

THE WRIGLEY BUILDING CHICAGO

The Wrigley Building 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
 - First place in the 2020 Zeller Energy Challenge, saving 16 million kbtu, resulting in \$489,191 in cost savings
- Evaluate and implement energy and water property enhancement projects and capital improvements, and continue to assess new technologies to achieve sustainability goals:
 - Exploring the opportunity to improve sustainability with a potential boiler burner replacement
- 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
- Additional Sustainability features;
 - Focus on integrating perennial plantings and reducing impermeable paving at properties
 - Providing bike rooms or bike storage and promoting active commuting
 - 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;

- Annual Earth Day event to promote sustainability and encourage tenants to learn more about the environment and its social implications
- Seminar with the building's recycling vendor to teach the proper recycling practices
- Celebration of Black History Month and various different Chicago black-owned businesses or landmarks that can be visited in our newsletter
- Yoga on the rooftop
- Encouraging volunteerism by highlighting local organizations
- Promote tenant wellbeing by providing mental health resources, including wellness screenings
- 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



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
- 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
 - General Manager, Bradley Borowiec, is involved actively with BOMA's Diversity & Inclusion Committee and The Magnificent Mile Association
 - IREJ Property Manager (Bradley Borowiec) of the Year – 2021
 - Zeller Realty Group Energy Challenge Award (via GOBY) – 1st Place/2020
 - BOMA International TOBY Award – 2017
 - City of Chicago Office of the Mayor Landmark Award for Preservation Excellence- 2014
 - Greater Chicago Food Depository Renovation of the Year Award – 2014