



# GREEN DREAM TEAM

## Our Mission

Phillips Edison & Company is a fully-integrated retail real estate company with a portfolio of more than 24 million square feet of neighborhood and community shopping centers in 35 states.

As owners, operators and developers of commercial properties, we have both the opportunity and the obligation to intensify our focus on sustainable building practices and green technologies.

To that end, our Green Dream Team will research, develop and implement systems and programs that will help us preserve and protect the environment.

We are committed to becoming industry leaders in recycling, energy efficiency, alternative power sources and other initiatives that will make a positive contribution to the future of our planet.

## Team Goals

The Green Dream Team was formed in April 2008, with an initial membership of Phillips Edison property management, construction and development associates who will educate and recruit additional participants.

- We will pursue LEED certification for as many of our shopping centers as possible, while building expertise within our organization.
- The Green Dream Team will actively promote the principles of reduce, re-use and recycle and will establish operating standards for service providers to reinforce sustainable building practices.
- Our tenants will be encouraged and rewarded for implementing green practices and contributing to our LEED certification efforts.
- PECO University, our professional development program, will establish a syllabus for “learning green” and create on-the-job learning activities for our associates.
- These initial goals will be expanded as our knowledge, experience and membership grow.

## Green Initiatives

Long before the formation of this specialized team, our property management and construction professionals were implementing energy efficient programs and eco-friendly practices. Now with specific focus on these efforts, we expect rapid growth in every aspect of these programs.

Examples of initiatives now under way at our shopping centers include:

- Thermoplastic roofing systems
- Photovoltaic energy equipment
- Recycling programs
- High-efficiency HVAC units
- Xeriscaping
- Support for alternative transportation
- WeatherTRAK

Additional goals for 2008 include:

- Establish a third-party solar energy program to expand our alternative energy use
- Begin use of LED technology in pylon signage, under-canopy lighting and other appropriate areas
- Install signage identifying PECO’s green practices to customers
- Train all regional property managers in the application of effective green technologies

*For more information, visit our website at [www.phillipsedison.com](http://www.phillipsedison.com) or contact:*

*Eric Richter*

*Vice President, Property Management*

*[erichter@phillipsedison.com](mailto:erichter@phillipsedison.com)*

*513/619-5056*



**PHILLIPS EDISON & COMPANY**

*welcome to our neighborhood*



## Photovoltaic Panels

A 9.2 kilowatt solar panel system produces power for one of four house panels at Four Hills Village in Albuquerque, New Mexico.



## Recycling

Paper recycling dumpsters are located at numerous properties throughout our portfolio. Recycling programs are also in place in all Phillips Edison offices.

## TPO Roof Systems

Since 2002, over 3.5 million square feet of white, reflective thermoplastic, single-ply roofing membrane has been installed at our properties to reduce urban heat island effect.



## Xeriscaping

Whenever feasible, we use alternative landscaping materials that do not require irrigation and install only plants that are native to the area or similar climates.

## High Efficiency HVAC

All failing HVAC units are being replaced with higher Seasonal Energy Efficiency Ratio rated units.

## Weather TRAK

Where irrigation is necessary, this control system reduces water usage by 60 percent.

## Transportation

Bicycle racks have been installed at numerous shopping centers, and on-site bus stops encourage the use of public transportation.

## Education

The Green Dream Team is working with PECO University to plan a program of speakers and field trips, as well as building a library of books and professional literature on green practices.



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