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NORTHWOOD OFFICE'S BALLANTYNE PROPERTIES EARN EPA'S ENERGY STAR® CERTIFICATION FOR SUPERIOR ENERGY EFFICIENCY

(November 1, 2018, Charlotte, NC) Northwood Office received U.S. Environmental Protection Agency's (EPA's) ENERGY STAR certification for 41 properties owned and/or managed in Ballantyne. ENERGY STAR signifies that the buildings performs in the top 25 percent of similar facilities nationwide for energy efficiency and meets strict energy efficiency performance levels set by the EPA.

The following properties received ENERGY STAR certification in 2018:

Aloft Charlotte Ballantyne
Ballantyne One Building
Ballantyne Three Building
Ballantyne Two Building
Betsill Building
Boyle Building
Brigham Building
Brixham Green One Building
Brixham Green Three Building
Brixham Green Two Building
Calhoun Building
Caretaker's Facility
Chandler Building
Conlan Building
Courtyard Marriott Ballantyne
Crawford Building
Cullman Building
Everett Building
Frenette Building
Gibson Building
Gragg Building
Hall Building
Harris Building
Hayes Building
Hixon Building
Irby Building

Richardson Building
Rushmore Five Building
Rushmore Four Building
Rushmore One Building
Rushmore Three Building
Simmons Building
SPX Building
Staybridge Suites Ballantyne
Villa A
Villa B
Villa C
Villa D
Villa E
Villa F
Woodward Building

"Northwood Office is pleased to accept EPA's ENERGY STAR certification in recognition of our energy efficiency efforts," said Paul Cattieu, director of sustainability, Northwood Office. "Through this achievement, we have demonstrated our commitment to environmental stewardship while also lowering our energy costs."

Commercial buildings that earn EPA's ENERGY STAR certification use an average of 35 percent less energy than typical buildings and also release 35 percent less carbon dioxide into the atmosphere. Northwood Office improved its energy performance by managing energy strategically across the entire organization and by making cost-effective improvements to its buildings."

"Improving the energy efficiency of our nation's buildings is critical to protecting our environment," said Jean Lupinacci, Chief of the ENERGY STAR Commercial & Industrial Branch. "From the boiler room to the board room, organizations are leading the way by making their buildings more efficient and earning EPA's ENERGY STAR certification."

To earn the ENERGY STAR certifications, Northwood Office took the following actions:

- Through the inputting of electric, gas and water consumptions into Portfolio Manager, Northwood has been able to identify underperforming buildings, show improvements of building performance upon completion of major HVAC work as well as detect water leaks or failed meters.
- Adjustments to building start times via staggered starts to reduce peak demands, optimal starts, set points for reduced operating costs.
- HVAC Preventative Maintenance contracts in place for all properties – serviced by top rated mechanical contractors with well vetted, systematic and detailed criteria, that service all major equipment 3x/year. Any deficiencies or issues are promptly addressed. This ensures all equipment is running at top performance and increases longevity of systems.
- Use of VFDs to control motors to help gain more efficient use of energy; these are in place for the air handling units, pumps and other HVAC equipment.
- All LEED-certified buildings use TPO white membrane roof systems to prevent the absorption of heat, keeping each building cool during summer months to reduce cooling loads.
- Installed Tridium, an aggressive energy management system, in most of its buildings to examine the energy usage of outlets, lighting and core/shell HVAC energy using separate meters; monitoring enables us to make localized adjustments to conserve energy.

- Use of energy efficient building glass to minimize heat transfer into each building from direct sunlight while allowing maximum daylight to enter to reduce the load on lamp fixtures.
- Occupancy sensors are used to control lighting in restrooms, janitor's closets, telephone rooms and other areas.
- Use of T8 high efficiency 28W light tubes, which have a rated life that is 50% greater than the market standard and conserve 13% in energy savings. 2019, made the commitment to only use LED, further reducing our energy consumption down to 14W by 50%.
- HVAC filtration media routinely replaced.
- Regular discussions with electric utility provider to ensure we are on the best rate schedule, contract demand as well as:
 - Energy Management Cloud Based software – MACH in 2018, Measurable 2019
 - BOMA W2 Challenge – Waste & Water – routine input/tracking of water consumptions
 - Critical zone resets
 - Water/Air side economizers
 - Training/Education of Northwood Energy Services Team
 - Best Practices Trips – Duke Energy Building, Cooling Tower, SWUD Units Modular Replacements

EPA's ENERGY STAR energy performance scale helps organizations assess how efficiently their buildings use energy relative to similar buildings nationwide. A building that scores a 75 or higher on EPA's 1-100 scale may be eligible for ENERGY STAR certification. Commercial buildings that can earn the ENERGY STAR include offices, bank branches, data centers, financial centers, retail stores, courthouses, hospitals, hotels, K-12 schools, medical offices, supermarkets, dormitories, houses of worship and warehouses.

ENERGY STAR was introduced by EPA in 1992 as a voluntary, market-based partnership to reduce greenhouse gas emissions through energy efficiency. Today, the ENERGY STAR label can be found on more than 65 different kinds of products, 1.4 million new homes, and 20,000 commercial buildings and industrial plants that meet strict energy-efficiency specifications set by the EPA. Over the past twenty years, American families and businesses have saved more than \$230 billion on utility bills and prevented more than 1.8 billion metric tons of greenhouse gas emissions with help from ENERGY STAR.

For more information about ENERGY STAR Certification for Commercial Buildings:
www.energystar.gov/labeledbuildings.

About Ballantyne

Recognized nationally as one of the most successfully designed and executed mixed-use communities, Ballantyne is a 2,000-acre community in Charlotte, North Carolina. Ballantyne features thousands of apartments, over 1,000 single family homes, nearly 600 hotel rooms, 16 miles of walking trails and bike paths and parks, as well as dozens of restaurants, medical and retail amenities. With a laser-sharp focus on providing the nation's most desirable work-life balance community, Ballantyne features more than four million square feet of Class A office space and is zoned for six million square feet of office space with additional entitlements in place. Current corporate clients include Wells Fargo, Liberty Mutual, Premier, TIAA, Synchrony, Sonic Automotive and Siemens, among others. For more information, visit ballantynecorporate.com.

About Northwood Office

Charlotte-based Northwood Office was established by Northwood Investors LLC – a privately held, global real estate investment and management firm – to provide a complete approach to fulfilling office space needs. Offering best-in-class services in commercial development, leasing and property

management, Northwood Office is committed to creating and sustaining work environments that inspire by being customer-focused, forward-thinking and engaged in its communities. For more information, visit northwoodoffice.com.

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