

Sustainability

REPORT

2015



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.

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. 2015 marks a very successful year for CommonWealth Partners:

Stakeholder Engagement:

CommonWealth Partners continued to centralize and develop our tenant engagement and educational programs. We expanded our portfolio-wide implementation of sustainability policies and increased our LEED Certifications and Recertifications. We deepened CWP's Environmental Social Governance commitments by implementing a more comprehensive social program.

LEED Certification:

In 2015, 72% of our portfolio (based on square footage) was LEED certified, up from 61% in 2014, and 57% in 2013.

Benchmarking & Data Transparency:

96% of our portfolio has been benchmarked in ENERGY STAR.

Portfolio Manager:

In 2015, 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 improving the financial performance of our investors and tenants.

CommonWealth Partners

About This Report

CommonWealth Partners is committed to transparency in our operations and reporting. Each year we publish an Annual Sustainability Report to highlight 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 2015 calendar year. The stakeholder engagement portion of the report covers the June 2015 through June 2016-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.

Table of Contents



03 Executive Message
04 About This Report

Governance


- 08 Company Profile
- 08 Risk Management
- 08 Governance Structure
- 09 Materiality
- 09 Responsible Investment
- 10 Targets and Performance Goals
- 13 Sustainability Commitment
- 14 Case Study: Pacific Center

Environment

- 19 Environmental Management System
- 20 Our Properties
- 22 Sustainability Initiatives
- 24 Case Study: Waste Management
- 26 Performance Indicators
- 28 Sustainability Program Timeline

Social

- 32 Stakeholder Engagement
- 32 Tenant Engagement
- 33 Green Office Challenge
- 34 Community Engagement
- 35 Tenant Events
- 36 Education and Outreach
- 38 Awards and Certificates
- 40 Case Study: Transportation
- 43 Partnerships and Programs
- 44 Reporting & Disclosure
- 44 The Global Reporting Initiative



Comply with or exceed requirements of all applicable regulations and act as a responsible member of the communities in which we operate. As employees and as a company, act ethically and responsibly.



Governance

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

CommonWealth Partners follows a holistic and comprehensive investment strategy. When making an investment decision, we consider all aspects of sustainable business practices including financial longevity, operational efficiencies, occupant health and wellbeing, and environmental impact.

As a responsible owner and investor, we operate in a manner that promotes the common good for our employees, building occupants, and the many communities in which we operate.

Company Profile

CommonWealth Partners, LLC (CWP) is a vertically integrated private real estate investment, development, and management company based in Los Angeles, California. Founded in 1995, the company com-bines 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 and capital market transactions, portfolio management, asset management, property management, marketing, leasing, development, and accounting/reporting; all 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.

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.

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 often 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.

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 Carbon 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 sustainability programs.

Sustainability Due Diligence

General criteria for sustainability due diligence:

Transportation Connectivity

- Walk score
- Transit score
- Bike score

Certifications and Labels

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

Sustainability Attributes

- Lists of existing sustainability attributes onsite
- Previously conducted Energy Efficiency related reports
- Tenant lease structures

Employee Relations

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

Materiality

Materiality refers to the process of identifying and prioritizing key sustainability issues as they relate to CommonWealth Partners and our stakeholders. By conducting a formal ESG materiality assessment, we are able to determine the importance of certain sustainability issues to stakeholders and the effect those issues will have on business operations. In addition, this assessment will help us to limit our negative social and environmental impacts on the communities in which we live and work.

This is the first year that CommonWealth Partners has conducted a Materiality Assessment. It is our intention to continually improve this process each year to increase our understanding of the key issues that are material to stakeholders and our overall business strategy and operations.

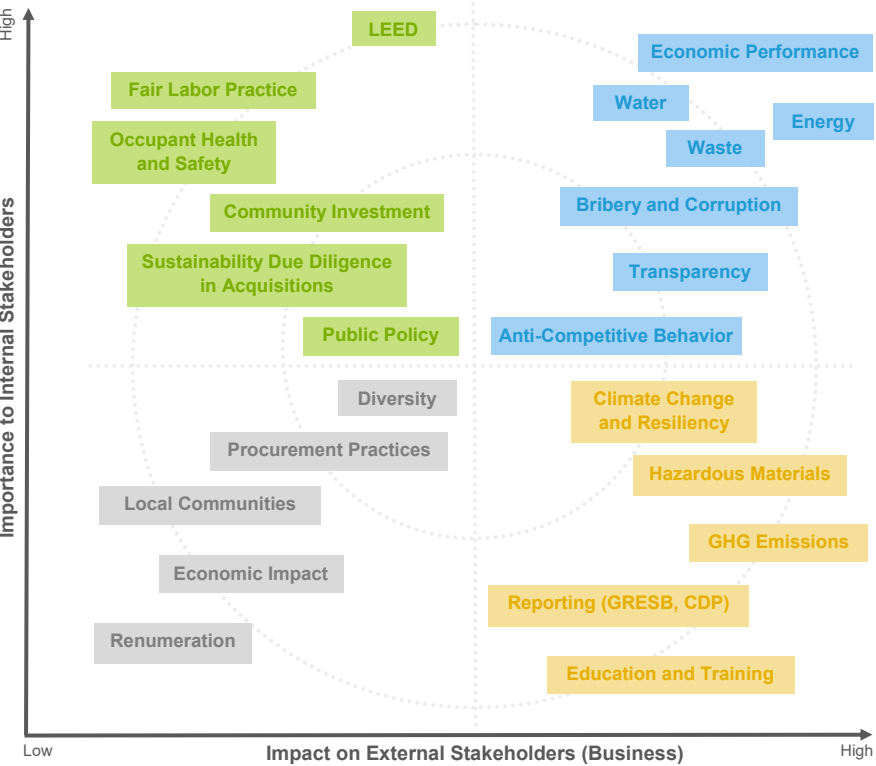
The sustainability industry is placing increasingly more focus and importance on materiality reporting. The Global Reporting Initiative (GRI) emphasizes materiality in its most recent G4 sustainability reporting guidelines as an essential means to determining which ESG information will be of the greatest use to key decision makers.

External Stakeholders

- Investors
- Certifications and Ratings Groups
- Industry Working Groups

Internal Stakeholders

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



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.

As a responsible investor, CommonWealth integrates 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.

3

New LEED Gold Certified Properties in 2015

72%

Of the portfolio is LEED Certified (13 out of 19 properties)

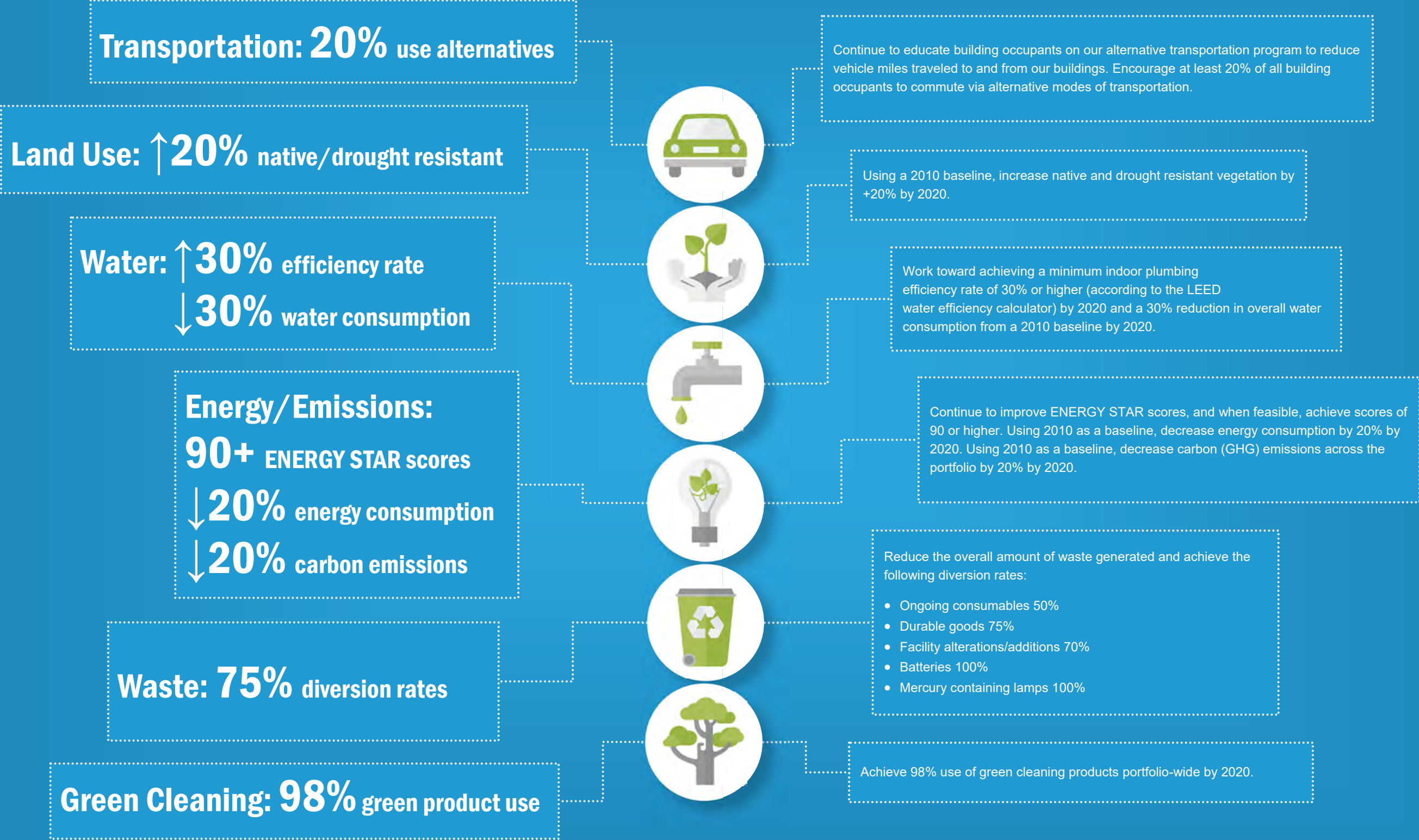
96%

Properties ENERGY STAR Benchmarked

90

Average ENERGY STAR Score for Labeled Properties in 2015

2020 Targets and Performance Goals



* Progress calculated from start of baseline dates listed in each Target

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 wellbeing 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

We prioritize 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.

Environment, Social, Governance (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.

Sustainability Policies

At CommonWealth Partners, we continue to implement company-wide policies throughout our operations and make sustainability part of our everyday culture. Our 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
- Ongoing Commissioning Plan
- Sustainable Purchasing Policy
- Solid Waste Management Policy
- Green Cleaning Policy
- Indoor Air Quality Management Plan
- Indoor Air Quality Management Plan for Facilities Alterations & Additions
- Lamp Purchasing Program
- Smoking Policy
- Green Office Guide
- Green Tenant Improvement Guidelines

Policies Introduced in 2015

- ESG Policy
- Climate Adaption Policy
- Building Resilience Policy
- Stakeholder Engagement Policy
- Health and Wellbeing Policy

2015: The Year of the Realization of Savings

Pacific Center

Location:
San Diego, CA

Type:
2-Building Campus Office Complex

Size:
**438,195 GSF Combined
20 Floors Total**

Developed:
1984-1986

Owner & Manager:
CommonWealth Partners

LEED Rating:
LEED EBO&M Gold Campus

Project Team

Owner/Manager:
CommonWealth Partners

Janitorial Company:
ABM

Engineering Company:
ABM Engineering

LEED Consultant:
Verdani Partners

LEED EB O&M Gold Project Highlights

- LEED EB O&M Gold Campus Certification
- ENERGY STAR Partner: Campus-wide ENERGY STAR score of 89.5 (92(PCI) 87(PCII)) out of 100
- Based on our ENERGY STAR score, the buildings are performing 39.5% better than other buildings around the nation of comparable size
- 8.7% energy reduction from 2014
- 8.16% energy savings from 2014 due to replacing 658 lamps with high efficiency LED lamps
- 35.24% potable water reduction from conventional fixtures
- 12.4% potable water reduction from 2014 usage

Sustainability Features

- Building Automation System (BAS) controls key building systems, reducing building energy & maintenance costs
- Ongoing commissioning for all energy systems
- The ability for most occupants campus-wide to have Natural light views with floor to ceiling windows
- Significant mercury reduction in lightbulbs & average energy savings of over 75% for each lamp retrofitted
- Comprehensive recycling, construction recycling, electronics, and furniture recycling programs reduce waste sent to landfills
- Comprehensive indoor air quality program in place
- Achieved 81% green cleaning products and cleaning equipment used
- Promotion of alternative commuting with bus stop at building entrance and bicycle racks located at each building on site for a current 5.13% reduction in conventional commuting trips
- Onsite native or adapted vegetation covering 16.48% of the site area AND the project maintains an offsite area of native or adapted vegetation equivalent to 9.34% of the project site area
- Undercover parking for 83% of the available parking onsite reduces heat island effect establishing vegetation in place of a paved parking lot
- <http://www.pacificcenter.info/toc.cfm>



89.5

ENERGY STAR
Average Score on
Portfolio Manager

35%

Reduction of
water usage
campus-wide

55%

Recycling Rate
campus-wide



LEED EB Gold Campus

Comply with or exceed requirements of all applicable environmental regulations. Reduce the environmental impacts of development and operations. Minimize climate change impact. Be a responsible steward of resources.

Environment

Through the successful implementation of many sustainability initiatives and projects, we minimize our environmental footprint and work towards improving the communities in which we operate.

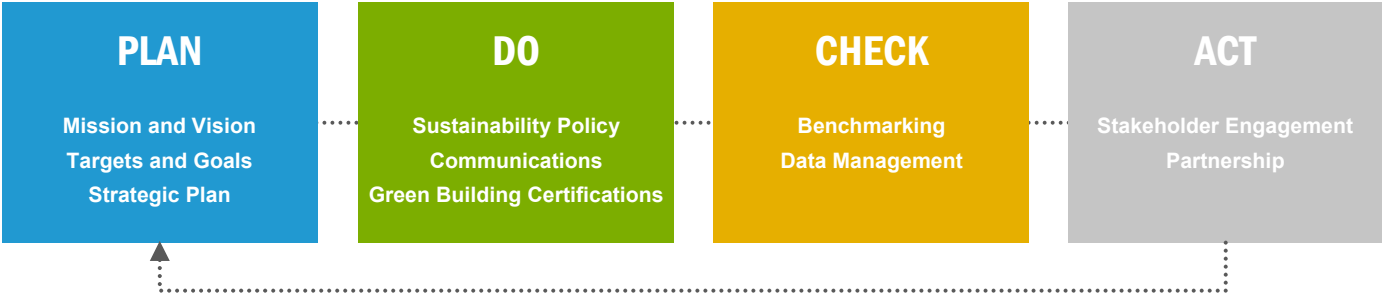
CommonWealth Partners conducts our operations in the most environmentally and socially responsible manner possible. Our properties continue to innovate and find new ways to improve environmental performance. From whole building retrofits to smaller projects like sealing windows, we have reduced our reliance on fossil fuels, cut energy and water use, and reduced our waste. All of our efforts are helping to improve our communities, create a cleaner atmosphere and limit the environmental degradation from business operations.



1888 Century Park East was recognized in our internal sustainability awards for being the most water efficient building.

Environmental Management System (EMS) Platform

To accomplish our sustainability objectives, we created a robust Environmental Management System (EMS) to proactively incorporate sustainability into our overall business model. Our EMS platform allows us to strategically plan, optimize, communicate, and effectively manage all key components of our program. To ensure that our EMS is on par with industry standards, it is aligned with ISO 14001 and follows the following structure:



1. 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.

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

2. Do

In order to ensure the implementation and maintenance of the EMS, CommonWealth Partners implemented 21 sustainability policies and a comprehensive communications and tenant engagement program to build our relationships with key stakeholders including our employees, tenants, vendors, and investors.

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

Certifications:
We have benchmarked all of our eligible buildings with ENERGY STAR Portfolio Manager® and are pursuing LEED certification when possible.

3. Check

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.

Reporting & Disclosure:
We publish an annual sustainability report using Global Reporting Initiative (GRI) guidelines and participate in the Global Real Estate Sustainability Benchmark (GRESB) survey.

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

4. Act

Our stakeholder engagement program allows CommonWealth Partners to seek feedback on our methods and performance. Stakeholders can provide feedback through surveys, newsletters, e-mail, and many other forms of communication. 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.

Partnerships:
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.

Our Properties in 2015-2016

CommonWealth Partners, LLC is a vertically integrated, privately-owned real estate investment, development, and management organization based in Los Angeles, California. We offer a wide array of services with a sharp focus on our customers. As an investment partner of CalPERS since 1998, we have acquired and manage Class A office and mixed-used properties across the United States.



City Center Plaza ✓ | 91 | 2-3 | 10
Bellevue, WA
● LEED C+S Gold
■ Energy Star



Cottonwood Corporate Center ✓ | 6 | 2-3 | 8
Salt Lake City, UT
LEED EB Gold Campus
■ 2015 BOMA Building of the Year Award
■ Energy Star



Harris Bank Building
✓ | 99 | 3-4 | 5
Chicago, IL



Safeco Plaza
✓ | 99 | 2-3 | 10
Seattle, WA
● LEED EB Gold
■ Energy Star



Russell Investments Center
✓ | 99 | 2-3 | 10
Seattle, WA
● LEED EB Platinum Recertification, ID+C Certified
■ Energy Star



560 Mission ✓ | 95 | 3-4 | 9
San Francisco, CA
● LEED EB Platinum Recertification
LEED ID+C Silver
■ Energy Star

Bellevue
Seattle

San Francisco

Palo Alto

Sunnyvale

Los Angeles

San Diego

Salt Lake City

Chicago

New York City

Washington D.C.



Wellesley Gateway
18 | 2-3 | 1
Wellesley, MA
■ Energy Star



975 California
✓ | 67 | 3-4 | 9
Palo Alto, CA
■ Energy Star



650 Page Mill ✓ | 59 | 3-4 | 9
Palo Alto, CA
● LEED EB Gold ID+C Platinum
■ Energy Star



Sunnyvale Office Park ✓ | 17 | 3-4 | 9
Sunnyvale, CA

Austin



787 7th Avenue
✓ | 100 | 3-4 | 2
New York, NY



1888 Century Park East
✓ | 93 | 3-4 | 9
Century City, CA
■ 2005 BOMA Building of the Year Award
■ Energy Star



City National Plaza ✓ | 98 | 3-4 | 9
Los Angeles, CA
● LEED EB Gold Recertification
● LEED ID+C Platinum
■ 2016 BOMA 360 Performance Building Award
■ Energy Star



Pacific Center I & II
✓ | 72 | 3-4 | 9
San Diego, CA
● LEED EB Gold Campus
■ Energy Star



301 Congress
✓ | 64 | 2-3 | 6
Austin, TX
● LEED EB Silver
■ Energy Star



Hamilton Square
✓ | 95 | 2-3 | 3
Washington, DC
LEED EB Gold Recertification
LEED ID+C Gold
■ Energy Star

Risk Assessment Legend

✓ | 91 | 2-4 | 10

Energy Bench-
marking Law
Walk Score
Water Risk
Score 0-5
Climate Risk
Zone

Sustainability Initiatives

Sustainable Sites

- Objectives:
- Protect natural and agricultural areas
 - Reduce automobile use
 - Restore and revitalize local ecosystems

We work with the local communities to operate vibrant and sustainable buildings. We are continually working to minimize the environmental impact of our business in tandem with protecting local natural resources.

With many of our properties located in urban areas, we promote alternative commuting practices by offering shuttle services, Zipcars, EV charging stations, and bike facilities to tenants. One of our properties held a Transportation Fair to educate tenants on different modes of transportation. An electric scooter company provided a tutorial to building occupants on how many emissions are reduced as an alternative to standard vehicles. With rebates provided by the city, these vehicles are a great option.



Performance Goals:

Encourage at least 20% of all occupants to use alternative transportation by 2020.

Increase native and drought-resistant vegetation by 20% by 2020.

Water Efficiency

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

Our Water Efficiency Program and Green TI Guide empower property managers and tenants to reduce their water consumption through helpful tips and resources. These measures are often inexpensive and can result in significant cost savings.

For example, after upgrading the water closets and urinals at the Pacific Center buildings, 35.4% potable water was saved. With the ENERGY STAR Portfolio Manager tool, our property managers and sustainability team can track and measure water use at all of our properties in real-time.



Performance Goals:

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.

Energy Efficiency

- Objectives:
- Reduce Energy Consumption
 - Eliminate CFCs

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.

The team was created to help integrate energy efficiency best management practices and our Energy Policy 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.



Performance Goals:

Using a 2010 baseline, decrease overall energy consumption by 20% by 2030.

EMS Platform

- Objectives:
- Strategic Planning
 - Track real-time energy usage
 - Emergency Preparedness
 - Stakeholder Engagement

CommonWealth Partners' Sustainability Team includes a part-time Mechanical Engineer who provides ongoing support to property management teams.

We use the following best practices to better manage our energy use:

- An Energy Policy that outlines a common strategy within the organization for efficient data collection and reporting
- 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.

Materials & Resources

- Objectives:
- Select sustainable materials
 - Reduce source waste, reuse, and recycle
 - Reduce mercury pollution

As a company, we are committed to identifying waste reduction strategies that help us use materials and resources more efficiently. Installing low mercury lamps, holding annual e-waste drives, and performing waste stream audits are some examples of this. Through our Sustainable Purchasing and Waste Management policies, we encourage our vendors and stakeholders to follow practices that minimize the negative impacts to the environment and provide healthy indoor workspaces.

In 2015, several properties were proactive about implementing waste management strategies. In particular, 560 Mission achieved an 88% diversion rate in 2015. This was due to providing specific types of waste receptacles throughout the property. The waste types include; recycling, compost, landfill, textiles, Styrofoam, e-waste & fluorescent bulbs. At present, Russell Investments Center, Safeco Plaza, and 560 Mission contract with a Styrofoam recycling vendor to provide additional recycling services for their tenants.

Performance Goals:

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

Indoor Air Quality

- Objectives:
- Improve ventilation
 - Mitigate air contaminants

A healthy indoor environment contributes to greater employee retention and productivity, reduced sick days, and an overall more pleasurable experience for tenants. Our Indoor Air Quality, Smoking, and Green Cleaning policies, as well as our Green TI Guide, provide strategies for staff, tenants, and vendors to maintain and manage indoor air quality.

We continue to perform third party Indoor Air Quality (IAQ) audits on an annual basis for our properties and require our vendors to comply with these IAQ standards. Our tenant improvement projects follow the IAQ strategies outlined on our policy including pollution prevention control measures, and the use of water-based low VOC paints.



Performance Goals:

Attain 98% use of green cleaning products by 2020.

Above and beyond at 560 Mission

Waste Management

In 2015, several properties were proactive about implementing creative and effective waste management strategies to address the quantity of diversified waste generated at their buildings. Out of the 19 buildings and five states that CommonWealth Partners occupies, seven properties (or 40% of our portfolio) include composting at their building. In particular, 560 Mission achieved an astounding 88% diversion rate in 2015.

New requirements for California AB1826 require businesses to provide composting services by April 1, 2016 for those that generate eight (8) cubic-

yards or more of organic waste per week. In time, by January 1, 2017, all businesses will be required to establish composting services for those that generate four (4) cubic-yards or more of organic waste per week.

560 Mission in San Francisco has gone a step beyond the goals established by the city to divert 75% of waste from the landfill by 2010 and achieve zero net waste by 2020. Overall, the city diverts 80% of all discards from the landfill and has even provided discounts to properties to encourage proper disposal. Under this incentive, for every percent up to 75% of waste diverted

from the landfill, that corresponding percentage can be discounted from the monthly bill, which can amount to a discount upwards of \$6,800 per month. 560 Mission has had to work hand-in-hand with the tenants to establish new and improved waste habits. Due to the outlined waste resources below, 560 Mission has achieved an 88% diversion rate from the landfill! This was largely a result of the property's provision of specific types of easily accessible waste receptacles throughout the property. The waste types include; **recycling, compost, landfill, textiles, Styrofoam, e-waste & fluorescent bulbs.**



Waste Sorting Features

- All 3 containers (compost, recycling, and trash) are placed together in every common area and breakroom, private office, and cubicle space
- 560 Mission pays for a **Styrofoam** recycling service through Universal Waste Management.
- Compost bins are located in every restroom for paper towel composting.
- Compost Liners in the paper towel receptacles are reused to cut down on cost and unnecessary waste.
- Compactor utilized recycling & compost.
- An **e-waste** kiosk is provided for collecting:
 - Batteries
 - Ink cartridges
 - PDAs
 - CDs/DVDs
 - Plastic Bags
 - Fluorescent light bulbs (AERC)



- Provide Lunch and Learn for tenants
- **Textile Recycling Company**, Recology offers an ecofriendly option to recycle unwanted textiles by providing drop-off bins located conveniently in the parking garage. Recology will accept donations of usable and unusable clothing items, bedding, towels, rags, and shoes. If the textile cannot be re-used or sold, it will be recycled. Recology puts the textiles back in the use cycle to conserve precious natural resources, therefore preventing greenhouse gas emissions and saving landfill space.
- 560 Mission even employs an onsite waste sorter (pictured right) to ensure the waste going out is in the correct corresponding receptacle, reducing contamination of the waste types.
- At 560 Mission, we want to continue our commitment to waste reduction by doing our part towards a Zero Waste San Francisco.



Performance Indicators

The following diagrams describe Commonwealth Partners' overall performance in the categories of 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. Furthermore, water and energy usage and direct and indirect greenhouse gas emissions have decreased.

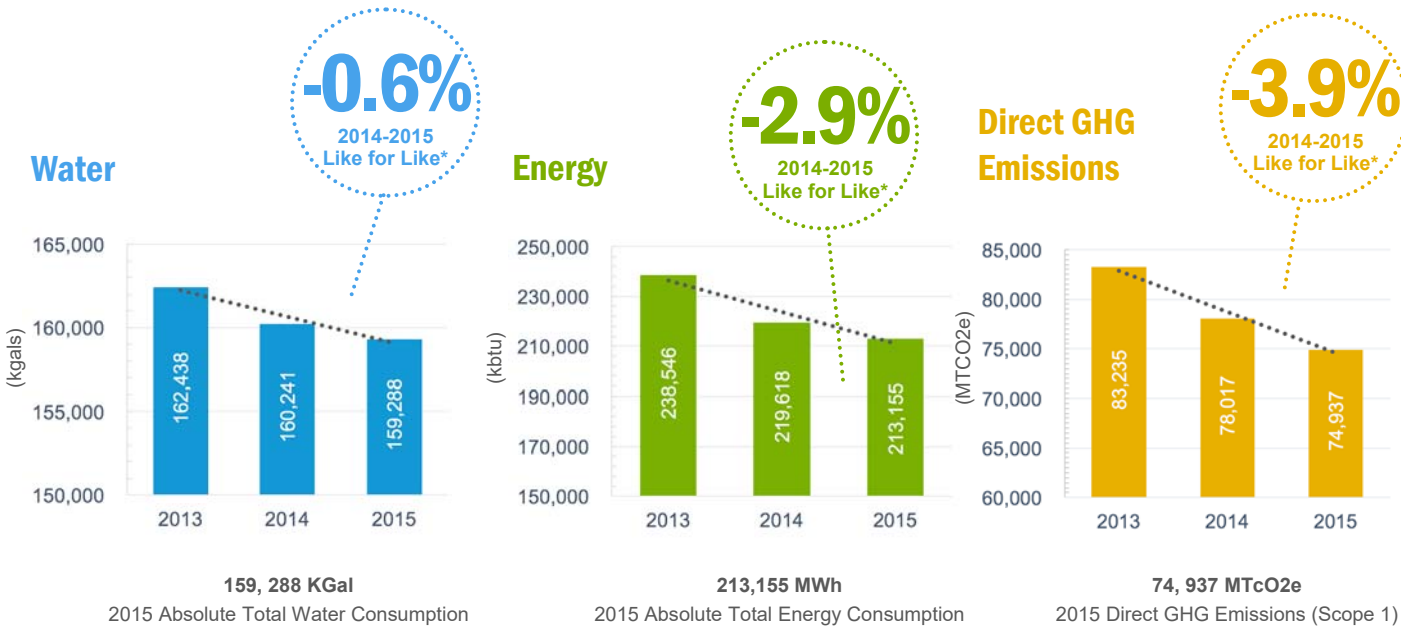
To provide accuracy for our performance indicators, Goby SeaSuite, a utility automation service is responsible for uploading the monthly utility data for each property into ENERGY STAR

Portfolio Manager. ULI Greenprint 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, therefore the only assumption made is that there are no errors in the data collection process.

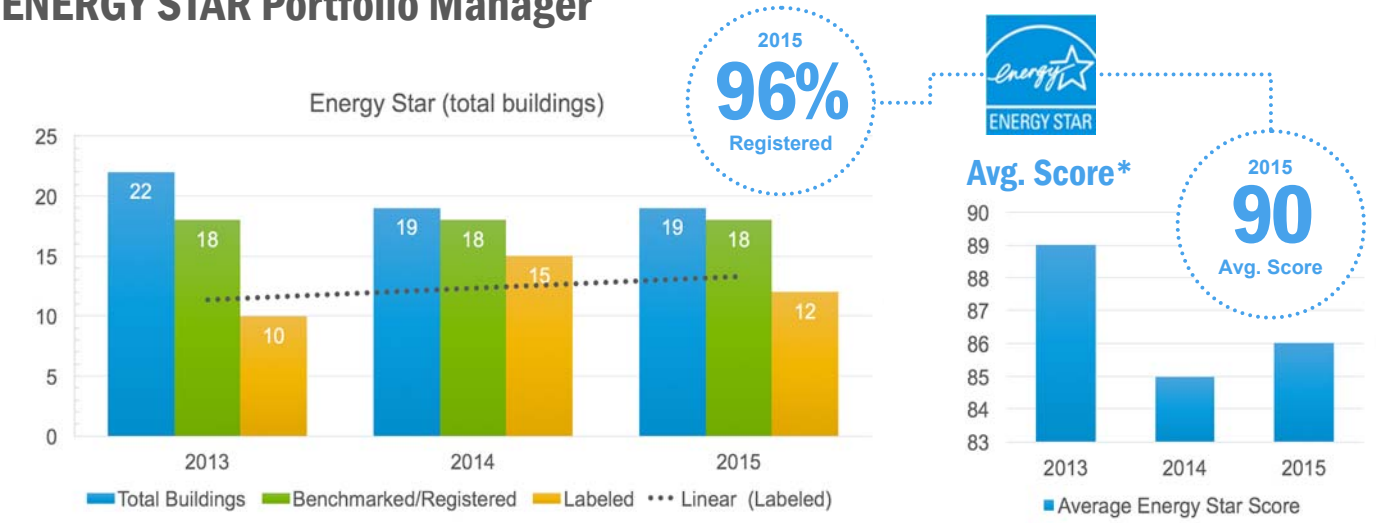
Commonwealth Partners ensures there are extensive data verification both internally and through 3rd party verifiers to catch any mistakes. Lastly, Verdani Partners oversees all data supplied to ENERGY STAR, LEED, GRESB, etc., to ensure that no discrepancies are found and utilizes Like-for-Like calculations when preparing these rates.

The Like-for-Like portfolio excludes properties that are missing 15 days of data or more from either their 2014 or 2015 annual consumption summaries.

Consumption



Properties Benchmarked on ENERGY STAR Portfolio Manager



* Average Score in 2015 is a weighted average of only the properties that received a 2015 ENERGY STAR label

LEED Certified Properties



2014-2016 Sustainability Program Timeline



Provide safe, healthy, and productive working environments for our employees and tenants. Work with our supply chain to ensure that our values and expectations are upheld.

Social

Engaging our stakeholders is crucial to the success of our sustainability efforts. By actively seeking input from our investors, tenants, community members, and staff, we can customize programs that address what is most important to and valued by our stakeholders. We frequently engage with our property management teams and tenants through educational programs, marketing, presentations, online resources, and stakeholder events.

Stakeholder Engagement



Engaging our internal and external communities in our sustainability mission is vital to our shared value and business success. Here are some of the ways in which we communicate and educate our audiences on our sustainability goals.

Internal Outreach

- Sustainability resource site
- Educational webinars
- Employee email communications
- Sustainability newsletters

External Outreach

- Sustainability page on corporate website
- Annual sustainability report
- Sustainability tab on 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

Tenant Engagement

According to the federal Better Buildings program, 70% of a building's energy consumption is attributable to tenants. Recognizing the important impact that tenants have on our operations, CommonWealth Partners engages tenants on an ongoing basis and partners with them to create healthier and more sustainable workplaces. We have developed several programs and resources 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
- National Walking Day
- Bike to Work Day

Green Tenant Improvement Guide

To inform our tenants of our sustainability initiatives and to provide resources that help them realize theirs, CommonWealth Partners developed 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 work environments.

The Green TI Guide also provides information to choose suppliers that offer sustainable products and outlines a variety of strategies tenants can use to green their interior spaces during renovation and construction

Green Office Guide

Designed to complement our Green TI Guide, our Green Office Guide provides several simple and low-cost strategies to promote highly efficient green buildings and offices. 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 Kingsley Associates' robust survey program to objectively assess tenant satisfaction levels across many different service functions, such as property management and maintenance. Tenants can rate and provide comments that are directly related to each of these facets. After receiving the annual survey results, each Property Management team creates and executes an action plan that addresses any issues raised by the tenants surveyed.

Green Office Challenge



In 2015, CommonWealth Partners launched the Green Office Challenge, hosted by Verdani Partners, to engage tenants in a friendly competition and recognize those that have taken steps to green their work spaces. Each participant is ranked according to a scorecard detailing a variety of green activities and earns a ranking ranging from 1 to 5 stars. The tenants that have implemented the most activities will receive Top Performer recognition on both a building and national level.

This challenge is an important part of our overall Tenant Engagement Program as almost 70% of the energy use in buildings is the responsibility of building occupants. CommonWealth Partners understands that the success of our sustainability program depends on the support and participation of our tenants. This challenge also empowers our tenants to provide others with a leading example of green office practices.

Top Performers			
Tenant	Property	Place	Stars
HDR	560 Mission	1	5
UBS	787 Seventh Ave	2	4
Accenture	560 Mission	3	4
Psomas	City National Plaza	4	4
BNP Paribas	787 Seventh Ave	5	4

We recognize that our business decisions are impacted by our stakeholders. That is why we actively seek feedback on a regular basis about our sustainability goals and challenges. CommonWealth Partners identifies stakeholders as its customers, employees, investors, suppliers, communities, trade organizations and local governments.

In 2015, we continued to improve our stakeholder engagement programs and communication as a key component of our sustainability efforts. These included educational outreach events, sustainability-related newsletters, tenant engagement surveys and green office resources.

2015 Survey

89%

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

94%

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

Community Engagement

Each property provides community outreach in a number of ways. Here are a few of the programs available:

Blood Drive

Several of the properties host annual blood drives to encourage the building occupants to donate blood conveniently onsite to help save a life as part of our Health and Wellness fair. In particular, Russell Investments Center hosts a blood drive on a monthly basis. Between 2011 and 2015, 32 blood drives occurred with a total of 1,338 donors that participated to help save a life.

e-Waste Drives

E-Waste drives are held at 90% of our properties on an annual basis. Depending on the need, such as at 560 Mission, an e-Waste drive is held on a monthly basis. In particular, City National Plaza was able to collect 6,121 pounds of e-waste that was diverted from the landfill.

Green Apple Day of Service

We are proud to have been able to support USGBC’s Green Apple Day of Service on September 26th and help give back to our local schools that have done so much for our children and our communities. In 2014 over 3,800 projects took place involving 50 U.S. States and 43 countries and raising over \$4.7 million to support local efforts. Commonwealth Partners’ Senior Sustainability Manager, Jessica Loeper, spent her day on Phase 1 of the rainwater catchment project at a local Elementary School in Berkeley, CA where her son goes to school. Parents, children, and students from Cal Berkeley participated in the event. The overall project consisted of installing 4-500 gallon rain barrels intended to water the community garden.

Our Seattle properties, Russell Investments Center and Safeco Plaza, are a part of BOMA, Downtown Seattle Association (DSA), DSA transportation committee, Metropolitan Improvement District - clean and safe committee and Seattle Shield, which is a group led by the Seattle Police Department West Precinct.

At Safeco Plaza, we encourage our staff to volunteer, and the charities we work with are Ryder Child Services, Red Cross, Youth Care, YMCA, YWCA, and scholastic mentoring. We help facilitate donations of office furniture and supplies of our tenants to local charities. We contract with SeaDruNar for recycling services. SeaDruNar is a drug and narcotic drug rehabilitation non-profit. We allowed a Professional sports gear company to sell products in our lobby and required them to donate 10% to our charities. In November we have a Giving Thanks / Give back campaign, where we recognize our tenants and the charities they support.

In 2016 we will recognize veterans and accept donations. In 2016 we combined two new tenant events with the Red Cross and YMCA which allowed both organizations to discuss their service and raise donations. We started an email distribution group with other property managers for real time information on security concerns. This communication has helped the police make arrests.



City National Plaza

This building hosted an event in the lobby with representatives from the Wildlife Learning Center. This successful event for 2015 and 2016 provides information about wild animals and the importance of preserving natural habitats. This is a very educational event and the group has presented to hundreds of thousands of people since its inception.

Buildings Safeco Plaza, City Center Plaza and City National Plaza host various bike programs including a ‘City Spin program’ and ‘Bike Everywhere’, allowing tenants to borrow building provided bikes during the day. City Center Plaza, 560 Mission and City National Plaza host multiple concerts in the lobby with food which have been great events to connect with the surrounding community.



Safeco Plaza

This Building hosts the following lobby events; blood drives, health and wellness fair, professional sports gear company that donates 10% of the earnings at the lobby to charity, a toy and food drive and annual earth day events which include alternative transportation education and support, on-site bike mechanics, green office products, composting services, green cleaning products, EV charging stations, and access to local farmers for produce. Finally, we have holiday decorations on our front plaza for the enjoyment of all and many people stop and take their family pictures.

Tenant Events

Earth Day

CommonWealth Partners celebrates Earth Day every year in April by holding several tenant events to recognize and acknowledge the sustainability efforts underway at our properties. Property management teams are encouraged to highlight their green activities, such as recycling and sustainable purchasing, while vendors are invited to share their sustainability services, such as water efficient landscaping and green cleaning practices.

Annual E-Waste Drives

Although it is the fastest growing municipal waste stream in the United States, there is currently no federal mandate to recycle e-waste. 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. Commonwealth Partners is being proactive about eliminating e-waste from our landfills 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 encourages properties to participate in Earth Hour, a global initiative to raise awareness of climate change and encourage climate action. Many of our buildings turn off non-emergency lights on a specific day in March between 8:30 pm and 9:30 pm to show our commitment to this global movement.

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.



560 Mission Green Day,
Pacific Center e-waste Event,
560 Mission bike to work day bike storage area

Education and Outreach

Sustainability Training at
CommonWealth Partners' Annual
Property Management Retreat

CommonWealth Partners hosts annual Property Management retreats where Property Teams get together to receive training and discuss latest trends and strategies. A portion of the event is dedicated to discussing CWP's ESG Programs. This year, the Sustainability team gave a sustainability training and update. During the meeting some of the property teams also presented their success stories and discussed lessons learned with the implementation of their programs.



CWPs' Director of Sustainability
spoke about Greening Portfolios at
Greenbuild

CommonWealth Partners' Director of Sustainability, Daniele Horton, discussed successful strategies for greening a real estate portfolio as part of a panel that included other Directors of Sustainability. The presentation took place at the International Greenbuild Conference and Expo in Washington D.C. to a crowd of over 250 attendees. During the conference CWP's Director of Sustainability was inducted into the LEED Fellow Class of 2015 and was elected to USGBC's Advisory Council in the Facility Management and Operations category.



CWP's Director of Sustainability
spoke about Sustainability Due
Diligence for new acquisitions

CommonWealth Partners' Director of Sustainability has spoken at the local annual Municipal Green Building Council and Expo in Los Angeles over the past few years. During the last presentation she spoke about incorporating sustainability into the due



diligence process for new acquisitions with a panel of experts. In 2015 she spoke about successful strategies for Greening Existing buildings with a panel of experts that included representatives from the mayor's office Sustainability Team and other portfolio owners.

USGBC-LA Existing Buildings
Committee State of the Market
Update

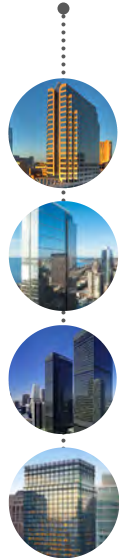
CommonWealth Partners' Director of Sustainability founded and co-chaired the USGBC-LA Existing Buildings Committee designed to increase awareness and implementation of greening Existing Building Operations. CommonWealth Partners has supported and hosted many events over the years. In 2015, Daniele and other committee members organized a State of the Market Update including a City of Los Angeles Update, Resilience presentation, BOMA, Paris Agreement, GRESB, GREENBUILD, LEED Dynamic Plaque, WELL and Energy Star Updates. There were almost 70 people in attendance.

Tenant Engagement Strategies
Presented at the Better Buildings
Summit by CWPs' Senior
Sustainability Manager

CommonWealth Partners' Senior Sustainability Manager, Jessica Loeper, spoke on a panel about successful Tenant Engagement Strategies at the Better Buildings Summit in Washington D.C. The presentation included best practices and lessons learned from CommonWealth Partners' experience with our tenant engagement programs.

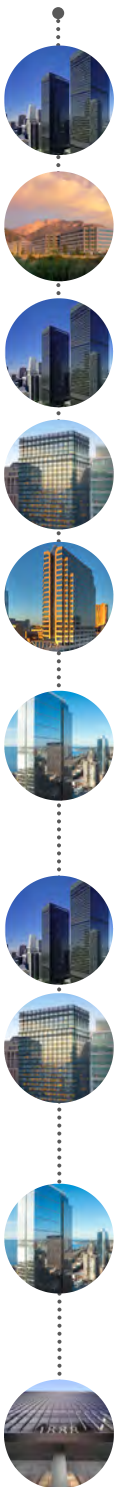
Awards and Certifications

2016
Property Awards



- 301 Congress—LEED-EB Silver
- Russell Investments Center—LEED-EB Platinum Recertification
- City National Plaza—BOMA 360 Performance Building Award
- 560 Mission—EBIE Award Winner

2015-2007
Property Awards



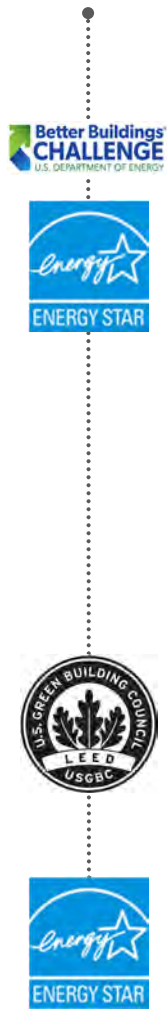
- 2015
 - City National Plaza—USGBC LA Chapter Gala Finalist
 - Cottonwood—EBie Finalist, All Rounder & It Takes A Village
- 2014
 - City National Plaza—EBie Award, All Rounder
 - 560 Mission—EBie Award Finalist
 - 301 Congress—Gold Certification as a Green Business Leader by the City of Austin
- 2012/2013
 - Russell Investments Center—Outstanding Building of the Year (TOBY®), LEED-EB Platinum, 100 ENERGY STAR Score
- 2011
 - City National Plaza—USGBC-LA Building of the Year, USGBC-LA Innovation Award
 - 560 Mission—BOMA Earth Award
- 2010/2011
 - 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

2015
Internal Sustainable Building Awards



- Energy Efficiency
 - Most Energy Efficient Building: Russell Investments Center
 - Top 5 buildings with the highest ENERGY STAR Scores: Russell Investments Center
 - #2 Cottonwood Corp Center (avg)
 - #3 560 Mission Street
 - #4 City National Plaza
 - #5 Wellesley Gateway
 - Most Improved Energy Efficiency between 2013 and 2014: City National Plaza
- Water Efficiency
 - Most Water Efficient Building for Indoor Plumbing Fixtures: 1888 Century Park East
 - Most Improved Water Efficiency between 2013 and 2014: 975 California
- Waste Management
 - Building with Highest Recycling Rate: 560 Mission Street

2015
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.

Alternative modes of transportation are on a roll!

Transportation

Transportation is an inevitable and costly part of businesses, both for the employees and the environment. That is why at Commonwealth Partners, we strive to provide environmentally preferable alternatives to the conventional single occupant vehicle scenario.

Alternative Transportation

- Transportation surveys – administered to the properties to understand current commuting habits
- Bike Racks - all properties provide bicycle racks either near the building entrances or in the parking garages.
- Nearby bus stops
- Shuttle Services - CNP
- EV Charging Stations – Safeco, CNP, 560 Mission – goal for those considering purchasing a new vehicle to think about electric when the services are available at the building.

Shuttle Service

- City National Plaza offers Shuttle Services moving upwards of 600 passengers daily.
- The complimentary shuttle service operates weekdays and commences service at Union Station at 6:30 a.m. and ceases operations at 6:30 p.m.
- Shuttles operate to and from Union Station 7-8 minutes apart during peak morning hours and every 7-8 minutes during peak evening hours.
- Three Shuttle vans make scheduled routes to provide convenient access to downtown destinations. Stops include Union Station, Civic Center and Federal Courthouses.
- The route runs from 5th and Flower Ave. as far as 8th Street, with stops at local shopping venues. The route also goes to the Civic Center where it makes two stops along Temple Street to allow access to city, county and federal buildings.

Tenants may now catch shuttle service to and from Staples Center on event nights. Shuttles begin picking up at City National Plaza at 6:45 p.m. and run approximately every 30 minutes until the event begins. The last pickup from Staples Center will be up to 45 minutes after the event has concluded.

EV Charging Stations

CommonWealth Partners offers a total of 20 on-site EV charging stations with 27 total available plugs at 4 properties:

1888 Century Park East
2 stations / 4 plugs

City National Plaza
14 stations / 15 plugs

Safeco Plaza
2 stations / 4 plugs

560 Mission
2 stations / 4 plugs

At City National Plaza specifically, on average 17 vehicles are charged every day. Once the vehicle is fully charged, the tenant is emailed that the vehicle charging is complete and asked to kindly move their vehicle to a different space to allow for additional vehicles to access the stations.

CWP plans to install charging stations at Russell Investments Center in 2016.

City National Plaza Shuttle Service

>600

Shuttle Service daily passengers

>1,000

individual passenger driving miles saved each day

EV Charging Stations

27 plugs

available for use at 20 stations

17 on avg.

vehicles charged everyday at City National Plaza





Cottonwood Corporate Center was recognized by the U.S. Department of Energy's Better Buildings Program in 2015 for achieving a 17% energy savings from the previous year.

Partnership Programs

CommonWealth Partners works closely with many industry leaders and organizations to strengthen our sustainability program and gain valuable resources and knowledge.



ENERGY STAR Portfolio Partner

As an ENERGY STAR Portfolio Partner, CommonWealth Partners has benchmarked all of the properties that we manage on Portfolio Manager, ENERGY STAR's online tracking system. Our average ENERGY STAR score for our ENERGY STAR labeled buildings shows that our portfolio of properties is performing 40% better than average buildings of similar size. The portfolio average score for labeled buildings equals 90 (out of 100).



USGBC Member

As a U.S. Green Building Council member, CWP is committed to LEED certifying all of our eligible buildings. In 2015, we certified 4 buildings and recertified 3 existing buildings. In total, we have certified 13 properties representing 72% of our portfolio. 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 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.



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. We assisted in the development of the Green Leases Toolkit (http://sustainca.org/green_leases_toolkit), an annual report 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 involved with 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 at 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 2014/2015, CommonWealth Partners made a commitment to reduce its energy consumption by 20% from a 2010 baseline within 10 years. We are on track to meet this goal.



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

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
- 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%.

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.

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.

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G4 Indicator Number	Reference / Response	Page Number
1, 3, 28, 56	Executive Message	03
28, 29, 30	About the Report	04
28, 32	Company Profile	08
34	Governance Structure	08
2	Risk Management	08
56, 58	Sustainability Commitment	13
EN3, EN5, EN6, EN8, EN19, EN23	Performance Indicators	26
HR3	Stakeholder Engagement	32
16	Partnerships and Programs	43
31	The Global Reporting Initiative	44

Disclaimer

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