

Jackson Control Sustainability Awards 2023 Winner

Medical Office
Missionary Ridge MOB



With a holistic view of sustainability, pursuing these goals benefits the Missionary Ridge MOB in many ways. Missionary Ridge is committed to creating a healthy, sustainable indoor environment through:

- ▶ A well-maintained and efficient HVAC system, including adequate open ventilation
- ▶ Use of healthier products and materials for operations and maintenance
- ▶ Assessment of lighting quality, glare, and other specifications when installing new and replacement lighting

In 2018, Physicians Realty Trust undertook an initiative to develop and launch a formalized Environmental, Social, and Governance (ESG) program. A cornerstone of the effort was the IREM® CSP.

Property management company: **Physicians Realty Trust**
Investor: **Physicians Realty Trust**



Portfolio sustainability

Physicians Realty Trust’s ESG program aligns with the company’s mission “to help medical providers, developers, and shareholders realize better healthcare, better communities, and better returns.”

All ESG projects stem from an adherence to a G2 Sustainability™ philosophy—a practical approach in which being “green” through capital initiatives equates to a “green” cash return via cost savings over time. With these goals in mind, Physicians Realty Trust created a holistic approach to ESG, ensuring the economic viability, operational efficiency, natural resource conservation, and social responsibility of their nationwide portfolio.

Physicians Realty Trust’s Environmental Management System (EMS) lays the foundation for all of their ESG strategies. It’s their roadmap to integrating sustainability considerations and objectives into their ongoing decision-making and operations to continually improve the stewardship of their portfolio. All workflows are managed by an internal, cross-department Sustainability Team.

The IREM CSP helps accomplish the following goals:



Deliver best-in-class physician and patient experiences



Earn recognition for the sustainability achievements of our MOBs



Access a practical framework for sustainability best practices across our portfolio



Engage our property management teams, building service providers, and healthcare providers in meaningful ESG initiatives

What would you say to someone interested in starting an ESG program?



At its foundational level, ESG is a cornerstone of good corporate stewardship practices. At DOC, we believe that investments in a sustainable, healthy environment, both in the workplace and in our physical environment, are critical.

~ David Domres, CPM® CCIM | VP, Construction & Project Management



About

Headquarters
Milwaukee, WI

16
offices

101
employees

16.1 million
square feet in portfolio

290
properties in portfolio

36
states spanned in portfolio

95%
of portfolio leased

Missionary Ridge

Property highlight



2023
Winner

Missionary Ridge MOB
Chattanooga, TN > Built in 1962 | 85,606 RSF

From the property to the C-Suite, sustainability practices are a core value at DOC, one that ties to their *Invest in better*[®] mission. Part of creating a healthy environment on-site at Missionary Ridge MOB includes 100% native landscaping featuring drought-tolerant plants and xeriscaping.

Sustainability practices implemented:

- ▶ Recycling containers in department spaces
- ▶ High efficiency water fixtures
- ▶ 100% of water fixtures in common areas are retrofitted to water-efficient models.
- ▶ Vegetation consisting of myrtles, boxwoods and spirea

A team effort

In 2019, DOC set a 2020-2022 goal to earn 30 IREM CSPs; a goal that was exceeded in late 2022 as the company achieved a total of 38 certifications. The goal is tied to executive compensation which results in a commitment to ESG from the boiler room to the board room.

With 290 properties in the portfolio, those properties chosen to apply for the CSP recognize it as an honor. The ability to apply for the certification demonstrates the property teams are running efficient buildings. Consequently, there are two quarterly sustainability awards that acknowledge teams who've gone "above and beyond" in facilities management. This helps to build a culture of excitement around ESG - everyone is involved in improving the building's performance.



Back row left to right: Michael H. Farina, VP, Finance & Investor Relations; Jennifer A.D. Manna, VP, Associate General Counsel; Bradley D. Page, Esq., SVP, General Counsel; Amy M. Hall, SVP, Leasing & Physician Strategy; Daniel M. Klein, SVP, Deputy Chief Investment Officer; John T. Thomas, President & Chief Executive Officer; W. Mark Dukes, SVP, Asset Management; Tony Bradt, VP, Property Controller; Laurie P. Becker, SVP, Controller; and David G. Domres, CPM®, VP, Construction & Property Management.
Front row left to right: Jeffrey N. Theiler, EVP, Chief Financial Officer; Deeni Taylor, EVP, Chief Investment Officer; Mark D. Theine, EVP, Asset Management; and John W. Lucey, Chief Accounting & Administrative Officer



Our success in the IREM CSP program comes from establishing a team approach early in our application process. By involving DOC's capital projects, property management, marketing, and sustainability teams from the start, we created a shared investment and sense of ownership. We believe this cross-functional effort leads to high engagement, accountability, and, ultimately, fulfillment of our goals.

~ Mark Theine, EVP, Asset Management

Jackson Control Sustainability Awards 2023

Winners

Medical office building – **Missionary Ridge MOB**

Multifamily – **The Pradera**

Office – **The Minneapolis Grain Exchange Complex**

Retail – **Brookhaven Shopping Center**

Senior housing – **Atria at Foster Square**

Top Performers

6th & Cleveland

Acadia at Cornerstar Apartments

Atria Carmichael Oaks

Atria Evergreen Valley

Atria Las Posas

Atria Seville

Bridgeport Medical Center

Coon Rapids Medical Center

Essex House

Lantern Woods Apartments

Marketplace at Seminole

Navette on the Bay

Palazzo East at Park LaBrea

Redmond Town Center - Building 1

Redmond Town Center - Building 3

Shops at Highland Village

Stony Brook

St. Vincent Fishers Medical Center

Westgate MOB

Special thanks to the following individuals who provided their expertise and time to the Jackson Control Sustainability Awards Selection Committee:

- ▶ Anshu Bera, CPM®, Associate Director, The RMR Group
- ▶ Chip Crumpler, CPM®, Property Manager, Welltower, IREM Foundation President
- ▶ Greg Ericksen, CEO, Jackson Control
- ▶ Dee Headley, CPM®, Asset Services Director, Cushman & Wakefield, AMO®, IREM Foundation Vice President
- ▶ Erin Hopkins, PhD, Associate Professor, Virginia Tech
- ▶ Russ Morningstar, National Systems Integration Leader, Jackson Control
- ▶ Nicole Repka, Chief Marketing Officer, Jackson Control



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The Jackson Control Sustainability Awards recognizes exceptional performance in advancing sustainable properties. This award program highlights the teams of people behind sustainable building performance and encourages knowledge-sharing to help others on their sustainable property journeys.

About IREM Foundation

At the IREM Foundation, we believe that well managed real estate leads to thriving communities. So, we offer scholarships and grants, provide access to innovations in technology and sustainability, and ensure real estate is managed by diverse, knowledgeable, and effective professionals.

Since 1977, the IREM Foundation has valued providing access to education and resources that assist those in the real estate management profession as a 501(c)(3) nonprofit public charity. We're proud to serve those in the industry who make a difference in their communities every day.

Learn more about supporting or getting involved with the IREM Foundation at iremfoundation.org.

About IREM

We're an international institute for property and asset managers, providing complete knowledge to take on real estate management's most dynamic challenges. That means knowledge prepared for the day-to-day and the one-of-a-kind: from solving the latest tenant crisis to analyzing market conditions.

For over 85 years, our members have made us the world's strongest voice for all things real estate management. Today, almost 20,000 leaders in commercial and residential management call this home for learning, certifications, and networking.

The IREM CSP certification is an attainable, affordable, and meaningful recognition program for existing office, medical office, multifamily, senior housing, and retail properties. The program evaluates sustainability performance in five categories: energy, water, health, recycling, and purchasing.

Learn more about IREM and the CSP program at irem.org.

About Jackson Control

Jackson Control is a high-value-add building technologies distributor and systems integrator providing world-class products and a technology platform that delivers healthy, efficient, and secure building environments. Our objective is to serve as your trusted advisor and provide you with the ultimate open platform, best-in-class solution.

Buildings consume a disproportionate amount of energy. At Jackson Control, we focus on the achievable cost reductions when retrofitting buildings to make them more sustainable and efficient. We help property owners, facility managers, and contractors achieve ESG goals related to environmental efficiency and sustainability. We deliver a standardized Niagara open platform that incorporates HVAC, security, lighting, indoor air quality and water conservation.

Learn more about Jackson Control at jacksoncontrol.com/.