

SUSTAINABILITY TOUR: WATER EFFICIENCY

Overall Water Performance

Increased water use 5.4% from like-for-like 2017 levels. This was a disappointment and we will focus our 2019 efforts on better managing our water consumption. We intend to do this through engineer trainings and a focus on tenant engagement around water issues.

EFFICIENT LANDSCAPE

We put irrigation systems on smart meters so that they only water vegetated areas when needed, as opposed to on a set schedule.

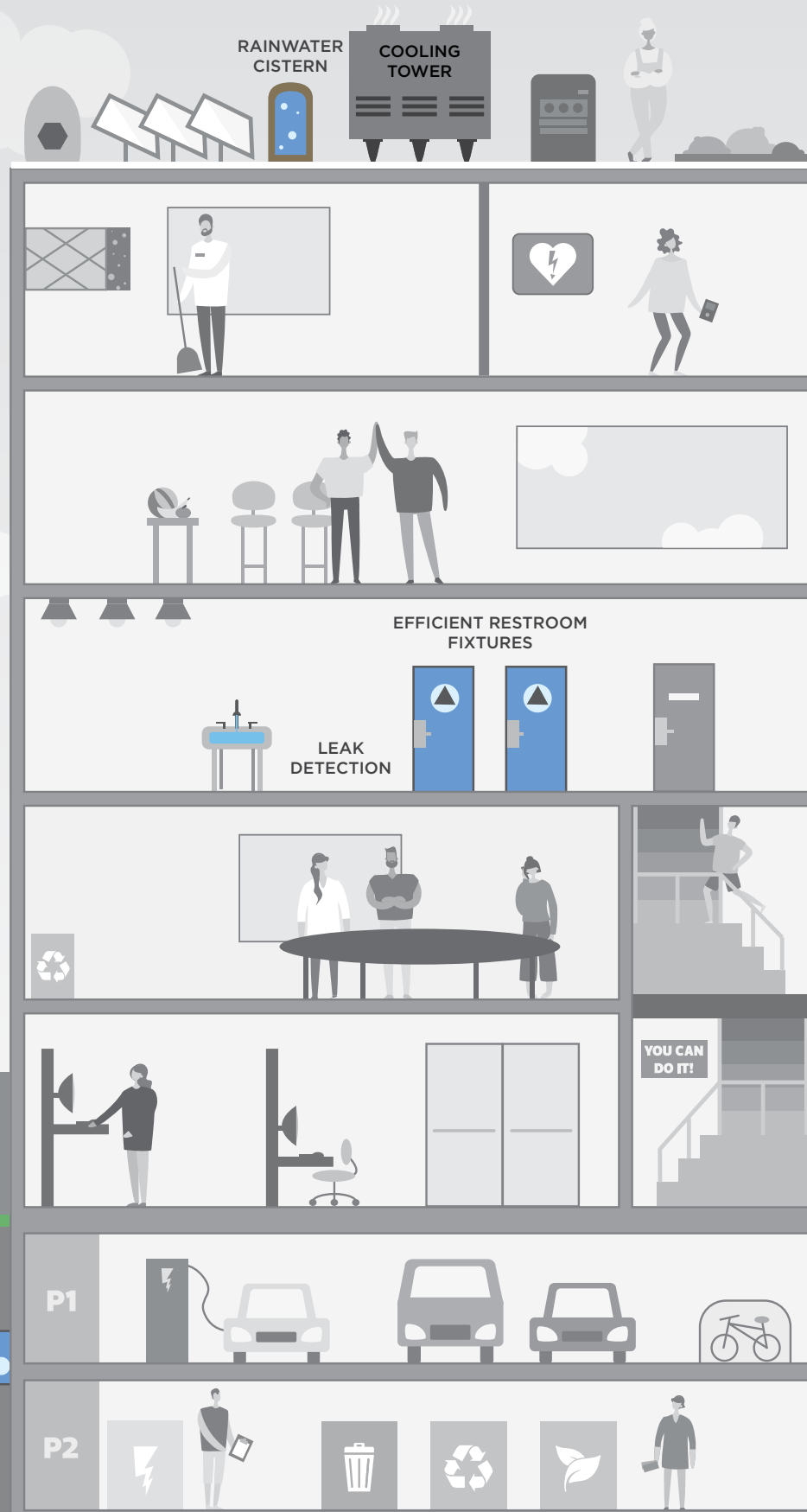
RECLAIMED WATER

Saved nearly 5.6 million gallons of potable water via our reclaimed water infrastructure. 2100 Kettner will also use reclaimed water for all of its irrigation.

EFFICIENT LANDSCAPE



RECLAIMED WATER



COOLING TOWERS

We installed isolation valves to reduce process water use.

LEAK DETECTION

Our robust leak detection program both saves water and protects our buildings from water damage.

LOW FLOW FIXTURES

Specified extremely low flow 1.1 gpf toilets in addition to hybrid waterless urinals in our development projects.

CAPTURED RAINWATER

350 Mission and 333 Brannan use captured rainwater for toilet flushing. All of our water, other than captured and reused rainwater, is sourced from municipal systems.

2018 WATER PERFORMANCE

Managed Assets		Absolute Consumption ⁸				Like-for-Like Consumption		
		2017	2018			2017	2018	
		Consumption (m3)	Consumption (m3)	Data Coverage (sf)	Max Coverage (sf)	Consumption (m3)	Consumption (m3)	Like-for-Like Change (%)
Whole Building	Combined Potable Consumption Common Areas + Tenant Space	529,166	508,573	9,779,793	9,779,793	441,472	445,024	0.8%
Total Potable Water Usage Whole Building		529,165	508,573	N/A	N/A	441,472	445,024	0.8%
Total Reclaimed Water Usage Managed Assets		46,159	43,538	N/A	N/A	21,932	21,356	-2.6%
Total Water Usage Managed Assets		575,324	552,111	N/A	N/A	463,405	466,380	0.6%

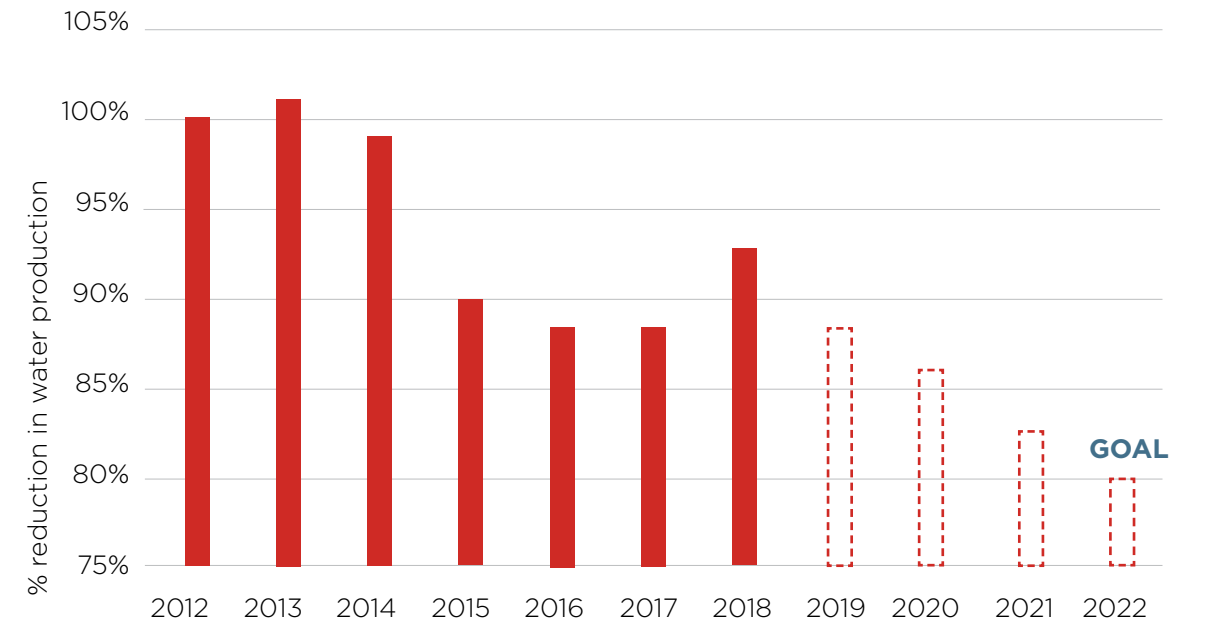
Indirectly Managed Assets		Absolute Consumption				Like-for-Like Consumption		
		2017	2018			2017	2018	
		Consumption (m3)	Consumption (m3)	Data Coverage (sf)	Max Coverage (sf)	Consumption (m3)	Consumption (m3)	Like-for-Like Change (%)
Whole Building	Potable Common Areas	84,651	138,146	3,236,437	3,475,253	127,575	138,146	8.3%
	Potable Outdoor/Exterior Areas/Parking	101,165	103,910	N/A	N/A	101,165	103,910	2.7%
Total Potable Water Usage Indirectly Managed Assets		185,815	242,056	N/A	N/A	228,740	242,056	5.8%
Total Reclaimed Water Usage Indirectly Managed Assets		46,159	3,183	N/A	N/A	3,234	3,183	-1.6%
Total Water Usage Indirectly Managed Assets		231,974	245,239	N/A	N/A	231,974	245,239	5.7%
Total Potable Water Usage Whole Office Portfolio		714,981	750,629	N/A	N/A	670,212	687,080	2.5%
Total Reclaimed Water Usage Whole Office Portfolio⁹		92,317	46,722	N/A	N/A	25,166	24,539	-2.5%
Total Water Usage Whole Office Portfolio		807,298	797,351	13,016,230	13,255,046	695,378	711,619	2.3%

Life Science		Absolute Consumption				Like-for-Like Consumption		
		2017	2018			2017	2018	
		Consumption (m3)	Consumption (m3)	Data Coverage (sf)	Max Coverage (sf)	Consumption (m3)	Consumption (m3)	Like-for-Like Change (%)
Whole Building	Potable Common Areas	115,139	153,654.74	1,748,492	2,155,247	107,690.08	134,000	24.4%
	Potable Outdoor/Exterior Areas/Parking	38,483	29,853.76	N/A	N/A	4,372	5,276	20.7%
Total Potable Water Usage Life Science Assets (Directly & Indirectly Managed)		153,622	183,508	1,748,492	2,155,247	112,062	139,276	24.3%
Total Water Usage Whole Portfolio		960,920	980,859	14,764,722	15,410,293	807,440	850,896	5.4%

⁸Water consumption is calculated via utility bills by our third party utility billing vendor, Goby. Water reductions are calculated via comparing the January-December bills for the like for like portfolio. Buildings are excluded from the like for like portfolio if they were bought or sold within the current or previous reporting period, or stabilized in the reporting period.

⁹In both 2017 and 2018, our reported reclaimed water was all municipally-supplied and the information on the amount of reclaimed water was taken from our utility bills. We are currently unable to track the volume of our two onsite rainwater collection systems.

WATER REDUCTIONS IN THE WHOLE KRC PORTFOLIO



333 BRANNAN – SOMA, SAN FRANCISCO, CA // LEED PLATINUM, ENERGY STAR, FITWEL