

# BrandywineRealtyTrust

## ENVIRONMENTS

Creating  
Exceptional,  
Sustainable  
Places to Work

As a large owner of Class-A office buildings, **BrandywineRealtyTrust** has earned a reputation for providing exceptional work environments. Since our inception, we've been committed to designing, creating and maintaining office buildings that reflect our uncompromising commitment to excellence. **Brandywine Environments**, a collaborative effort that ensures cost-effective and highly sustainable work environments, demonstrates that commitment.

**Brandywine Environments** has specific, measurable objectives, including sustainable development practices and energy conservation targets. We set goals to obtain Energy Star ratings in over 33 percent of our properties and, whenever practical, we will achieve Leadership in Energy and Efficient Design (LEED) certification. More importantly, we're educating our 1,400 tenants on the importance of instituting sustainability practices as they conduct their own business.

These efforts create healthier office environments and cost savings through awareness and, ultimately, consumption reduction. This is not only the responsible thing to do; we believe it also makes good business sense. Energy efficient buildings with sustainable operating practices cost less to run and are better for tenants' health and the environment.

**Brandywine Environments** fosters a culture of responsible business practices for our tenants, employees, shareholders and communities.

### Brandywine Environments' Focus is on Seven Key Areas:

- ✓ Energy Management, including Energy Star and LEED protocols
- ✓ Construction/Development
- ✓ Building Operations
- ✓ Incentives/Regulatory
- ✓ Alternative Energy, including solar, bio-diesel, geo-thermal, and wind
- ✓ Office Environments, adopting cost-saving, environmentally friendly practices
- ✓ Communications



# The Key to Success: Constant Measurement

Brandywine monitors these efforts to benchmark our accomplishments. Progress is measured monthly, and results are announced and rewarded.

## 2010 Achievements

**Cleaning** – Implemented a portfolio-wide green cleaning program using LEED-compliant and sustainable cleaning equipment, paper, soaps and chemicals

**Purchasing** – At least half of our soap and paper products purchases are now sustainable

**Landscaping; Pest Management** – Introduced sustainable landscape management and integrated pest management initiatives

## 2011 Objectives

**Recycling** – Achieve a portfolio-wide recycling diversion goal of 70 percent

**Water Consumption** – Reduce water consumption by 10 percent, saving 35 million gallons of water

**Landscaping, Pest Management** – Implement sustainable landscaping practices across half of our portfolio and adopt green pest management initiatives in 90 percent of our properties

**Energy Management** – Bring number of Energy Star-rated buildings to 50, representing 33 percent of our portfolio; and identify strategies to conserve energy and reduce load, saving \$250,000

**Office Environments** – Change purchasing practices to buy sustainable office supplies

**Construction and Development** – Implemented a Sustainable Tenant Improvement Program focused on the use of green materials (e.g., carpet, tile, wall board, low VOC paints, adhesives, etc.) and recycling of demolished materials

## Brandywine Creates Sustainable Change

To reduce waste and save money in our own offices, Brandywine has:

- Eliminated plastic water bottles, utensils, paper cups and plates, replacing them with mugs, flatware and reusable plates.
- Changed to electricity-saving duplex printing and consolidated our printers. By defaulting to two-sided printing, we've reduced our paper purchasing.
- Implemented technology to decrease water consumption in our restrooms.
- Adopted longer-lasting CFL and LED-based lighting platforms, reducing energy consumption and saving on time-intensive labor to replace light bulbs.

Looking for ways to bring more green to your office?

Brandywine can help.  
Call 866.426.5400



**BrandywineRealtyTrust**

[www.brandywinerealty.com](http://www.brandywinerealty.com)

## Go Green, Save Green

Brandywine can help its tenants become more sustainable and save money with easy-to-implement ideas:

- Install motion sensors in conference rooms, offices and common areas
- Plug electrical cords into power strips, turn strips off at the end of the day
- Coordinate with Brandywine to set up a single-stream recycling program
- Work with Brandywine to implement LEED practices where practical during construction
- Monitor usage of air conditioning and heat, reduce consumption at night and on weekends
- Car pool or take mass transit to work

