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**UNICO PROPERTIES BENCHMARKS 100 PERCENT OF ITS 31
ELIGIBLE COMMERCIAL PROPERTIES FOR OPTIMUM, ON-GOING
ENERGY MANAGEMENT;
PORTFOLIO AVERAGES 10 POINTS ABOVE EPA'S ENERGY STAR
REQUIREMENT;
ENERGY USAGE REDUCED BY 12 PERCENT SINCE 2007**

12 CLASS-A OFFICE PROPERTIES RECEIVE ENERGY STAR® LABELS

SEATTLE, Wash. (July 19, 2010) – Unico Properties, a real estate investment and operating company, announced today that all 31 of its eligible commercial properties in its 10 million square foot portfolio are now benchmarked to monitor ongoing energy usage. The benchmarking process, made possible through the U.S. Environmental Protection Agency's (EPA) ENERGY STAR® Portfolio Manager Tool, revealed that Unico's average ENERGY STAR score throughout its portfolio is an 85, exceeding the EPA's qualifying score of 75 by 10 points. Since the benchmarking initiative was launched in 2007, the company estimates that it has lowered energy consumption by 12 percent in its portfolio by retrofitting, re-commissioning, and upgrading the mechanical systems and building operations. Unico already earned the prestigious ENERGY STAR label for 12 of its Class-A office properties, with five additional ENERGY STAR buildings scheduled to be announced in July.

"'You can only manage what you measure' has been Unico's mantra to reduce our energy usage, and benchmarking allows us to evaluate consumption based on real data," said Brett Phillips, Unico's Sustainability Project Manager, who leads the Unico property management teams to achieve

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ENERGY STAR labels and LEED® for Existing Buildings (LEED-EB) certifications. “Within our portfolio, there are properties that range from an historical 1920s-era building to a Class-A, 42-story office tower built only a few years ago, but regardless of age we have seen significant energy reduction through the benchmarking process and building upgrades. Some have shown surprisingly significant improvement with small changes.”

Following is a list of the properties that Unico benchmarks. The percentage of energy saved through the benchmarking and re-commissioning process is also listed (if data is available). The 12 ENERGY STAR-labeled buildings are bolded:

- **100 Pine, San Francisco – saved 19 percent**
- 4400 Building, Vancouver, Wash. – saved 5 percent
- Allenmore Medical Building B, Tacoma, Wash. – saved 18 percent
- **Bank of America Financial Center, Spokane, Wash.**
- **Centerpoint II, Denver – saved 29 percent**
- Commonwealth Building, Portland, Ore. – saved 18 percent
- Delphi Building, Bellevue, Wash. – saved 22 percent
- Earlington Business Center, Renton, Wash. – saved seven percent
- FAA Building, Renton, Wash. – saved 15 percent
- Financial Center, Seattle – saved 15 percent
- First Mutual Center, Bellevue, Wash. – saved 19 percent
- **IBM Building, Seattle – saved 20 percent**
- **Key Center, Bellevue, Wash. – saved 23 percent**
- **Lincoln Building, Portland, Ore. – saved 18 percent**
- Lovejoy – Portland, Oreg.
- Mountain Pacific West, Bellevue, Wash.
- Mountain Pacific East, Bellevue, Wash. – saved eight percent
- Parkway Plaza IV – Vancouver, Wash. – saved three percent
- **Puget Sound Plaza, Seattle – saved seven percent**
- Rainier Tower, Seattle – saved seven percent
- Redstone Corporate Center I, Lynnwood, Wash.
- Redstone Corporate Center II, Mountlake Terrace, Wash.
- Riverview Plaza I, Renton, Wash. – saved 14 percent
- Riverview Plaza II, Renton, Wash. – saved 27 percent
- Riverview Plaza III, Renton, Wash. – saved 16 percent
- **Russell Investments Center, Seattle – saved 18 percent**



- **Skinner Building, Seattle**
- **Skyline Tower, Bellevue, Wash. – saved 23 percent**
- **U.S. Bancorp Tower, Portland, Ore. – saved seven percent**
- **US Bank Plaza, Boise, Ida. – saved 13 percent**
- Wells Fargo Plaza, Tacoma, Wash.

“Through the benchmarking process, we established company-wide standards and created a culture within Unico that compels our management and engineering teams to utilize best practices,” added Phillips. “These practices have allowed us to uncover ways to save energy that we previously didn’t recognize.”

The Unico portfolio, with an average score of 85, is using 35 percent less energy than typical buildings and releasing 35 percent less carbon dioxide into the atmosphere, while still providing quality service and comfort to its occupants. Consistent benchmarking provides the data required by the EPA to achieve an ENERGY STAR label. The 12 Unico commercial office properties join approximately 9,000 buildings nationwide that have earned the ENERGY STAR label.

Significant changes were made to the mechanical and on-going maintenance of the buildings to ensure that less energy is used now and in the future. To earn ENERGY STAR, Unico property management teams have implemented one or more of the following energy saving projects:

- Optimized operating schedules;
- Installed new heating, ventilating, and air conditioning (HVAC) controls for better efficiency and reduce unnecessary consumption;
- Added variable frequency drives to air handlers, fans, and pumps;
- Re-commissioned all building mechanical systems to ensure equipment is running efficiently;
- Installed motion sensors in rarely-used emergency stairwells;
- Replaced lighting in common areas with energy-efficient compact fluorescent light bulbs and / or T8 fluorescents;
- Used low emissive window film to reduce solar heat gain in summer and retain heat in winter;
- Used consolidated cleaning times to reduce the lighting needed by janitorial staff;
- Updated chiller controls to maximize cooling system efficiency;
- Replaced the building’s original boiler with two new high-efficiency condensing boilers.



“We continue to look for ways to save,” added Phillips. “Our teams come to work every day inspired to find innovative solutions and are always asking ‘what else can we do to be more efficient?’ That enthusiasm allows us to take action that results in big savings and measurable benefits for our workplaces, communities, and environment.”

About ENERGY STAR

Continuing the impressive growth of the past several years, in 2009 nearly 3,900 commercial buildings earned the ENERGY STAR, representing annual savings of more than \$900 million in utility bills and more than 4.7 million metric tons of carbon dioxide emissions. Energy use in commercial buildings accounts for 17 percent of U.S. greenhouse gas emissions at a cost of over \$100 billion per year. EPA awards the ENERGY STAR to commercial buildings that perform in the top 25 percent of buildings nationwide compared to similar buildings. Thirteen types of buildings can earn the ENERGY STAR, including schools, hospitals, office buildings, retail stores and supermarkets.

Since EPA awarded the first ENERGY STAR to a building in 1999, nearly 9,000 buildings across America have earned the ENERGY STAR as of December 2009, representing a more than 50 percent increase over last year. Overall annual utility savings have climbed to nearly \$1.6 billion and greenhouse gas emissions equal to the emissions of more than one million homes a year have been prevented.

For more information about ENERGY STAR, visit www.energystar.gov. To calculate greenhouse gas emissions, please visit www.usctcgateway.net/tool/.

About Unico

Unico is a leader in the real estate industry in green and sustainable practices. Through its efforts, Unico has reduced energy consumption by 12 percent per year across its 10 million square foot portfolio. The company earned LEED and LEED®-EB (Existing Buildings) certifications for more than 40 percent of the eligible buildings within its portfolio. In addition, Unico has earned an average ENERGY STAR® score of 85. The sustainability team at Unico sets and achieves green practices goals for both Unico employees and customers, and has been recognized locally, regionally and nationally for innovative programs launched throughout Unico's office portfolio for reduced energy and water use, composting and extensive recycling initiatives, and alternative transportation options. Unico endorses the BOMA International 7-Point Challenge and is working to reduce energy usage by 30 percent by 2012, as compared to an average national portfolio.

Unico Properties LLC (www.unicoprop.com) is a real estate investment and operating company that owns and operates 10 million square feet of premier properties in the western United States. Unico produces superior returns for its partners by anticipating and addressing the real estate needs of its



customers with environments that enhance the success of the people, business and communities it serves.

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