



First Capital Realty Inc.

Sustainability Policy

Revised April 25, 2018

The purpose of this policy is to describe First Capital Realty’s Sustainability Program, specifically its governance and operational structure, vision, goals, objectives, principles and practices.

Accountability and Responsibility

The Senior Vice President, Operations and the Director, Sustainability are the primary individuals accountable for implementing the company’s Sustainability Vision and Goals within the context of property management. The Property Management Team comprising the Vice President, Operations, Directors of Operations of each region, Director, Environmental Programs, and Property Managers are responsible for implementing the Company’s sustainability vision and goals. The Legal and Construction Management teams support the Property Management Team in these efforts.

The Senior Vice President, Construction is responsible for constructing all new projects to LEED certification standards and remediating any contamination discovered during construction and redevelopment activities.

Corporate Legal Counsel is responsible for preparing quarterly environmental reports on our properties, specifically remediation activities and environmental insurance coverage.

Sustainability Vision

“Enhance the long-term value of First Capital Realty by minimizing our impact on the natural environment and positively affecting our people and the communities in which we live.”

Goals

The Company has the following sustainable and environmental goals:

1. To comply with all environmental regulatory requirements.
2. To reduce energy consumption.
3. To reduce greenhouse gas (GHG) emissions.
4. To reduce water consumption.
5. To reduce waste generation.

Objectives

1. Develop all new construction projects to Leadership in Energy and Environmental Design (LEED).
2. Develop and implement Building Owners and Managers Association’s Building Environmental Standards (BOMA BEST) 3.0 practices in our operations, specifically:
 - i. Energy
 - ii. Water
 - iii. Air Quality
 - iv. Comfort
 - v. Health and Wellness
 - vi. Purchasing
 - vii. Custodial
 - viii. Waste
 - ix. Site
 - x. Stakeholder Engagement
3. Certify our properties to BOMA BEST.
4. Measure, manage and report on the company’s water, energy, greenhouse gas (GHG) emissions and waste.
5. Reduce the Company’s energy and GHG emissions by 7.5% by December 31, 2018 (Base Year – 2015, like-to-like portfolio, weather-corrected).

6. Convert all parking lot lighting, with the exception of building architectural lighting, to high efficiency light emitting diode (LED) lighting by December 31, 2020.

7. Publish a Corporate Responsibility and Sustainability (CRS) Report annually that is compliant to Global Reporting Initiative (GRI) Standards.

Principles

1. Identify For example – new regulatory developments, property and tenant inspections;

2. Monitor For example – measure energy and water consumption, waste generation, GHG emissions, track status of LEED projects.

3. Eliminate For example – turn off lights when not in use, report leaking faucets.

4. Reduce For example – property tenant recycling programs, change inefficient lighting to high efficiency LED, retrofit with low-flush toilets.

5. Install engineering controls For example – install lighting controls/sensors, rain sensors to regulate irrigation systems, building automation systems.

6. Implement administrative controls For example – turn down thermostats, turn off computers/office equipment.

7. Educate employees, contractors and tenants For example – issue tenant communications, employee lunch and learns.

Practices

The company monitors and reports on its energy, water, waste, GHG emissions, and building certifications annually.

The Company has incorporated our environmental principles in the following standard operating procedures:

- Green Cleaning;
- Sustainable Purchasing;
- HVAC Preventative Maintenance and Cleaning Cycles;
- Installation of New Materials;
- Building Exterior Cleaning;
- Paints and Sealants on Building Exterior;
- Exterior Grounds Maintenance;
- Snow and Ice Control;
- Waste Management and Reduction