



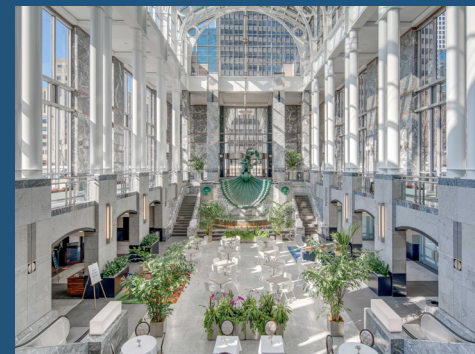
311 South Wacker is committed to fully integrating ESG initiatives into the overall property management strategy. We strive to provide an environmentally responsible building, understanding the impact on our tenants, the surrounding community and the environment.

PROPERTY CERTIFICATIONS



ENVIRONMENTAL

- Perform annual property energy, water, and waste audits
- Run an annual Zeller Energy Challenge to optimize and modernize building systems
- Evaluate and implement energy and water property enhancement projects and capital improvements, and continue to assess new technologies to achieve sustainability goals
- Annual audits and inspections of building systems to ensure efficiency and proper performance
- Sustainable office supplies & equipment usage, including moving to cloud data storage and reduction of printers
- Recycling provided for all tenants
 - 311 S. Wacker follows and implements a robust building-wide recycling policy and ensures that all building waste is disposed of in the most sustainable and efficient way possible. Annual waste stream audits are conducted to ensure that building tenants are following the policies in place
- Additional sustainability features;
 - Tenants enjoy access to a beautiful park which the building maintains with monthly service in addition to four separate seasonal plants installations.
 - Complimentary bike storage for building tenants
 - Three EV charging stations for tenant utilization on the P1 level of the parking garage
 - The property utilizes green cleaning products that have been Green Seal certified and follows an integrated pest management policy with treatment services performed on a monthly basis



SOCIAL

- Address the information needs of our key stakeholders and tenants, and communicate with them on information including environmental, social, governance and resilience issues
- Encourage our tenants to participate in our Tenant Engagement Program, that often focuses on ESG issues, while providing them educational materials and hosting events, such as;
 - Recycling program educational events for building tenants, provides the

- building's recycling program to all new building tenants and also hosts tenant appreciation events to celebrate Earth Day
- Hosting tenant appreciation events throughout the year including the annual ice cream social, tenant holiday breakfast, summer concert series and also hosts many tenant give away events and virtual events through the Building's tenant app HqO
- Encouraging volunteerism by highlighting local organizations such as: Volunteers of America, Greater Chicago Food Depository, BOMA/Chicago Foundation, Mercy Home for Boys and Girls, Tutoring Chicago and Save the Children
- Promote tenant wellbeing by providing mental health resources, such as annual Flu vaccination events, wellness screenings and biometric evaluations
- Human rights and Non-discrimination policies
- Integration of biophilia, maximization of natural light, water quality management plan, and cleaning protocols in our building-controlled areas to promote wellbeing for our tenants and employees
 - 311 S. Wacker has a substantial offering of tenant amenity space including the Park, Conference Center, Tenant Lounge, Wintergarden, Retail Wings, 46th Floor Skylobby, P1 and 3rd Floor Fitness Centers and Bike Room



GOVERNANCE

- Seek to use governance structures that provide appropriate levels of oversight in the areas of audit, risk management, and potential conflicts of interest
- Provide frequent and transparent disclosure to tenants, including ESG objectives, strategies, performance, and building level updates
- Monitor and manage compliance with local jurisdiction benchmarking requirements and any additional policy or regulatory changes
- Identify physical and transition risks at the property that may be caused by climate change and evaluate mitigation strategies to reduce risk
 - Annual insurance audits and works with all third-party service vendors to ensure building operations are being executed in conjunction with the building's sustainability and risk mitigation initiatives on an annual basis.
- Regularly updated Emergency Response and Business Continuity Plan
- Leveraging innovative Project Management and Accounting software to track vendor and tenant finances more accurately
- Regular assessment and audit of technology and digital security, including transitioning to cloud data storage, to ensure data resiliency
- Development of Zeller Tenant and Employee Reengagement Plan in response to COVID, which was communicated digitally and updated as public health guidelines and governing ordinances changed
- Frequent communications to Tenants and building occupants regarding health and safety events
- Participation and leadership in industry organizations to ensure implementation of best practices and contributing to the Real Estate industry
 - Team members are involved in several industry organizations including: BOMA International, BOMA/Chicago, the Commercial Real Estate Network, CCIM Institute and U.S. Green Building Council
 - Team members currently hold and maintain industry designations including: Real Property Administrator (RPA), Certified Commercial Investment Member (CCIM), LEED Green Associate and Certified Manager of Commercial Property (CMCP)