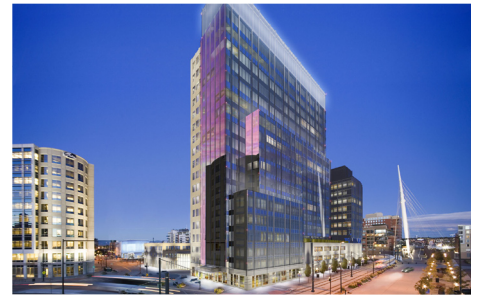


Building Value for a
greener tomorrow

Sustainable Development



Pictured Above:

Left: Sentinel Square, Washington, DC,
LEED® Silver pre-certified

Middle: Prime Meridian Center, North Florida,
LEED® registered

Right: Block 19, Denver, Colorado,
LEED® Silver pre-certified



Trammell Crow Company recognizes that prudent environmental stewardship is a fundamental social and ethical corporate responsibility. TCC has incorporated sustainability guidelines and practices into numerous projects in all product types that comprise our core business. We pursue environmentally responsible building solutions because they generate long term economic benefits for our financial partners and meet the long term objectives of our tenants, employees and the communities in which we live.

As a leader in commercial real estate development, TCC is committed to the continued expansion of its expertise in environmental sustainability, to making sustainability an important part of our business and to assuring that our clients and financial partners have access to TCC's best practices in sustainable planning, design and construction for

each project. Our goal is to build value with comprehensive, integrated building solutions that are attentive to the environment, the health of the occupants and the needs of the investors.

Trammell Crow Company is one of the nation's leading real estate developers and investors. We have developed or acquired over 500 million square feet of commercial and industrial buildings with a value exceeding \$50 billion. TCC's teams are dedicated to building value for its clients through creative solutions and our highly skilled, locally connected professionals in approximately 30 major cities throughout the U.S. and Canada. The company serves users of, and investors in, office, industrial, retail, healthcare, student housing, on-airport distribution, multi-family residential and mixed use projects.

Trammell Crow Company

“ TCC’s push to sustain-
ability demonstrates that
a developer can be a
responsible steward of
the environment, creating
benefits for communities
today and in the future. ”

Robert Sulentic
Chief Executive Officer
Trammell Crow Company

Building Value for a greener tomorrow

WHAT IS A “GREEN” BUILDING?

Green buildings make more efficient use of various resources, including energy, water and materials, while reducing the impacts on human health and the environment.

Choosing the best approach to achieving these efficiencies (such as optimal site selection, design, construction, operation, maintenance and removal) will help create

value for our clients and lead to long-term, real world business solutions that keep us all reaching for a greener tomorrow.



Left: Discovery Tower, in the central business district of Houston, Texas, is more than 850,000 sf, LEED® Gold pre-certified Class A office building; above, Energy Center I, a 332,000 sf, LEED® certified office development located within Houston’s Energy Corridor.



BENEFITS OF GREEN BUILDING:

ENVIRONMENTAL BENEFITS:

- Enhance and protect ecosystems and biodiversity
- Improve air and water quality
- Reduce solid waste
- Conserve natural resources

ECONOMIC BENEFITS:

- Reduce operating costs
- Enhance asset value and profits
- Optimize life-cycle economic performance

HEALTH AND COMMUNITY BENEFITS:

- Improve thermal and acoustic environments
- Enhance occupant comfort and health
- Minimize strain on local infrastructure
- Contribute to overall quality of life



Bryn Mawr Medical Pavilion is a 147,000 sf, LEED® pre-certified medical office development located in Bryn Mawr, Pennsylvania.



Rivergate Corporate Center III is a 575,000 sf, LEED® Silver pre-certified industrial development located in Portland, Oregon.

AS A REAL ESTATE DEVELOPER, Trammell Crow Company has insight into how the design and use of commercial buildings impacts the environment.

AS AN INDUSTRY LEADER, it is our responsibility to make our clients aware of the options available to them and the benefits gained through intelligent building design practices.

AS YOUR BUSINESS PARTNER, we see the value in sustainable buildings that can increase profit margins while conserving resources.

AS YOUR NEIGHBOR, Trammell Crow Company and our employees share the same desire to insure improved quality of life for generations to come.

TRAMMELL CROW COMPANY is committed to:

ENVIRONMENTAL RESPONSIBILITY

- Respect and preserve the environment
- Conserve energy, water and non-renewable natural resources
- Create healthy indoor environments

ENVIRONMENTAL PERFORMANCE

- Limit the development burden imposed upon the land
- Develop and promote sustainable buildings and practices
- Contribute to the social, economic and physical benefits of our clients, business partners, building users and communities through attention to the environmental impact of our projects



Darden Restaurants HQ is a 465,000 sf, sustainable office development located in North Florida.

TRAMMELL CROW COMPANY

currently has nearly 19 million square feet of projects throughout North America under development or in the pipeline that are LEED® certified, seeking LEED certification or have sustainable elements:

INDUSTRIAL

Trammell Crow Company has adopted sustainable features on more than 5 million square feet of industrial space throughout the country. TCC incorporates many warehouse development options that change the building impact to the environment including: reducing the heat island effect by utilization of roofing and paving materials with high solar reflectance index, increasing water efficiency by utilizing native plants and vegetation, recycling and using locally sourced construction materials and energy-efficient lighting systems.

OFFICE

TCC has more than 20 projects and nearly 13 million square feet of sustainable office space spanning from the west to east coast. These projects include both Class A office and medical office buildings, with high-performance sustainable strategies like Discovery Tower, which is the first high-rise building in Houston and the tallest in the United States to incorporate wind turbines to generate on-site electrical power.

RETAIL AND HIGH STREET RESIDENTIAL

As Trammell Crow Company's retail, residential and mixed use footprint across the country continues to increase, sustainable techniques are also being used to improve these property's environmental performance.

As climate change continues to be a public issue and client and investor demands for sustainable development continue to rise, Trammell Crow Company is proactively responding to this trend and need. Through state-of-the-art design and construction, active engagement with suppliers and benchmarking our performance, we strive to be the industry leader in environmental best practice.



Lakeview Business Park in Houston, Texas is a 240,889 sf, LEED® pre-certified industrial building.

Trammell Crow Company
Building value.

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