

## Sustainability & PECO's Neighborhoods

Phillips Edison & Company (PECO) is committed to making a difference in the communities where our grocery-anchored shopping centers are located. Environmental responsibility and sustainability have been part of our DNA since we purchased our first shopping center. Associates are continuing to research and implement energy efficient and eco-friendly programs at our properties across the country. In addition to our active promotion of the principles of reduce, re-use and recycle, our team is focused on the rapid growth of multiple programs from water conservation to high efficiency mechanical and electrical systems.

### Benefits of Energy Conservation

Significantly reduce utility bills, protect the environment and wildlife, less power plants, promote health, and make a positive impact.

### What You Can Do

- Benchmark your monthly energy use with Energy Star Portfolio Manager® (See Energy Star® below). High efficiency units, such as California Title-24, use a variable speed fan to provide conditioned air to the space without wasting energy.
- Smart or programmable thermostats are great ways to control heating/air conditioning costs when your business is not operating.
- Use light paint colors to enhance the effects of daylight.
- Shade external windows where possible to minimize effects of outdoor temperature during cooling periods.
- Install occupancy sensors in areas with intermittent lighting use, such as corridors, offices, conference rooms, restrooms, breakrooms, and storage areas.
- Use energy-saving versions of office equipment and appliances (see Energy Star® below).
- Unplug appliances when not in use as they may be using electricity.
- Turn down heating and/or air conditioning when your space is closed for business.
- Renewable energy can reduce your costs and your environmental impact. Consider a tenant-landlord solar power partnership and contact your property manager for further information.

### Energy Star®

The US Department of Energy has developed the "ENERGY STAR®" program which is designed to promote energy efficiency and labels computer monitors, office equipment and appliances. Visit [www.energystar.gov](http://www.energystar.gov) for a list of Energy Star® resources, including available rebates, tips and best practices, and the Portfolio Manager which allows you to compare your building's energy use to similar buildings.

### Your Center's Energy Star® Rating

PECO is committed to reducing our carbon footprint. In doing so, we are benchmarking the common area energy usage with Energy Star Portfolio Manager® at each of our shopping centers. Our goal is to attain a 100% rating at each center over the next five years. We need your help to achieve this lofty goal. In order to achieve 100% Energy Star ratings, we must report on common area and Neighbor spaces.

This is where you can help by incorporating some of the "What You Can Do" tips! If you would like to find out more about energy benchmarking and how your energy data can be shared with PECO, visit the Energy Star website at [energystar.gov/buildings/benchmark](http://energystar.gov/buildings/benchmark).



### PROPERTY CONTACTS

Metered Utility Questions  
844.286.8130

Accounts Receivable  
[arrequests@phillipsedison.com](mailto:arrequests@phillipsedison.com)

**FOR AFTER-HOURS MAINTENANCE  
EMERGENCIES, CALL 866.422.3347**

