



Tishman Speyer's Chrysler Building awarded LEED Gold from the USGBC

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According to Tishman Speyer, one of the world's leading real estate developers and owners, the Chrysler Building has been awarded the LEED Gold Existing Buildings: Operations and Maintenance (EBOM) designation by the U.S. Green Building Council (USGBC). The designation is the most recent of a large number of LEED or equivalent certifications received by major Tishman Speyer properties around the world.

Over 5.7 million s/f of Tishman Speyer office space in the city now has earned LEED certification for either new construction or existing buildings.

To achieve the LEED Gold-EBOM certification for the Chrysler Building, Tishman Speyer focused primarily on energy, waste/water and maintenance enhancements. Over the course of almost a year, the firm implemented numerous strategies including:

- * Replacing water fixtures with more efficient equipment to reduce water consumption by 64%.
- * Reviewing and implementing changes in the building's waste policy to raise the recycling rate to 81% total waste recycled.
- * Upgrading numerous building systems and operational changes which led to a 21% decrease in energy usage.

The Chrysler Building had previously earned the EnergyStar label, the national symbol for superior energy performance. The EnergyStar label certifies that the building uses at least 35% less energy and generates one-third less carbon dioxide than the national average, and the building's EnergyStar score of 84 places it in the top 16% of all similar buildings across the U.S. for energy efficiency.

In addition to the Chrysler Building's certification, Tishman Speyer's Lumi re, one of the largest privately owned office buildings in Paris, France, has received the HQE Exploitation Certification, the most sought-after property environmental award in that country. Lumiere has received the highest HQE ranking of any French office building in the largest size category, and Tishman Speyer now owns three of the top 10 ranked buildings in France.

Also, the firm said that three office buildings in its Washington, D.C. portfolio have received LEED Silver-EBOM certifications, with another four to be certified by the end of 2012.

"We are acutely aware of our responsibility to be an exemplary environmental steward as we develop and operate properties all over the world," said Tishman Speyer Co-CEOs Jerry Speyer and Rob Speyer. "Our commitment to sustainability is very strong and our investment partners care deeply as well. In addition, we find that more and more of our tenants are looking to work collaboratively with us to maximize the results of our efforts. The LEED and other equivalent designations tell us that we are succeeding in this very important area."

Lumi re's HQE Exploitation certification is based on the highest "Very Performing" ratings in 11

operational categories. Among others, the categories include acoustic control measures, air quality controls, and minimizing waste in operations.

Lumière is located in the Eastern business district of Paris, an established office market with excellent access to the center of the city. Built in 1992, the property consists of seven floors above the two-story lobby level, branched into two wings from an impressive atrium. In 2011, Tishman Speyer executed the largest lease transaction ever completed in the city of Paris, signing the French Ministry of the Interior to a 400,000 s/f lease at the property.

The latest designations enhance Tishman Speyer's global position as a leading environmentally responsible property developer and operator. To date, 49 of the firm's properties have received LEED or equivalent designations. Among them are such prominent properties as San Francisco's 555 Mission and One Bush Place, New York's Hearst Tower, London's Tower Place, Rochavera Corporate Towers in Sao Paulo, and WaveRock in Hyderabad. Another 20 designations are in progress. Altogether, worldwide, over 46 million square feet of Tishman Speyer space has been, or is in the process of being, designated LEED or the equivalent.

About Tishman Speyer (www.tishmanspeyer.com)

Tishman Speyer is one of the leading developers, owners, operators, and asset managers of first class real estate worldwide. Active across North America, Europe, South America and Asia, Tishman Speyer is relied upon by many of the world's most prestigious corporations to meet their office space needs. As of June 30, 2012, the firm has acquired, developed and/or managed a portfolio of over 123 million sq. ft. and more than 94,000 residential units with a total value of over USD \$60.3 billion since its founding in 1978. Signature assets include New York's Rockefeller Center and the Chrysler Center, Sao Paulo's Torre Norte, Ventura Corporate Towers in Rio de Janeiro, and the TaunusTurm project now under construction in Frankfurt. Tishman Speyer also has projects at different stages of development currently in Brasilia, Chengdu, Gurgaon, Hyderabad, Paris, Rio de Janeiro, São Paulo, San Francisco, Shanghai and Tianjin.

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