

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. 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. In 2016, we achieved an overall score of 56 as well as the Green Star designation. The Green Star is measured by earning a score of over 50% in two parent categories: Management & Policy and Implementation & Management. This achievement places the company in the top half of 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"> • 20% reduction in annual volume of waste by 2020 • 50% recycling rate by 2018 • 75% recycling rate by 2020 • 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

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NATURAL ENVIRONMENTS	TARGET
<p><i>Air Quality</i></p> <ul style="list-style-type: none"> • Prevent air pollution • Improve indoor air quality 	<ul style="list-style-type: none"> • Refrigerant management policy for chloro-fluorocarbon (CFC) by 2017 • Policies developed for existing centers and new construction by 2018
<p><i>Land Resources</i></p> <ul style="list-style-type: none"> • Reduce water consumption 	
<p><i>Water Quality</i></p> <ul style="list-style-type: none"> • Reduce waste volume generated • Reduce Volume of Landfilled Waste • Increase reuse, recycling, composting • Increase construction salvage 	<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 • Adopt site development and operational practices that protect water quality 	<ul style="list-style-type: none"> • Adopt a site management policy by 2018 • Adopt a Habitat Restoration Policy by 2018

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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"> • Develop metrics and measure number and economic impact of job creation by 2018 • Number and value of direct jobs • Number and value of contracts let to local businesses • Number and value of contracts let to small businesses • Measure and report philanthropic giving to each community by 2018
<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
<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 	
<p><i>Effective Stakeholder Engagement</i></p> <ul style="list-style-type: none"> • Obtain consistently high ratings from stakeholders 	
<p><i>Sustainable Supply Chains</i></p> <ul style="list-style-type: none"> • Obtain consistently high ratings from stakeholders 	