

Our Commitment

VISION

DivcoWest has embraced sustainability and made it an integral part of company culture, which we believe will achieve the objectives of both tenants and investors.

MISSION

DivcoWest proactively seeks ways to improve energy efficiency, waste management, water conservation, and indoor air quality for all of our operating assets. This approach serves to promote environmental stewardship, reduces operating expenses for our tenants and translates into higher returns for our investors. DivcoWest is committed to the responsible use of natural resources, sustainable property operations and green construction as a means of reducing our carbon footprint.

GOALS AND TARGETS

We pursue the following sustainability goals and targets in the operation of our business. Separate policies exist or are in development for each of these goal areas.

PERFORMANCE

GRESB

DivcoWest is a member of the Global Real Estate Sustainability Benchmark (GRESB). GRESB is an industry-driven organization committed to assessing the sustainability performance of real estate investment portfolios. DivcoWest reports our annual sustainability performance through the GRESB survey.

ENERGY STAR

DivcoWest benchmarks all of our properties using the United States Environmental Protection Agency's ENERGY STAR Portfolio Manager. The majority of the company's portfolio have earned the ENERGY STAR certification with an average score of 75.



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OPERATIONAL EFFICIENCY	TARGET
<p><i>Energy Efficiency</i></p> <ul style="list-style-type: none"> Reduce energy consumption Replace fossil fuel sources with renewable sources of energy 	<ul style="list-style-type: none"> 20% reduction by year 2025 10% of energy provided by renewable source by 2025
<p><i>Water Efficiency</i></p> <ul style="list-style-type: none"> Reduce water consumption 	<ul style="list-style-type: none"> 20% reduction by year 2025
<p><i>Waste Minimization</i></p> <ul style="list-style-type: none"> Reduce waste volume generated Reduce volume of landfilled waste Increase reuse, recycling, composting Increase construction salvage 	<p><i>Property Operations</i></p> <ul style="list-style-type: none"> 75% recycling rate by 2022 90% recycling rate by 2025 <p><i>Construction & Renovations</i></p> <ul style="list-style-type: none"> 75% recycling rate for construction materials by 2020

CLIMATE CHANGE	TARGET
<p><i>Reduce Impact on Climate Change</i></p> <ul style="list-style-type: none"> Reduce GHG emissions 	<ul style="list-style-type: none"> Ongoing commitment
<p><i>Develop a Corporate Strategy for Climate Change:</i></p> <ul style="list-style-type: none"> Establish a climate change policy Establish a resilience plan 	<ul style="list-style-type: none"> Ongoing commitment Ongoing commitment

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NATURAL ENVIRONMENTS	TARGET
<p><i>Protect Air Quality</i></p> <ul style="list-style-type: none"> • Prevent air pollution • Improve indoor air quality 	<ul style="list-style-type: none"> • Ongoing commitment • Ongoing commitment
<p><i>Steward Land Resources</i></p> <ul style="list-style-type: none"> • Preserve farmland • Restore degraded land 	<ul style="list-style-type: none"> • Ongoing commitment • Ongoing commitment
<p><i>Water Quality</i></p> <ul style="list-style-type: none"> • Protect quality of surface water and groundwater resources 	<ul style="list-style-type: none"> • Adopt site development and operational practices that protect water quality
<p><i>Ecosystem Integrity and Viability</i></p> <ul style="list-style-type: none"> • Protect and preserve ecologically valuable ecosystems (marine, riparian, and terrestrial) • Protect and restore biodiversity 	<ul style="list-style-type: none"> • Ongoing commitment • Ongoing commitment

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PEOPLE & COMMUNITIES	TARGET
<p><i>Positive Economic Impact on Local Community</i></p> <ul style="list-style-type: none"> • Provide jobs • Minimize disturbances • Contribute to economic vitality of local businesses • Support small businesses • Support local programs and nonprofits 	<ul style="list-style-type: none"> • Ongoing commitment • Ongoing commitment • Ongoing commitment • Ongoing commitment • Ongoing commitment
<p><i>Provide Value to Tenants</i></p> <ul style="list-style-type: none"> • Offer competitive prices • Assist tenants to improve their operating costs 	<ul style="list-style-type: none"> • Audit competitive pricing annually and document findings • Ongoing commitment
<p><i>Provide Value to Investors</i></p> <ul style="list-style-type: none"> • Minimize energy, waste, and water costs 	<ul style="list-style-type: none"> • Reduce utility and waste costs by 10% by 2022; baseline 2016
<p><i>Provide a Quality Workplace to Employees</i></p> <ul style="list-style-type: none"> • Offer competitive pay • Generate no health and safety violations • Achieve high employee satisfaction ratings 	<ul style="list-style-type: none"> • Ongoing commitment • Ongoing commitment • Ongoing commitment
<p><i>Effective Stakeholder Engagement</i></p> <ul style="list-style-type: none"> • Obtain consistently high ratings from stakeholders 	<ul style="list-style-type: none"> • Ongoing commitment
<p><i>Sustainable Supply Chains</i></p> <ul style="list-style-type: none"> • Obtain consistently high ratings from stakeholders 	<ul style="list-style-type: none"> • Ongoing commitment