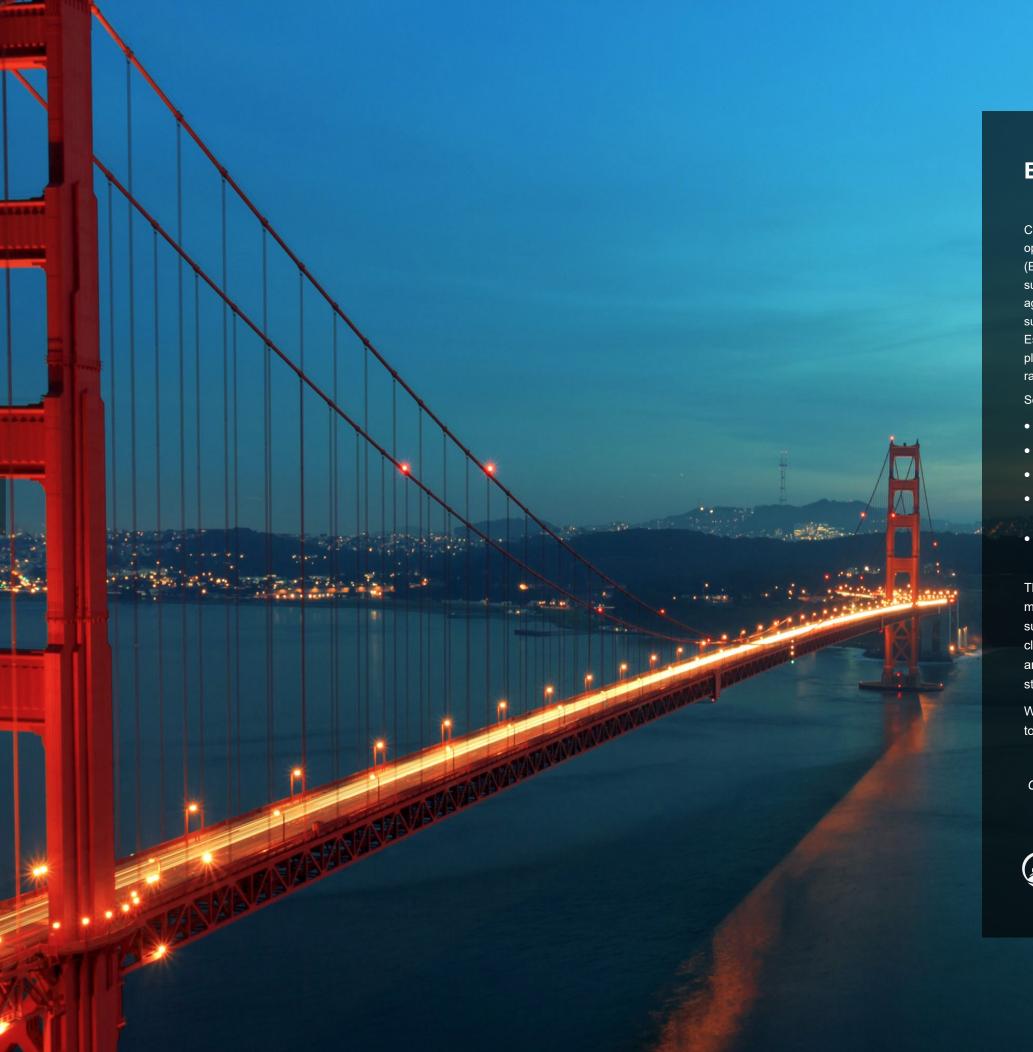
Sustainability







Executive Message

CommonWealth Partners aims to be at the forefront of green building and efficient operations In this report, we're proud to share the Environmental, Social, and Governance (ESG) milestones we reached in 2016. We continued to deepen and broaden our sustainability commitment through new programs and initiatives such as building resiliency against natural disasters, demand response programs, and tenant engagement in sustainability. Additionally, we are proud of our performance in GRESB's annual Real Estate Assessment Survey — ranking 2nd out of 35 in the Office category, up from 3rd place last year. As the reporting competition gets steeper each year, the improvement in our ranking is a testament to the resilience of our ESG program

Some highlights of our progress last year include:

- Becoming a leader in GRESB's annual survey for the office category
- Benchmarking 96% of our portfolio in ENERGY STAR Portfolio Manager
- Obtaining ENERGY STAR Labels with a weighted average score of 89.93
- Participating in ENERGY STAR's annual Battle of the Buildings Bootcamp, achieving the highest estimated energy cost savings and reduction in total Greenhouse Gas emissions
- A property award at Urban Green's 2016 EBIE Awards Ceremony

These accomplishments are just a sampling of our overall advancement in becoming a more sustainable company. CommonWealth Partners will continue to integrate our sustainability policies and measures throughout our business in order to mitigate climate change risk, maximize competitiveness, and stay ahead of social, economic, and environmental impacts. And we can only do this in close cooperation with all of our stakeholders – investors, tenants, suppliers, and employees.

We thank you for taking the time to learn about CommonWealth Partners and our work toward a healthier, more efficient, and environmentally responsible future.

CommonWealth Partners





resilience while remaining highly competitive.



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Reporting & Disclosure The Global Reporting Initiative





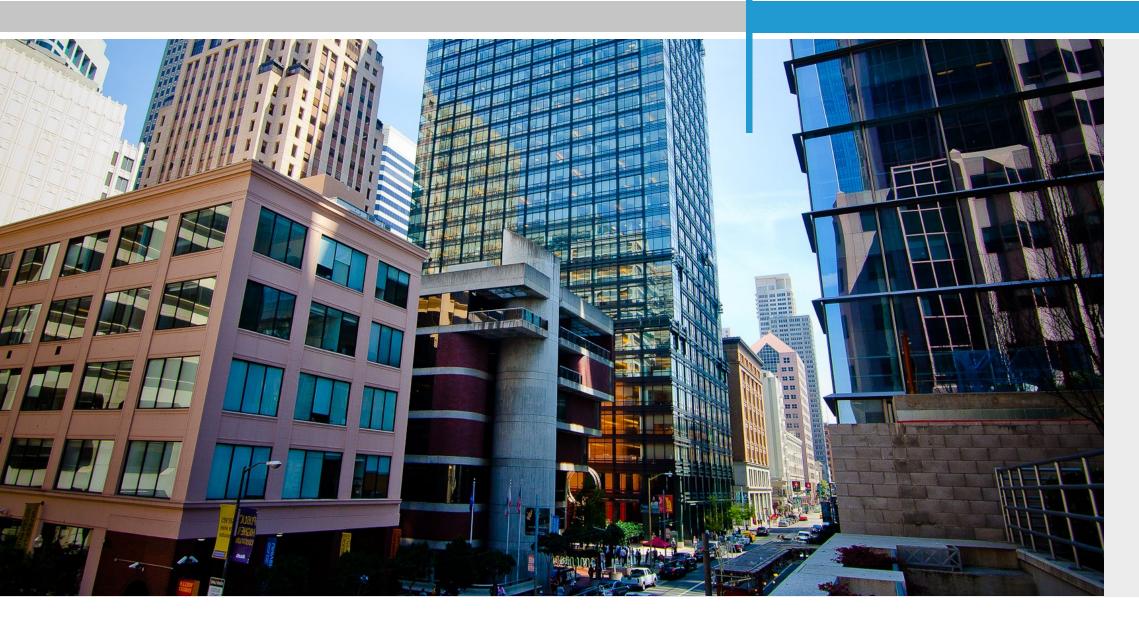


About This Report

Each year, CommonWealth Partners publishes a corporate sustainability report to summarize the progress and commitments made within our environmental, social and governance (ESG) objectives. The qualitative and quantitative data referenced in this report reflect the 2016 calendar year and are illustrated by referencing the Global Reporting Initiative's (GRI) G2016 guidelines. This report provides an "at a glance" overview of our key sustainability initiatives, strategies, targets and programs. The properties identified in this report represent those having been owned by CommonWealth Partners for at least 6 months or longer during the 2016 calendar year.

Governance

CommonWealth Partners is proud to be an ethical company with a positive record of accomplishment in world-class corporate governance.



We aim to be a responsible member of all the communities in which we operate.

CommonWealth Partners maintains a holistic investment strategy that puts sustainability and financial longevity at the center of our decisionmaking. Our mission and vision are consistent with the values and standards we hold ourselves to every day.



Company Profile

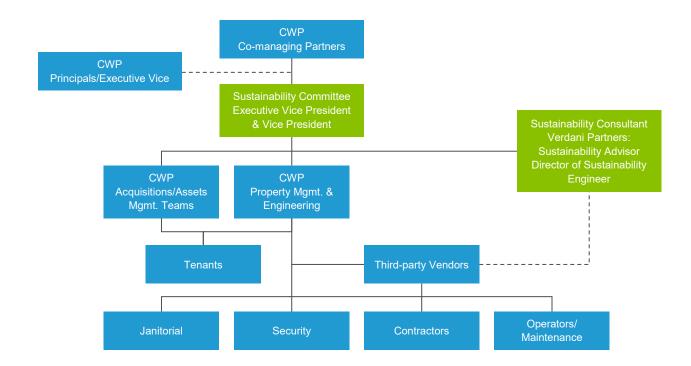
CommonWealth Partners, LLC is a private real estate investment, development, and management company based in Los Angeles, California. We were founded in 1995 by senior members of a diversified development and operating team who had worked together for 15 years. Together they acquired, planned, entitled, and developed over 20 million square feet of large-scale, premierquality office and mixed-use projects that set new standards of excellence in serving the needs of corporations, professional firms, and financial institutions. As an investment partner of CalPERS since 1998. CommonWealth

Partners has acquired and managed Class A office and mixed-use properties across the United States.

CommonWealth Partners is vertically integrated to provide portfolio management, asset management, property management, marketing and leasing, development, and accounting/reporting services. This approach maximizes value and provides superior service because the same organization and, in many cases the same individuals, will be involved in strategy and implementation at the portfolio, investment, asset management, property management, leasing, and

development levels. This fully-integrated approach provides CommonWealth Partners, our tenants, and our investors material economic benefits and an overall competitive advantage.

We own and manage premier institutional-quality office properties across the United States, offering a wide array of services with a sharp focus on our customers. Our success is due to our commitment to provide an unmatched level of service to our tenants and financial partners by combining the highest level of capability and experience.





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

Sustainability Commitment

Our commitment to sustainability goes beyond policies and compliance. CommonWealth Partners believes in driving sustainability for the good of all our stakeholders and communities.

Mission and Vision

It is our mission 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.

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.

Guiding Principles

Unparalleled level of service

CommonWealth Partners prioritizes the needs of our tenants and financial partners by delivering the highest-quality assets with first-class services that are unequalled in the marketplace.

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 measures.

Sustainability Policies >

We've implemented several company-wide sustainability policies throughout our operations to make sustainability an inherent part of our operations and culture.

To ensure the policies stay relevant and useful for the organization, we updated and simplified the language of our polices and condensed all relevant information into 20 policies.



Sustainability Policies:

Corporate-Level

- ESG Policy
- Building Resilience & Climate Change Guide
- Energy Efficiency Policy
- Water Efficiency Policy
- Stakeholder Engagement Policy
- Sustainability Due Diligence Policy
- Health and Wellbeing Guide

Property-Level

- Site Management Plan
- Integrated Pest Management Plan
- Cooling Tower Management Plan
- Refrigerant Management Policy
- Ongoing Commissioning Plan
- Sustainable Purchasing Policy
- Solid Waste Management Policy
- Green Cleaning Policy
- Smoking Policy
- Green Tenant Guide
- New Construction and Renovations Guide
- Facility Maintenance and Renovations Policy
- Indoor Air Quality Policy

COMMONWEALTH PARTNERS

ANNUAL SUSTAINABILITY REPORT 2016

Risk Management

CommonWealth Partners and its ownership are responsible for the risk management and insurance program for all owned and managed assets. Our due diligence during the acquisition phase includes building resiliency, energy, and water efficiency, building safety and materials, social impacts on the local community, certifications and energy ratings, environmental regulations, and insurable risks such as flooding and other extreme weather conditions.

To further enhance this due diligence, CommonWealth Partners consults with experienced insurance advisors who perform their own risk assessment with respect to these sustainability risks and other exposures on an annual basis. Sustainability risk assessments of our standing investments are also an integral part of our overall approach to risk management.

Sustainability Risk Assessments include the following activities:

- Phase I environmental study
- Structural evaluation
- Property Condition Report
- Retro-commissioning study, and/or
- ASHRAE Audit conducted post-acquisition

Project teams are able to prioritize and budget for relevant modifications or improvements if they are recommended as a result of the sustainability risk assessments. CommonWealth Partners uses a priority list of projects to help mitigate selected risks and further promote efficiencies in our sustainability efforts.

Sustainability Due Diligence

Sustainability due diligence is reviewed annually to determine if changes have occurred throughout the previous year:

Transportation Connectivity







On a scale of 100, the portfolio has an average:



Score





Score

Bike Score

Certifications and Labels

- LEED certifications
- GAP Analysis
- ENERGY STAR Score/Label
- ENERGY STAR Partnership programs







Sustainability Attributes

- Lists of existing sustainability attributes onsite
- Previously conducted Energy Efficiency related reports
- Tenant Lease Structures
- Tenant Engagement

Climate Change & Building Resiliency

CommonWealth Partners understands the gravity of the risks and impacts associated with climate change on our assets and operations. We use a risk map, based on our properties' locations, to assess the potential threats and opportunities inherent to our portfolio. Beyond risk assessment, CommonWealth Partners also actively reports its carbon footprint and other sustainability data to third party organizations such as CDP and the Global Real Estate Sustainability Benchmark (GRESB) to better benchmark our performance and devise effective mitigation strategies.

Our goal is to advocate for and prioritize resiliency strategies for our current infrastructure and receive input from our community stakeholders. Business adaption from climate change which means increased water and energy management, and the motivation to perform better every year.

As part of our building Resiliency Plan, we focus on which properties are susceptible to the following climate change occurrences:

- Extreme weather
- Heat
- Rise in sea levels
- · Storm surges and droughts



Set goals and take steps as an organization:

People 1st. Property 2nd.

Case Study Portfolio-wide

Building Resiliency Guide

As natural disasters become more and more prevalent, building owners must plan accordingly on how to be prepared. CommonWealth Partners takes pride in our properties and our number one priority in an event of a disaster is to ensure that people are safe first and the property second.

Step 1	Step2	Step 3	Step 4	Step 5	Step 6
Goals	Scope	Responsible Parties	Procedures Strategies	Best Practices	Performance Evaluation
Assess and incorporate disaster resilience Climate change adaptation Mitigate climate-related risks Decrease our carbon emissions by 20%	Address mitigation and adaptation strategies by assessing risk from a regional perspective. Requires CommonWealth Partners to address the challenges of adapting the fixed, long-term nature of real estate assets to the everchanging world. Safeguard our buildings against these extreme climate risks and maintain building occupant comfort and safety.	Property Managers are responsible for implementing the Building Resilience Guide in coordination with other appropriate organization personnel, insurance agencies, and companies contracted to provide operational services to CommonWealth Partners. Property Managers may delegate certain duties to building management staff but will bear ultimate responsibility for implementation.	Identify impacts of regional climate change risks for each property. Identify building level climate change risks including HVAC systems, transportation infrastructure. Storm water management, and landscape design. Identify water risks for each region. Coordinate with partner organizations and regional, state, and national government agencies to set goals and disaster plans.	Develop resilience strategies for New Development and Existing Buildings. Risk Factors: Assess vulnerability & risk factors Create places of refuge Site: Erosion prevention Building Structure: Assess extreme loads Building Enclosure: Cool roof Building Systems: Back-up power Building Operations: Emergency plans People: Plan for tenant needs	1. Prepare: Conduct a vulnerability assessment study to understand how the operations could be impacted by climate change impact 2. Long-term Plan: Implement holistic resilience measures throughout the facility to address climate change. 3. Integrate Resilience with Sustainability: Increase the effectiveness of the resilience by incorporating elements of sustainability. 4. Get Insured: Properties to evaluate insurance coverage to handle potential damages. 5. Raise awareness: We have implemented an educational and emergency preparedness program with our stakeholders to minimize risks.







COMMONWEALTH PARTNERS

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Materiality

Materiality – the process of identifying and prioritizing key sustainability issues as they relate to a business and its stakeholders, is increasingly important in sustainability disclosure. CommonWealth Partners conducts a formal Environmental, Social and Governance (ESG) materiality assessment annually with the intent of continuously improving our understanding of the operational and environmental issues that affect our investors, tenants, partners, and communities. This process allows us to make the necessary investments and strategies to limit the potentially negative impacts from our operations and become a better corporate partner to our stakeholders.

The graph describes the stakeholder's assumptions if the various topics would pose a risk, an opportunity or both to improve the company's operations and bottom line.

External Stakeholders

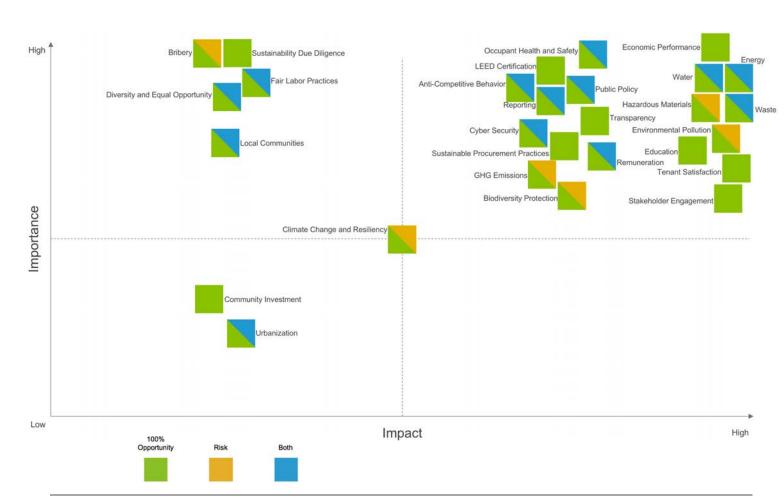
- Investors
- Certifications and Ratings Groups
- Industry Working Groups

Internal Stakeholders

- Corporate Responsibility Team
- Board
- Executive Management
- Employees
- Tenants

The following topics ranked high in both impact and importance:

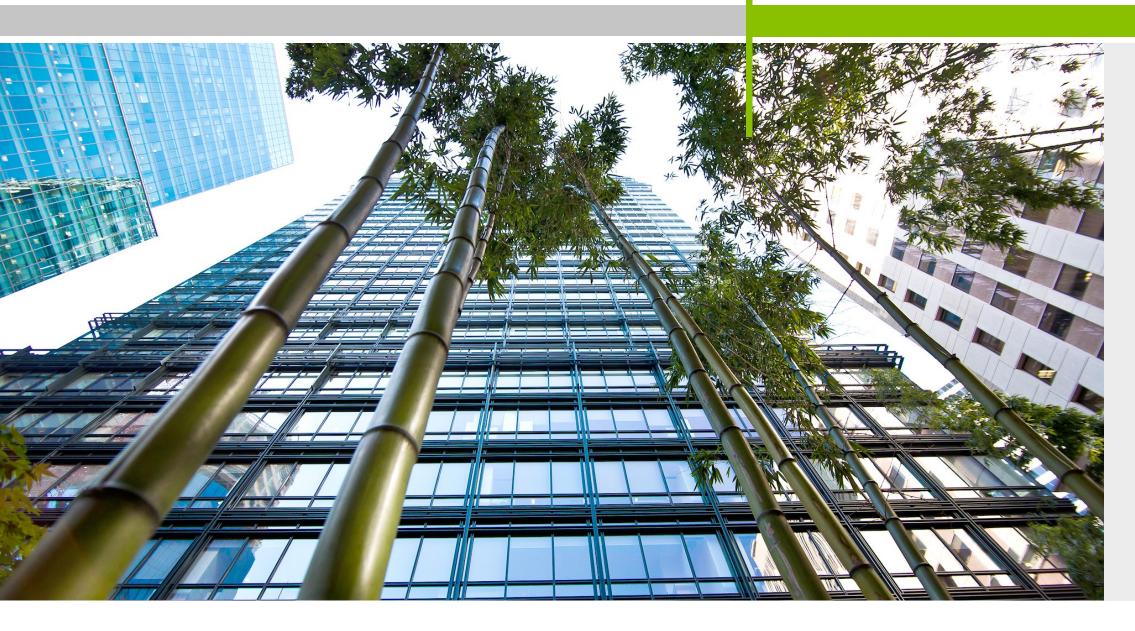
- LEED Certification
- Hazardous Materials
- Water
- Waste
- Energy
- Environmental Pollution
- Education and Training
- Tenant Satisfaction
- Stakeholder Engagement
- Economic Performance





Environment

We work hard to set an example by being a responsible steward of natural resources and minimizing our contribution to climate change.



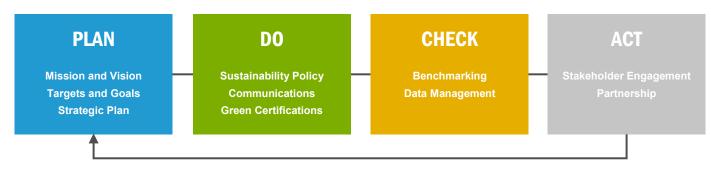
CommonWealth Partners complies with or exceeds regulatory requirements and strives to reduce the impacts of our development and operations wherever possible. Reducing energy use, water use, and waste are just one aspect of our multifaceted approach to improving our environmental performance.





Environmental Management System (EMS) Platform

Our comprehensive Environmental Management System (EMS) incorporates our sustainability objectives into our daily operations. Our EMS platform allows us to strategically plan, optimize, communicate, and effectively manage all key components of our program. Our EMS is aligned with ISO 14001 standards and on par with our industry peers.



Plan

CommonWealth Partners established the scope of the organization's Sustainability Program by defining a sustainability mission, vision, goals, short and long term targets, and areas of impact. In addition, CommonWealth Partners employs a dedicated, fulltime sustainability team tasked with implementing our mission and vision.

Do

In order to ensure the implementation and maintenance of the EMS, CommonWealth Partners implemented sustainability policies and a comprehensive communications and tenant engagement program to build our relationships with key stakeholders including our employees, tenants, vendors, and investors. These policies provide a framework for our employees, vendors, and property managers to follow and have allowed us to benchmark all of our eligible buildings with ENERGY STAR Portfolio Manager® and pursue LEED certification when possible.

Check

We implemented a centralized EMS to manage our sustainability programs, including our policies, tracking logs, corporate and property files. Through ENERGY STAR Portfolio Manager and a utility automation partnership, CommonWealth Partners thoroughly tracks key metrics to ensure we are on track to meet our performance goals and targets. Each year we report on our progress through an annual sustainability report that follows Global Reporting Initiative (GRI) guidelines and participate in the Global Real **Estate Sustainability** Benchmark (GRESB) assessment.

Act

We believe that our Sustainability Program is most successful when our employees, tenants, vendors, and investors are engaged, sharing resources and knowledge with the company and each other. As such, stakeholders can provide feedback through surveys, newsletters, e-mail, and many other forms of communication. We work closely with industry leaders and organizations, such as the ULI Greenprint Foundation, the US Green Building Council, the EPA's ENERGY STAR Program, the Federal Better Buildings Challenge, California Sustainability Alliance, and BOMA's Sustainability Committee.

2020 Targets and Performance Goals

At CommonWealth Partners, we understand we can only improve what we can measure. We use a baseline to benchmark against our past performance, and with this information, we set ambitious goals to aim higher.

Using data from 2013 baseline year, we have set these goals for 2020.



Energy



Water



Waste



GHG Emissions

20%

Energy Use Intensity

Using 2013 as a baseline, decrease energy use intensity by 20% by 2020. **120%**

Water Use Intensity

Using 2013 as a baseline, decrease water use intensity by 20% by 2020. **75**%

Diversion Rates

Reduce the overall amount of waste generated and increase the diversion rate through recycling and composting by 75% from a 2013 baseline by 2020.

120%

GHG Emission Intensity

Using 2013 as a baseline, reduce greenhouse gas (GHG) emission intensity across the portfolio by 20% by 2020.

Our 2020
energy use
intensity and
GHG emission
intensity
reduction
targets were
surpassed
3 years early!

2016 Progress ▶

121.9%

2020 Target Achieved!

1.1%

↑61.5%

22.7%

2020 Target Achieved!

COMMONWEALTH PARTNERS

ANNUAL SUSTAINABILITY REPORT 2016

Sustainability Initiatives





Emissions

Portfolio Performance Goals

- Using 2013 as a baseline, reduce greenhouse gas (GHG) emission intensity across the portfolio by 20% by 2020.
- Encourage at least 20% of all occupants to use alternative transportation by 2020.

Objectives

- Protect natural and agricultural areas
- Reduce automobile use

Many of CommonWealth Partners' properties are in urban areas with multiple modes of transportation available. We are continually working to minimize the environmental impact of our business in tandem with protecting local natural resources. We work with the local communities to operate vibrant and sustainable buildings.

We promote alternative commuting practices by offering shuttle services, Zipcars, EV charging stations, and bike facilities to tenants. Russell Investments Center in Seattle, WA hosted a transportation fair in April in collaboration with The Seattle Department of Transportation, King County Metro VanPool, Lyft, Car2Go, Zipcar, Cascade Bicycle Club, and iCarpool.

The event educated the tenants on bike routes, maps for specific transit service to the property, and new services such as iCarpool and Car2Go.

↓2.96%

2015 to 2016 GHG Emissions at Russell Investments Center Equivalent to 24,508 gallons of gasoline consumed





Energy Efficiency

Portfolio Performance Goals

 Using a 2013 baseline, decrease overall energy consumption by 20% by 2020.

Objectives

- Reduce energy consumption
- Eliminate CFCs

The team was created to help integrate energy efficiency best management practices and our Energy Efficiency Policy along with the Green House Gas Inventory Management Plan with building operations and energy management strategies. In addition to planning and implementing specific improvements, the sustainability team is responsible for measuring and tracking energy performance and communicating progress with management, employees, tenants and vendors.

Our energy efficiency goals include monitoring and improving energy performance, eliminating chlorofluorocarbons (CFCs), employing renewable energy and reducing energy costs. To achieve these goals, our experienced sustainability team coordinates with property teams on energy use programs and strategies.

1888 Century Park East underwent a major lighting retrofit in the lobby, elevators, parking garage and even exit signs to replace 500 existing bulbs with over 200 energy efficient LED bulbs. Some of the energy saved in 2016 was due to this retrofit.

↓9%

Property Highlights: 2015 to 2016 Energy Use at 1888 Century Park East Equivalent to the energy use of 103 homes for one year

Sustainability Initiatives





Water Efficiency

Portfolio Performance Goals

 Using 2013 as a baseline, attain 20% reduction in overall water consumption by 2020.

Objectives

- Monitor and reduce water consumption
- Improve environmental well-being
- Practice water-smart landscaping

Using the Green Tenant Guide, the New Construction and Renovations Guide, and our Water Efficiency Program, property managers and tenants can reduce their water consumption through helpful tips and resources. These measures are often inexpensive and can result in significant cost savings.

CommonWealth Partners' properties are located in urban districts with minimal landscaping available. Where feasible, properties have utilized native landscaping to reduce the amount of water needed for irrigation. Russell Investments Center utilizes native vegetation on their 17th floor green roof. In addition, Hamilton Square has incorporated vegetation on their roof deck and most recently, City National Plaza incorporated a green roof at a retail coffee shop in the plaza.

With the ENERGY STAR Portfolio Manager tool, our property managers and sustainability team can track and measure water use at all our operationally controlled properties in real-time.

12%

2015 to 2016 Water Consumption at City National Plaza Equivalent to the amount of an Olympic-sized pool.





Waste Management

Portfolio Performance Goals

 Using a 2013 baseline, decrease overall energy consumption by 20% by 2020.

Objectives

- Reduce energy consumption
- Eliminate CFCs

Waste has been a focal point on tracking and analyzing ways to create a higher diversion rate. In 2016, CommonWealth Partners began tracking all waste and e-waste in ENERGY STAR Portfolio Manager to manage usage across the portfolio. Also, by supplying suggestions in the Sustainable Purchasing and Waste Management policies, along with the New Construction and Renovations Guide and Facility Maintenance and Renovations Policy for specific tenant improvements, we are able to provide a baseline of the expectations we have at our properties. Sending reminders of what type of recycling is permitted at each property, installing low mercury lamps, holding annual e-waste drives, and performing waste stream audits are some examples. We encourage our vendors and stakeholders to follow practices that minimize negative impacts to the environment and provide healthy indoor workspaces.

787 7th Ave in New York held a waste procedure meeting in October 2016 to educate tenants on upcoming changes to recycling in New York. In addition, they utilized the captivate screens in elevators to help educate tenants on the percentage of waste diversion rate per month. 560 Mission still holds the highest diversion rate among all properties year to year.

↓88%

Property Highlights: 2016 Waste Diversion at 560 Mission Equivalent to 7,067 cars taken off the road

Performance Indicators

The following diagrams portray CommonWealth Partners' overall performance in ENERGY STAR, LEED certifications, overall emissions, and energy and water consumption. As shown in the figures on the right, over the last three years, ENERGY STAR benchmarking and LEED certifications have increased, and water and energy usage, and direct and indirect greenhouse gas emissions have decreased. For consistency, consumption data has been normalized based on square footage and occupancy rates using a 2013 baseline.

Methodology

To provide accuracy for our performance indicators. CommonWealth Partners uses Goby SeaSuite, a utility automation service, who is responsible for uploading the monthly utility data for each property into ENERGY STAR Portfolio Manager. ULI Greenprint via Measurabl pulls the data from ENERGY STAR Portfolio Manager and compiles the performance data into a report, which is analyzed for variances and gaps. No estimations of data are made in Portfolio Manager.

CommonWealth Partners ensures there are extensive data verification both internally and through 3rd party verifiers to catch any mistakes. Lastly, Verdani Partners oversees all data supplied to ENERGY STAR, LEED, GRESB, etc., to ensure that no discrepancies are found and utilizes like-for-like calculations when preparing these rates. The like-for-like portfolio excludes properties that are missing 15 days of data or more from either their 2015 or 2016 annual consumption summaries. The calculations use the most common emissions factors including EPA's 2014 eGrid, AR5 Greenhouse Gas Initiative, 2015 UK DEFRA and other internationally accepted data sets.

ENERGY STAR



96.33% % of portfolio benchmarked

ENERGY STAR average score

LEED Certified



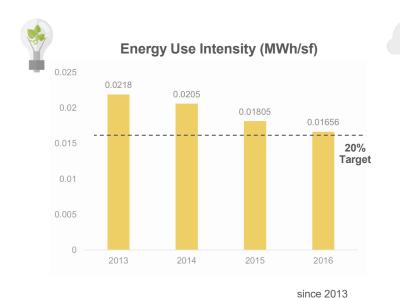
85% % of portfolio LEED Certified

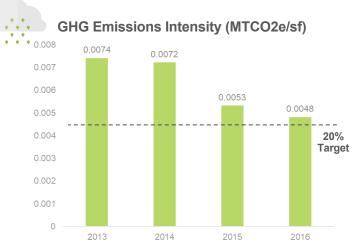
8,891,469 Total SF LEED Certified

Portfolio in 2016

11,543,484 Total GSF

Intensity and Consumption



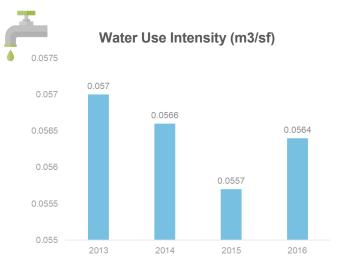


Equivalent to the annual energy use of 3,974 homes

Equivalent to 6,169 passenger vehicles driven for one year

since 2013





Equivalent to 41,017 cars taken off the road

Saving water equivalent to nearly 3 Olympic sized pools

since 2013

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Our Properties in 2016



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Individuals spend 90% of their day indoors.

Let's make it enjoyable.

Case Study Portfolio-wide

Health & Wellbeing

The benefits of a healthy indoor environment are well established – greater employee retention and productivity, reduced sick days, and an overall more enjoyable space for tenants. CommonWealth Partners uses several policies pertaining to air quality issues such as smoking and green cleaning to provide strategies for staff, tenants, and vendors to manage and improve indoor air quality.

Some properties are pursuing WELL and FitWell Certifications to improve the health and wellbeing of their tenants. For example, circadian lighting changes temperature and color depending on the time of the day to be more coordinated with our internal biological clocks. Other key wellbeing initiatives include adding more opportunities for physical activity such as making your stairways fun to incentivize tenants to choose stairs over the elevators. Additionally, programs promote alternative modes of transportation by having bike infrastructure, storage and shops on site.

We perform annual Indoor Air Quality (IAQ) audits for our properties and require our suppliers to comply with IAQ standards. Following strategies outlines in our policy, our tenant improvement projects include pollution prevention control measure and the use of water-based low VOC paints.

Performance Goal: Attain 98% use of green cleaning products by 2020.

	Air	Water	Nourishment	Light	Fitness	Comfort	Mind
Goal	Eliminate environmental pollutants in air, such as tobacco and VOCs	Good Quality Drinking Water	Healthy Food Choices	Circadian light	Use of active furnishings to promote activity	Assessing noise and thermal comfort	Building Health Policy
Implementation	All properties perform annual indoor air quality testing, no smoking policy, & maintain preventative maintenance on air filters	Most properties provide filtration for water within the building	Most properties have an onsite restaurant with healthy options such as organic, vege- tarian, and locally sourced	Many of our properties have daylighting, window film for glare control and looking at opportunities to circadian lights	Many properties have onsite fitness options such as an indoor pool, volleyball court, basketball court etc.	Surveys are given to all tenants at each property to identify their level of comfort	A Health and Wellbeing Guide is available at all properties







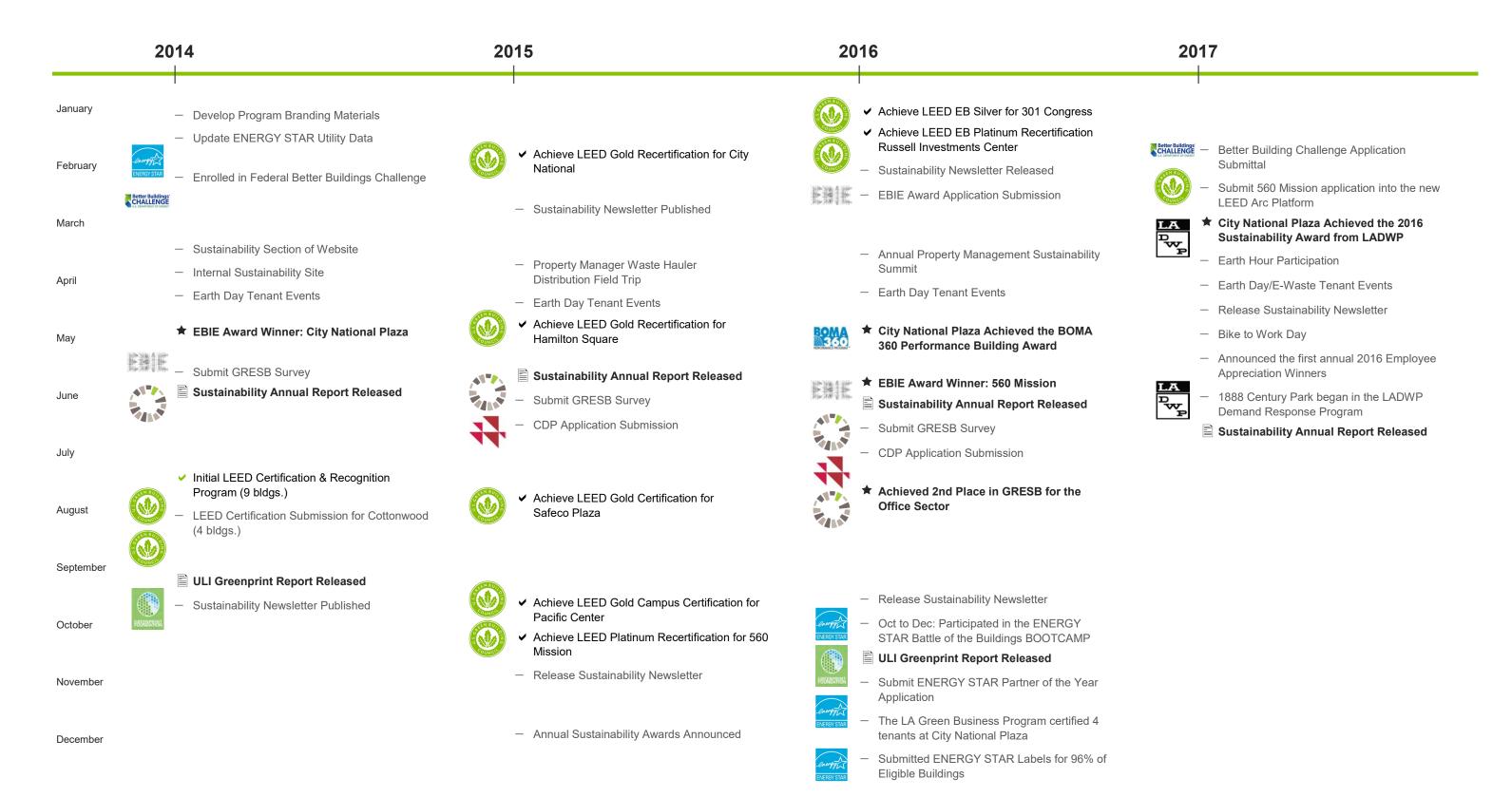




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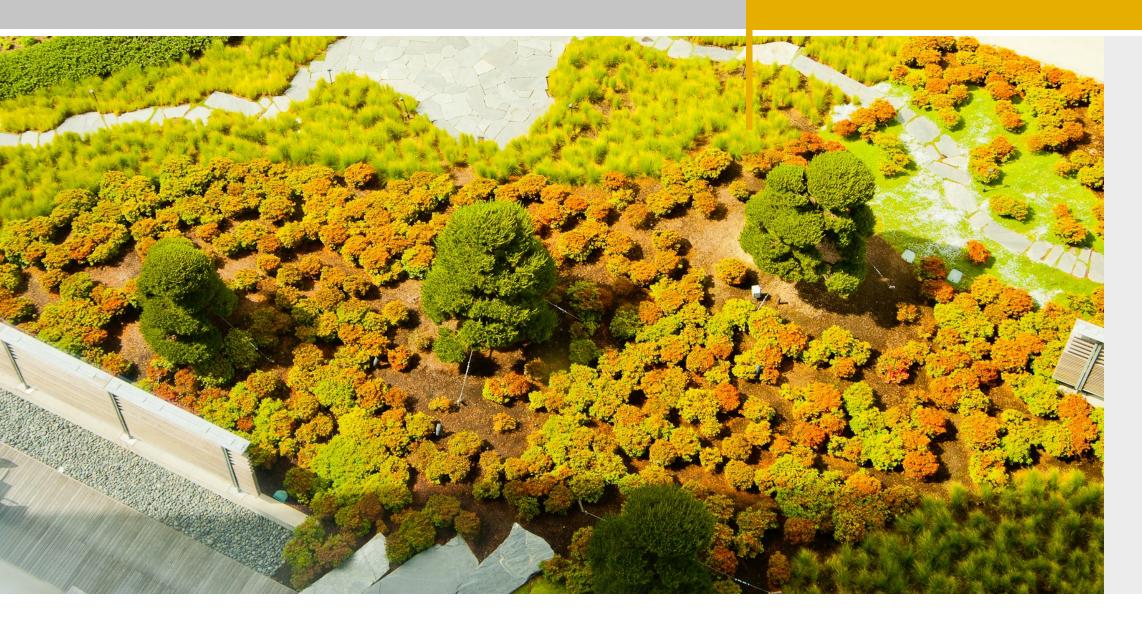
CommonWealth Partners 2014—2017 Timeline



2 COMMONWEALTH PARTNERS ANNUAL SUSTAINABILITY REPORT 2016

Social

The engagement and wellbeing of our stakeholders are essential components of our ESG strategy.



CommonWealth Partners is committed to providing safe, healthy, and productive work environments for our employees and tenants. We also collaborate closely with our supply chain to ensure that our values and expectations are upheld throughout our operations.



Tenant Engagement









Tenants play a key role in a building's operational performance. CommonWealth Partners designed several resources and programs in order to empower our tenants to make smarter choices when it comes to reducing energy and water consumption and waste. We ask for and incorporate their feedback to create healthier and more productive workplaces.

Earth Day

All managed properties host an Earth Day event on or around April 22nd. The properties utilize this time to educate tenants of various transportation alternatives, recycling reminders, and various policies that the property has to assist tenants in greater sustainability based strategies.

Russell Investments Center in Seattle, WA hosts an annual sustainability-based transportation fair during Earth Week in the 3rd week of April. Tenants are provided with the latest commuter information, including transit service changes, new tools and technologies, new services such as iCarpool or Car2Go, and much more. Fairs include 2 hours of staff time, maps, handouts, and lots of commuter swag and giveaways, plus a custom designed event flyer and raffle prizes, plus coordination with up to 5 partner organizations, including but not limited to The Seattle Department of Transportation, King County Metro VanPool, Lyft, Car2Go, Zipcar, Cascade Bicycle Club, and iCarpool.

Earth Hour

Many properties participated in Earth Hour by sending out memos to building occupants to notify them that all non-emergency lighting would be shut off on Saturday, March 19, 2016. This hour of darkness raises awareness on climate change and encourages climate action. 1888 Century Park and 560 Mission participated by turning off all base building, non-emergency lights including lighting in the building common corridors and lobby.

National Bike to Work Day

At CommonWealth Partners, we believe in healthy, economical and sustainable transportation options. That is why we encourage alternative commuting practices such as biking to work. Staff and tenants who participate in National Bike to Work Day save thousands of gallons of gas and significantly reduce the greenhouse gas emissions that would otherwise be emitted from vehicles.

e-Waste Drives

The Results are in! In 2016, CommonWealth Partners began tracking all collections from e-waste events into ENERGY STAR Portfolio Manager and found that 52,917 pounds of e-waste were collected on a portfolio level. Each property will host various e-waste events throughout the year to help remind tenants to dispose unwanted electronics correctly.







2016 e-Waste Summary

Property	# of Events	Pounds Recycled
1888	6	3,783
560	12	8,435
787	1	2,484
CNP	7	21,143
HS	2	1,715
PC	1	3,007
RIC	1	12,350
Total	30	52,917

Better Building Challenge

In 2016, the U.S. Department of Energy's Better Buildings performed a case study on CommonWealth Partners—
"Impacting Energy Use Through Tenant Engagement", to discuss challenges and solutions to tenant engagement issues.

Blood Drives

Many properties provide annual blood drives onsite for their tenants to take part in. 787 7th Ave utilized their elevator captivate screens to advertise each upcoming blood drive.

In 2016, Russell Investments Center hosted 11 blood drives through Bloodworks Northwest that totaled 304 donors and as a result 252 units were collected. If each pint of blood can help save three lives, then RIC's generous support would have helped 756 lives.

Signage

We developed a series of energy, water, and waste signs to help engage building occupants in sustainable behaviors and work towards a green office. As tenant behavior has a large impact on the efficiency of a building, educating tenants can have a significant impact on building performance. These signs are intended to be displayed in elevators, break rooms, kitchens, copy rooms, and throughout the building.

CommonWealth Partners also provides each property with customizable signs and flyers for sustainability related events such as Earth Hour, Earth Day, and Bike to Work Week.

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Community Engagement









Each of our properties are located in unique communities where our employees contribute positively to their social and environmental activities. Our teams are involved through a variety of community outreach initiatives.

Battle of the Buildings Bootcamp

CommonWealth Partners entered several properties in to the U.S. Environmental Protection Agency's ENERGY STAR® National Building Competition: Battle of the Buildings BOOTCAMP. Over a 3-month period at the end of 2016, three of our properties participated in the competition along with 239 other competitors in the office category alone. Each month, a new initiative was announced. Posters in the lobby, signage in the elevator monitors, and tenant memos sent out by property management and tracked their building's monthly energy and water consumption within using ENERGY STAR Portfolio Manager, EPA's online measurement and tracking tool.

Of the 239 properties, over a 12 month period, City National Plaza prevented the most GHG emissions, achieved the highest estimated energy cost savings and was the 2nd highest in estimated water cost savings due to energy saving

projects implemented during that time. Cumulatively, the three participating properties saved:

- 980.7 MtCO2e (equivalent to the energy used by 104 homes for 1 year)
- 20,061 MWh of energy
- 366,590.4 kGal of water
- \$390,041 (energy & water combined savings)

Congratulations Russell Investments Center, 560 Mission, and City National Plaza for these achievements!

Lobby Events

At 560 Mission, several lobby events occurred throughout the year for greater tenant engagement. Annual events include Green Day in April, Fall BBQ and a Holiday Celebration in December where food, beverages, and a live band are available to bring tenants out from behind their desks and socialize in the lobby.

Outreach and Education





CommonWealth Partners Sustainability

Welcome to Issue #5 of CommonWealth Partners' Sustainability Newsletter. In this quarter's newsletter, you will find many exciting updates and major highlights on the sustainability initiatives that CommonWealth Partners has undertaken in 2016.

GRESB SURVEY RESULTS



560 MISSION WINS AWARD AT THIS YEAR'S EBIE AWARDS

Congratulations to this year's Smooth Operator Winner at Urba





The San Francisco Fire Fighters Toy Drive, sponsored by the Building Owners and Managers Association of San Francisco and Toys for Tots, sponsored by the United States Marine Corps. Large barrels were in the lobby for employees and visitors to donate new, unwrapped toys.

Traveling Home for the Holidays luggage tags – Tenants could hang their wishes on the tree located in the lobby in December as well as receive a 560 Mission luggage tag to take home. All donations went to a meal sharing program called Project Open Hand.

Hamilton Square hosts monthly tenant luncheons that include raffles for various gift baskets. Each event has a specific theme associated for greater attendance.

GREENBUILD Training

Daniele Horton, Sustainability Advisor, presented at the 2016 National GREENBUILD Conference in Los Angeles.

GRESB Training

560 Mission hosted a GRESB training March 2017.

MGCBE

CommonWealth Partners' sustainability team had an opportunity to present at the annual MGBCE Conference held in Los Angeles, CA on Thursday, April 20, 2017.

Fundamentals of Building Resilience

Daniele Horton and Jessica Loeper, Sustainability Director, presented the case study of City National Plaza's Building Resiliency Policy in addition to the goals and strategies across the portfolio.

The Arc Platform Demystified: Implementing Across Portfolios

Jessica Loeper presented on CommonWealth Partner's experience on the recertification process through the LEED Arc Platform.

COMMONWEALTH PARTNERS

ANNUAL SUSTAINABILITY REPORT 2016

2016—2017 Sustainability Awards



EBie Award — Smooth Operator 560 Mission, June 2016

Achieved the 'Most Improved Building Across Multiple Categories'. This was achieved solely through improved operations and maintenance and retro commissioning.

Read more at www.ebies.org/2016/winners/smooth-operator/



LADWP — 2016 Sustainability Award City National Plaza, April 2017

Honored with the first place in overall energy management savings was City National Plaza who saved over 5.3 million kilowatt-hours (kWh) by replacing and retrofitting air conditioning chiller units. First place with the highest percentage of energy savings went to The Westin Los Angeles who saved 28 percent in annual energy consumption by participating in LADWP's Custom Performance Program.

2012

Read more at www.tellmeladwp.com/go/doc/1475/2921146/

First Annual Individual Sustainability Awards 2016 Certifications



ENERGY ENTHUSIAST

Rob Keator
Russell Investments
Center
City Center Plaza



CONSERVING INNOVATOR

Mike Brooks City National Plaza



MOST ENTHUSIASTIC

Nevon Muhammad and Erica Gaines Hamilton Square

Erica is pictured above



MOST INSPIRED

Brad Collins and Jeannie Tam 560 Mission

Past Awards Timeline



Russell Investments
Center—
American Society of
Landscape Architects
Award

2010

2009

City National Plaza— USGBC-LA Building of the Year

2011

USGBC-LA Innovation Award Russell Investments Center—**Outstanding Building of the Year** (TOBY®), LEED-EB Platinum, 100 ENERGY

2013

2014

City National Plaza—

EBie Award, All

Rounder

560 Mission-

EBie Award Finalist

301 Congress—

Gold Certification as

a Green Business

Leader by the City of

Austin

Most Improved Water

Efficiency between

2013 and 2014:

975 California

STAR Score

Most Improved Energy Efficiency between 2013 and 2014: City National Plaza City National Plaza— USGBC LA Chapter Gala Finalist

Cottonwood—
EBie Finalist, All
Rounder & It Takes A
Village

Internal Sustainable Building Awards

Energy Efficiency

Top 5 buildings with the highest

ENERGY STAR Scores:

Most Energy Efficient Building: Most Wate
Russell Investments Center Building for Plumbing

Russell Investments Center #2

Cottonwood Corp Center #3 560 Mission Street #4 City National Plaza #5 Wellesley Gateway Internal Sustainable Building Awards

2015

Water Efficiency

Most Water Efficient
Building for Indoor
Plumbing Fixtures:
1888 Century Park East

Waste Management

Building with Highest Recycling Rate: 560 Mission Street **Corporate Awards**

Better Building Challenge

ENERGY STAR Certification Nation Premier Member

Certifications

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

12 LEED EB: O+M Certifications

(67% of portfolio) completed. 10 buildings registered, in the process of pursuing LEED Recertification

13 ENERGY STAR Labels

(65% of portfolio) with an average score of 90 out of 100

Property Awards

301 Congress— LEED-EB Silver

2016

Russell Investments Center— LEED-EB Platinum Recertification

City National Plaza—
BOMA 360 Performance
Building Award

560 Mission—
EBIE Award Winner

COMMONWEALTH PARTNERS

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ENERGY STAR Average Score on Portfolio Manager Reduction of potable water usage

Recycling Rate

Case Study
515 South Flower Street, Los Angeles, CA

City National Plaza

Location

Los Angeles, CA

Office

Size

Two 52 story towers encompassing an entire city block

Year Buil

Owner & Manager

CommonWealth Partners

LEED Rating
LEED-EB: O&M Gold
Recertification

Project Team

Owner/Manager

CommonWealth Partners

Janitorial Company **DMS Facility Services**

Engineering Company

ABM Engineering

Indoor Air Quality Company **Healthy Buildings**

LEED Consultant
Verdani Partners

Project Highlights

- LEED-EB:O&M Gold Recertification now utilizing LEED Arc Platform
- ENERGY STAR Partner, 91 ENERGY STAR
 Label
- 38% energy reduction on an occupied RSF basis
- Achieved 1st Place Sustainability Award in 2016 from LADWP for overall energy management savings of over 5.3 million kilowatt-hours (kWh) by replacing and retrofitting air conditioning chiller units.
- In 2016 resulted in an additional savings of \$1.1M with a 3.86 year payback.
- LA Better Building Challenge Member
- LA Green Business Program Certification to 4 tenants

2016 Energy Efficiency Upgrades

- Converting Pneumatics to DDC controls annually on a per floor basis (10 floors to date) (40% energy reduction)
- Installed two Chiller Variable Speed Drives
- Variable Frequency Drives & Carbon Monoxide system to control the Garage Exhaust Fans
- Installed High Efficiency Motors on all four Chill Water Pumps
- Lighting upgrades to LED
- Installation of two Chill Water Pump Variable

Frequency Drives

- Installation of Solar Reflective Window Film on the Southern and Eastern exposures
- Off-Site Garage Lighting retrofit and control system

Materials & Resources

- Over 75% diversion from landfills for demolition work
- Over 57% diversion for overall building waste
- E-waste program in place representing 21,143 pounds diverted from the landfill in 2016 alone!
- Supporter and Participation in a Green Janitors Education Program

Alternative Transportation

 15 EV charging stations available, Bike sharing program for tenant use & shuttle bus services accommodating 600+ people daily

Indoor Air Quality

- Proactive, robust IAQ Program in place
- 98% of cleaning products meet sustainable standards







COMMONWEALTH PARTNERS

ANNUAL SUSTAINABILITY REPORT 2016

Partnership Programs

CommonWealth Partners prioritizes our participation in industry organizations and sustainability programs. The knowledge and resource sharing that comes with these types of collaborations are invaluable to our overall ESG performance and leadership.



ENERGY STAR

As an ENERGY STAR Portfolio Partner, CommonWealth Partners has benchmarked all the properties that we manage on Portfolio Manager, ENERGY STAR's online tracking system.





CommonWealth Partners engaged Verdani Partners, a full service sustainability consulting firm, to help manage our portfolio-wide corporate sustainability programs. The Verdani team supports our properties with ENERGY STAR Portfolio Manager and data management for energy, water, waste, carbon emissions, stakeholder engagement, health and wellbeing and manages our green building certifications. In addition, Verdani manages our corporate reporting efforts including reporting to the Global Real Estate Sustainability Benchmark (GRESB) and Carbon Disclosure Project (CDP) and the development of an annual sustainability report aligned with the Global Reporting Initiative (GRI).

USGBC Member



As a U.S. Green Building Council member, CommonWealth Partners is committed to LEED certifying all our eligible buildings. Additionally, CWP's Head of Sustainability, Daniele Horton, represents our company on the National Market Advisory Committee. She founded the Los Angeles chapter's Existing Buildings (EB) Committee where we host an annual Think Tanks with local building owners to discuss strategies to increase implementation of sustainable building operations.

PREFENSATION

ULI Greenprint

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

California Sustainability Alliance

Through our Green Building Advisory Committee membership, CommonWealth Partners provides guidance and support to the California Sustainability Alliance to stimulate voluntary adoption of sustainability amongst real estate management companies.

BOMA 360



CommonWealth Partners is involved with the national Building Owners and Managers Association. In addition, our Sustainability Advisor is a member of the BOMA/GLA Sustainability Committee and participates on monthly meetings with other local owners and speaks at their Annual Sustainability Seminars created to educate and inform BOMA/GLA members on sustainable practices and trends.



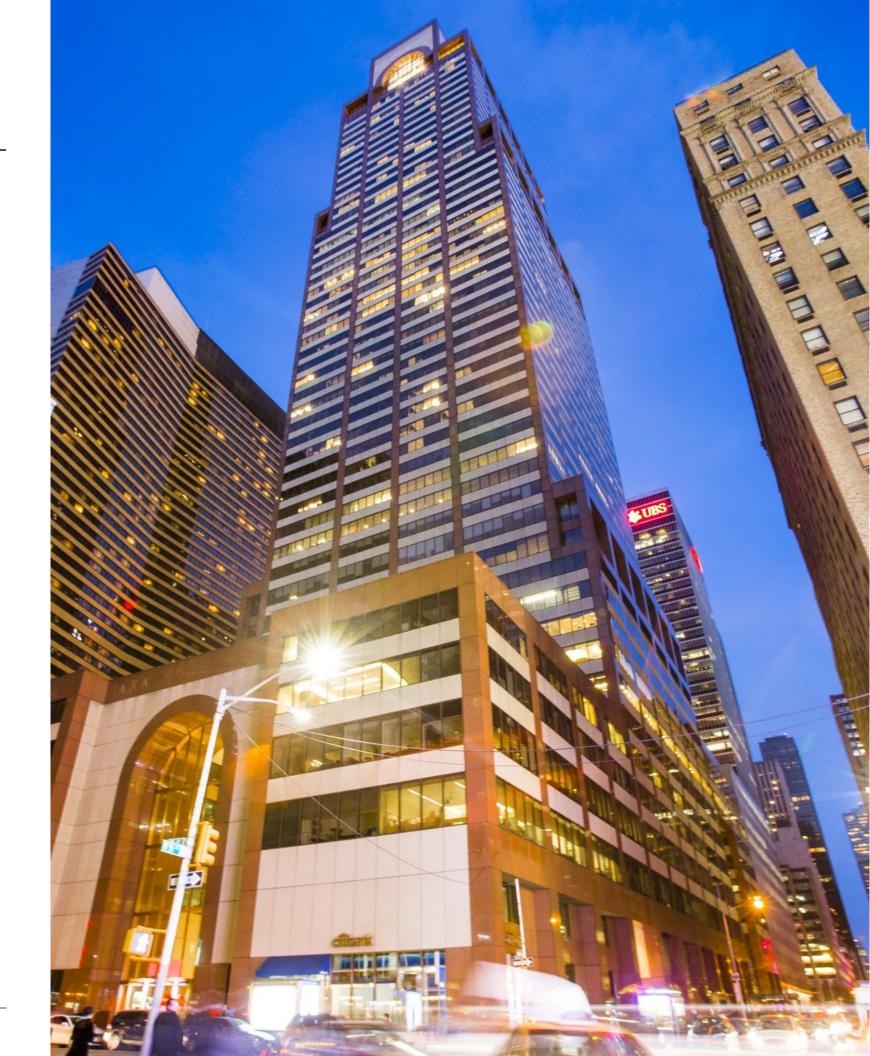
Better Building Challenge

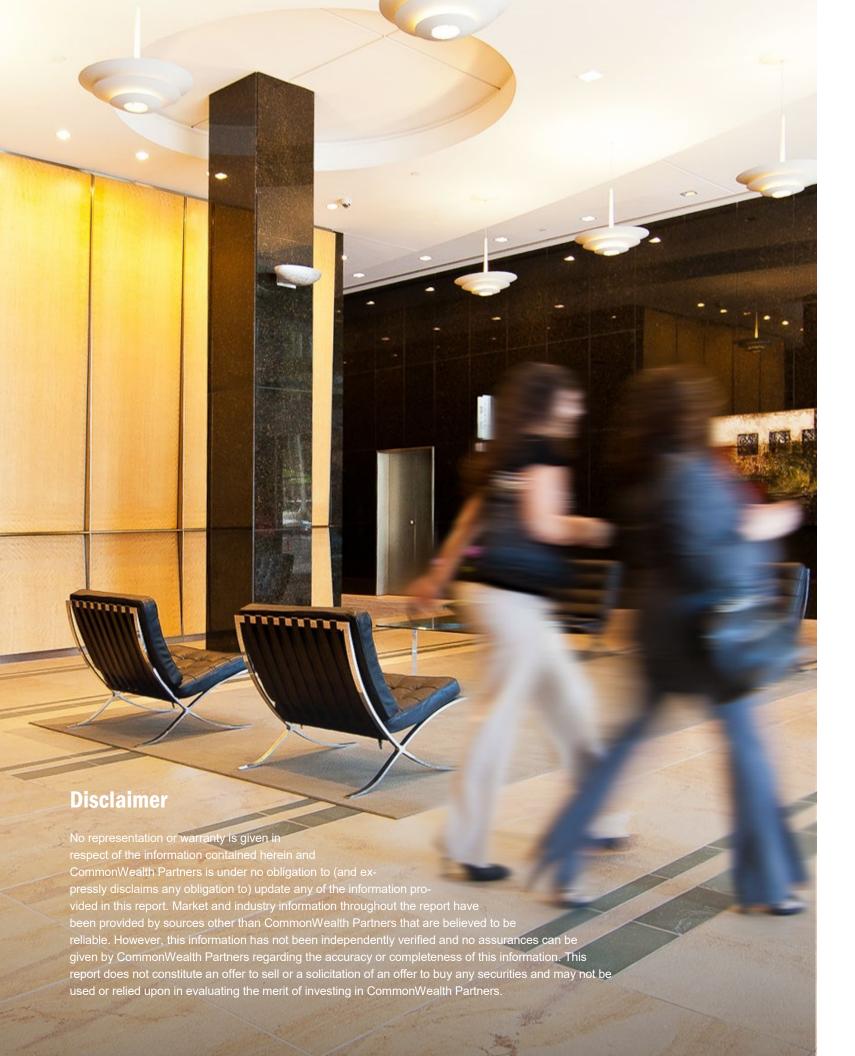
In 2015/2016, CommonWealth Partners made a commitment to reduce energy consumption by 20% from a 2010 baseline within 10 years. We are happy to report we are still on track to meet this goal.



Seattle 2030 District

We are 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. To learn more, view the 2030 District website: http://www.2030districts.org/seattle/ members





Partnership Programs

CommonWealth Partners voluntarily reports its annual utility consumption data to several third-party organizations, including but not limited to:

- Local Utilities
- ENERGY STAR Portfolio Manager
- U.S. Green Building Council (USGBC)
- ULI Greenprint Foundation
- Global Real Estate Sustainability Benchmark (GRESB)
- Federal and local Better Buildings Challenge
- Global Reporting Initiative (GRI)
- Carbon Disclosure Project (CDP)
- Architecture 2030

To ensure the data that we disclose is accurate and meaningful, we follow the below 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 are conducted annually. Verification is intended to reduce discrepancies that breech a minimum materiality threshold of 5%. The third-party verifier utilizes the ISO 14064-3 verification process to analyze the results of our findings for validation prior to reporting the results in the annual sustainability report. Final data sets, plus justifiable evidence in the form of original source information and testaments may also be included in this process.

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 G 2016 indicators. For more information about this report, contact:

Daniele Horton, Sustainability Advisor dhorton@cwpla.com | Jessica Loeper, Director of Sustainability sustainability@cwpla.com

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CommonWealth partners

515 S. Flower Street, 32 Floor Los Angeles, California 90071

