

# Healthy & Resilient Buildings

We recognize that our buildings have human impacts both within and outside their walls. Our building-related social programs span our Supply Chain, Building Health and Climate Change Resilience.

## SUPPLY CHAIN

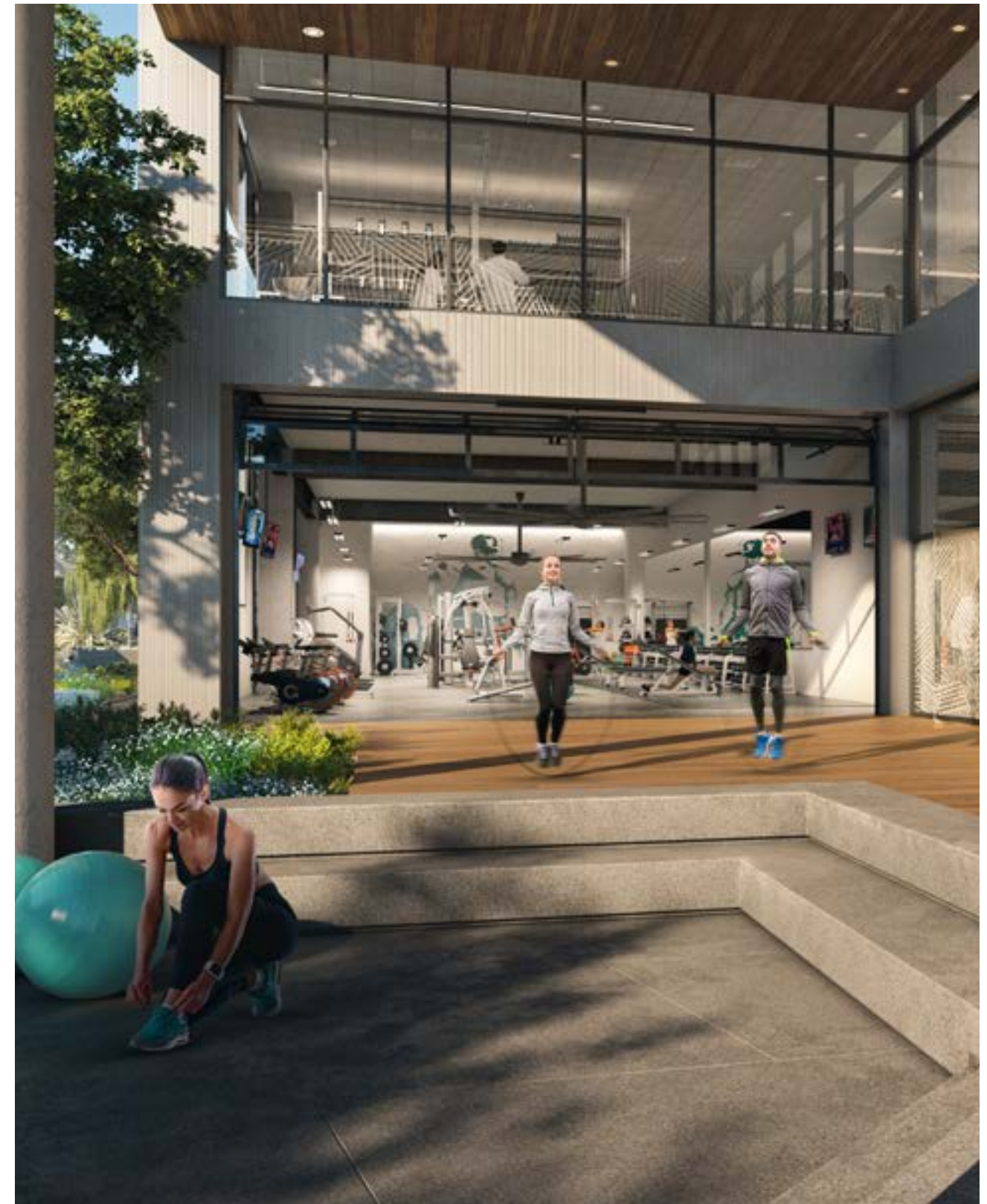
We recognize that much of the environmental footprint of our operations lies in our supply chain, the services and products we procure to construct and operate our buildings and the services and products that those suppliers in turn procure. In 2018, we performed an analysis to identify our Tier 1 suppliers and began developing a Supplier Social Sustainability Survey, which we sent to selected Tier 1 suppliers as a beta test. Using our analysis of those results, we will send an improved Supplier Survey to all Tier 1 suppliers in 2019 and analyze results.

## BUILDING HEALTH

We have a robust building health program that promotes and verifies great indoor air quality, and emphasizes active design features that help our building occupants stay physically active.

AVERAGE  
WALKSCORE  
of our existing  
portfolio:

67



9455 TOWNE CENTRE DRIVE – SAN DIEGO, CA // TARGETING LEED PLATINUM

## BUILDING HEALTH

### AIR QUALITY TESTING

To verify the quality of our indoor air, we had 5.8 million square feet or 44% of stabilized portfolio go through extensive IAQ testing in 2018. All received certificates verifying their performance.

### GREEN CLEANING

All cleaning products we use meet the relevant LEED environmental standard, either GreenSeal or the California Volatile Organic Compound (VOC) limit and our vacuums achieve the Carpet and Rug Institute Seal of Approval.

### LOW EMITTING MATERIALS

Our building standards prohibit the use of high VOC adhesives, sealants, paints and coatings as well as products containing added urea formaldehyde.

### MERV FILTERS

Every building has at least Minimum Efficiency Reporting Value (MERV) 8 filters. The average MERV rating in our portfolio is 9.4.

### ROOF GARDENS

Landscape amenities can improve mental health and reduce stress levels.

### ACCESS TO DAYLIGHT AND VIEWS

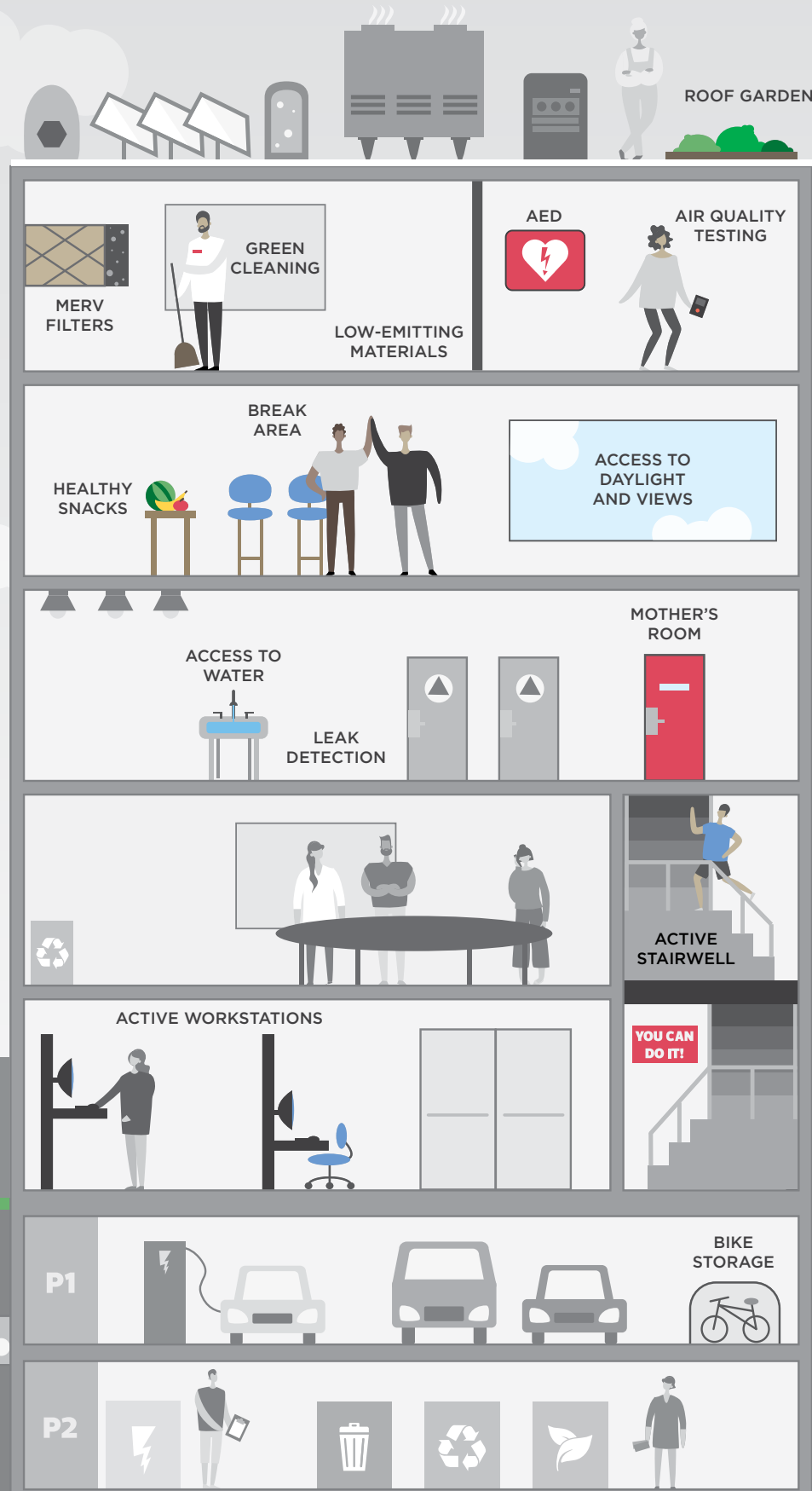
Access to daylight and views may improve mental and physical health, as well as performance in the workspace.

### HEALTHY SNACKS

Access to healthy food and beverages can increase wellbeing, as well as decrease obesity and related diseases.

### BREAK AREA

The ability to take a break away from the workstation can improve well-being, increase the likelihood of eating healthier foods and increase productivity.



### ACCESS TO WATER

Readily accessible drinking water improves regular hydration and may decrease consumption of sugar-sweetened beverages.

### MOTHER'S ROOM

A dedicated lactation room can increase productivity, decrease health claims and absenteeism to care for sick children.

### ACTIVE WORKSTATIONS

Active workstations may decrease sedentary time and increase physical activity, contributing to improved health and weight control.

### PUBLIC TRANSIT

Easy access to transit improves health via increased walking.

### BIKE STORAGE

Bicycle storage may increase the appeal of cycling to work, which can increase levels of physical activity.

### ACTIVE STAIRWELLS

Taking two flights of stairs a day can help prevent most typical adult weight gain, so we try to have one open stairwell in every building.

### COMPREHENSIVE EMERGENCY PREPAREDNESS PROGRAMS

Our emergency preparedness programs increase employee and tenant safety during emergency situations.

### AEDS

Readily accessible and tested AED can increase response time for negative cardiac events.

### FITNESS CENTERS

Many of our buildings have fitness centers, which can increase employee well-being and decrease absenteeism due to sickness.

### LEAK DETECTION

Our leak detection procedures help prevent mold growth in our buildings.

SPOTLIGHT

# FITWEL

We ended 2018 with 15 Fitwel certifications, the greatest number of certifications of any non-government real estate owner in the world, for which the Center for Active Design awarded us one of its 'Fitwel 2018 Best in Building Health' Awards.

Said Joanna Frank, chief executive officer of the Center for Active Design, "We are thrilled to partner with the world-renowned owner and operator of office properties, Kilroy Realty, as a Fitwel Champion. By integrating Fitwel's scientific design and operational strategies within its portfolio, Kilroy Realty is recognizing the shift in the market by providing office spaces that promote the health of its tenants and the communities in which they are located."

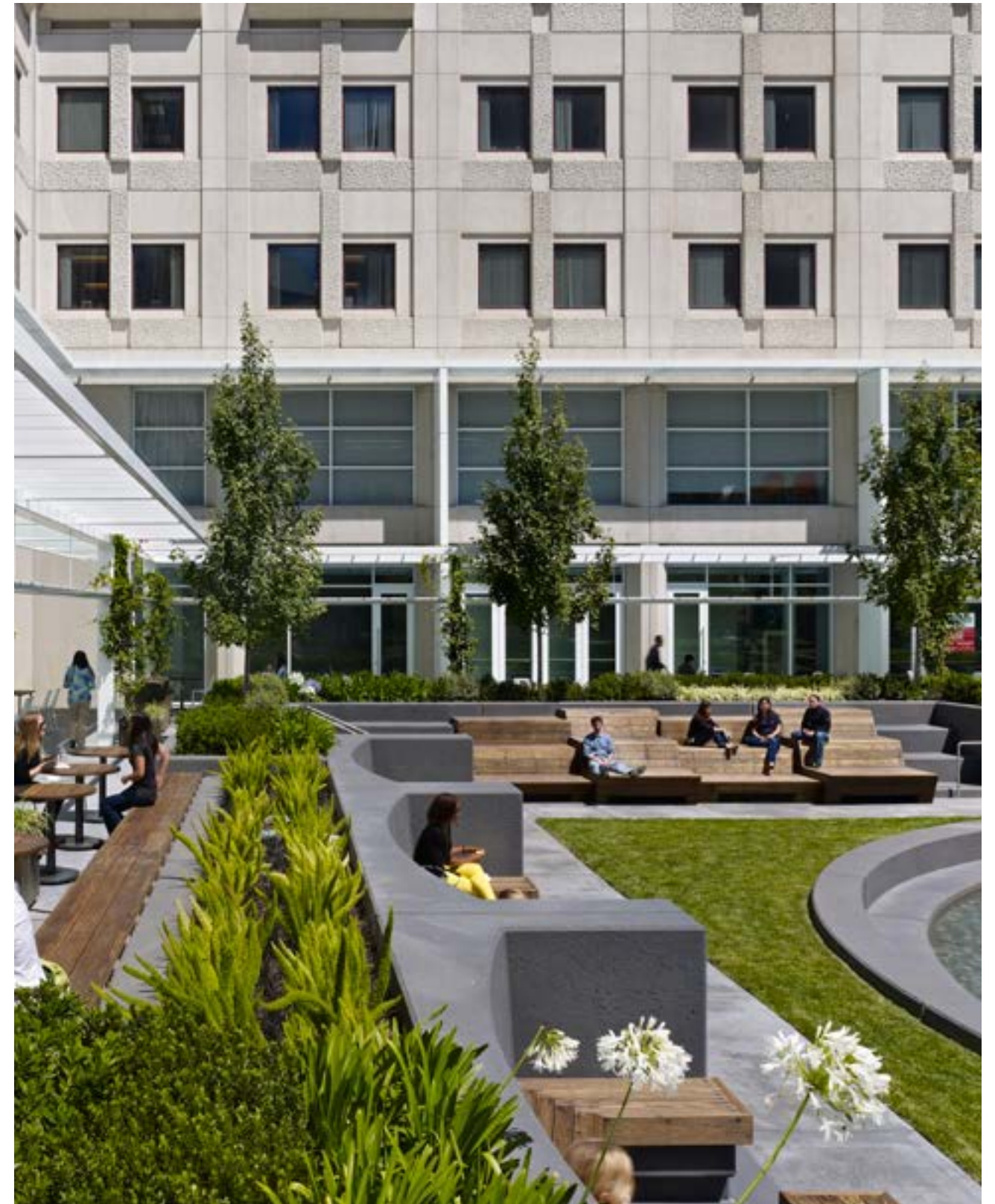
In addition to achieving these certifications, we have used the Fitwel system to benchmark the extent to which our current property management offices promote health outcomes for our employees and we are using this information to make improvements in those assets.

We will continue pursuing Fitwel certifications for our stabilized buildings that can qualify for the certification and use the Fitwel system as a guide to making health-related improvements in our existing portfolio.

### Fitwel Certified Buildings

- Columbia Square, Viacom – 226,446 SF
- Columbia Square, Neuhouse – 74,585 SF
- 100 First St – 467,095 SF
- 12100 W. Olympic – 150,167 SF
- 12200 W. Olympic – 152,534 SF
- 201 Third St – 346,538 SF
- 303 Second St – 740,047 SF
- 333 Brannan – 185,602 SF
- 350 Mission – 492,658 SF
- 360 Third St – 451,807 SF
- 6255 W. Sunset – 358,204 SF
- Key Center – 526,131 SF
- Skyline Tower – 416,755 SF
- Tribeca West – 151,029 SF
- Westlake Terry – 320,399 SF

**Total – 5,059,997 SF // Total Kilroy Portfolio – 13,232,580 SF // % Certified – 38%**



303 SECOND ST – SOMA, SAN FRANCISCO, CA // LEED GOLD, ENERGY STAR, FITWEL

## TRIPLE BOTTOM LINE ANALYSIS

In order to better understand the impact that our buildings have on people and planet, in 2018 we partnered with Autocase to run our first triple bottom line analyses of six development projects.\* These preliminary analyses indicate that for every square foot we build, \$190 of environmental and social value is created over the lifetime of the asset. Social value is defined by public health benefits from improved air quality, decreased absenteeism, increased productivity, reduced carbon emissions and the avoidance of depletions in groundwater and streamflow water sources.

\*The projects evaluated include 100 & 150 Hooper, 333 Dexter, The Exchange, On Vine and One Paseo

