275 BATTERY — CORPORATE RESPONSIBILITY SUMMARY

Rockhill
AN AFFILIATE OF ROCKPOINT

Rockhill believes in operating with integrity, aiming to balance economic goals with responsible stewardship and development throughout our portfolio. We strive to make a positive impact within our communities and environment by incorporating sustainability and social engagement initiatives throughout our operations.

CERTIFICATIONS

LEED Platinum

275 Battery has been awarded a LEED Platinum certification by the U.S. Green Building Council, the highest possible rating for leadership in energy efficiency and environmental design. LEED certified buildings improve efficiency, reduce energy costs, lower carbon emissions, and create healthier places for people.

ENERGY STAR Certified

ENERGY STAR certified buildings save energy and help protect the environment by generating fewer greenhouse gas emissions. A building must meet strict energy performance standards set by the U.S. Environmental Protection Agency (EPA).

WELL Health-Safety Rating

The International WELL Building Institute WELL Health-Safety Rating (WELL HSR) is an evidence-based certification which was designed in response to COVID-19 and incorporates guidance to validate a building's health-safety policies/protocols.

WELLNESS AND COMMUNITY

- MERV 15 air filters were installed with maximized outside air intake to improve indoor air quality at the property
- The modern design of the tenant-only fitness center features hi-tech Peloton bikes, TRX equipment, locker rooms, and shower facilities.
- Charitable drives, social events, and volunteer outings engage tenants and the surrounding community.

BIODIVERSITY INITIATIVE

- 275 Battery partners with Alveole to house rooftop beehives and learn about biodiversity through biomonitoring bees, pollen, and their honey. Since bees forage and drink within a 3-mile radius of their hive, they can be used as an indicator of the level of biodiversity in their environment.

SUSTAINABILITY

- Tenants value convenient access to major transportation hubs nearby, including the BART/Muni Market Street Station within four blocks and the regional Ferry Terminal within a 10-minute walk.
- Fifteen electrical vehicle charging stations are available within the parking garage.

- A bike facility comprising spaces for 52 bikes, storage lockers, showers, and a repair station is available to all tenants.
- The property uses a Green Seal Certified Green Cleaning Program. Chemicals are dispensed and diluted on-site by the janitorial staff, decreasing packaging and waste delivery. Janitors are equipped with HEPA-filter vacuums and microfiber cleaning rags to reduce environmental impact. EPA registered products are used to disinfect high-touch points in the common areas.

ENERGY EFFICIENCIES

Since acquisition, Rockhill has identified various projects to reduce the property's environmental impact and improve the tenant experience:

- Replacement of 90% of existing fluorescent lightbulbs with LED bulbs, resulting in an estimated annual savings of 398,000 KWh
- Replacement of 200+ restroom fixtures with lower flow fixtures, resulting in an estimated annual savings of 198,869 gallons of water
- Replacement of aging 80% mid-efficiency boilers with 95% high-efficiency boilers, resulting in an estimated annual savings of 6,222 therms

275 Battery uses 100% renewable energy with local super green power, and is carbon neutral under Scope 2.

ROCKHILL HIGHLIGHTS (Office portfolio as of December, 2024)

GRESB 2024

GRESB 4 Star Rating

92% ENERGY STAR Certified Properties (100% Benchmarked)

96% LEED Certified Properties

100% WELL Health-Safety Rated