TRANSWESTERN®
The Performance Advantage in Real Estate

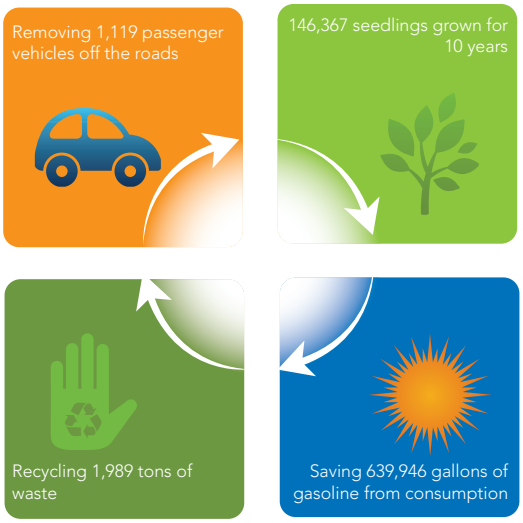
SUSTAINABILITY

OVERVIEW

Since 1999, our energy management practices - including no- and low-cost operational adjustments, strategic capital improvements and energy procurement - have consistently reduced operating costs across the Transwestern managed portfolio by an average of 20 percent. Converting equipment and making changes to existing structures make the difference. The immediate benefit is in reduced overhead that is connected to energy costs.

Transwestern is taking action to reduce its environmental footprint by educating team members and providing clients with sustainable energy efficient solutions for their real estate. Our leadership role in protecting the environment stems from a long-term business strategy as well as a deep commitment to doing the right thing. Partnering with the U.S. Green Building Council (USGBC), Transwestern has LEED® certified more than 40 properties across the country, totaling14 million square feet, and is leading certification efforts in China, Saudi Arabia and Brazil.

Transwestern's energy management practices were responsible for avoiding 5,708 metric tons of CO_2 emissions[1], which is equal to:



[1]*Based on data collected September 2010 - September 2011*

COMMITMENT TO ENERGY STAR®

For over a decade, Transwestern has proactively embraced the ENERGY STAR® benchmarking program as a way to reduce property operating costs and greenhouse gas emissions. Our integrated approach allows us to quickly evaluate buildings and enables us to make continuous improvements in the energy performance of the properties we manage, regardless of age or building class. Transwestern has benchmarked more than 40 million square feet and has an average ENERGY STAR portfolio rating of 82. In 2011, we reduced energy consumption across our managed portfolio by 8.2 million kilowatt-hours (kWh). Transwestern is a multiple year ENERGY STAR award winner and is the first third-party real estate services firm to win both the Partner of the Year and Sustained Excellence awards. In 2012, Transwestern was awarded its ninth consecutive award.

Webb Building, Gold LEED-EB certification

PARTNERING WITH THE USGBC

The LEED (Leadership in Energy and Environmental Design) Green Building Rating System™ is the nationally accepted benchmark for the design, construction and operation of high performance Green buildings. Administered by the US Green Building Council (USGBC), the LEED rating system measures performance in five key areas of human and environmental health: site planning, water management, energy, material use and indoor environmental quality. The LEED rating system also recognizes and rewards innovative design and process. Our LEED certification of existing client projects totals one-third of all current national certifications. These efforts have saved more than 24.8 million gallons of water and reduced CO_2 emissions by 180 million pounds.

TRANSWESTERN®

CASE STUDIES

110 TOWER - FORT LAUDERDALE, FLORIDA

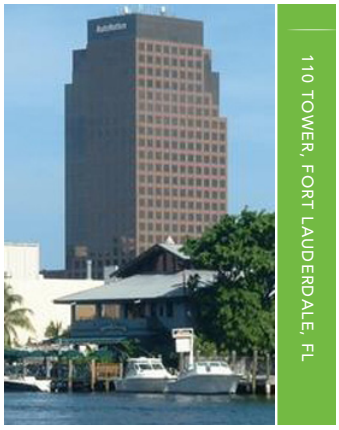
110 Tower is a 30-story, 391,473 square foot Class "A" office building owned by Genesis Capital Partners and managed by Transwestern. 110 Tower underwent significant energy reductions that amount to more than $198,000 saved on utility bills annually. The building received LEED Gold certification for Existing Buildings: Operations and Maintenance, Version 2009.

ENERGY EFFICIENCY STRATEGIES:

- Installation of an 8,798 square foot vegetated roof and a 30,454 square foot highly reflective roof to help reduce the urban heat island effect
- Purchase of Green-e accredited Renewable Energy Certificates (RECs) equal to 44 percent of the predicted annual electrical consumption over a two year period
- Implementation of a waste stream audit and occupant education programs to increase the amount of recycling and waste diversion
- Implementation of Green office supply purchasing program to minimize the environmental impacts related to energy use, resource depletion and waste
- Installation of new energy efficient LED (light emitting diode) system that lights the exterior perimeter of the building with 33,480 lights
- Utilization of products and equipment that are toxin-free to preserve air quality throughout the building

QUANTIFIABLE RESULTS:

- Earned an ENERGY STAR score of 86 while emitting 33 percent less greenhouse gas emissions than an average building
- Installation of water reduction systems that reduced potable water usage by 41 percent - 368,000 gallons/year
- Maintenance of an off-site habitat containing native vegetation, representing 30 percent of the total site area
- Saved more than 737.40 metric tons of CO_2



PARK PLACE - SEATTLE, WASHINGTON

Park Place is a 21-story, 314,591 square foot office building located in downtown Seattle. Built in 1971 and renovated in 1996, Park Place now incorporates the most modern of building systems, which serve as a showcase of what can be done to promote sustainable design and operations. In 2009, the building was certified LEED for Existing Buildings: Version 2.

ENERGY EFFICIENCY STRATEGIES:

- 18,000 square foot green roof captures 50 percent of the annual rainfall (332,000 of 626,000 gallons per year)
- Upgraded satellite controlled irrigation system utilizes 50 percent less water than standard conventional systems
- Sophisticated web interface allows tenants, building staff and Seattle citizens to view building operations in real-time, including water capture and reuse, lighting, general purpose and HVAC loads
- Upgraded Direct Digital Control (DDC) system with new hardware/ software to reset the system based on the loads of the facility
- Comprehensive occupant recycling program collects and recycles over 75 percent of all daily occupant waste

QUANTIFIABLE RESULTS:

- Annual water savings of 1318.80 kGals/year
- ENERGY STAR score increased from 83 to 90
- Recycling rate of 63 percent during performance period; currently over 70 percent
- Upon certification, saved over 2.2 million metric tons of CO_2