

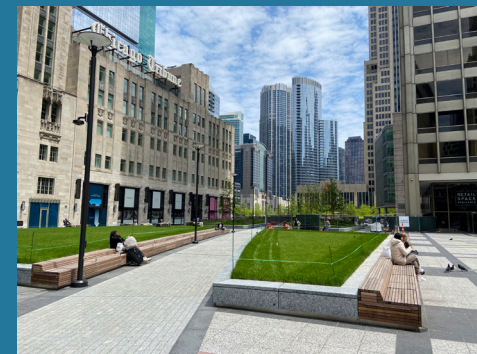
401 North Michigan is committed to fully integrating ESG initiatives into the overall property management strategy. We strive to provide an environmentally responsible building, understanding the impact on our tenants, the surrounding community and the environment.

PROPERTY CERTIFICATIONS



ENVIRONMENTAL

- Perform annual property energy, water, and waste audits
 - Building Engineers review and track monthly utility invoices, allowing Management to compare Gas/Elec/Water
 - Waste audits conducted by building's contracted waste hauler, Independent Recycling Services
- Run an annual Zeller Energy Challenge to optimize and modernize building systems
 - 2016's Baseline of 76.3M annual kBtu of base building energy, the building has reduced base building consumption of 30% to a current 54.1M annual kBtu; Over a 5-year period, those savings cumulatively mitigated over \$555K in energy spend and has consistently reduced usage by 5-15% each year for the 900,000 SF building
- Evaluate and implement energy and water property enhancement projects and capital improvements, and continue to assess new technologies to achieve sustainability goals:
 - Aquicore (real time electricity and gas monitoring)
 - Low flow Irrigation System (Green Wall & Pioneer Court)
 - Perform Annual Steam Trap Audit; Includes testing of all 100+ traps within building's steam circuit
- Annual audits and inspections of building systems to ensure efficiency and proper performance
 - Twice a year, Building Engineers and Building Automation Provider perform a "Fan Validation" which is equivalent to a full commissioning of base building Fan Systems; All HVAC related controls and sequences are verified manually to determine Actual vs. Reported on Building Automation System
 - Annual Vibration Readings taken on all major Fan Systems to serve as a predictive means of troubleshooting



- Annual Infrared Inspections completed using thermal photography on all major electrical components to serve as a predictive means of troubleshooting
- Sustainable office supplies & equipment usage, including moving to cloud data storage and reduction of printers
- Recycling provided for all tenants
 - A Solid Waste Management Policy in place to reuse or recycle materials as much as possible to protect the environment, preserve natural resources, and minimize landfilling and/or incineration to reduce toxicity. Overall waste reduction includes but not limited to Ongoing Consumables, Durable Goods, Facility Alterations, Batteries, Mercury-containing light bulbs, and ability to compost.
 - Within the above mentioned policy, the building holds e-waste and paper shredding drives, as well as conducts regular waste stream/recycling audits.
- Additional Sustainability features;
 - Gardens located on east side of building have perennial plantings to reduce waste, limit maintenance (including watering), and to attract wildlife.
 - A 45-slot secured bike room for tenants located in the parking garage to promote active community
 - Herb and vegetable community gardens tended by tenant volunteers
 - On site electric charging stations
 - Green Cleaning and Integrated Pest Management Policies



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;
 - E-Waste & Recycling, Paper Shredding Drives, Composting (includes Lunch & Learns)
 - Boat Yoga, Outdoor Spin Classes, Propagation Tutorials, Coat Drives, Chicago Food Depository Drive, Back to School Backpacks, Communities That Care Holiday/Toys Drive, Headshot Fridays, Nutrition/Cooking Classes
- Encouraging volunteerism by highlighting local organizations such as: Friends of the River, Chicago Food Depository, Communities that Care
- Promote tenant wellbeing by providing mental health resources, including annual Flu/COVID-19 vaccines, and wellness screenings, nutrition fairs, health and wellness fairs, and Lunch & Learns on mental health topics
- 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
 - Green Walls
 - Outdoor Work Park
 - Vegetable, Sensory Gardens and Pollination Gardens

- Air Purifiers – Mobilization of various Bio-polar Ionization Air Purifiers in select Public Use and/or Common Areas throughout the building; Portability of these units allows Building Engineers to relocate to other spaces within the building on an “As Needed” basis
 - Implementation of comprehensive “Water Safety Guide” to serve as a risk management plan to prevent and control waterborne pathogens; Plan includes management operation recommendations and implementation procedures and proper documentation of same
 - Building Engineers perform nightly “Air Purges” where Fan Systems are run at 100% outside air and 100% exhaust to “Turn Over” building air prior to daily occupancy.
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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 conducted by FM Global
 - Safety measures/enhancements implemented: Emergency Flood Response program along with annual training to maintain
- 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
 - BOMA/Chicago- Chief Engineer (Kurt Anderson) of the Year/2021
 - IREJ Property Manager (Lori J. Olson) of the Year – 2020
 - International BOMA TOBY Award – 500,000 to 1M SF – 2020
 - Regional BOMA TOBY Award – 500,000 to 1M SF – 2020
 - Local BOMA/Chicago TOBY Award – 500,000 to 1M SF – 2019
 - Zeller Realty Group Energy Challenge Award (via GOBY) – 1st Place/2019
 - Zeller Realty Group Energy Challenge Award (via GOBY) – 1st Place/2018
 - Greater Chicago Food Depository Special Achievement Award of the Year – 2018
 - Magnificent Mile Association’s Business Development of the Year – 2018
 - Zeller Realty Group Energy Challenge Award (via GOBY) – 3rd Place/2017
 - Zeller Realty Group Energy Challenge Aware (via GOBY) – 1st Place/2016