



2018

SUSTAINABILITY **REPORT**

 **Highwoods**[®]
P R O P E R T I E S

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FROM THE CEO

Highwoods Properties is firmly committed to reducing the environmental impacts of our operations and making the communities where we operate better places to live and work. We strive to create high quality and adaptive workplaces that promote the health, well-being, and productivity of our customers, associates and communities.

While our tactics and approach to sustainability have evolved since our journey began decades ago, our motives have not. We have an intrinsic and societal responsibility to minimize the environmental impacts from our development activities and operations. Simply put, sustainability is good for people and good for business. We will continue our mission to create value for our stakeholders by improving our efficiency and pushing the envelope on sustainable design and operations.

Fully supported by our Executive Leadership Team and Board of Directors, our Sustainability Team has expanded its mission and “sustainability” has come to encompass environmental, social and governance (ESG) considerations. Implementing ESG practices is well aligned with our organizational goals and critical to maintaining our leadership in a changing market. In 2018, we expanded our ESG reporting and verification efforts to additional ESG rating frameworks. Moving forward, we will continue to maintain an open dialogue with our investors on ESG topics and frameworks that influence their investment decisions.

Our climate resiliency planning requires a collaborative effort across our organization to identify the opportunities to mitigate unique risks associated with our regions and properties. We manage risks by proactively planning for severe weather events and continuously reassessing to ensure our buildings and customers are safe and asset value is preserved.

In 2018, we reduced our water consumption by 6.5% and energy consumption by 1%. We achieved the prestigious ENERGY STAR certification for 94 of our properties, representing over 80% of our eligible square footage. Additionally, 100% of our office development projects since 2013 have achieved Leadership in Energy and Environmental Design (LEED) certification, representing over 2.9 million square feet of Class A office development.

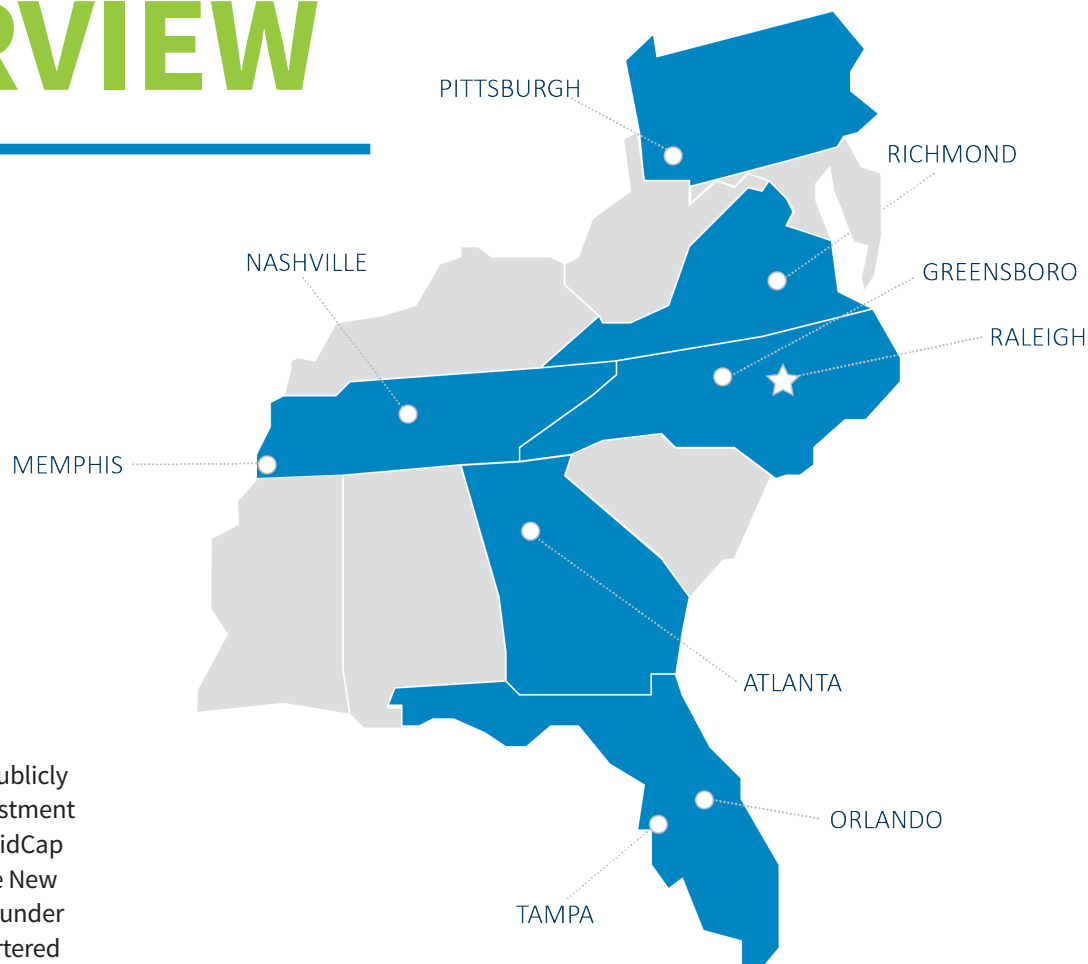
As a national real estate developer, owner, and manager, we have the opportunity and great responsibility to lead by example and positively impact the environment and the communities where we live, work and serve. We are up for the challenge and look forward to continued progress in 2019 and beyond.



Ted Klinck
President, Chief Executive Officer and Director



CORPORATE OVERVIEW



Highwoods Properties is a publicly traded REIT (real estate investment trust), member of the S&P MidCap 400 index, and traded on the New York Stock Exchange (NYSE) under the symbol “HIW.” Headquartered in Raleigh (NC), Highwoods owns, develops, acquires, leases and manages office properties primarily in the BBDs (best business districts) of Atlanta, Greensboro, Memphis, Nashville, Orlando, Pittsburgh, Raleigh, Richmond and Tampa.

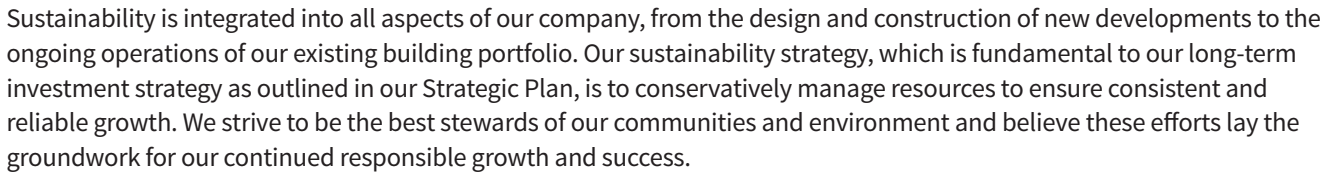
216
BUILDINGS

29.4M
SF

1.5M
SF IN DEVELOPMENT

AS OF DECEMBER 31, 2018





This 2018 Sustainability Report was developed to align with key disclosures of the Global Reporting Initiative (GRI) Sustainability Reporting Standards. This report reflects portfolio operations from our owned and managed assets for the year ending December 31, 2018. Same property performance reported from the 2015 baseline includes those that were in operation during both the baseline and current periods.



STAKEHOLDER ENGAGEMENT

We listen to our stakeholders and develop solutions that are responsive to their needs and changing market conditions. Maintaining an ongoing dialogue ensures we understand their priorities and target performance indicators that matter most and support our investment strategy. Our key stakeholder groups include investors, customers, coworkers and the communities in which we work, live and serve.

We meet with key investors throughout the year during meetings and events and proactively report on our financial and environmental performance through quarterly and annual disclosures. Our property teams meet regularly with customers, organize events and trainings and seek feedback through annual surveys. We engage our coworkers through a variety of programs, trainings and civic engagement activities that support professional development and health and wellness. At the community level, we participate in public forums, business improvement districts (BIDs) and support organizations that enrich our communities.

STAKEHOLDER ENGAGEMENT MATRIX

KEY STAKEHOLDERS	ENGAGEMENT APPROACH
Investors	Third-party ESG benchmarks SEC filings Investor relations team Annual Sustainability Report Investor meetings and events Quarterly earnings calls
Customers	Periodic customer satisfaction surveys Quarterly customer meetings Customer memos Health & wellness amenities Customer appreciation events Active conversations through social media
Coworkers	Quarterly performance update reports Trainings and professional development Intranet site Annual performance reviews Professional development program Whistleblower hotline Employee wellness program
Community	Public forums for new developments Participation in Business Improvement Districts (BIDs) Philanthropic engagement and leadership Active conversations through social media Hosting community events

ENVIRONMENTAL GOALS & PROGRESS

2025 SUSTAINABILITY GOALS

from a 2015 baseline

20% REDUCTION
energy intensity

20% REDUCTION
carbon emissions

10% REDUCTION
water use

WHERE WE ARE WITH GOALS

9.3%
reduction to date

9.7%
reduction to date

10.1%
reduction to date

ADDITIONAL PROGRESS

\$17M
BEING INVESTED
OVER FOUR-YEAR PERIOD
(2017–2020)
to modernize building controls

2.8%
Weather Normalized*
ENERGY REDUCTION
In 2018

80%
OF ELEGIBLE CORE PORTFOLIO
ACHIEVED ENERGY STAR
CERTIFICATION
94 Certifications in 2018

6.2%
WATER REDUCTION
In 2018

100%
OF MANAGED BUILDINGS
BENCHMARKED IN ENERGY STAR
PORTFOLIO MANAGER

1.2%
GHG EMISSIONS REDUCTION
(Scope 1 & 2) in 2018

66
AVERAGE ENERGY STAR SCORE
in 2018

100%
OF NEW DEVELOPMENT
OFFICE PORTFOLIO (2M SF)
LEED CERTIFIED

*Weather normalization is done using Energy Star Portfolio Manager and corrects for weather variations from the baseline period.

SUSTAINABLE OPERATIONS

Sustainability is fundamental to our operational strategy. We continuously evaluate and monitor every building in our portfolio looking for smart, sustainable ways to reduce our environmental impacts, enhance financial performance and improve customer health, wellness, and satisfaction.

Over the last decade, our properties have benefited from strategic energy and water efficiency upgrades that have improved system performance and reliability. We have implemented standard operating procedures across the portfolio to improve energy and water efficiency and the reliability of building systems. Further, we educate and train our coworkers on sustainable building design and operations and ways they can contribute to our sustainability initiative.

SUSTAINABLE TECHNOLOGIES



SMART IRRIGATION CONTROLS



EV CHARGING STATIONS



LED LIGHTING



HIGH EFFICIENCY PLUMBING FIXTURES



VFDS



CONDENSATE RECOVERY



HIGH EFFICIENCY CHILLERS



DDC BAS CONTROLS

SUSTAINABLE PRACTICES



EMPLOYEE TRAINING



CONTINUOUS COMMISSIONING



LANDSCAPING



CUSTOMER ENGAGEMENT



GREEN CLEANING PROGRAM



RECYCLING PROGRAM

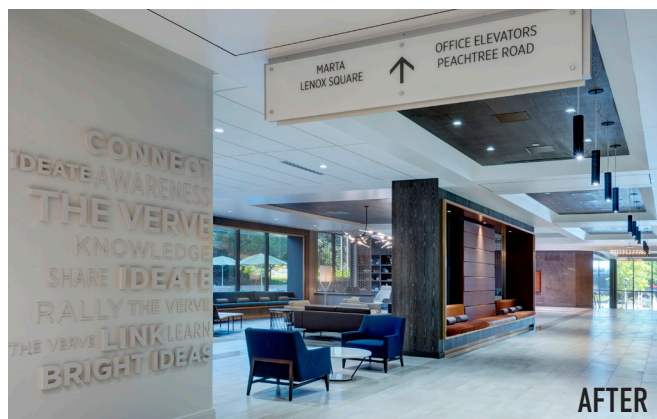
HIGHWOODTIZING

The built environment has a profound impact on our health, well-being and productivity. A well-designed workplace supports natural elements, such as daylight or natural views, and strategies to reduce stress and promote positivity. Highwoodtizing is the practice of upgrading and modernizing the exterior or interior of a space to meet Highwoods standards and enhance the customer experience. Core to this process is creating spaces that integrate sustainable design strategies, promote wellness, enhance aesthetics, are adaptive and encourage collaboration.

MONARCH PLAZA



BEFORE



AFTER

ENERGY MANAGEMENT

Our commitment to energy management began decades ago with the hiring of engineers who were on the forefront of deploying microprocessors to closely monitor energy consumption. As technology advanced, we migrated our energy performance monitoring to the ENERGY STAR Portfolio Manager online platform and created a revolving capital fund to deploy innovative energy efficient technologies.

In 2011, we created the Highwoods Energy Command Center by investing in technology to centrally monitor the energy performance of our portfolio and continuously commission each property. To ensure this valuable data is acted upon, dedicated corporate staff monitor building performance in real-time and collaborate with engineering teams across the portfolio to take corrective action and continuously improve performance. Since the creation of the Energy Command Center, we have identified measures with our LiveMeter program that have reduced energy consumption by over 10% (approximately \$3 million annually) across the portfolio.

The Highwoods Energy Command Center includes three data platforms; ENERGY STAR Portfolio Manager, LiveMeter and a Central BAS Monitoring Station. Our award-winning LiveMeter platform actively monitors and analyzes real-time energy performance data for 95% of our portfolio. The data is used to identify and eliminate wasteful energy consumption during unoccupied periods and to measure the impact of operational changes. Our Central BAS Monitoring Station enables the real-time monitoring and adjustment of building system controls for approximately 95% of our portfolio. To further enhance our energy management and monitoring capabilities, we are investing \$17 million from 2017–2020 to modernize building control systems across the portfolio.

10%

ENERGY REDUCTION
Since creation of the Highwoods
Energy Command Center

\$3M

APPROXIMATE ANNUAL
ENERGY SAVINGS

ONE CITY PLAZA

13%

ENERGY REDUCTION
since 2015



One City Plaza in Raleigh has reduced energy consumption by modernizing its building control system, closely monitoring usage with Livemeter and installing LED lighting.

WATER/WASTE MANAGEMENT

WATER MANAGEMENT

Water rates continue to rise across the country due to water scarcity and the growing cost of upgrading aging utility infrastructure. We are actively managing this risk by closely monitoring water performance in ENERGY STAR Portfolio Manager, training our coworkers on conservation practices and installing high efficiency fixtures and equipment.

We have installed high efficiency plumbing fixtures across the majority of our portfolio. We provide training to our engineering team on best practices, including cooling tower optimization and leak detection. To prevent excessive irrigation, we use smart irrigation controls that optimize water consumption according to local weather conditions. In new developments, we target 30-40% water reductions over code to meet our LEED certification goals. All of these measures have contributed to a 10.1% portfolio-wide water reduction since 2015 – exceeding our 2025 goal of 10%.

10.1%

WATER REDUCTION
Since 2015

ONE ALLIANCE CENTER



Alliance Center in Atlanta captures rainwater for irrigation using a cistern installed underneath the campus.

WASTE MANAGEMENT

We have implemented best waste management practices across our portfolio through partnerships with our customers and vendors. To increase customer participation in our recycling efforts, we provide single-stream recycling options when available and organize e-waste recycling drives. We coordinate with waste management vendors to optimize hauls, which reduces carbon emissions and waste management costs. During customer buildouts, we work closely with contractors to implement waste management strategies that maximize diversion rates. Further, we target a 75% waste diversion rate in new developments to meet our LEED certification goals.



PROPERTY CASE STUDY

CAPITAL PLAZA I

Capital Plaza I, a 15-story, 238,000 SF tower constructed in 1975, is part of a two-building complex with a pad for a future third building. Overlooking Orlando's iconic Lake Eola Park, the complex boasts a superior location in Downtown Orlando that is within walking distance to multiple dining and living options as well as entertainment venues, walking paths and an outdoor café.

Since 2016, Highwoods has invested over \$2.5 million to modernize the building's HVAC systems, installing new air handlers on each floor and a new boiler for the building. This project also included an update to the building management system to replace older pneumatic controls and building system commissioning to ensure efficient operation. In addition, LED lighting was installed to replace older fluorescent technology. From 2016–2018, these upgrades have produced a 20% savings in energy costs.



20%

ENERGY REDUCTION
since 2015

STRATEGIES EMPLOYED

PNEUMATIC TO DDC EQUIPMENT CONTROLS UPGRADE

COMMISSIONING OF BUILDING SYSTEMS

LED LIGHTING RETROFIT

VARIABLE FREQUENCY DRIVES

OPTIMAL START/STOP OF BUILDING SYSTEMS

CHILLED WATER SYSTEM OPTIMIZATION

NEW DEVELOPMENTS

We integrate sustainability into the design and construction of all new development projects and the renovation of existing assets. Since 2013, we have designed all new developments to achieve Leadership in Energy & Environmental Design (LEED) certification to lower our environmental impacts during construction and ongoing operations. LEED certification is a global green building standard that is a leading indicator of sustainable building design and operations.

While LEED certification is one measure of success, our holistic development strategy strives to incorporate the changing needs of our customers and community. Designing spaces to promote health and well-being is becoming increasingly important to our customers due to the measurable impact on employee retention and productivity. Developing high quality and adaptable workplaces ensures the long-term financial sustainability of our properties as market conditions change. At the community level, we participate in public forums and business improvement districts (BIDs) to gather valuable feedback from local constituents. Through an inclusive development process and responsive design, we strive to make our communities a better place to live and work.

VIRGINIA SPRINGS I



Virginia Springs I, within our Nashville portfolio, was delivered in 2018 and is a LEED Certified building. The building features energy and water efficient design.

2

LEED CERTIFIED BUILDINGS
COMPLETED IN 2018

204K

RSF
COMPLETED IN 2018

1.1M

RSF
UNDER DEVELOPMENT IN 2018

PROPERTY CASE STUDY

751 CORPORATE CENTER

Delivered in 2018, 751 Corporate Center is a 90,000 SF Class A office building located in the Raleigh Corporate Center in close proximity to downtown Raleigh and the PNC Arena. The building's modern and sleek design features floor-to-ceiling glass, versatile floor plates, collaborative common space, a Take 5 Café, Velocity Fitness Center, training room and a childcare facility.

As the first LEED v4 Core & Shell certified building in the state of North Carolina, 751 Corporate Center was designed and constructed to Highwoods sustainability standards, which include the installation of high efficiency HVAC systems, LED lighting, plumbing fixtures, use of low-emitting materials and those containing recycled content and sourced regionally. The high efficiency design and equipment, along with an extensive commissioning process focused on operations of the building systems, has resulted in an ENERGY STAR score of 91, representing energy performance in the top 9th percentile of all similar buildings in the U.S.

91

ENERGY STAR
SCORE



CLIMATE RESILIENCY

Extreme weather events and the adverse effect such events have on our operations and business is a material concern to our executive leadership and stakeholders. In addressing this concern, our corporate Risk and Asset Management team along with our local property management personnel, regularly assess the potential impacts of extreme weather on our portfolio such as flooding, fire, loss of water, power outages and wind damage. All our properties have implemented the Highwoods Emergency Response and Crisis Communication Plan that outlines responses to specific emergency scenarios, including severe weather events. In addition, through proactive planning and risk analysis, we manage these risks throughout the life cycle of our assets.

In addition, to ensure continued operations in the case of an extreme weather or other catastrophic event, we have performed business impact analyses and stress tests on the resilience of our organization to develop the Highwoods Business Continuity Plan. The Business Continuity Plan establishes critical functions and processes and a Preparation, Response and Recovery Plan for each such critical function in the case of any disruptive event. The Business Continuity Plan is regularly tested by conducting simulations to ensure that our people and processes are practiced and prepared in the case of an event threatening any critical function and/or process. Periodically (or in response to a major shift in the organization's risk profile), the corporate Risk and Asset Management team will reanalyze the organization and its processes to ensure that the proper risk profile is addressed in the Business Continuity Plan.

In addition to the above, we work to identify any assets with elevated climate change related vulnerabilities. With respect to such assets, we develop climate resiliency plans that evaluate short and long-term asset vulnerabilities at the site level and implement proactive measures to harden those assets against the anticipated impacts. During development, we incorporate climate risks into the site selection process and perform detailed site environmental studies.

BAYSHORE PLACE



Bayshore Place in Tampa has a floodable first floor and three floors of parking to isolate critical equipment from weather- and climate-related disasters.

CLIMATE RESILIENCY PLANNING

Development

- Avoidance of floodplains, waterfront and other vulnerable sites
- Phase 1 Environmental studies
- Climate-responsive site and building design

Operations

- Resiliency Planning
- Business Continuity Plan
- Emergency Response Plans
- Storm Impact Assessments
- MEP System Redundancy
- Manual BAS Override Switches

SOCIAL COMMUNITY ENGAGEMENT



While commercial real estate development and operations is our primary business, we take great pride in being good stewards of the communities where we live, work and serve. We are guided by a strong value system steeped in the spirit of service, extending well beyond the walls of our buildings to strengthen and enrich our communities. If the communities in which we operate flourish, so will we.

We have developed the Highwoods Helps program to provide our coworkers with opportunities to make a difference in the lives of others. In 2018, we supported various community organizations that helped create jobs, support our troops and aid the less fortunate. As a REIT, Highwoods generally does not receive tax benefits from charitable giving. Our support for charitable and community activities is done with the sole intention of making our communities better places to live and work.

In 2018, we provided support to:

Andrew Jackson FOP Youth Camp
American Cancer Society
BackPack Buddies
Band Together
Boy Scouts of America
Dix Park Conservancy
Graceworks Ministries
Haven House
Homes for Our Troops
Lead Homelessness
Leukemia & Lymphoma Society
Metropolitan Ministries
Moffit Cancer Center
Nashville Fire Dept Youth Programs in Schools
Nashville Humane Association
NC Business Leaders for Education
NC Museum of Art
NC Museum of History
NC Symphony
Our Heroes
Patriot Foundation Scholarship Program
Rise Against Hunger
Saddle Up
Second Harvest Food Bank
The Boys and Girls Club
The Fountains of Musica Foundation Arts Programs
Triangle Family Services
Women's Center (of Wake County)
Wreaths Across America
YMCA



HUMAN CAPITAL

Our people are the foundation of our success. Every coworker plays a fundamental role in achieving our organizational goals and the value we create for our customers, investors and communities. We strive to foster a culture of inclusivity, support and innovation that provides all associates the opportunity to achieve their professional development and career goals. This is accomplished through numerous internal programs focused on the success of our associates, including comprehensive employee benefits, well-being program, ongoing education and training and annual performance reviews.

We encourage our coworkers to pursue continuing education opportunities and achieve industry accreditations, including LEED, AEE and BOMA designations. Throughout the year, we facilitate internal trainings on recent enhancements to our sustainability initiative and how our team can contribute and help us grow. We also provide leadership, management, functional and technical learning opportunities. To promote an ethical and supportive work environment, we also provide training to our coworkers on corporate policies and programs, including diversity, equal opportunity, shareholder rights, workers' rights, non-discrimination and non-harassment. These policies extend to all board members, our management team and coworkers.

We have built a strong culture by investing in the people and strategies to recruit a diverse population.



HEALTH & WELLNESS

Our customers and coworkers are the center of everything we do. We are committed to designing and operating spaces that promote their health, well-being and productivity. During the Highwoodtizing process, we incorporate amenities and design elements that encourage activity and connections with the outdoors, healthy eating and collaboration. Many of our properties include *Velocity Fitness Centers* and *Take 5 Cafes* that provide healthy food options. *The Verve*, our on-site collaborative workplace, offers the opportunity for people to connect, ideate and refresh in a creative setting outside of the traditional office space. To encourage activity throughout the day, we connect our properties with outdoor trail systems and other natural amenities whenever possible.

Indoor air quality, thermal comfort and lighting quality are essential for healthy and productive workplaces. We incorporate green cleaning requirements into janitorial contracts, prohibit smoking in building interiors and enhance indoor air quality by optimizing the introduction of fresh outside air and exhaust of indoor contaminants. In new development and renovation projects, we harness natural lighting and supplement with high efficiency LED lighting systems with illumination levels designed to reduce work fatigue and improve productivity.

We have developed a comprehensive well-being program, *Be Your Own Superhero*, for our coworkers and created wellness teams to champion health and wellness initiatives across our portfolio focusing on physical, emotional and financial well-being. Practicing what we preach, we are relocating many of our regional offices into buildings in BBDs with more amenities and connections to the communities where our people live and work.

Be Your Own Superhero encourages employee total well-being with teams in each region coordinating activities including yoga classes, massages, fitness challenges, mobile clinics for wellness exams, blood drives and lunch and learn classes on topics like cardiac health, mental health and healthy cooking.



GOVERNANCE

LEADERSHIP &

STRATEGIC PLAN

LEADERSHIP

Highwoods Properties is led by Theodore J. Klinck, President, Chief Executive Officer and Director. The company is governed by a Board of Directors that includes seven directors that meet the independence requirements of the New York Stock Exchange (NYSE). The CEO provides updates on Highwoods operations and our sustainability initiative during Board meetings and serves as a liaison to the Sustainability Team. Additionally, Highwoods is supported by several committees overseen by the Board, including the Compensation and Governance, Audit, Investment and Executive Committees.

STRATEGIC PLAN

Our Strategic Plan is designed to maximize long-term shareholder value by focusing on four core tenets; people, portfolio, balance sheet and communications. Over the years, we have completed over \$6 billion of capital recycling and new developments and have delivered a total return to our shareholders of approximately 240%. We continue to adhere to our Strategic Plan and seek to be good stewards of our shareholders' capital, the environment and the communities where we operate.

A key tenet of our strategic plan is to continuously upgrade the quality of our office portfolio through acquisitions, dispositions and development. We generally seek to acquire and develop office buildings that improve the average quality of our overall portfolio and deliver consistent and sustainable value for our stockholders over the long-term.

OUR STRATEGIC PLAN FOCUSES ON:

- Owning high-quality, differentiated office buildings in the BBDs of our core markets
- Improving the operating results of our properties through concentrated leasing, asset management, cost control and customer service efforts
- Developing and acquiring office buildings in BBDs that improve the overall quality of our portfolio and generate attractive returns over the long term for our stockholders
- Disposing of properties no longer considered to be core assets primarily due to location, age, quality and/or overall strategic fit
- Maintaining a balance sheet with ample liquidity to meet our funding needs and growth prospects

ETHICS, INTEGRITY & DIVERSITY

ETHICS & INTEGRITY

Highwoods and its associates are committed to corporate governance practices that promote honesty, accountability, transparency, integrity and an ethical work environment. We are guided by corporate governance guidelines and a Code of Business Conduct and Ethics applicable to all directors, officers and associates. Our board believes that setting the tone at the top with a strong governance structure is critical to our long-term success.

As a condition of employment, we require all associates to understand and comply with the code and complete an annual conflict of interest questionnaire, which is then reviewed by the Compensation and Governance Committee. To ensure greater transparency and preserve the trust of our stakeholders, our corporate governance guidelines and code are disclosed in the “Governance” section of our website. Additionally, we maintain an ethics hotline to allow the anonymous disclosure of any issues concerning regulatory compliance, accounting, audit or internal control issues.

DIVERSITY

Highwoods is an equal opportunity employer that does not discriminate against any employee or job applicant because of race, color, religion, national origin, sex, physical or mental disability or age. We have implemented a comprehensive Affirmative Action Plan to ensure we are targeting all candidate groups during the recruitment process and providing equal opportunities for all our associates. To ensure equal pay, we have implemented salary banding that defines a salary range for each role based on market and internal value. In 2018, we updated our parental leave policies to more effectively support parents, specifically females, in the workplace. Additionally, we facilitate biennial companywide non-harassment trainings and provide frequent trainings to managers on our Affirmative Action Plan, discrimination and unconscious bias in the workplace and fair hiring and employment practices.



SUSTAINABILITY TEAM

Fully supported by our Senior Management Team and Board of Directors, our Sustainability Team is charged with setting our strategy and driving performance improvements across our portfolio. Mostly comprised of in-house engineers and marketing professionals, our team continues to push the envelope on sustainable building design and operations through innovative technologies and partnerships with our architects, engineers, customers, coworkers, local utilities and vendors.

SUSTAINABILITY TEAM GOALS

1
2
3
4
5
6
7
8

Continuously refine Highwoods sustainability strategy with input from the executive team

Set and track progress towards achieving environmental goals

Closely monitor environmental performance across the portfolio and provide internal updates and feedback

Increase awareness of Highwoods Sustainability Initiative both internally and externally

Promote sustainability best practices across the portfolio

Assess and execute new technologies and strategies that improve the environmental and financial performance of Highwoods

Develop the Annual Sustainability Report and support ESG benchmarks and other investor disclosures

Verify company information disclosed in ESG frameworks and pursue new reporting opportunities that are material to investors



2018 ENERGY STAR CERTIFICATIONS

BUILDING NAME	CERTIFICATION YEAR(S)
10 Glenlake South	2018, 2017, 2016, 2014, 2012
1825 Century Center	2018, 2017, 2016, 2014, 2013, 2012, 2011, 2010, 2009
1875 Century Boulevard	2018, 2017
2200 Century Center	2018, 2017, 2016, 2014, 2012, 2011, 2010
2400 Century Center	2018, 2017, 2016, 2014, 2013, 2011, 2010, 2009
2500 Century Center (CDC)	2018, 2017, 2016, 2014, 2012, 2011, 2010, 2009
2800 Century Parkway	2018, 2017, 2016, 2014
3322 West End	2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2009, 2008
3401 West End	2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2009, 2008
3600 Glenwood Avenue	2018, 2017, 2015, 2014, 2012, 2008
3737 Glenwood Avenue	2018, 2017, 2014
416 Gallimore Dairy Road	2018, 2017, 2013, 2012, 2011
420 Gallimore Dairy Road	2018, 2017
4800 North Park	2018, 2017, 2015, 2014, 2013, 2012, 2011, 2009, 2008
50 Glenlake	2018, 2017, 2014, 2013, 2012, 2011, 2010
5000 North Park	2018, 2017, 2015, 2014, 2013, 2012, 2011, 2009, 2008
5310 Maryland Way	2018, 2017, 2010
701 Corporate Center	2018, 2017
7025 Albert Pick Road	2018, 2017, 2014, 2013, 2012, 2011, 2010, 2009
7027 Albert Pick Road	2018, 2017
7029 Albert Pick Road	2018, 2017, 2014, 2013, 2012, 2011, 2010
801 Corporate Center	2018, 2017, 2014, 2012, 2011
Bayshore	2018
Berkshire at Metro Center	2018, 2017, 2014, 2013, 2012, 2011, 2010
Cape Fear	2018, 2012, 2009
Capital Plaza I	2018, 2017, 2016, 2014, 2012, 2011, 2010
Capital Plaza II	2018, 2017, 2016, 2014, 2013, 2012, 2011, 2010
Catawba	2018
CentreGreen Five	2018, 2017, 2014, 2012, 2011
CentreGreen One	2018, 2012, 2011
CentreGreen Two	2018, 2014, 2012, 2011, 2010, 2009
Century Plaza I	2018, 2012, 2011

2018 ENERGY STAR CERTIFICATIONS

BUILDING NAME	CERTIFICATION YEAR(S)
Charter Square	2018
Colonnade	2018, 2017
Cool Springs II	2018, 2017, 2011, 2010
Cool Springs III	2018, 2017, 2014, 2013, 2012, 2011, 2010, 2009
Cool Springs IV	2018, 2017, 2014, 2011
Crescent Center	2018, 2017
EQT Plaza	2018, 2017, 2016, 2014
FAA	2018, 2017, 2014, 2013, 2012
Five PPG	2018, 2017, 2016, 2014, 2013
Forum I	2018, 2017, 2015, 2014, 2012, 2011
Forum III	2018, 2017
Four PPG	2018, 2017
GlenLake I	2018, 2017, 2016, 2015, 2014, 2012, 2011, 2010, 2009
GlenLake Five	2018, 2017, 2016
GlenLake Four	2018, 2017, 2016, 2014, 2013, 2012, 2010, 2009, 2008
GlenLake Six	2018, 2017, 2016, 2015, 2014, 2012, 2011
Highwoods II	2018
Highwoods Three	2018
Highwoods V	2018, 2017
Highwoods Bay Center I	2018, 2017, 2016, 2014, 2013, 2012, 2011, 2010
Horizon	2018, 2017, 2014
International Place 2	2018, 2017
International Place IV	2018, 2017
LakePointe One	2018, 2017, 2016, 2015, 2013, 2012, 2011
LakePointe Two	2018, 2017, 2016, 2012, 2011
Landmark Center One	2018, 2017, 2014, 2013, 2012, 2011, 2010
Landmark Center Two	2018, 2017, 2012, 2011, 2010
Lincoln Plaza	2018, 2017, 2016, 2009
Meridian One	2018, 2017, 2012, 2011
Meridian Two	2018, 2017
Monarch Plaza	2018, 2017, 2016, 2015, 2014, 2011
Monarch Tower	2018, 2017, 2016, 2015, 2014, 2009, 2002

2018 ENERGY STAR CERTIFICATIONS

BUILDING NAME	CERTIFICATION YEAR(S)
North Park	2018, 2017, 2014
One Alliance Center	2018, 2017, 2016, 2013, 2012, 2010, 2008
One City Plaza	2018, 2017, 2016
One Harbour Place	2018, 2017, 2016, 2014
One PPG	2018, 2017, 2016, 2014
Pamlico	2018
Pinnacle at Symphony Place	2018, 2017, 2016, 2014, 2012
Rexwoods V	2018, 2014, 2012, 2011
Riverwood 100	2018, 2017, 2016, 2011, 2010, 2009, 2008
Seaside Plaza	2018, 2017, 2016, 2015, 2014, 2009
Seven Springs I	2018, 2017, 2016, 2014, 2013, 2012, 2010, 2009
Six Forks Center I	2018
Six Forks Center II	2018, 2017, 2016, 2014, 2013
Six Forks Center III	2018, 2017, 2015, 2014, 2013
Six PPG	2018, 2017, 2016, 2014
Smoketree Tower	2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010
SouthPointe	2018, 2017, 2016, 2014, 2013, 2012, 2010
Stony Point I	2018, 2017, 2014, 2013, 2012
Stony Point II	2018, 2017, 2014, 2013, 2012, 2011
Stony Point IV	2018
SunTrust Financial Centre	2018, 2017, 2015, 2014, 2011, 2010
Sycamore	2018, 2017, 2014, 2013, 2012, 2011
The Knollwood - 370	2018
The Knollwood - 380	2018, 2017, 2013, 2012, 2011, 2010, 2009
Tower Place	2018, 2017, 2016, 2014, 2013, 2012
Triad Center I	2018, 2014
Two Alliance Center	2018, 2017, 2016, 2014, 2012
Waterfront Plaza	2018, 2017
Westwood South	2018
Windsor at Metro Center	2018, 2017, 2016, 2014, 2011, 2010

2018 ENVIRONMENTAL PERFORMANCE

DIRECTLY MANAGED ASSETS	LIKE-FOR-LIKE			
	Year Ending Dec 2017	Year Ending Dec 2018	1-Year % Change	% Change Since 2015
Number of properties	168	168	-----	-----
Property GFA (SF)	26,390,289		-----	-----
ENERGY				
Site Energy Use (kBtu)	1,556,220,741	1,540,085,941	(1.0%)	(9.3%)
Average Site EUI (kBtu/SF)	60.8	59.6		
GHG EMISSIONS				
Scope 1 Direct (tons)	2,342	2,684	14.6%	8.9%
Scope 2 Indirect (tons)	204,007	201,114	(1.4%)	(9.9%)
WATER				
Water Use (gals)	482,888	453,103	(6.2%)	(10.1%)
Average WUI (gals/sq. ft.)	19.2	18.0		

*Scope 1 emissions: All direct GHG emissions from owned and controlled sources that physically occur on-site (e.g., natural gas consumption of a boiler).

*Scope 2 emissions: Indirect GHG emissions from purchased electricity, heat, steam or cooling that occur off-site (e.g., electric utility)

*Portfolio performance reported from the 2015 baseline for like-for-like properties includes those that were in operation during both the baseline and current periods.



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This report was developed to align with key disclosures
of the Global Reporting Initiative (GRI) G4 standards.