PropTech Innovations: Making Buildings Smarter, Tenants Healthier, and Buildings More Resilient

ULI SPRING MEETING
NASHVILLE, TN

WEDNESDAY APRIL 17, 2019
SPEAKERS

Dave Bragg
Green Street Advisors

John Gilbert
Rudin Management Company

Michael Spies
Tishman Speyer

Jack Sibley
Nuveen
John Gilbert
Rudin Management Company
<table>
<thead>
<tr>
<th>Site</th>
<th>Temperature °F</th>
<th>Occupancy People</th>
<th>Steam Mlb/hr</th>
<th>Electricity kW</th>
<th>Water Gallons</th>
<th>Startup Time (Forecasted)</th>
<th>Fire Status</th>
<th>CO₂ Status</th>
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<td>345 Park Avenue</td>
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<tr>
<td>3 Times Square</td>
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<td>32 Avenue Of The Americas</td>
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<td>1825</td>
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</table>
Employees who feel better, work better
Benefits of ZO.

Employee Retention and Hiring
ZO. engagement from services with our partners allows us to help with employee satisfaction and retention.

ZO. Services
Improving the quality of work while fostering a happier, healthier, and more productive workplace

ZO. Engagement
Including additional services and accommodated by Zo., ie. Wellness, Zocial, ZO. Runner

Employee Satisfaction
Data and insights on employee demand and utilization
So How Do I Start?

The ZO. app allows you to select, book and search for offers all while on the go, keeping service and convenience at your fingertips.

Sign up with an employee email address and password is all it takes!

Available for iPhone and Android devices.

www.findyourzo.com
Workplace Environment Key for Retaining & Engaging Top Talent

Impacts Cost…

~81% consider workplace environment important for attracting top talent

2-2.5x annual salary cost of replacing highly-trained top talent

…and Productivity

~62 minutes weekly productivity gain from yoga & meditation program participation

20% + reduction in employees at high medical risk as a result of 2x increase in preventive screens

Source: CORT; Bonusly; Center for American Progress; Duke/Aetna study; MBGH
Using ZO. Spaces for Company Events

- curated fitness classes and experiences through Exubrancy
- Community space & pantry for informal gatherings
- Multi-purpose rooms and outdoor spaces for company events, classes, and services like onsite medical care, beauty services, etc.
- Conference room for meetings
Physical climate change risk – financial impact
Coastal flooding, temperature & storm damage most significant

Financial impact of physical risks will increase by an average of 30% between 2020 and 2030

Source: The Climate Service, Q4 2018
Mapping U.S. Physical Risk of Climate Change

Source: Verisk Maplecroft Environmental Risk Database. Study performed in Q3 2017.
Physical climate change risk – financial impact
Percentage of max value at risk in 2020

Source: The Climate Service, Q4 2018
Annual probability of 1-in-100 year flood - "2 degree" scenario - RCP4.5

Source: The Climate Service, Q4 2018
Climate change and sustainability
Managing the impact on real estate value

Adapting to physical climate change risks

Transition to the low carbon economy

Responsible property investment

Zero carbon buildings

Policy shifts

Environmental management

Socio-economic impact

Health & wellbeing

Source: Nuveen Real Estate.