



MetroNational and Sustainability





MetroNational is committed to working with tenants, vendors and the local community to improve the place we live and do business in by implementing projects that include social, economic and environmental considerations.

Purpose

The information provided here is intended to acquaint stakeholders with MetroNational's ongoing sustainable activities, business practices and advancements. Also included are MetroNational's best practices and achievements in environmental stewardship over the past ten years.

MetroNational is a Silver Level member of the U.S. Green Building Council (USGBC) as well as a member of the local USGBC Gulf Coast Chapter. The USGBC is a private, membership-based non-profit organization that promotes sustainability in the design, construction and operation of commercial real estate projects. USGBC is best known for its development of the Leadership in Energy and Environmental Design (LEED) green building rating systems and its annual Greenbuild International Conference and Expo, the world's largest conference and expo dedicated to green building. USGBC was one of eight national councils that helped found the World Green Building Council.



Sustainable Building Operations



- Since 2003, MetroNational has tracked the EPA Energy Star scores in its office buildings. In past years, the company averaged an Energy Star score of 85 across the major office buildings. That means that MetroNational's buildings perform more efficiently than at least 85% of similar buildings nationwide.
- In October 2013, MetroNational introduced a Memorial City-wide office building recycling program for tenants, including recycling metal, paper, plastic, glass, cardboard, household batteries and electronics.
- Ongoing recycling programs at office and retail properties include fluorescent bulbs, industrial batteries, landscaping waste and toner cartridges.
- Corporate office purchasing includes recycled-content office supplies, compostable cups and plates and recyclable coffee paks.
- Memorial City office buildings currently use environmentally-friendly indoor and outdoor cleaning chemicals, non-toxic pest management chemicals, and high efficiency air filters and entryway mats to keep air quality at high levels.
- MetroNational's existing building renovations and maintenance practices now include use of low VOC paints, adhesives and sealants.
- The Treehouse Memorial City, the stand-alone Design & Development office for MetroNational, is heated and cooled by a geothermal system, utilizes daylight harvesting for lighting adjustments, has solar panels, rainwater collection for landscaping and a rooftop garden!

Sustainable Building Initiatives

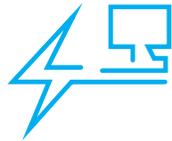


LEED Platinum, Gold and Silver Certifications

For Building Design + Construction: Core and Shell (BD+C:CS)

For Existing Buildings: Operations + Maintenance (EB:O+M)

For Interior Design + Construction: Commercial Interiors (ID+C:CI)



Building Automation System

After-hours shut off of over 80% of building lighting saves approximately 1,899,000 kilowatt-hours per year



Restroom Motion Sensors

Saves approximately 216,000 kilowatt-hours per building per year



Energy-Efficient Chemical Water Treatment

For cooling of buildings saves 750,000 kilowatt-hours per year



Green Cleaning Chemicals

At least 60% of the cleaning and paper products used are approved as Green Seal and Environmental Choice for low VOC content and low environmental impact



Water Use Reduction

The installation of low-flow, automatic water closets, urinals and faucets saves approximately 600,000 gallons per year compared to similar buildings

Sustainability Achievements

- In the first year of the office building recycling program, MetroNational diverted more than 150 tons of recyclables from landfills. The company's recycling vendor, Waste Management, also created a "Case Study" based on MetroNational's above-standard success in the program.
- MetroNational's new free program of collecting tenants' used electronics diverted 44,000 pounds of materials from landfills.
- MetroNational recently replaced 60 originally-installed toilets with low water use models at its One Memorial City Plaza building to decrease toilet water consumption by 60%.
- Low-flow metered faucets and urinal/toilet valves at One Memorial City Plaza and Three Memorial City Plaza have been installed, creating a 25% water use reduction compared to the baseline case for comparable buildings.
- MetroNational has an ongoing maintenance program in all of its Memorial City office buildings to replace high-mercury, high-energy-use fluorescent lighting with low-mercury, low-energy-use LED lighting.
- MetroNational shared energy use data and office energy-saving tips with all One Memorial City Plaza and Three Memorial City Plaza tenants via lobby posters and infographics and saw a measurable reduction in energy use at those buildings.
- MetroNational hosted annual tenant Earth Day event as well as ice cream socials to celebrate the Memorial City's recycling program
- Every year in the Spring and Fall MetroNational holds an electronic recycling (e-cycle) drive for Memorial City office tenants to bring to work their unwanted technology products for safe disposal, ranging from computer, office and consumer electronics to media equipment and batteries.
- The Memorial City "Green Team" was established in 2014, consisting of volunteer tenant representatives who want to contribute to ongoing improvement of the recycling programs in Memorial City.

LEED Certification Pursuits

LEED is a green building certification program that recognizes best-in-class building strategies and practices including energy and water conservation, improved air quality, and green cleaning programs to mention a few. To receive LEED certification, building projects satisfy prerequisites and earn credit points to achieve different levels of certification.

MetroNational constructs and maintains buildings that are commercially viable and have sustainable elements:

- LEED Certifications:
 - The Treehouse Memorial City achieved BD+C:CS Platinum Level with 95 points. This is the highest credit point total in Texas and the second highest in the U.S. for this rating system.
 - The Treehouse Memorial City achieved ID+C:CI Platinum Level
 - Murphy Building achieved BD+C:CS Gold Level
 - One Memorial City Plaza achieved EB:O+M Gold Level
 - Nexen Tower achieved BD+C:CS Silver Level
 - Cobalt Center achieved BD+C:CS Silver Level
 - Three Memorial City Plaza achieved EB:O+M Silver Level
 - Air Liquide Center achieved BD+C:CS Silver Level, for both 9807 and 9811 Katy Freeway buildings
- The company's corporate office at 945 Bunker Hill achieved ID+C:CI Silver Level.
- The 10100 Katy Freeway building is BD+C:CS Silver Level

LEED Staff Designations: MetroNational shows its commitment to corporate sustainability through its team of LEED designated experts, who have taken extra steps in becoming LEED Green Associate's. Having this specialized group of employees on staff provides the assurance that in the creating and maintaining of sustainable properties, every complex detail will be addressed on a daily basis.





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