

TEN
PENN
CENTER

FOR IMMEDIATE RELEASE

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**TEN PENN CENTER BECOMES FIRST PHILADELPHIA BUILDING TO RECEIVE
LEED GOLD CERTIFICATION**

U.S. Green Building Council to Present Award to Ten Penn Owners, July 28

PHILADELPHIA (July 28, 2011) – Ten Penn Center Associates, L.P., and the City of Philadelphia are pleased to announce that Ten Penn Center, located at 1801 Market Street, has been awarded LEED® (Leadership in Energy and Environmental Design) certification at the Gold level by the U.S. Green Building Council (USGBC). LEED is the USGBC’s leading rating system for designing and constructing the world’s greenest, most energy efficient and high-performing buildings. The milestone marks the first LEED Gold certification for an existing building in Philadelphia, and the third office building in the state of Pennsylvania.

“Ten Penn Center has proudly taken the lead in demonstrating how existing buildings can join the movement to make Philadelphia ‘America’s Greenest City’ by 2015,” said Dan Busch of Greenville Partners, a partner in the building’s ownership with Sterling American Property Inc. “And by introducing green practices in the workplace, where our 1,700 tenants are spending the better part of their day, it’s our hope that they not only enjoy an enhanced work environment but also carry over some of those green principles to their home life.”

“Ten Penn Center’s LEED Gold certification demonstrates tremendous green building leadership,” said Rick Fedrizzi, President, CEO and Founding Chair, U.S. Green Building Council. “Building operations are nearly 40 percent of the solution to the global climate change challenge. While climate change is a global problem, innovative companies like Sterling American Property and Greenville Partners are addressing it through local solutions.”

Built in 1981 and acquired by Ten Penn Center Associates, L.P., in the fall of 2006, Ten Penn Center is a 721,408 gross square foot, Class A commercial office building at the corner of 18th and Market streets in Center City. In 2010, having earned its Energy Star Label, Ten Penn Center brought in LEEDing Edge

Consultants to refine its operations and maintenance systems to achieve LEED certification for energy, lighting, water and material use.

LEED Gold certification was based on a number of green design and construction features that positively impact the building, its 1,700 tenants, and the broader community, including:

- Double-insulated Thermopane windows
- HVAC fan distribution system upgrades with energy-efficient variable frequency drives (VFDs)
- Water savings of 4.5 million gallons per year (30 percent reduction) by replacing plumbing fixtures and installing automatic flush valves and aerators
- Single stream co-mingled recycling program, for 100 percent recovery of recycled materials and 85 percent waste diversion from landfills
- Periodic e-waste events for tenants
- High-performance filtration equipment and comprehensive indoor air quality program
- Ultraviolet, 100 percent chemical-free water treatment program for cooling towers
- Xeriscape™ planting principles, including use of indigenous perennial plants
- Use of sustainable cleaning products and materials
- Transit orientation (75+ percent of building occupants use alternative means of transportation)

In celebration of its LEED Gold status, Ten Penn Center – in cooperation with the City of Philadelphia’s Mayor’s Office of Sustainability, Center City District & Central Philadelphia Development Corporation, and the Delaware Valley Green Building Council –will make an official announcement, with award presentation, on Thursday, July 28 at noon in the building lobby. The event is open to media and the public.

To further honor its LEED certification and express its commitment to being environmentally-conscious, Ten Penn Center is also pledging its’ support through a donation to Center City District’s Plant! Philadelphia initiative.

For more information on the building, visit www.10PennCenter.com.

ABOUT THE U.S. GREEN BUILDING COUNCIL

The U.S. Green Building Council is committed to a prosperous and sustainable future for our nation through cost-efficient and energy-saving green buildings. With a community comprising 79 local affiliates, nearly 16,000 member organizations, and more than 167,000 LEED Professional Credential

holders, USGBC is the driving force of an industry that is projected to contribute \$554 billion to the U.S. GDP from 2009-2013. USGBC leads an unlikely diverse constituency of builders and environmentalists, corporations and nonprofit organizations, elected officials and concerned citizens, and teachers and students. For more information, visit www.usgbc.org.

ABOUT LEED®

U.S. Green Building Council's LEED green building certification system is the foremost program for the design, construction and operation of green buildings. A feature-oriented rating system, it awards building points for satisfying specified green building criteria. The six major environmental categories of review include: Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials and Resources, Indoor Environmental Quality and Innovation and Design. Certified, Silver, Gold and Platinum Levels of LEED Green building certification are awarded based on the total number of points earned within each LEED category. LEED can be applied to all building types including new construction, commercial interiors, core and shell developments, existing buildings, homes, neighborhood developments, schools and retail facilities.

Nearly 40,000 projects are currently participating in the commercial and institutional LEED rating systems, comprising over 8 billion square feet of construction space in all 50 states and 120 countries. In addition, more than 11,000 homes have been certified under the LEED for Homes rating system, with more than 52,000 more homes registered.

By using less energy, LEED-certified buildings save money for families, businesses and taxpayers; reduce greenhouse gas emissions; and contribute to a healthier environment for residents, workers and the larger community.

For more information, visit www.usgbc.org.

ABOUT PLANT! PHILADELPHIA

The Center City District created Plant!Philadelphia so that individuals and businesses could directly help expand Center City's canopy of healthy street trees and contribute to the citywide goal of planting 300,000 trees by 2015. There are over 2,600 street trees within the CCD's boundary and for more than a decade the CCD has maintained about 800 of them from Vine Street to South Street, river to river, replacing about 8% annually.

Supporting Plant!Philadelphia allows the CCD to plant new street trees within the boundaries of the Center City District or replace damaged ones and sustain a routine schedule of maintenance.

For more information about Plant!Philadelphia, please go to

<http://www.centercityphila.org/about/plantphila.php>.

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