



## Environmental Policy 2018

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### Mission

It is Savanna's policy to assess the feasibility of environmentally efficient alternatives as it executes its business plans for various assets and to select any "green" options where Savanna believes it is appropriate and cost effective.

### Policies and Practices

Savanna implements the above objective by conducting energy audits and environmental risk assessments of our properties, using the Energy Star Portfolio Manager system to track energy, water and GHG emissions when applicable, specifying guidelines for the building process for all ground-up and substantial redevelopment projects, and targeting LEED certification for all ground-up construction and substantial redevelopment projects.

### Implementation

Savanna intends to consider sustainable options for both buildings in its current portfolio as well as new acquisitions that involve either ground-up construction or substantial redevelopment of existing buildings. For its standing investments, if applicable, Savanna uses Energy Star Portfolio Manager to track consumption on a regular basis in compliance with Local Law 84 and will certify all buildings that qualify as Energy Star buildings with an Energy Star plaque. Additionally, Savanna intends to perform energy audits of all buildings in the performance phase, in compliance with Local Law 87.

Since the majority of Savanna's properties are located in New York City, Savanna will aim to align with the City of New York's PlaNYC effort to conserve resources. Specifically, the PlaNYC initiative includes reducing energy consumption by 2%, reducing water consumption by 3%, increasing waste diversion from landfills by 5%, and reducing GHG emissions by 2%.

For ground-up construction and substantial redevelopment projects, Savanna intends to issue rules and regulations to all contractors which include guidelines relating to environmental issues such as energy consumption, GHG emissions, water consumption, waste management, and climate change. These guidelines will specify Savanna's goals to select and install high efficiency HVAC systems, highly reflective roofs, low flow fixtures, Energy Star appliances and other applicable environmentally efficient systems.

With these initiatives in mind, Savanna intends to target LEED certification for ground-up construction and substantial redevelopment projects, ensuring a sustainability focus throughout any of these new projects that we undertake.

### Sustainability Goals for Ground-Up Construction and Substantial Redevelopment Projects

The following are Savanna's goals for future and current ground-up construction and substantial redevelopment projects.

1. **Building Safety:** Appropriate lighting will be installed in all exits and staircases in an effort to help ensure building safety while attempting to appropriately manage energy consumption.
2. **Climate Change Adaptation:** When appropriate and cost effective Savanna will aim to ensure that no CFC based refrigerants will be used in HVAC & Refrigeration systems in any buildings. CFCs contribute to global warming and ozone layer depletion.
3. **Environmental Attributes of Building Materials:** When appropriate and cost effective, Savanna will aim to install local materials (sourced within 500 miles) and /or materials with recycled content. Savanna will also attempt to use materials such as paints, coatings, adhesives, sealants and flooring that are green seal compliant and that contain minimal VOC's compliant with LEED standards. Wherever feasible, Floor Score flooring will be specified and installed.
4. **GHG Emissions/Management:** Overall efforts will be made to reduce carbon footprint of the buildings and occupants, including installing HVAC systems that are not oversized and efficient mechanical systems, in an effort to reduce overall energy consumption of the building.
5. **Waste Management:** Savanna intends to recycle ongoing consumables such as glass, plastics, paper, cardboard and aluminum in all ground up construction projects. Additionally, it's intended that all ground up construction projects will aim to divert 50% of construction waste from landfills.
6. **Water Consumption/Management:** Low flow fixtures and faucets will be installed wherever Savanna determines it is feasible. Any replacement fixtures will also meet or exceed the following UPC/IPC Standards and EPA WaterSense Standards.
7. **General Sustainable Operations:** When preparing development or redevelopment plans, Savanna will request that key service providers present sustainable or green options.
8. **Sustainable Materials Return on Investment:** When installing or replacing building systems, Savanna will consider options for energy efficient, green systems that may provide operating cost efficiencies in the future that offset higher upfront costs.