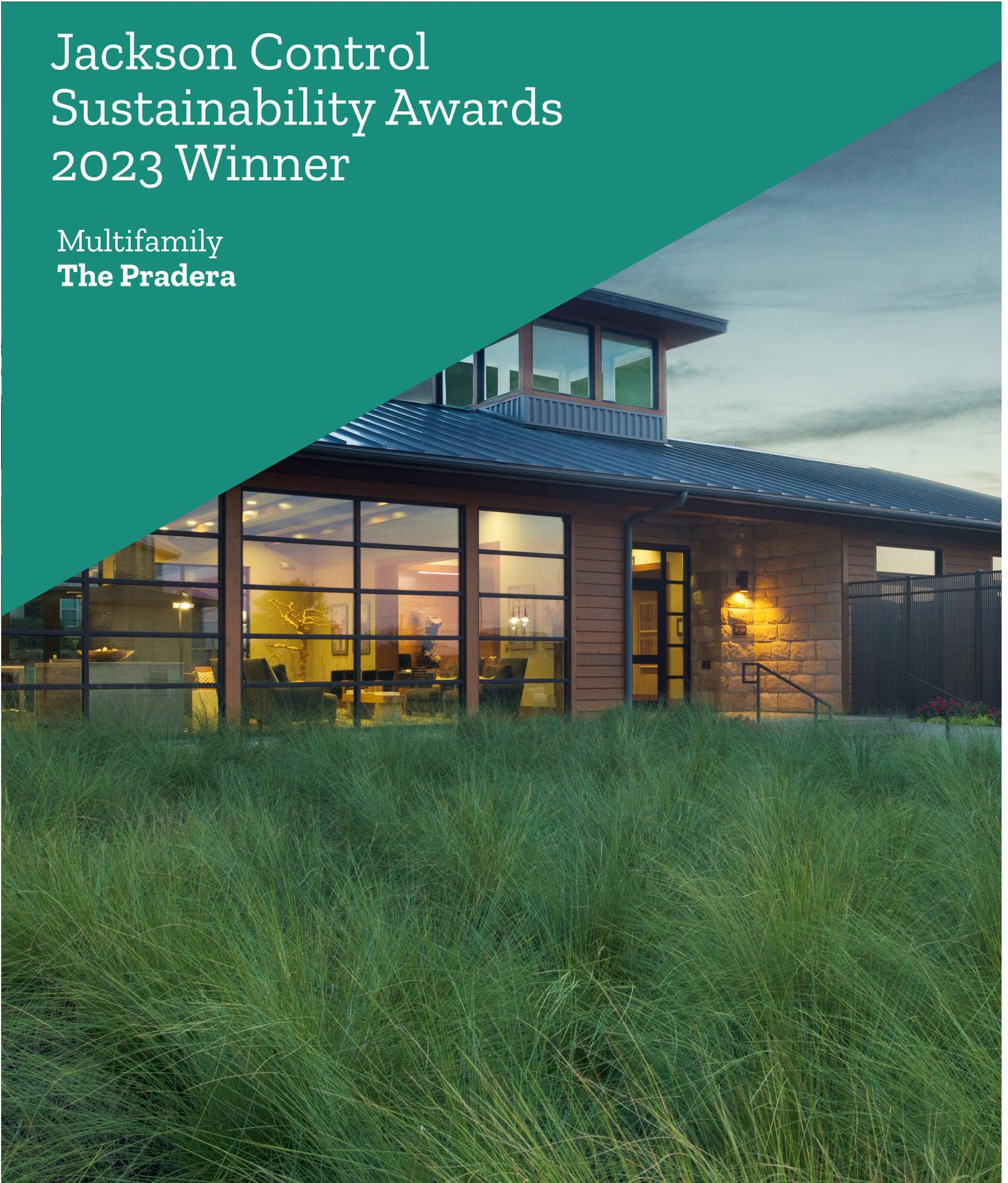




For those who manage
to make a difference.™

Jackson Control Sustainability Awards 2023 Winner

Multifamily
The Pradera



As a garden style asset, **The Pradera** gets its name from “the prairie.” The property lives up to its name with landscaping that includes a variety of foliage, including a mile long stretch of green landscape. The Pradera was one of Berkshire’s first installations of HydroPoint, a smart irrigation system.

In 2019 and 2021 the property received the Berkshire B! Passionate award, which is awarded to high performing properties that routinely score above benchmarks on the Kingsley survey for tenant satisfaction. The survey is based on a number of factors such as work orders, value per dollar amount offered, location, and cleanliness of grounds. Year over year, The Pradera has performed above benchmarks.

Property management company: **Berkshire**
Investor: **Berkshire Residential Investments**



Portfolio sustainability

Berkshire has a formal commitment to sustainability via the BerkshireTHRIVE program that was established in 2018. BerkshireTHRIVE and its sustainability commitments are overseen and supported by the Berkshire leadership team.

In support of the BerkshireTHRIVE program's goal of creating value for residents and investors, green certifications like the IREM® CSP are used to market sustainability attributes of properties to residents. Currently, seven communities in Berkshire's portfolio have achieved the IREM CSP certification. The process of obtaining the CSP provides the team valuable knowledge regarding the environmental and social wellness of their properties.

The BerkshireTHRIVE program focuses on an integrated set of strategies to monitor, track, and enhance real estate performance:



Communities

Enhancing resident satisfaction, attraction, and retention.



Commitment

Improving ESG performance and sharing accomplishments with stakeholders.



Impact

Driving operational efficiencies, mitigating risks, and reducing environmental impact.



Team

Curating a uniquely passionate and positive team member culture, making Berkshire an industry employer of choice.



About

Headquarters

Boston, MA

4

corporate offices in Boston, Atlanta, Dallas, and San Francisco

970

Employees

118.2 million

square feet in portfolio

112

properties in portfolio

16

states and the District of Columbia

94%

of the portfolio leased

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



Starting an ESG program can be daunting, but by taking small, scalable steps starting with a pilot set of properties, you can set your program up for success to help add value and reduce risk to your business.

~ Tom Rucker, MD, COO Property Management, Berkshire Residential Investments

The Pradera Property highlight



2023
Winner

The Pradera
Richardson, TX > Built in 2009 | 382,152 GSF; 360 units

As a garden style asset, a top priority was blending sustainability practices with the natural environment. Drought tolerant plants and a smart irrigation system, HydroPoint, reduce water consumption.

Sustainability practices implemented:

- ▶ High-efficiency in-unit upgrades during residential unit turns including low-flow toilets, faucets, and showerheads; smart thermostats; and LED lighting
- ▶ HydroPoint WeatherTrak smart irrigation system
- ▶ Drought-tolerant grasses and aloe plants
- ▶ Ample green space, including parks and playgrounds
- ▶ On-site recycling and education
- ▶ Sustainability focused resident events, e.g. "Go Green" in March to promote green spaces in the neighborhood
- ▶ Renewable electricity sourced for common areas

A team effort

Planning site-level sustainability improvements is an annual process with expenditures included in capital planning. Every year, a dedicated sustainability team meets with the portfolio and asset managers to identify risks and opportunities. Property performance is measured monthly and reported quarterly to regional managers, asset and portfolio managers, and operations teams who further review and improve upon operational issues as needed. This process flows into capital planning exercises and ultimately into the budget.

Obtaining the IREM CSP required a team effort with engagement from all levels of the Berkshire team. The teams leveraged corporate policies and procedures that standardize tracking with the help of a centralized management program, while also partnering with the on-site team to acquire property-specific information.

Additionally, Berkshire engaged a third-party sustainability consultant to coordinate and manage the teams across all portfolio properties navigating the CSP process.



Back row left to right: Derrick Boyd, Make Ready Technician; Marquis Butler, Leasing Consultant; Charlie Moreno, Porter; Herminio Herrera, Maintenance Supervisor. Front row: Kendra Washington, Property Manager; Kolten Hancock, Assistant Property Manager.
***Not pictured, Charles Dean, Leasing Consultant.



Achieving IREM CSP certification creates value for our residents, investors, and employees by helping to reduce operational costs and educate our on-site teams about sustainability best practices.

~ Alan King, Managing Director, Head of Property Management,
Berkshire Residential Investments

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



This case and the Jackson Control Sustainability Awards are made possible by Jackson Control. The IREM Foundation and IREM would like to thank Jackson Control for their support and valued partnership.

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/.