

Our Commitment to Sustainability

realsustainability = **real**people creating **real**value through **real**responsibility

Our mission is to make a positive and profitable contribution toward a sustainable future. Thomas Properties Group (TPG) is striving to be a leader in the development and operation of class A “high-performance” green buildings. Our focus is on our product, our customers and our investors with the goals of, improving occupant productivity, reducing operating expenses, reducing our carbon footprint and creating enterprise value through triple-bottom-line performance (people, profit, planet).

Sustainability is an important element of TPG’s business strategy. We expect to apply green building considerations to all aspects of our business including development, investments, leasing and operations. Energy efficiency, water conservation, waste management and greenhouse gas reductions demonstrate efficient operations and effective management. We want our facilities to be known as healthy and productive environments that meet current and emerging standards. Our team is staffed with LEED accredited professionals who are dedicated to implementing sustainability in everything we do.

Investment Returns: High performance buildings fit our strategy because they constitute a high quality product; put us out ahead of pending government regulations, and appeal to tenants who are increasingly demanding sustainable work environments. At TPG we view high-performance building as more than just being good for the environment but rather something that has a direct and positive impact on our investment returns and competitiveness in the marketplace.

Sustainability Report: Read about our environmental initiatives in [TPG’s Sustainability Report 2011](#).

Follow us on twitter @TPG_Green and receive real time updates about our sustainability initiatives!

LEEDing the Way With CalEPA & Other LEED Certified Projects: TPG has a 12-year track record of green building design, construction and operations and is striving for high level LEED Certification in existing buildings and new development projects. We developed and manage the award-winning one million square foot CalEPA headquarters in Sacramento, the first highrise in the U.S. to receive LEED EB platinum. This building has been a working laboratory for us to learn best green practices in a Class A highrise. We currently are saving more than \$1.4 million annually for the State of California in operating costs through proven green building management techniques and technologies. This high-performance property has an Energy Star Score of 99 (out of 100). We have applied this knowledge to our entire portfolio to achieve highest performance and lowest operating costs. Thus far, we have completed certification of almost 13 million square feet of properties around the country and intend to finish certifying 100% of our eligible properties next year. As we look forward to next year and beyond, we believe the emphasis will be on building performance, reducing carbon emissions and increased transparency. Increased efficiencies benefit short-term results, but our sustainability programs are targeted toward the long-term goal of ensuring sustainable and profitable buildings for our tenants and shareholders that also positively impact the communities around them.

Partnerships and Programs: Partnerships with leading sustainability organizations and their programs are an integral part of achieving TPG’s sustainability goals. That’s why TPG is continually in the forefront of working with industry leaders and organizations on green programs and initiatives.

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



Leader: The U.S. Environmental Protection Agency Recognized TPG in 2009 for Leadership in Reducing Greenhouse Gas Emissions by achieving Top Overall Energy Performance across all of our buildings.

Member of the USGBC: TPG has been a member of the USGBC since 2003 and is on track to green its entire portfolio of eligible existing buildings nationwide with the LEED EB O&M Certification Program. Standards for LEED-EB will help ensure that facilities meet TPG’s sustainability objectives across the portfolio. Portfolio analysis helps identify opportunities for internal improvements (e.g., savings in operating costs and GHG emissions). Our management group is



constantly pursuing operational improvements that increase efficiency and reduce carbon emissions. TPG's Sustainability Manager, [Daniele Horton](#), represents our company on the Board of Directors for the USGBC-LA Chapter where she founded and co-chairs the chapter's [Existing Buildings \(EB\) Committee](#) created to increase implementation of sustainable building operations.

Measuring our Carbon Footprint: TPG was the first major real estate company to join the California Climate Action Registry, a non-profit private partnership that serves as a voluntary greenhouse gas (GHG) registry to protect, encourage, and promote early actions to reduce GHG emissions. TPG was granted the status of [Climate Action Leader](#) by the California Climate Action Registry for measuring, reporting and verifying our company wide GHG emissions.



California Sustainability Alliance: TPG is a Green Building Advisory Committee Member providing guidance and support to stimulate voluntary adoption of sustainability. We assisted in the development of the Green Leases Toolkit, an endeavor that has achieved national interest. The California Sustainability Alliance honored TPG with the [2008 Excellence in Sustainability Showcase Award](#).



NAREIT Leader in the Light Award Recipient: TPG was honored to be awarded gold level recognition in 2009 and silver level recognition in 2008 for excellence in energy efficiency by The National Association of Real Estate Investment Trusts (NAREIT) in collaboration with Energy Star, for demonstrating superior and sustained energy use practices. The Leader in the Light award recognizes company-wide operations which generate substantially improved energy efficiency and expense management.



Global Real Estate Sustainability Benchmark (GRESB): TPG Ranked number 1 in environmental performance among public real estate companies in North America and took the number 11 spot globally in the 2011 GRESB sustainability benchmark survey. The GRESB is an initiative of some of the world's largest institutional investors with the stated goal of increasing transparency in environmental and social practices in the property sector.



Clinton Climate Initiative: Participating in the commercial [building retrofit](#) program.



BOMA 7-Point Challenge: Implementing BOMA's 7-point voluntary challenge to reduce environmental impact. . TPG's Sustainability Manager is a member of BOMA Greater Los Angeles Sustainability Committee created to educate and inform their members on issues regarding techniques, trends and methods related to energy efficiency, sustainable practices and all aspects of green buildings.



Regenerative Network Affiliate: As a Network Affiliate, TPG belongs to an exclusive group of green leaders that are exposed to remarkable opportunities to meet and share ideas. The Regenerative Network is a group of leaders, decision-makers and drivers of sustainable building who are creating the vision, the processes and the technology for a sustainable future.



Real Sustainable Partner: TPG is participating in this initiative of The Real Estate Roundtable, reflecting the real estate industry's commitment to continue the progress to help assure America's long-term environmental sustainability and economic prosperity.



ULI Greenprint Center for Building Performance: As a member and part of its Advisory Board and Performance Committee, TPG 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. The ULI Greenprint Center for Building Performance is a dedicated center of research and programming at the Urban Land Institute.

