

# 100

PEACHTREE

100 Peachtree 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
  - 100 Peachtree uses GOBY to track all utility data and receive the information needed to make any necessary adjustments.
  - RTP (Real Time Pricing) is used to monitor electrical pricing/consumption. EnergyDirect tracks the amount of usage through the day, sending a report showing what the peak price will be at certain hours during the following day to ensure adjustments are made to save on energy usage and pricing
- Run an annual Zeller Energy Challenge to optimize and modernize building systems
- Equipment and system performance monitoring: The engineering department monitors all the equipment in the building and ensures everything runs at maximum efficiency, while maintaining ideal comfort levels for the tenants. The EMS system is monitored on site, but also accessible remotely for after hours monitoring
  - HVAC system includes 13 SAC units, two York (YMC2) 850-ton chillers, one Trane 500-ton chiller, two 500 and one 250 horsepower low pressure steam boilers with new Weishaupt burners and controls, 6 cell cooling towers with VFDs and various pumps to control all the systems.
- All restrooms in the building have automatic flush valves and the majority of the restrooms have automatic sensors at the sinks
- Sensor and control calibration: All internal VAVs through the building were upgraded to DDC to replace the pneumatic controls, and a consultant calibrates twice a year. In the process of replacing all the PIU controls from pneumatic to DDC starting in 2022
- 100 Peachtree has taken steps to improve the energy performance of the building over the last three years:
  - Lighting in the plant and basement converted to LED lighting
  - Replaced lighting in the stairwells and Luckie and Forsyth garages to LED with motion sensors on every other landing to reduce lighting and power usage
  - VFDs installed on the two SAC units serving the PIUs for floors 2 through 32
- 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, including electronics recycling drive



- Bike room/bike storage to promote active commuting
- 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;
  - Weekly Yoga classes and Circuit Fitness Classes
  - Succulent plant giveaway
  - Chair Massages and puppies at 100 Peachtree - promoting mental health and relaxation
  - Get involved in Downtown Atlanta (volunteer and event opportunities)
  - Rose for a Rose event celebrating International Women’s Day
- Promote tenant wellbeing by providing mental health resources, such as annual Flu vaccination events, wellness screenings and blood drives
- 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
  - Parking garage mural by Muhammad Yungai
  - Game room for tenants to enjoy



## 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
- 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
  - 100 Peachtree team members are involved in BOMA and CREW
  - 2022 Local TOBY Award winner