



TRANSAMERICA PYRAMID CENTER

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50 SANSOME RECEIVES COVETED LEED® PLATINUM CERTIFICATION

January 13, 2015 (San Francisco, Calif.): The U.S. Green Building Council (USGBC) just awarded 505 Sansome Street, part of the Transamerica Pyramid Center, the highest certification in environmental sustainability – LEED Platinum.

The building, which was built in 1981 and is one of the few open-air buildings in San Francisco, underwent an in-depth review and received certification after scoring high marks in the following areas:

- Achieved an ENERGY STAR rating of 95.
- Water Efficiency: Achieved a 37 percent indoor water use reduction, which is a calculated water savings of 683,000 gallons per year, based on LEED criteria and a theoretical baseline of typical water usage.
- Reduced Mercury: LED Lamp purchases produced a significant reduction by more than half in the levels of Mercury from the building's previous LEED Gold certification in 2009.
- Transportation: A 75 percent alternative commutership record among tenants was achieved, including the use of BART, Muni, walking, biking, or High Efficiency vehicles.
- Natural Lighting: 56 percent of all regularly occupied spaces are naturally day-lit.

MORE

505 Sansome Receives LEED Platinum

- With an Energy Use Intensity (EUI) of 116 (reduced from 140), 505 Sansome uses considerably less energy than the median national average for a building of similar size and use, which translates to more than \$478,000 in avoided energy costs.
- Janitorial purchases were 86 percent sustainable by cost.
- Building Management System (BMS): BMS has allowed for better control of the HVAC system by having programmable set points for heating and cooling, as well as better control of the boiler system.
- Heat pumps have been replaced with new models that offer the highest Energy Efficiency Ratio possible. This reduces the energy consumption needed to provide tenant office comfort.
- Prior lighting control systems were replaced with local motion sensor lighting controls. This reduces the amount of time the lights remain on in unoccupied spaces and greatly reduces energy consumption.
- A waste diversion rate of 58 percent was achieved and included composting, recycling and reduction of the waste stream.
- Providing indoor bike parking as well as indoor locker room and shower facilities.
- Providing access to the Pyramid Center garage with electrical vehicle charging stations.

“We place a high priority on environmental sustainability for all of our properties,” said Mark Novack, Real Estate Portfolio Manager for Aegon USA Realty Advisors LLC, an affiliate of Transamerica Pyramid Properties, LLC, the owner of the Pyramid Center. “The hard work and commitment by the Cushman & Wakefield management team, as well as our partners at BuildingWise have resulted in the LEED Platinum certification for 505 Sansome, as well as the adjacent Transamerica Pyramid’s certification in 2011.”

505 Sansome at Transamerica Pyramid Center is a 20-story, 185,000 square foot office building offering a fresh air design with Redwood Park access, City views from the upper floors, and rare, open air balconies for a health-conscious workplace. The building was designed by famed architect of the Transamerica Pyramid, William Pereira, and continues to enjoy a more than 90 percent occupancy rate.

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ABOUT AEGON USA REALTY ADVISORS, LLC (AURA)

AURA is a part of Aegon Asset Management, an international asset management organization based in The Hague, with offices across North America, Europe, and Asia. AURA is an industry leader in real estate asset management and services, providing institutional clients with a fully integrated platform that contains a broad range of real estate expertise, including mortgage loan origination, asset management, mortgage loan servicing and accounting, housing tax credits, special servicing, valuation, and research. For more information on investment capabilities offered, please visit www.aegonrealty.com.

ABOUT TRANSAMERICA

With a history that dates back more than 100 years, the Transamerica companies are recognized as leading providers of life insurance, savings and retirement and investment solutions, serving millions of customers throughout the United States and Canada.

Transamerica works to Transform Tomorrow® for those who entrust its dedicated professionals with their financial needs, helping them take the necessary steps to achieve their long-term goals and aspirations. Transamerica's 10,000 employees serve nearly every customer segment, providing a broad range of quality life insurance and savings products, individual and group pension plans, as well as asset management services. In 2013, Transamerica fulfilled its promises to customers, paying over \$6.5 billion in benefit claims, including return of premiums paid.

Transamerica's corporate headquarters are based in Cedar Rapids, Iowa and Baltimore, Maryland. Transamerica is a member of the Aegon group of companies. Aegon is one of the world's largest life insurance, pension and asset management groups, operating in over 25 markets worldwide with some 26,000 employees. For the full year 2013, Aegon managed €475 billion in revenue generating investments. www.transamerica.com

ABOUT CUSHMAN & WAKEFIELD

Cushman & Wakefield advises and represents clients on all aspects of property occupancy and investment. Founded in 1917, it has 250 offices in 60 countries, employing more than 16,000 professionals. It offers a complete range of services to its occupier and investor clients for all property types, including leasing, sales and acquisitions, equity, debt and structured finance, corporate finance and investment banking, appraisal, consulting, corporate services, and property, facilities, project and risk management. A recognized leader in local and global real estate research, the firm publishes its market information and studies online at www.cushmanwakefield.com/knowledge.

ABOUT BUILDING WISE

BuildingWise guides owners, developers, architects, and contractors in the San Francisco Bay area and beyond to transform existing commercial structures into buildings that are more energy-efficient, environmentally sound, and profitable. With more than 40 million square feet of project experience, BuildingWise is the global leader in both the LEED (Leadership in Energy and Environmental Design) and BREEAM (Building Research Environmental Assessment Method) certification programs for existing buildings. With a proven methodology, BuildingWise navigates and leads businesses through a segmented approach that allows them to select areas with the greatest potential return on investment. See www.BuildingWise.net for more information.

ABOUT USGBC

The U.S. Green Building Council (USGBC) and its community are changing the way buildings and communities are designed, built and operated. USGBC is made up of a diverse group of builders and environmentalists, corporations and nonprofits, teachers and students, lawmakers and citizens that share the same vision of a sustainable built environment for all within the next generation. USGBC is most widely recognized and widely used green building program across the globe. LEED is certifying 1.5 million square feet of building space each day in 135 countries. LEED is a certification program for buildings, homes and communities that guides the design, construction, operations and maintenance. Today, more than 54,000 projects are currently participating in LEED, comprising more than 10.1 billion square feet of construction space.