



# GOLUB'S APPROACH TO **SUSTAINABILITY**



**GOLUB**



Golub builds and operates high performance buildings. We are committed to the health of our people and buildings, and feel an enduring connection to the natural environment and the communities in which we serve. We develop, operate, and innovate with this commitment in mind.

Our operations, development and property management teams are actively engaged with trusted partners to ensure our portfolio is operationally efficient and remaining competitive. We strive to be amongst the top performers in our cities and communities, paving the way toward premier performance in energy efficiency and sustainable building initiatives.



Golub is a proud member of industry groups working to promote these goals. We are members and supporters of BOMA, U.S. Green Building Council, Urban Land Institute, Magnificent Mile Association, Chicago Loop Alliance and other groups working toward a more sustainable built environment.



INTERNALLY, OUR GOLUB GREEN COMMITTEE WORKS THROUGHOUT THE YEAR TO BRING CONSISTENCY, AWARENESS AND PROGRESS TO OUR PORTFOLIO'S ENERGY AND SUSTAINABILITY INITIATIVES.

## GREEN BUILDING DESIGN AND DEVELOPMENT

Our goal is always to construct our new developments to earn LEED certifications. Golub teams take the time to simulate scenarios and invest upfront to ensure our new developments are cutting edge, equipped with the most efficient HVAC and lighting systems. We commission our properties to ensure operational efficiencies the moment the building opens, and educate our operating teams on best practices to ensure the efficiency continues on an ongoing basis.

## TARGETED RETRO-COMMISSIONING

Even the most rigorous maintenance plans cannot keep buildings perfectly conditioned forever. Just like the human body and automobiles, our buildings require some extra love and care every few years. At the appropriate time, we engage partners to retro-commission our building automation systems to ensure we are operating at peak performance – typically shedding 5-10% of base building energy costs.

## INNOVATIVE & FUN PROGRAM PARTICIPATION

Our properties engage in community competitions and programs, such as Chicago's Green Office Challenge and Retrofit Chicago. These programs engage tenants in friendly competitions and help to continue reducing our portfolio's carbon footprint.

## AWARDS & CERTIFICATIONS

We value the commitment our management teams make to sustainable operations and support all efforts to recognize their achievements. Our properties are benchmarked in the EPA's ENERGY STAR Portfolio Manager and nearly all are certified with scores of 75 or higher. Our corporate office, 625 North Michigan Avenue, consistently scores within the top 10% of peer buildings. Additionally, 680 North Lake Shore Drive was among the first properties in the nation to benchmark and certify for the Multi-Family/Mixed-Use ENERGY STAR designation.

## LEVERAGE UTILITY REBATES & INCENTIVES

Wherever we build and operate, we apply for rebates and incentives to improve the financial payback on energy efficiency improvement projects. We do not leave "free money" sitting on the table when implementing programs related to developments, investments or third-party management assignments.

## STRATEGIC ENERGY PROCUREMENT

Golub acquires electricity and natural gas in bulk across the portfolio to leverage volume purchase pricing. We strategically purchase energy at the most opportune time, decreasing our utility expense and providing more certainty in our utility forecasting.

## ENERGY EFFICIENT SYSTEMS

From LED fixtures, sensory technology and smart controls, we deploy energy efficient lighting and HVAC equipment throughout our portfolio. Our new developments are equipped with the latest energy saving products, our management teams are continuously testing new technologies, and our acquisitions team understands the value-add of energy efficiency retrofits when purchasing a property.

## RECYCLING & SUSTAINABLE PURCHASING

In addition to paper, plastics, glass and metals, we recycle electronics and exhausted light bulbs. We ensure our building maintenance and cleaning policies integrate eco-friendly techniques and materials for housekeep chemicals and products.

## CONTINUING EDUCATION

We invest in our team members becoming LEED Green Associates and LEED Accredited Professionals and ensure continuing education throughout the years. We facilitate energy and sustainability seminars and fairs at our properties, benefiting our tenants, residents, and corporate office alike. We celebrate Earth Hour, Earth Day, and other environmentally conscious efforts.