

SUSTAINABILITY REPORT

2014

Prepared by Verdant Partners, June 2015 © Commonwealth Partners

Executive Message

Twenty years ago, CommonWealth Partners was founded by a group of forward-thinking individuals who not only believed in providing an unparalleled dedication of service to stakeholders, but were also early adopters of sustainable operations. Today, our organization continues to foster this entrepreneurial spirit in everything we do, from improving the energy efficiency of our assets to exceeding the expectations of our tenants and staff.

2014 marks a very successful year for CommonWealth Partners:

Stakeholder Engagement: We continued to centralize and expand our tenant engagement and educational programs. We continued a portfolio-wide implementation of our sustainability policies and launched our first internal Sustainability Awards program.

LEED CERTIFICATION: In 2014, 52% of our portfolio was LEED certified, up from 46% in 2013.

Benchmarking and Data Transparency: 97% of our portfolio has been benchmarked in ENERGY STAR Portfolio Manager. In 2014, CWP reported data for GRESB, CDP, and GRI reporting agencies.

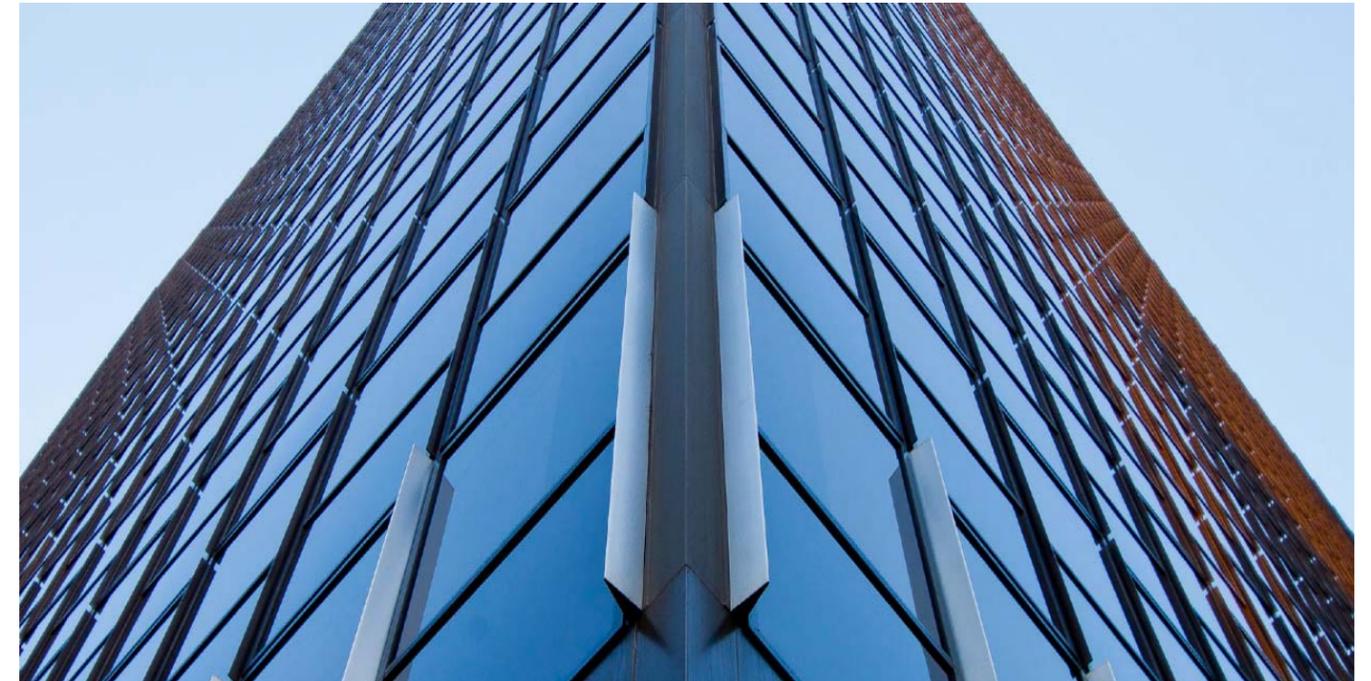
With a strong commitment and a dedicated, full-time sustainability team, CommonWealth Partners continues to position itself as a leader in sustainability. We remain highly committed to our mission of creating healthy, safe, and efficient environments while securing the financial health of our investors and tenants.

CommonWealth Partners

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



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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 2014 calendar year. The stakeholder engagement portion of the report covers the June 2014 through June 2015 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.

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

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.

Company Profile

CommonWealth Partners, LLC (CWP) is a vertically integrated private real estate investment, development, management and operating company based in Los Angeles, California. Founded in 1995, the company combines the value-creating talents and hands-on operating expertise of an entrepreneurial development company with the discipline and research capabilities of an institutional investment firm. The company owns and manages premier institutional-quality office properties across the United States.

CWP offers a wide array of services including investment & capital market transactions, portfolio management, asset management, property management, marketing, leasing, development, and accounting/reporting, all with a sharp focus on our customers. 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 its 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.

Governance Structure

The key senior Principals of CommonWealth Partners have worked together for more than 20 years, have over 35 years experience in the real estate industry, and come from a background founded in strong financial fundamentals.

The Sustainability Committee is led by a team of executive leaders and is responsible for implementing the Sustainability Mission as well as reporting the progress on a monthly basis. CWP's Sustainability initiatives are led by an internal Sustainability Committee including Travis Addison, Senior Vice President; Kirsten Quezambra, Vice President; and Jenny Dolan, Property Associate.

CommonWealth Partners engaged an external consultant, Verdani Partners, that is dedicated to implementing its Sustainability programs. The Verdani team has decades of experience with corporate sustainability, ENERGY STAR Labeling and LEED certification initiatives. The team is led by Daniele Horton, Director of Sustainability; Jessica Loeper, Senior Sustainability Manager; with support from Mariana Young, Sustainability Manager; and Mei Tsuruta, Junior Engineer. The Verdani team is a resource for the entire organization and the Senior Sustainability Manager is nearly 100% dedicated to CWP's sustainability programs. The Verdani team reports to the Sustainability Committee on a monthly basis.

CWP formally adopted a sustainability strategic plan with a mission, vision, core values and performance targets which also include Environmental Social Governance strategies, governance and management policies and goals that build the foundation for CWP's Sustainability programs. The Sustainability Committee oversees these activities and reports to the Executive Team on a quarterly basis.

RESPONSIBLE INVESTMENT

Our commitment to sustainability goes deeper than owning and operating efficient buildings; we also invest in the health and well-being of our building occupants and the communities in which we serve. Being a responsible investor means integrating environmental, social, and governance (ESG) factors into our business strategy. We continue to stay ahead of ESG trends and provide exceptional value to our investors and stakeholders in the process.

4

New LEED Gold Certified Properties in 2014

97%

Properties ENERGY STAR Benchmarked

89

Average ENERGY STAR Score for Labeled Properties in 2014

52%

Of the portfolio is LEED Certified

Risk Management

CWP's company 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:

- Phase I environmental study
- Structural evaluation
- Property Condition report
- Retro-commissioning study, and/or
- ASHRAE Audit conducted in the years following acquisition, either based on the refinancing of an asset, elapsed time from acquisition, or for further efficiencies.

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.

Employee Relations

CWP has a comprehensive employee manual and enforces a strict code of conduct for all employees. All full-time employees receive a written and/or verbal performance review at calendar year end.



Climate Change Risks

To understand all potential risks and better prepare for any future catastrophes, CWP utilizes a risk map based on each property's location. By being proactive, we can determine best strategies to reduce the amount of carbon our buildings use. We reported to the Climate Disclosure Project (CDP) and participate in GRESB to establish a framework and help us report on our annual improvement targets.

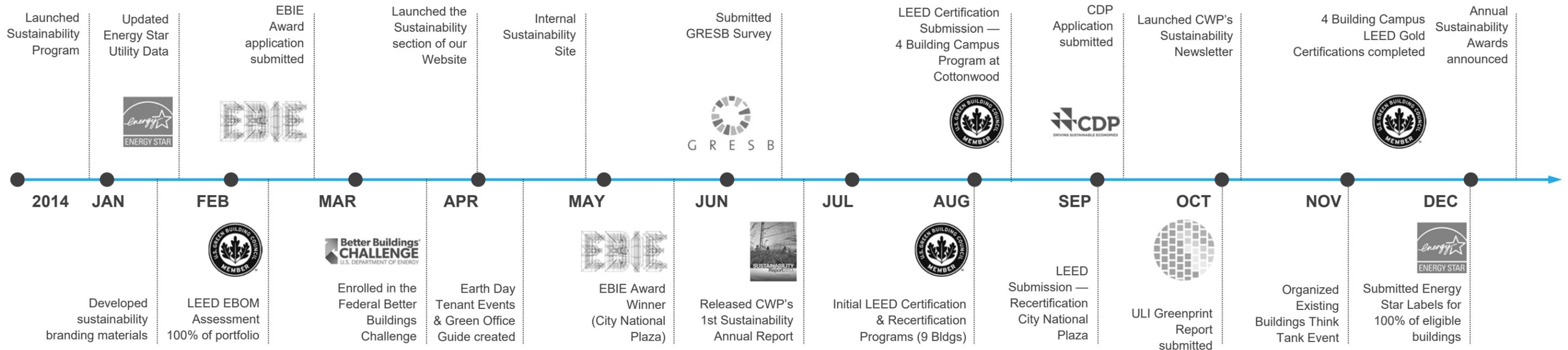
As part of our robust Corporate Sustainability program, we report to the Global Reporting Initiative (GRI) standards and participate in the Global Real Estate Sustainability Benchmark (GRESB) survey.

All our owned assets are required to comply with our corporate sustainability programs.

Sustainability Due Diligence

A Phase I environmental study, a structural evaluation, a Property Condition report, a Retro-commissioning study, and/or an ASHRAE Audit can also be conducted during new acquisitions and in the years following acquisition either based on the refinancing of an asset, elapsed time from acquisition, or if further efficiencies are desired. The combination of these reports assists the entity by outlining any current deficiencies and determining if efficiency improvements are available. If project improvements are identified or recommended, the entity team 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.

CommonWealth Partners 2014 Timeline



CWP Sustainability Mission

Our mission is to create and maintain safe, healthy, and efficient environments 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.



Sustainability Commitment

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

Vision

At CommonWealth Partners, our valued assets are a reflection of our shared responsibility to our business partners and the natural environment. Our vision is 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: CWP 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.

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

Environmental Management Systems

To accomplish our sustainability objectives, CWP created a robust Environmental Management System to take a proactive approach and incorporate sustainability into our overall business model. Listed below are some of the key steps and programs we have implemented:

- **Sustainability Team:** CWP employs a dedicated full-time sustainability team tasked with implementing our mission and vision
- **EMS Platform:** CWP implemented a centralized Environmental Management System to manage all our sustainability programs, including our policies, tracking logs, corporate and property files
- **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
- **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
- **Reporting & Disclosure:** We publish an annual GRI Sustainability Report and participate in the Global Real Estate Sustainability Benchmark (GRESB) survey

Sustainability Policies

At CommonWealth Partners, we continue to implement company-wide policies into our daily operations and make sustainability part of our everyday language among our tenants and staff.

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
- Lamp Purchasing Program

Case Study #1

Cottonwood Corporate Center

Location:
Salt Lake City, UT

Type:
4 Campus **Office Complex**

Size:
1,490,070 GSF
22 Floors Total

Redeveloped:
1997-2000

Owner & Manager:
CommonWealth Partners

LEED Rating:
LEED EBO&M Gold Campus

Project Team

Owner/Manager:
CommonWealth Partners

Janitorial Company:
Jani-King

Engineering Company:
ABM Engineering

LEED Consultant:
Verdani Partners

Project Highlights

- LEED EB O&M Gold Certification
- ENERGY STAR Partner: Campus-wide ENERGY STAR score of 94 out of 100
- Based on our ENERGY STAR score, the building is outperforming the national average by 44%
- 17% energy reduction by building 8 from 2013
- 37.05% potable water reduction
- 43% irrigation reduction

Sustainability Features

- Self-adjusting astronomical timers installed to the exterior lighting of building 8
- Building Automation System (BAS) controls key building systems, reducing building energy & maintenance costs
- Ongoing commissioning for all energy systems
- At least 77% of occupants campus-wide have Natural light views
- Significant mercury reduction in lightbulbs & average energy savings of over 75% for each lamp retrofitted
- Comprehensive recycling, composting, electronics and furniture program reduces waste to landfills
- Comprehensive indoor air quality program in place
- Achieved 92% green cleaning products and cleaning equipment used
- Promotion of alternative commuting with bus stop at building entrance and four bicycle racks on site for a current 13% reduction in conventional commuting trips
- Undercover parking for half of the available parking onsite reduces heat island effect



LEED EB Gold Campus

94

ENERGY STAR
Average Score
on Portfolio Manager

37%

Reduction of
water usage
campus-wide

51%

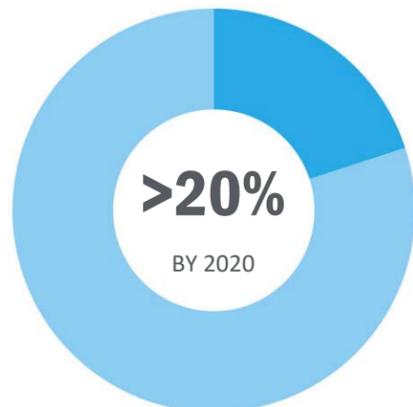
Recycling Rate
campus-wide

Targets and Performance Goals

During 2014, we were on track to meet our key performance targets which include:

Transportation

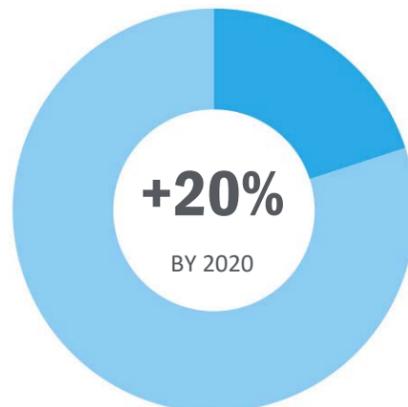
Continue to educate our building occupants on our alternative transportation program to reduce vehicle miles traveled to and from our buildings. Encourage at least 20% of all building occupants to commute via alternative modes of transportation.



>20% to use alternative transportation

Land Use

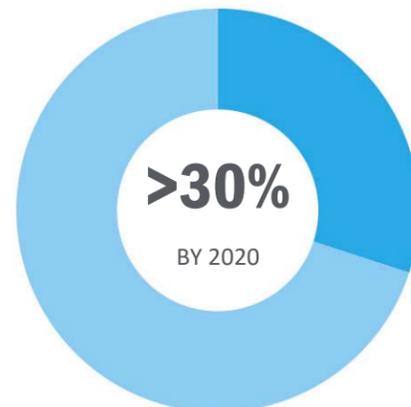
Using a 2010 baseline, increase native and drought resistant vegetation by 20% by 2020.



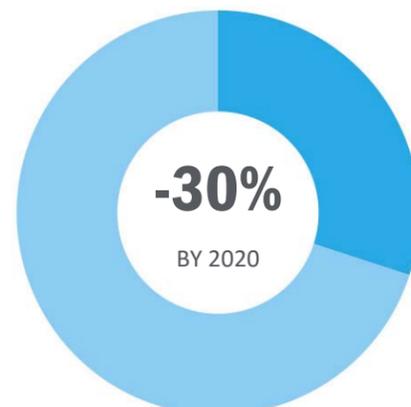
20% more native/drought resistant

Water

Work toward achieving a minimum indoor plumbing efficiency rate of 30% or higher by 2020 (according to the LEED water efficiency calculator) and a 30% reduction in overall water consumption from a 2010 baseline by 2020.



>30% indoor plumbing efficiency rate



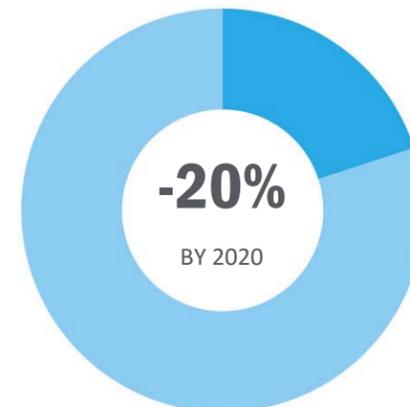
30% reduction in water consumption

Energy/Emissions

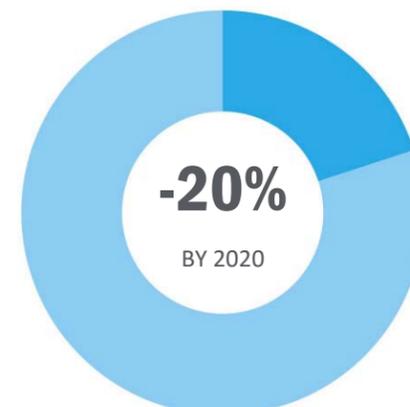
Continue to improve Energy Star scores, and when feasible, achieve scores of 90 or higher.

Using 2010 as a baseline, decrease energy consumption by 20% by 2020.

And, using 2010 as a baseline, decrease carbon (GHG) emissions by 20% across the portfolio by 2020.



20% reduction in energy consumption

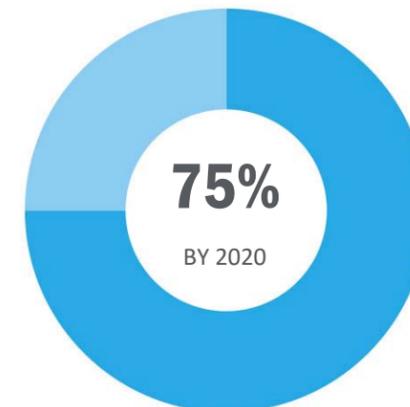


20% decrease in carbon emissions

Waste

Reduce the overall amount of waste generated and achieve the following diversion rates:

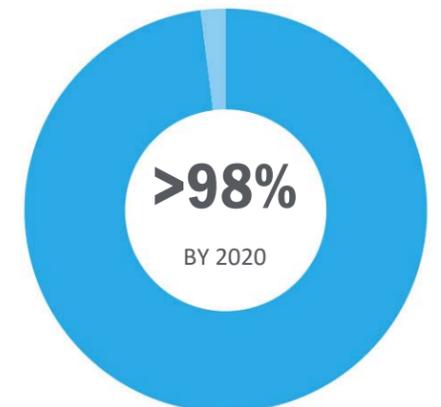
- Ongoing consumables 50%
- Durable goods 75%
- Facility alterations/additions 70%
- Batteries 100%
- Mercury containing lamps 100%



75% waste diversion rate

Green Cleaning

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



98% use of green cleaning supplies

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.

Our Properties

CommonWealth Partners, LLC. is a vertically integrated private real estate investment, development, management and operating company based in Los Angeles, California. Founded in 1995, the company combines the value-creating talents and hands-on operating expertise of an entrepreneurial development company .



Sustainability Initiatives



Sustainable Sites

Goals:

- Protect natural and agricultural areas
- Reduce automobile use
- Protect and restore sites

We work hard to minimize the environmental impact on the surrounding communities and restore and revitalize the local ecosystem when possible. 301 Congress utilizes xeriscaping onsite. Most of our properties are located in urban centers, and therefore several of our properties promote alternative commuting practices by offering shuttle services, Zipcars, and bike facilities to building users. Safeco Plaza held a Transportation Fair to educate tenants on different modes of transportation. During Bike Month, Commute Seattle held a Biking 101 seminar to provide encouragement and support for those that might be interested in commuting by bike. They also offered free bicycle tune-ups.

Performance Goal:

Increase native and drought-resistant vegetation by 20% over the next year or two.



Water Efficiency

Goals:

- Monitor and reduce water consumption
- Save water and energy
- Improve environmental well-being
- Practice water efficient landscaping

Our Water Efficiency Program and Green TI Guide give property managers and tenants practical tips for reducing water consumption, such as installing drip irrigation systems and high efficiency water fixtures. Often low-cost measures can result in significant water, energy, and operating expense savings. For example, after upgrading the water closets and urinals at the Pacific Center buildings, 35.4% potable water was saved. Additionally, now that we have benchmarked our entire portfolio on ENERGY STAR Portfolio Manager in 2014, our property managers and sustainability team can track and measure water use at all of our properties in real-time.

Performance Goal:

Strive for a minimum indoor plumbing efficiency rate of 30% or higher according to the LEED water efficiency calculator. Using 2005 as a baseline, attain 30% reduction in overall water consumption by 2020.



Materials and Resources

Goals:

- Select sustainable materials
- Practice waste reduction strategies
- Reduce source waste, reuse, and recycle
- Reduce mercury pollution

As a company, we are committed to installing low mercury lamps, hold annual e-waste drives, and perform waste stream audits to identify waste reduction strategies. We also encourage our vendors and stakeholders to follow strategies outlined in our Sustainable Purchasing and Waste Management policies to minimize the negative impacts to the environment and provide a healthy indoor workspace. In 2014, several properties were proactive about implementing waste management strategies. Safeco Plaza released an internal sustainability newsletter offering tips on how staff and tenants can help meet their waste reduction goals by recycling, reusing, and composting.

Performance Goal:

Reduce sources of waste and increase waste diversion rates to 75% by 2020.



Indoor Air Quality

Goals:

- Improve ventilation
- Manage air contaminants

Studies have shown that a healthy indoor environment contributes to greater employee retention and productivity, reduced sick days, and an overall more pleasurable experience for customers. We continue to perform third party IAQ audits for our properties going for LEED certification and require our vendors to comply with these IAQ standards. Our Indoor Air Quality, Smoking, and Green Cleaning policies as well as our Green TI Guide all provide strategies for staff, tenants, and vendors to maintain and manage indoor air quality. Our tenant improvement projects follow the IAQ strategies outlined on our policy including pollution prevention control measures, scheduling and the use of water based low VOC paints.

Performance Goal:

Attain 98% use of green cleaning products by 2020.



Energy Efficiency

Goals:

- Reduce Energy Consumption
- Eliminate CFCs

Our main energy efficiency goals are to monitor and improve energy performance, eliminate CFCs, utilize renewable energy and reduce energy costs. 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.

Performance Goals:

Using a 2005 baseline, decrease overall energy consumption by 20% by 2030.



Monitoring and EMS

Goals:

- Track real-time energy usage

CommonWealth Partners' 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

Performance Goals:

Track real-time energy usage by 2020.

Case Study #2

Safeco Plaza

Location:
Seattle, WA

Type:
Office

Size:
856,742 GSF
50 Story Tower

Redeveloped:
1969

Owner & Manager:
CommonWealth Partners

LEED Rating:
Expecting **LEED EBO&M v2008 Gold**

Project Team

Owner/Manager:
CommonWealth Partners

Janitorial Company:
ABM Services

Engineering Company:
ABM Engineering

LEED Consultant:
Verdani Partners

Project Highlights

- ENERGY STAR Score: 86
- Based on our ENERGY STAR score, the building is outperforming the national average by 36% .
- 20.81% potable water reduction

Sustainability Features

- Safeco Plaza currently is in the LEED-EB:O&M v2008 application phase expecting Gold certification in Summer 2015
- Replaced older toilets and urinals that used 3.5 gallons per flush (gpf) to 1.6 and 1.5 gpf respectively. In addition replaced all 2.2 gpm sinks with 0.5 gpf for an annual savings in water of 373,320 gallons and a 77% reduction in usage
- Separate bins are located in all restrooms for composting used paper towels. All restroom paper products have a high recycled content. In addition, green certified janitorial products are purchased whenever possible. This includes trash liners and cleaning solutions
- A 2014 Transportation survey showed the property achieved a 79.66% reduction in conventional commuting trips. Bike facilities on A level provide bike racks, a repair station and pump, plus free showers in the fitness center
- 93% of the building occupants enjoy natural lighting with access to outdoor views
- Project contains lighting controls that enable adjustments to suit the task needs and preferences for 88% of individual workstations and 100% of shared multi-occupant spaces
- A free on-site collection box for electronic recycling is available for all tenants and conveniently located on the loading dock
- The property utilizes BAS, EMS and web based automation controls, including light sensors and sub-metering systems
- 100% of the cleaning equipment meets sustainable equipment criteria



Expected LEED EB v2008 Gold

86

ENERGY STAR
Average Score
on Portfolio Manager

20%

Reduction of
Water usage

56%

Recycling Rate

Performance Indicators



8% Reduction from 2013 to 2014 | Like-for-Like
153,175 KGal 2014 Absolute Total Water Consumption



9% Reduction from 2013 to 2014 | Like-for-Like
741,183 kBtu 2014 Absolute Total Energy Consumption
14% Reduction from the 2010 baseline



8% Reduction from 2013 to 2014 | Like-for-Like
2014 Direct GHG Emissions (Scope 1) 663 Tons CO2

The data was calculated based on utility data available for 96.4% of our buildings.



97% 16 89

Properties benchmarked on Energy Star Portfolio Manager

Buildings ENERGY STAR Labeled

Average ENERGY STAR Score



52% 10 5

Percentage of the Portfolio LEED Certified based on Building count

Buildings LEED Certified

Registered Buildings Pursuing LEED Certification

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.

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.

Stakeholder Engagement

Our continued success as a sustainable company relies heavily on our engagement with our most valued assets: our stakeholders. We educate, interact with, and receive feedback from our investor, tenant, vendor, and staff communities on a regular basis around sustainability goals and issues. Communication works both ways: by listening to our stakeholders, we can customize programs that address what is most important and of value to them, and this in turn drives our sustainability program.

In 2014, we continued to provide sustainability trainings and educational opportunities, including publishing sustainability newsletters, conducting tenant engagement surveys, and making our Green Tenant Improvement and Green Office Guides available online to all tenants.

2014 Survey

92%

of tenants satisfied or better with the property management at CommonWealth Partners

95%

of tenants satisfied or better with their overall experience in buildings managed by CommonWealth Partners

Tenant Engagement

Tenants significantly impact building operations. In fact, 70% of the energy consumption in a building is attributable to tenants according to the Federal Better Buildings Program. 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

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 to gain recognition across the organization.

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.

Events



560 Mission Earth Day Event



E-Waste Drive



Bike to Work Day

Earth Day

2014 marks the 44th 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.

Annual E-Waste Drives

While CommonWealth Partners implements e-waste initiatives throughout the year, Earth Day is a great time 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 saved thousands of gallons of gas and burned millions of calories in the process.

CommonWealth Partners Annual Sustainability Awards

2014 marked the launch of CommonWealth Partners' first Internal Sustainability Awards. The Sustainability Awards Program recognizes property teams who have achieved excellent results in energy, water, and waste reduction. We are pleased to introduce the top building performers in the categories of Energy Efficiency, Water Efficiency, and Waste Management.



Energy Efficiency

Most Energy Efficient Building in 2014:

- Russell Investments Center
- Top 3 buildings with the highest Energy Star Scores:
- 1st place: Cottonwood Corp Center (Bld. #11)
- 2nd place: Russell Investments Center
- 3rd place: City National Plaza (tie) and 560 Mission Street (tie)

Most Improved Energy Efficiency between 2012 and 2013:

- 1st place: Safeco Plaza
- Honorable Mention: Cottonwood Corp Center (Bld. #8)



Water Efficiency

Most Water Efficient Building in 2014 for Indoor Plumbing Fixtures:

- 1st place: Safeco Plaza
- Honorable Mention: 560 Mission Street

Most Improved in Water Efficiency between 2012 & 2013:

- 1st place: Cottonwood Corp Center (Bld. #8)
- Honorable Mention: 975 California

Waste Management



Building with Highest Recycling Rate:

- 1st place: 560 Mission Street (86.53% recycling rate)

Awards and Certifications

Property Level Awards

2015 Cottonwood — EBie Awards Finalist, All Rounder and It Takes A Village

301 Congress — Gold certification as a Green Business Leader by the City of Austin in 2014

2014 City National Plaza — EBie Award, All Rounder
560 Mission — EBie Award Finalist

2012/13 Russell Investments Center — Outstanding Building of the Year® (TOBY®), LEED®-EB Platinum, 100 ENERGY STAR Score®

2012 City National Plaza — 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

560 Mission — BOMA Earth Award

2010/11 Russell Investments Center — American Society of Landscape Architects Award

2007

1888 Century Park East — BOMA Building of the Year Award, BOMA-LA Southern California Edison Energy Award

2005

Corporate Awards

Better Building Challenge

ENERGY STAR Certification Nation Premier Member

Certifications

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

USGBC's LEED EB O+M Certification completed for nine buildings, 47% of our portfolio. Seven 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 89 out of 100.

52%

of portfolio completed
LEED EB O&M Certification

81%

of portfolio attained
ENERGY STAR Labels
(average score 89/100)



Case Study #3

Hamilton Square

Location:
Washington, D.C.

Type:
Office

Size:
348,807 GSF
7 Story

Redeveloped:
1929

Owner & Manager:
CommonWealth Partners

LEED Rating:
LEED EBO&M v2009 Gold
Recertification

Project Team

Owner/Manager:
CommonWealth Partners

Janitorial Company:
CavalierServices

Engineering Company:
ABM Engineering

LEED Consultant:
Verdani Partners

Project Highlights

- LEED EB O&M Gold Recertification
- ENERGY STAR Score: 76
- Based on our ENERGY STAR score, the building is outperforming the national average by 26%
- 22.63% potable water reduction

Sustainability Features

- No mercury containing lightbulbs within this historic building
- Lighting control provided to all building occupants
- Ongoing commissioning for all energy systems
- BAS, EMS and web based automation controls, including light sensors and sub-metering systems
- Native/adaptive plants that require zero irrigation, reducing potable water for landscape purposes
- Comprehensive recycling program reduces waste to landfills by at least 50% and diverts all furniture and electronic waste via donation or recycling
- Provides high level filtration media of MERV 13 to reduce particulates from the air
- 72.33% of the green cleaning products used within the building are environmentally preferable through Green Seal
- Underground parking creates reduced heat island effect



LEED EB Gold Recertification

76

ENERGY STAR
Average Score
on Portfolio Manager

22%

Reduction of
Water usage

50%

Recycling Rate

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 has benchmarked all the properties that we have management control with ENERGY STAR. Our average energy star score for our ENERGY STAR labeled buildings shows that our portfolio of properties is outperforming the national average by 39%. The portfolio average score for labeled buildings equals 89 (out of 100).



USGBC Member

CWP is a member of the USGBC and has 7 LEED Certified properties representing 36% of our portfolio. We are currently LEED certifying 3 and recertifying 3 existing buildings. Additionally, CWP's Head of Sustainability, Daniele Horton, represents our company on the National Market Advisory Committee. She founded and co-chairs the Los Angeles chapter's Existing Buildings (EB) Committee where CWP hosts annual Think Tanks with local building owners to discuss strategies to increase implementation of sustainable building operations.



ULI Greenprint Center for Building Performance

As a member of its Advisory Board and Performance Committee, CWP 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. In 2014 we worked with Greenprint on the development of several new tools.



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 (http://sustainca.org/green_leases_toolkit), an annual toolkit for retrofitting Class B & C buildings (http://sustainca.org/class_b_office_improvement_toolkit) that has achieved national interest. We are currently supporting the alliance with the development of additional tools and programs for making existing buildings more efficient and sustainable.



Building Owners and Managers Association — BOMA

Commonwealth Partners is a member of the national Building Owners and Managers Association. In addition, CWP's Director of Sustainability is a member of BOMA/GLA Sustainability Committee and participates on monthly meetings with other local owners and speaks on their Annual Sustainability Seminars 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: CWP 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 <http://www.2030districts.org/seattle/members>

Community Engagement

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

Internal Outreach Programs

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

External Outreach Programs

- Sustainability Page at Corporate Website
- Annual Sustainability Report
- Sustainability Tab at Property Level 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



CWP hosted the annual USGBC-LA Existing Buildings Committee Annual Think Tank in partnership with the USGBC, BOMA and the City of Los Angeles to discuss strategies for Greening Existing Buildings in LA.



CWP's Director of Sustainability, Daniele Horton spoke about Scalable Solutions for Greening Existing Buildings at the Annual Municipal Green Building Conference & Expo.



City of Los Angeles Stakeholder meetings to discuss upcoming proposed regulations to make existing buildings more energy and water efficient.

Reporting and 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)
- Architecture 2030 and other organizations

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%.



Sustainability and the Pacific Center Property Teams meeting during their ASHRAE Level II Audit

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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