Sustainable Development Policy

At Duke Realty, we know our buildings not only provide workplace services for our tenants and their employees, but also have an impact on the communities in which they are located and on the people who work inside them. Our buildings are an integral part of logistical supply chains and are critical to lowering operating costs and increasing profitability, comfort and functionality for our tenants. To ensure our warehouses have lasting value, we are committed to integrating innovative, sustainable building design features in alignment with Leadership in Energy & Environmental Design™ (LEED®), including constructing to LEED criteria and achieving certification in all new developments where feasible.

Purpose of this Development Policy

This Policy is intended to increase the operational efficiency of our buildings and promote sustainable design principles that will drive value for our tenants, their employees and the communities we serve. Duke Realty understands new construction can result in significant environmental impacts within and around the site. Therefore, we are committed to implementation of the following strategic measures, as applicable, to help reduce environmental impact and mitigate overall risk.

Duke Realty, in partnership with key stakeholders, will develop assets, which will follow sustainable building practices and shall make reasonable efforts to pursue LEED certification for all new construction. Initiatives may include:

- **Materials and Resources.** Construction practices will include sourcing local products and services to reduce vehicle miles traveled as well as incorporating recycling and monitoring of construction waste. Where possible and appropriate, tenants will be encouraged to establish waste diversion goals and implement recycling programs.
- **Sustainable Sites.** Native or adapted plant species that are drought tolerant will be selected for landscaping where possible. Where feasible, in a manner best replicating natural site hydrology processes, manage the on-site runoff from the developed site for a high percentile of regional or local rainfall events using low-impact development (LID) and green infrastructure.
- **Water Efficiency.** For eligible plumbing fixtures, US Environmental Protection Agency (EPA) WaterSense toilets, urinals, faucets, and showerheads will be installed. Where viable, landscaping will be developed that requires no additional water. If irrigation is required, a high efficiency irrigation system will be installed where feasible that may include irrigation controllers set to timers or weather sensors and provide alerts when leaks are detected.
- **Energy, Atmosphere and Indoor Air Quality (IAQ).** We will comply with the heating, ventilating and air-conditioning (HVAC) requirements, including equipment efficiency, economizers, and ventilation for the appropriate ASHRAE Advanced Energy Design Guide and climate zone. Construction will be designed to the ASHRAE standard of ventilation for acceptable indoor air quality, and ENERGY STAR HVAC equipment will be installed where feasible. Lighting will be LED as applicable and automated with occupancy sensors, timers, or photosensors where cost-effective. Commissioning of mechanical, electrical, plumbing, and renewable energy systems and assemblies will be implemented according to ASHRAE guidelines relating to energy, water, indoor environmental quality, and durability.
- **Region and Innovation.** We will investigate opportunities to incorporate new innovation and prioritize efforts to review and address any specific concerns for the geographic region, such as drought conditions and flood zones.