

ASHFORTH'S 2009 ANNUAL SUSTAINABILITY REPORT

ASHFORTH'S 2009 ACCOMPLISHMENTS

EDUCATION

- One more employee achieved LEED AP (Accredited Professional) certification, now totalling three company-wide.
- Public transportation is encouraged, with the company offering transportation and parking reimbursements for employees.

CONSERVATION (COST SAVINGS/ENERGY INDEPENDENCE/ FOOTPRINT REDUCTION)

- Energy Star rating (75 or above) has been reached in 8 of Ashforth's 15 properties. Nearly all are above the national average level (50).
- A.P. Construction built or broke ground on three LEED certified projects in 2009: Darien Library (Gold), The Centre at Purchase (Silver), and Hamden Memorial Town Hall (Silver).
- The Orrick Building in San Francisco applied for LEED Platinum certification.
- Ashforth Pacific currently purchases 20% green power portfolio-wide. Greenwich Plaza purchases 20% renewable energy as well.
- Digital (PDF) reporting has been adopted throughout all departments and with most clients, dramatically reducing the amount of paper used – 40% reduction estimated in Management division alone.
- Ashforth added 50 bicycle parking spaces in its Portland portfolio.
- Reduced junk mail 44% between January 2008 and January 2010 through an employee-initiated campaign.

PURCHASING (REDUCED COST/REDUCED WASTE)

- Switched to Process Chlorine Free (PCF) restroom paper products on East Coast. This has already been adopted on the West Coast.

ASHFORTH'S 2010 GOALS

EDUCATION

- Develop "triple bottom line" statement (P3: profit, people, planet).
- Increase the communication and engagement with all of our tenants regarding sustainable operations.
- Research tracking methods for carbon, recycling, energy and water usage, and distribution of results to tenants and employees.
- 4 employees to become LEED AP certified, totalling 7 company-wide.

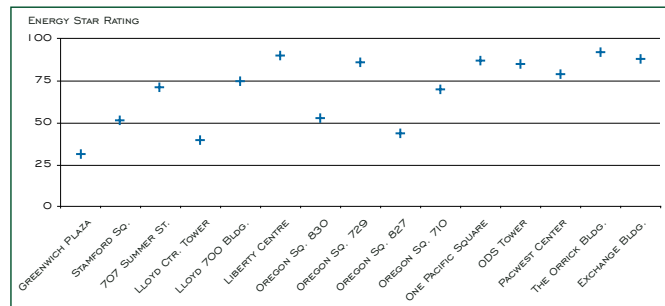
CONSERVATION (COST SAVINGS/ENERGY INDEPENDENCE/ FOOTPRINT REDUCTION)

- Research retrofitting exit lighting to LED. Ashforth Pacific saves 65,277 kWh (x 6¢/kWh = \$3,916) annually since making this change.
- Complete LEED certification process for The Orrick Building.
- Complete Green Globes certification for the Lloyd 700 Building.
- Continue to track and improve our Energy Star rating portfolio-wide.
- Identify costs to pursue LEED and Green Globes certification for Stamford Square, ODS Tower, Pacwest Center, and One Pacific Square.
- Explore opportunities to reduce tenant plug load.

- The Ashforth Green Council communicated with multiple vendors regarding our green specifications (cleaning, power, legal, mechanical, engineering) to determine how to better leverage our 6 million square feet of buying power.
- Switched to 100% post-consumer waste copy paper.

RECYCLING (COMPLIANCE/COST SAVINGS)

- Ashforth began what will be an annual, week-long Earth Day event, offering Nike's Reuse-A-Shoe Drive (recycling old sneakers into playground surfaces), e-cycling (recycling old computers, monitors, etc.), and a book donation drive.
- Each January, Ashforth holds a cell phone recycling drive, donating the phones to the Domestic Violence Crisis Center in Stamford, CT.
- Recycled over 10 tons of e-waste on both coasts collected from both tenants and employees.



ENERGY STAR RATINGS: ALL PROPERTIES
12 PROPERTIES ABOVE NATIONAL AVG.

- Complete American Society of Heating, Refrigerating and Air-Conditioning Engineers Building EQ (ASHRAE BEQ) pilot program for Liberty Centre.

PURCHASING (REDUCED COST/REDUCED WASTE)

- Research eliminating chemical pesticides, fertilizers and herbicides on the East Coast. Already part of vendor spec on the West Coast.
- Lloyd portfolio to upgrade to smart sensor drip irrigation systems.
- Redesign grounds at Stamford Square with low-maintenance, drought-tolerant, and native plants (xeriscaping).

RECYCLING (COMPLIANCE/COST SAVINGS)

- Develop green tenant improvement specifications.
- Where possible, have all buildings involved in composting.
- Create a spreadsheet tracking trash, recycling and composting amounts and set up a baseline.
- By 2010, reduce by 50% amount of recyclables ending up in the waste stream compared to a 2008 baseline.



ASHFORTH'S ENVIRONMENTAL MISSION

WE WILL BE STEWARDS OF OUR ENVIRONMENT BY TAKING RESPONSIBLE ACTIONS IN OUR BUSINESS, COMMUNITY AND PERSONAL LIVES.

