



Glenborough Steps Up to EPA National Building ENERGY STAR Competition

Glenborough, LLC owns, manages, leases and develops high-quality office properties in northern and southern California, Denver and Washington, D.C. With more than \$2.5 billion in assets under management, Glenborough invests to deliver value over the long term. It embraces sustainability for the environmental benefits, the value that it brings to tenants and for the returns that it delivers to its investors.

In pursuing sustainability, Glenborough seeks innovative, cost-effective solutions and like-minded partners that deliver portfolio-enhancing services.

With its strong interest in energy savings, Glenborough turned to UGL Unicco towards the end of 2008 for Operations & Maintenance (O&M) services. The two companies have since developed an energy savings partnership that has moved the portfolio forward.

The 1525 Wilson Boulevard building in Arlington, Virginia has benefited from Glenborough's investments. In fact, the building has seen so much progress that the Environmental Protection Agency has invited Glenborough to enter the building in the EPA's National Building Competition, an ENERGY STAR initiative that seeks to recognize outstanding commercial building performance.

But, this recognition did not just happen. It followed several Glenborough sustainability projects that UGL Unicco supported through its O&M functions. For instance, the fluorescent lighting in the 1525 Wilson Boulevard building was completely retrofitted, moving to T8 bulbs and ballasts.

Another project upgraded pneumatic Variable Air Volume HVAC controls to Direct Digital Controls, and replaced multiple 30-ton compressor units with a single high-efficiency Turbocor compressor on the 10 floors of the building.

In addition to upgrade projects, UGL Unicco is also helping Glenborough through continuous improvements in daily operations and short-payback investments.

This often includes addressing building design errors or oversights. Storage rooms and elevator closets, for instance, had hard-wired (always on) lighting but lacked required emergency lighting. These areas were retrofitted with in-room light switches, recovering totally wasted energy expenditures. The emergency lighting was also brought into compliance. Older motion sensor controls were updated to be more efficient and convenient for occupants and less likely to be overridden. Additional savings opportunities are discovered every day.

The net effect of these and other projects is substantial electrical savings, resulting in almost 1,000,000 KWH savings per year at the Wilson Boulevard building. This performance has enhanced the building's ENERGY STAR Rating, moving it from a 47 in late 2008 when UGL Unicco began working in the building to an outstanding 94 in May of 2010. (See chart below)

PROJECT SUMMARY

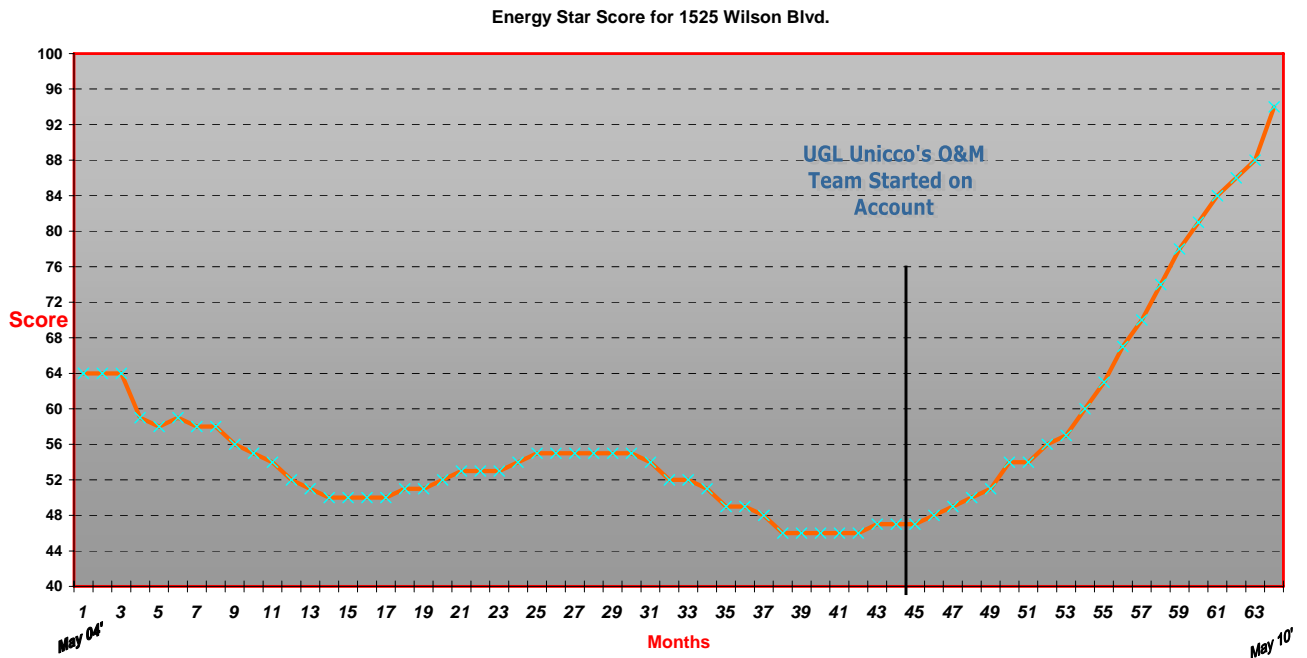
Customer: *Glenborough, LLC
1525 Wilson Boulevard,
Arlington, Virginia*

Industry: *Commercial Real Estate*

Situation: *Client sought O&M partner to help improve its sustainable building management initiatives*

UGL Unicco service: *O&M services – energy management consulting, project management*

Results: *Building selected to compete in the prestigious EPA National Building Competition*



Commenting on the ENERGY STAR rating progress, James Griffin, Glenborough General Manager, D.C. Portfolio, said, "We've seen tremendous progress over a very short-time period. We're careful to measure off of the baseline. We gather the data and map it out in a meaningful way in order to bring it to the bottom line. So, we're constantly working with UGL Unicco, figuring out where we are in order to keep adjusting and raising our goals."

It is impossible to predict how Glenborough's 1525 Wilson Boulevard property will fare in the EPA's National Building Competition, but it is safe to say that, no matter the outcome, Glenborough, the tenants and the environment will all be winners.