

SUSTAINABILITY OVERVIEW

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We do right  
by the dirt.

[VANTRUSTRE.COM](http://VANTRUSTRE.COM)



2024



THINKING  
GREEN

Sustainability is not limited to development; for VanTrust, sustaining the communities in which we operate is a core value. Having the right people in the right places is the first step toward positively impacting the community. As a company, we believe that thriving communities require the involvement of passionate individuals.

From land acquisition to development and operations management, VanTrust is dedicated to working with our clients to identify measures that reduce environmental impact. With a focus on positively impacting the environment, our team members and clients develop sustainability strategies through open communication, innovative thinking, and a willingness to adapt. VanTrust uses the expertise of its LEED-accredited professionals from a variety of disciplines to incorporate sustainable strategies into decision-making.

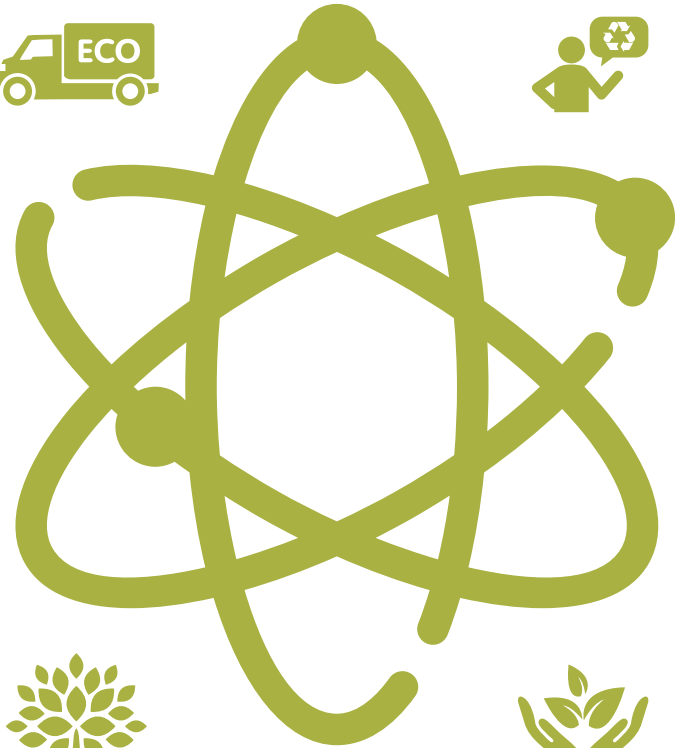
At VanTrust, “doing right by the dirt” means recognizing that every decision has a cause-and-effect relationship with the communities and environments we serve. We are committed to fostering healthy communities and collaborating with our clients to employ sustainable design as a best practice.

## RESPONSIBLE DEVELOPMENT PRACTICES

### MATERIAL SOURCING



### VENDOR SELECTION



### LANDSCAPE DESIGN



### CHARITABLE GIVING

## SKYCENTER ONE AT TAMPA INTERNATIONAL AIRPORT



One of the most widely used global standards to recognize buildings that are efficient, cost-effective, and better for occupants and the environment is Leadership in Energy and Environmental Design (LEED), governed by the U.S. Green Building Council.

VanTrust and its strategic partners were able to achieve this rating and more for the **SkyCenter One** building at

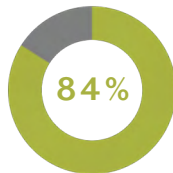
Tampa International Airport. This 275,000-square-foot building directly connects to the airport via sky-walk and is the first platinum level LEED-certified new construction project in Tampa, Florida. The building achieved LEED certification for implementing practical and measurable solutions in areas including sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality.

## SUSTAINABILITY-FOCUSED PROJECTS



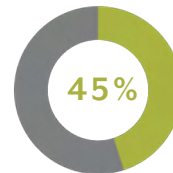
100%

On-site stormwater capture & potable water use reduction



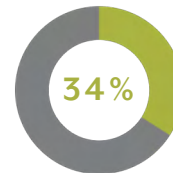
84%

Diversion of construction waste



45%

Recycled content



34%

Energy cost reduction

## DAIRY FARMERS OF AMERICA HEADQUARTERS

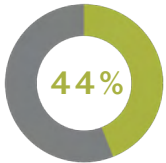
The **Dairy Farmers of America corporate headquarters** building is approximately 111,000 square feet and received LEED Silver certification for energy efficient design, water use reduction, sustainable site selection development, responsible materials selection and waste management, and enhanced indoor environmental quality.

As the nation's largest dairy cooperative, Dairy Farmers of America wanted its new building to honor and support its 15,000 U.S. dairy farm owners. The company's culture and agrarian roots guided every aspect of this building design.

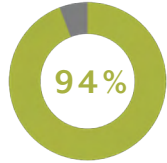
The feature stair off the lobby features reclaimed wood treads. A single barn in southern Missouri provided nearly all of the 20,000 linear feet of reclaimed wood inside the building. The team was careful to preserve the wood in its natural state. It was wire brushed to remove residue before being sealed to protect the material, which included burn marks, rust, screw holes and saw marks to maintain its authenticity.

All fabrics are natural fiber wool that resemble modern interpretations of denim. The design reinforces DFA's dependence on nature by blurring the lines between indoors and out.

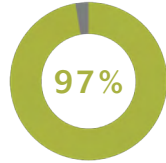




Reduced potable water use by 44% vs baseline



Direct line of sight daylight views from 94.2% of all regularly occupied spaces



Diverted 97.3% of the on-site generated construction waste from landfill

*“This building is a testament to our family farmers and the sustainable practices they employ on their dairies each and every day. It’s not a typical corporate office space, but it absolutely functions like one.”*

- Rick Smith, President and CEO  
Dairy Farmers of America



## PLAZA VISTA - POLSINELLI HEADQUARTERS

**The Polsinelli Headquarters** building is centered around its brand and tagline, 'What a law firm should be,' and the building design was no exception. Described as having a million-dollar-view with a crisply modern design, the 285,000-square-foot headquarters building is at the west edge of the highly-esteemed Country Club Plaza in Kansas City, Missouri.

The project was an infill site of a partially complete cast-in-place concrete parking garage known as the West Edge that was abandoned midway through the construction

and controversially sat vacant and derelict for three years prior to partial demolition, keeping only the existing parking garage structure, to create this timeless, modern, 10-story, steel-framed office tower.

Polsinelli attorneys align their thinking and their legal practices with the executive perspective and business management, always keeping an eye out for what the future holds. With that in mind, it was important to design their headquarters under LEED certified standards, offering visual and physical connectivity as well as optimal operational efficiencies.





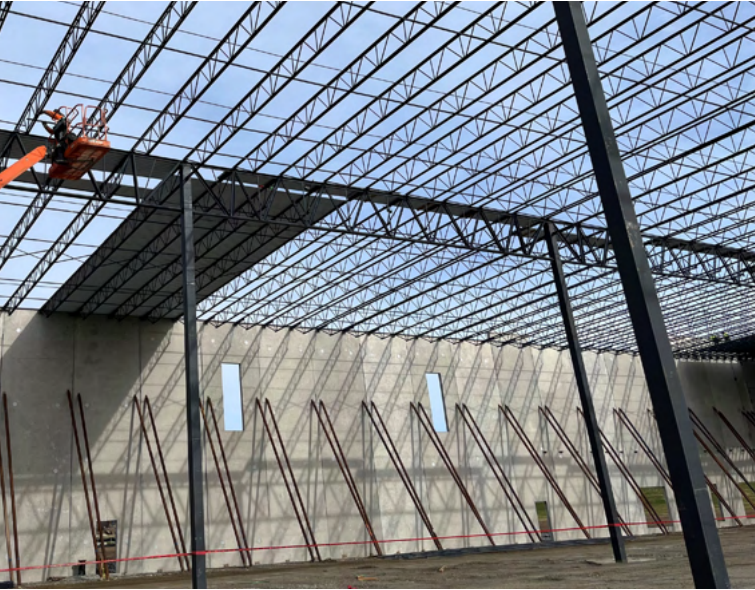
## DSV BUILD-TO-SUIT AT THE NEW ALBANY TECH PARK



VanTrust is undertaking the development of a 1.2 million-square-foot building for DSV, a global leader in the transport and logistics industry. The building will be situated in the New Albany Tech Park located in New Albany, Ohio. Construction is projected to be completed by December 2024. Once finalized, this warehouse will stand as the largest industrial building in the City of New Albany.

The project is anticipated to achieve LEED Silver certification by incorporating various sustainable design features. Indoor and outdoor water use reduction will be achieved through the implementation of low flow fixtures and the elimination of irrigation systems. The building will also integrate enhanced commissioning systems to optimize efficiency. A white TPO roof system will be installed, providing energy savings and reducing the heat island effect.

## SUSTAINABILITY-FOCUSED PROJECTS



To further enhance sustainability, the building will be solar ready, with increased structural steel systems and electrical infrastructure to support future solar panel installation. Electric vehicle (EV) charging stations will be available for both employee vehicles and trucks. The implementation of LED lighting inside and outside the facility will ensure energy efficiency. Ensuring the use of eco-friendly materials, the construction will incorporate low emitting

materials to maintain excellent indoor air quality. Additionally, construction waste recycling will be actively practiced to reduce environmental impact. Furthermore, the project will prioritize sourcing local materials, such as steel and concrete, contributing to the support of the local economy. Through its commitment to sustainable design and responsible construction practices, this project represents an important step towards a greener future.

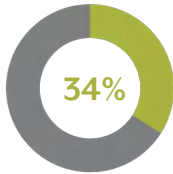
## PROJECT VENUS | BTS IN ARKANSAS



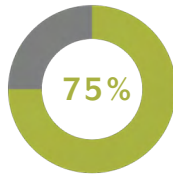
VanTrust and its strategic partners were able to achieve this rating and more for the Project Venus building in Barling, Arkansas. This 824,000 bulk distribution warehouse and cold storage facility is design and constructed to LEED Silver Certification standards.

The building achieved LEED certification standards for implementing practical and measurable solutions in areas including sustainable site development, water savings, energy efficiency, material selection and indoor environmental quality.

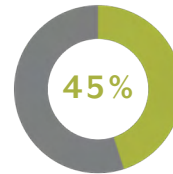
## SUSTAINABILITY-FOCUSED PROJECTS



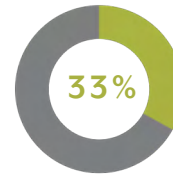
Water use reduction



Diversion of construction waste



Recycled content



Energy cost reduction

GREEN GLOBES



Green Globes is a comprehensive, science-based, three-in-one certification system that evaluates the environmental sustainability, health & wellness, and resilience of all types of commercial real estate. VanTrust has several industrial developments that are Green Globes certified, as detailed on the following pages.



**Northgate Distribution Center** is a 110-acre industrial park in North Las Vegas, Nevada. In 2019, VanTrust developed a 320,000-square-foot build-to-suit warehouse and office facility for **Reckitt Benckiser** (Reckitt) on 18 acres of the industrial park.

Reckitt's brands support sustainability as a central purpose that runs through everything they do from adding value to society to protecting biodiversity. With this purpose in mind, VanTrust took steps in the early development phases to engage Quest Energy to ensure the greatest impact

in aligning with the client's sustainable development goals of combating climate change through ambitious resource efficiency with energy, water, renewable fuels, and a lower carbon economy for their warehouse operations, products, workers, and suppliers.

**Raymore Commerce Center** is an industrial park located on 136 acres in the I-49 corridor in Raymore, Missouri. With an aggressive 20-year tax abatement plan, superior labor pool, exceptional access to Interstate 49, and a city that is pro-development, this development was already an economic win.

Buildings 2 and 3 are speculative warehouses at 498,599 square feet and 1,024,290 square feet, respectively. Both buildings are Green Globes certified through Green Building Initiative.



## GREEN GLOBES

**Tulasi Commerce Park** is a modern bulk distribution center located in Tulsa, Oklahoma, featuring two speculative warehouses.

Its strategic location less than a half-mile from Highway 75 makes Tulasi Commerce Park accessible by air, land, and sea with the heart of downtown, Tulsa International Airport, and the Port of Catoosa no more than 20 minutes away.

Building A is a 231,000-square-foot, 32-foot clear height, rear-load building, all situated on 45 acres. It encompasses 24 dock-high doors and 2 drive-in loading doors.

Building B is a 453,000-square-foot, 36-foot clear height, cross-dock building with 44 dock-high doors and 4 drive-in loading doors.

Sustainable design and best construction practices were prioritized throughout the project, resulting in both buildings A and B achieving Green Globes Certification and the achievement of a One Green Globes rating.

This demonstrates the effort to create a more environmentally friendly and resource-efficient distribution center for businesses seeking to align their operations with sustainable practices.





**VT 202** is a two-building, Class A speculative project in desirable Southwest Phoenix market. This infill project will totals in 181,000 square feet. It also has significant freeway visibility and a secured concrete truck court.

Buildings A and B are speculative warehouses at 104,687 square feet and 76,319 square feet, respectively. Sustainable design and best construction practices were prioritized throughout the project, resulting in both buildings A and B achieving Green Globes Certification.



## PROJECT FOLLOWING LEED PRINCIPLES

VanTrust recognizes that any steps we take as a development company toward sustainability will improve the value and efficiency of the building, whether or not the project earns LEED certification, or any other sustainable building third-party recognition.

While LEED certification does not always necessarily translate to lower operating costs, we still use our proprietary checklist early on in a project to be sure we are covering as many points as possible so we can be responsible stewards of the environment, ecosystems, habitats, and communities we serve. We recognize projects such as the ones highlighted here for the steps we took to achieve LEED equivalency although we did not seek the official certification.



Access to mass transit systems



Electric vehicle charging stations



Brown field redevelopment and soil management plan



Stormwater management



Reduced irrigation landscaping



Energy efficient envelope



Low emitting materials



Construction waste management



Under-floor air  
HVAC system



Natural daylight



Quality views to  
outdoor green spaces



Enhanced energy  
management



Electric vehicle  
charging stations



Low emitting  
materials



Water use reduction



Construction waste  
management



## SUSTAINABILITY-FOCUSED PROJECTS

**At VanTrust, we believe that transparency and accountability build trust with our stakeholders and clients.** Sustainability is about more than environmental resources, holistic sustainability is equally concerned about equity, environment and occupant health.

As real estate developers, we understand the benefits of incorporating park space into the site planning efforts. This has a positive impact on the quality of the development, but also increases the quality of life for people in the community. Fully realizing the importance of incorporating green space into a development

such as Meadowbrook Park, we have seen the positive impact of private development interwoven with public green space. By incorporating easily accessible green spaces in our development efforts, we can naturally improve social cohesion and interaction.

Many of our projects have employed sustainable practices to achieve LEED equivalency, have pursued Green Globes certifications or other local environmental criteria such as ECOS in New Albany, Ohio. The following projects represent a small showcase of our sustainability-focused developments.





## MEADOWBROOK PARK REDEVELOPMENT

**Meadowbrook Park** is a 136-acre site, previously home to Meadowbrook Golf and Country Club. VanTrust acquired the private club and established a win-win redevelopment that would have broad community impact and benefit. VanTrust committed the majority of the site ( $\pm 80$  acres) to the preservation of public green space, community center, playground, and pavilion-style picnic shelters.

The balance of the master plan focused on the integration of residential, multifamily, a boutique hotel, restaurants, and a marketplace with access to trails and green space.



Added stormwater filtration systems



Lake restoration to improve area watershed, control flooding, and enhance aquatic habitat



Variable refrigerant mechanical system at the boutique hotel



Strategic tree saves throughout the project; development yielded a net add of 500+ trees



Awarded Capstone Award for community impact by the Kansas City Business Journal

## SUSTAINABILITY-FOCUSED PROJECTS

**Interstate West** (shown on the right) is a Class A, 515-acre industrial park just thirty miles west of Savannah, Georgia. VanTrust preserved approximately 135 acres of wetland and five acres of isolated upland forest, which equates to approximately 27% preservation rate of the full project site.

Another project that goes above and beyond to give back to the landscaping is Air70 Logistics Park in Mount Comfort, Indiana. This industrial park had a requirement to buffer the park by adding more trees. To be a good neighbor to farmhouses adjacent to the development, VanTrust



added more trees than required, which will reduce the amount of storm water runoff, reduces erosion and pollution, reduces carbon in the atmosphere, and

provides food, protection and homes for many birds and mammals. To further reduce flooding on the roadways, VanTrust included a comprehensive

pond, which captures more carbon dioxide in the atmosphere that can be stored in the biodiversity of aquatic plants that thrive in the pond ecosystem.

## SUSTAINABILITY-FOCUSED PROJECTS



The **Burns and McDonnell headquarters expansion** (shown above) measures in at approximately 460,000 square feet and was designed to sustainably

best practices. Sustainable features include 100 percent LED lighting paired with daylight harvesting for optimal energy savings, use of

more than 300 tons of recycled steel and metal, and reuse of 7,000 tons of processed concrete and masonry. Hackberry wood, native to the Midwest, was

used for unique feature walls, veneers and ceiling panels. The design team prioritized amenities that support a work-life balance, including a child care center, a full-service pharmacy and expanded health center, a coffee bar, and a rooftop event space.

*“This is much more than a nice building, it’s our identity. We intentionally designed it to mirror the values and principles of Burns & McDonnell... The open design and unique gathering stations illustrate our passion for partnership and collaboration.”*

- Greg Graves, Retired Chairman and CEO, Burns & McDonnell

## ASSET ENHANCEMENT BEST PRACTICES

At VanTrust, our management objective is to provide clients and capital partners with the highest quality professional service while developing and executing strategies for improved asset performance.

To contribute to a more sustainable future, we have taken steps such as converting the lighting in our parking garages to LED lights. These LED lights are not only energy-efficient but also last longer, reducing the need for frequent replacements. In addition, we have installed occupancy sensors to ensure that the lights are only on when needed.

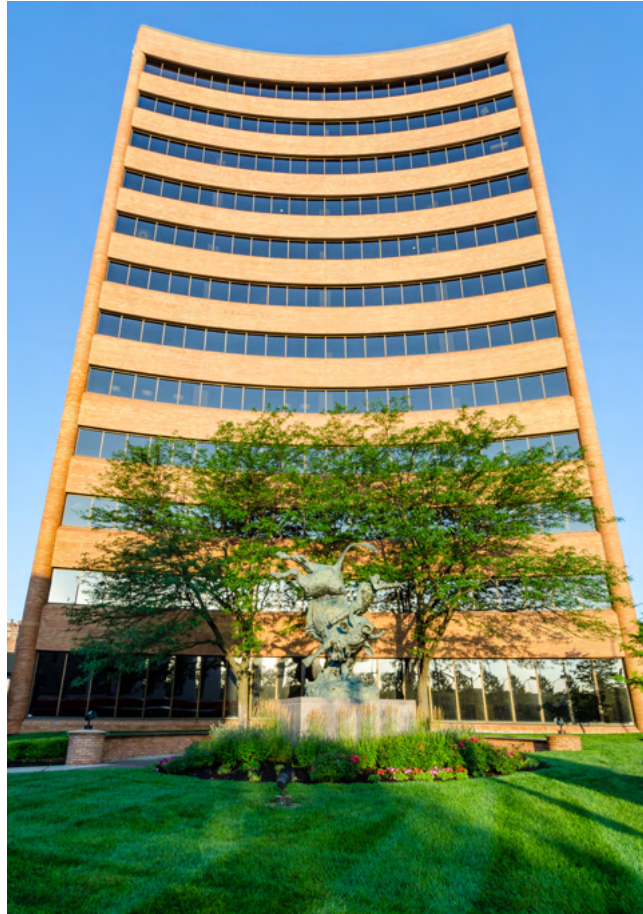
To effectively manage our properties, we utilize building management software systems that allow us to monitor and control various aspects of the building's operations. This includes optimizing energy usage, monitoring HVAC systems, and implementing proactive maintenance practices. By using these systems, we can reduce energy waste and improve overall building efficiency.

By prioritizing sustainability, we aim to not only enhance the financial returns for our clients but also improve the economic health of the community we serve.





As a part of the VanTrust asset enhancement portfolio, **4900 Main Street** in Kansas City, Missouri is home to VanTrust's headquarters. Along with many other projects, we have implemented environmentally friendly best practices, including daytime janitorial, green-certified low-emitting cleaning products and disinfectants, elevator upgrades, and new central condenser water pumps. Cooling infrastructure in the building was replaced as well as the roof-mounted cooling tower, 24 air handling units, and a new building automation system. The upgraded HVAC systems generate a significant amount of savings per hour.



## ENVIRONMENTAL CRITERIA AND OPPORTUNITIES FOR SUSTAINABILITY (ECOS)

In New Albany, Ohio, many of our projects have achieved an Environmental Criteria and Opportunities for Sustainability (ECOS) approval from the city, which is loosely based on LEED certification points including but not limited to the items listed here.

### ACHIEVED

1. Northeast 302
2. Innovation I
3. Innovation II
4. New Albany 315
5. CMH7
6. Curpertino BTS
7. New Albany 525
8. Innovation III

 <p>Parking capacity (not to exceed 30% over code min parking) EV charging stations</p>	 <p>Roofing materials with a solar reflectance index to reduce heat island effect</p>	 <p>Building water use reduction Site water use reduction</p>	 <p>Use of regional materials in construction phase</p>
 <p>Building ready to receive solar panels</p>	 <p>Light pollution reduction Natural daylight LED lighting</p>	 <p>Energy &amp; envelope Thermal comfort Controllability of systems</p>	 <p>Connectivity to bicycle pathway plan Bicycle storage &amp; changing rooms</p>
 <p>Construction material recycled content Construction recycling tracking</p>	 <p>Stormwater design Water efficient landscaping</p>	 <p>Low VOC (adhesives &amp; sealants) Low emission (carpet systems)</p>	 <p>Construction waste management Construction waste tracking</p>



# We develop stronger, healthier communities.

At VanTrust, we understand social responsibility and have great respect for the communities we serve. We are proud to foster social, environmental and economic change for safer and healthier communities. Community stewardship has always been at the core of everything we do, as a company and as individuals.

*“We spend all of our time and resources finding, developing, and supporting great people. That is the secret to all business.”*

- Larry Van Tuyl, Van Tuyl Companies

*“Each employee is able to earmark a charity of their choice to receive support from VanTrust. More importantly, we want all our employees to be involved leaders in the communities and active participants in charitable causes that reflect on them personally.”*

- Dave Harrison  
President and CEO, VanTrust

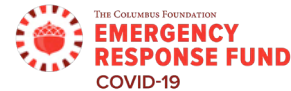
## SUSTAINABILITY-FOCUSED CAUSES WE SUPPORT



THE DIAN FOSSEY  
GORILLA FUND  
INTERNATIONAL



A PARTIAL LIST OF OTHER ORGANIZATIONS THAT HAVE RECENTLY RECEIVED OUR SUPPORT



MEET OUR LEED-ACCREDITED & BD+C PROFESSIONALS



**ELLIOTT BEVERS**

Senior Director,  
Development Services



**JEFF DILLON**

Chief Operating Officer



**JUSTIN DUFF**

Vice President,  
Development



**DAVE DENLEY**

Vice President,  
Development Services



**PETE GRAY**

Director,  
Development Services



**RYAN HACKENMILLER**

Senior Director,  
Development Services



**RYAN LIDKE**

Vice President,  
Development Services

MEET OUR LEED-ACCREDITED & BD+C PROFESSIONALS



**TIM RYCZEK**  
Senior Director,  
Development Services



**LORI TOP**  
Vice President,  
Science + Technology



**JEFF TURK**  
Vice President,  
Development Services



**MIKE UHRIG**  
Senior Director,  
Development Services



**JOEL WAGE**  
Vice President,  
Development Services



**RAIF WEBSTER**  
Senior Vice President,  
Development Services

## SUSTAINABILITY ADVISORY COMMITTEE | PURPOSE STATEMENT

The Sustainability Advisory Committee is dedicated to championing sustainable practices and driving environmental stewardship within our organization. This task force brings together representatives from Development, Development Services, Asset Enhancement, and Marketing to collaboratively research and propose company-wide strategies that support sustainability and ESG principles. Our primary goal is to develop processes for implementing these strategies throughout VanTrust, ensuring their effective implementation and alignment with overall business goals. As an advisory committee, we meet to discuss and address general management issues relating to sustainability. Additionally, on a quarterly basis, we provide leadership with comprehensive updates on our activities and initiatives, showcasing the progress made and identifying key opportunities for improvement. Annually, we present to all VTRE, highlighting strides made in sustainability and unveiling upcoming initiatives. Through our collective efforts, the Sustainability Advisory Committee aims to create a more sustainable and socially responsible organization, committed to making a positive and lasting impact on our environment, communities, clients, and stakeholders.

NAIOP

DEVELOPER OF  
THE YEAR 2023

 VanTrust®

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