEL AWARDS

- **2014 City National Plaza**
Ebie Award, All Rounder
- **2012/2013 Russell Investments Center**
"The Outstanding Building of the Year" (TOBY®)
LEED®-EB Platinum 100 ENERGY STAR Score®
- **2012 City National Plaza**
"The Outstanding Building of the Year" (TOBY®)
BOMA Greater LA /BOMA Pacific South West
- **2011 City National Plaza**
USGBC-LA Building of the Year
USGBC-LA Innovation Award in Energy
- **2010/2011 560 Mission**
BOMA Earth Award
- **2007 Russell Investments Center**
American Society of Landscape Architects - Award
- **2005 1888 Century Park East**
BOMA Building of the Year Award
BOMA-LA Southern California Edison Energy Award

Reporting & Disclosure

CommonWealth Partners voluntarily reports its annual utility consumption data to several third party organizations, such as:

- Local utilities
- Energy Star Portfolio Manager
- U.S. Green Building Council (USGBC)
- ULI Greenprint Foundation
- Global Real Estate Sustainability Benchmark
- Federal and local Better Buildings Challenge
- Global Reporting Initiative (GRI)
- Carbon Disclosure Project (CDP): In Progress
- Architecture 2030 and other organizations

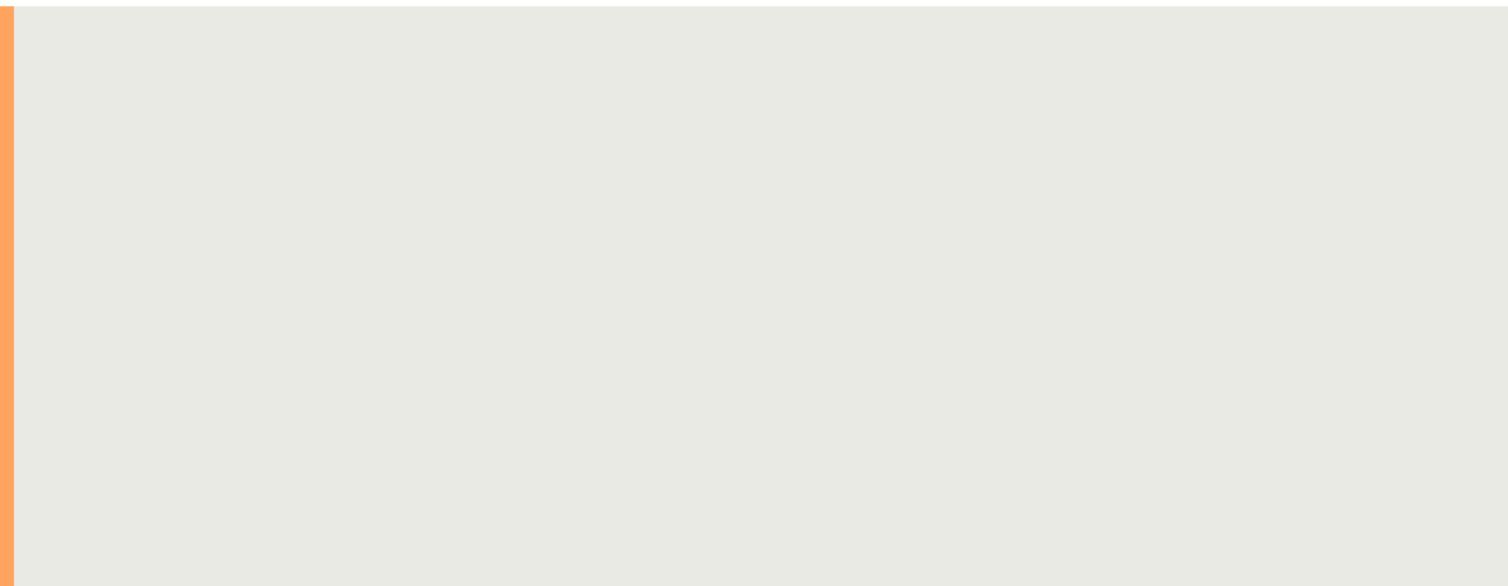
DATA REPORTING PROCEDURES

Utility Bills: We track our monthly utility bills on Energy Star Portfolio Manager and verify the data annually.

Quality Control: The Sustainability Team is responsible for working with organizations such as Greenprint and the Federal Better Buildings Challenge to review the data and run portfolio level variance reports.

Reporting: The Property Teams also report efficiency investments and associated savings annually.

Audits: Third Party verification audits of our utility data take place on an annual basis. Verification is aimed at reducing discrepancies that breach a minimum materiality threshold of 5%.



The Global Reporting Initiative

This report contains Standard Disclosures from the GRI Sustainability Reporting Guidelines.

Below are the corresponding GRI Content Index based on the G4 indicators.

For more information about this report, contact:

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E-mail: dhorton@cwpla.com

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