

METROPOLIS

THE METROPOLIS BEWELL™ PROMISE SAFETY INITIATIVE

Metropolis is committed to the safety and wellness of our building communities, including tenants, staff and visitors—the cornerstone of the Metropolis BeWell™ Promise. As a testament to our continued accomplishments while implementing a best-in-class environment, Metropolis, together with our management company JLL, partnered with fitwel, Underwriters Laboratories (UL), the US Green Building Council (USGBC) and other industry leaders to independently validate that the building's operational strategies are optimized to enhance building occupants' health and wellness.



FITWEL CERTIFIED

Fitwel is the world's leading certification system committed to building health. Fitwel is implementing a vision for a healthier future where all buildings and communities are enhanced to strengthen health and well-being. Fitwel was created by the U.S. Centers for Disease Control and Prevention and U.S. General Services Administration. NBC Tower received its fitwel certification for health and wellness strategies that positively impact the health of our building occupants.



UL VERIFIED

Metropolis also collaborated with UL as an early adopter of their new voluntary program for real estate owners who want to demonstrate their commitment to healthy indoor environments through an extensive process of indoor air quality (IAQ) and water testing and assessment. NBC Tower proudly received its UL Verified Healthy Building Mark for Indoor Air and Water quality. This verification is a significant milestone in our BeWell™ Promise to deliver an indoor environment with superior air quality that supports health and well-being.



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LEED SAFETY FIRST CREDITS

The USBGC launched its new LEED Safety First credits program in 2020 as part of its Healthy Economy Strategy to address concerns related to the pandemic and to assist with building re-entry. As a result, NBC Tower proactively sought LEED Safety First credits, and the building has since earned credits for Cleaning and Disinfecting, which validate that the building's best practices align with public health and industry guidelines.



LEED CERTIFICATION

NBC Tower first became LEED Gold Certified in 2014, based on numerous initiatives that improved the building's efficiency and lowered its carbon emissions, among other positives. The building recertified at LEED Gold for at least five years running because of substantial investments in base building energy-efficient equipment and "green" operations. In 2022, challenged with both low physical building occupancy and the impacts of a second non-base building chiller plant, NBC Tower was certified at the LEED Silver level. We are currently partnering with our major tenants to enhance the efficiency of their operations, with the full expectation of re-claiming the LEED Gold certification.

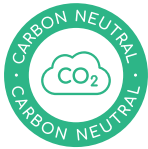


SERVSAFE DINING COMMITMENT

We know safety is top of mind for customers returning to Cityfront Café and espressamente illy, which is why Metropolis independently verified and complied with the National Restaurant Association's ServSafe Dining Commitment, pledging to meet and follow strict guidelines and the FDA's best practices for restaurants. You have the assurance that Cityfront Café and espressamente illy have publicly declared their dedication not only to training staff in safe food handling but also in establishing new guidelines for safe dining.



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CARBON NEUTRAL

From a tenant perspective, the sustainability advantages to staying at NBC Tower include minimizing potential carbon emissions. Based on operational emissions data, NBC Tower offset 9,885 metric tons of carbon dioxide in 2022. Offsetting 9,885 metric tons of greenhouse gas is a significant achievement in terms of environmental impact. To put it into perspective, here are a few real-life equivalents that can help you relate to the scale of this offset:

- **Forests:** On average, a healthy mature tree can absorb approximately 22 kilograms (0.022 metric tons) of CO₂ per year. Offsetting 9,885 metric tons of CO₂ is equivalent to the annual CO₂ absorption of approximately 449,318 trees.
- **iPhones:** From production to the day it ceases to operate, the average iPhone 13 Pro will emit 69 kilograms of CO₂. Offsetting 9,885 metric tons of CO₂ is the equivalent of 144,710 iPhones.
- **Highways:** Concrete and cement are among the top emitters of CO₂. The 9,885 metric tons of CO₂ offset by NBC Tower is the equivalent of the concrete used for 1.56 miles across three lanes of the Kennedy Expressway.



ENERGY STAR® PARTNER

Metropolis Investment Holdings Inc. has joined the U.S. Environmental Protection Agency's (EPA's) ENERGY STAR® program as an ENERGY STAR® Partner. Being an ENERGY STAR® Partner is a mark of excellence and signifies our commitment to energy conservation and environmental stewardship. As an ENERGY STAR® Partner, we have joined a distinguished network of organizations that prioritize reducing energy consumption and lowering greenhouse gas emissions at all Metropolis assets including NBC Tower. We believe this organization-wide initiative will contribute to a greener and more sustainable world for future generations.



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