160 FEDERAL CORPORATE RESPONSIBILITY SUMMARY

Rockhill
AN AFFILIATE OF ROCKPOINT

Rockhill believes in operating with integrity, aiming to balance economic goals with responsible stewardship and development throughout our portfolio. We strive to make a positive impact within our communities and environment by incorporating sustainability and social engagement initiatives throughout our operations.

CERTIFICATIONS

LEED Gold
LEED certified buildings improve efficiency, reduce energy costs, lower carbon emissions, and create healthier places for people. They are a critical part of addressing climate change and meeting sustainability goals, enhancing resilience, and supporting more equitable communities.

ENERGY STAR Certified
ENERGY STAR certified buildings save energy and help protect the environment by generating fewer greenhouse gas emissions. A building must meet strict energy performance standards set by the U.S. Environmental Protection Agency (EPA).

WELL Health-Safety Rating
The International WELL Building Institute WELL Health-Safety Rating (WELL HSR) is an evidence-based certification which was designed in response to COVID-19 and incorporates guidance to validate a building's health-safety policies/protocols.

WELLNESS

- MERV 13 air filters have been installed in HVAC systems with maximized outside air intake.
- 160 Federal Street is located nearby outdoor green spaces including the Rose Kennedy Greenway and Post Office Square Park. Being in nature has been proven to improve overall physical wellbeing and positively effects health metrics.
- The property's newly renovated gym offers state-of-the-art equipment, personalized training programs, and certified instructors.

SUSTAINABILITY AND RESOURCES

- The property offers single stream recycling for paper, cardboard, plastic and aluminum. The property actively encourages composting, specifically for our food retail vendors. Composting is also available to office tenants.
- 160 Federal actively participates in a Green Cleaning program and uses green practices for pest control throughout the property.
- The property is currently increasing the number of tenant spaces which utilize an intelligent Building Management System.
- 160 Federal offers several options for public transportation within walking distance. South Station, a major hub for the commuter rail, subway, and bus transportation, is within an approximate 5 minute walk. The property also offers an indoor, secure tenant bike storage area.

COMMUNITY

- 160 Federal offers a robust calendar of events to engage tenants and the surrounding community, including fitness classes, "Make n' Take" events, networking cocktail hours, and more
- The property partners with local non-profits to make a direct impact in the Boston community through charitable drives, events, and volunteer opportunities
- Rockpoint repurposed the space comprising 100 High and 160 Federal Street's shared atrium to open High Street Place, a 20-vendor food fall with an outdoor patio. High Street Place has become a staple of Boston's downtown, providing a variety of dining options and the opportunity to build community throughout the day for tenants and other nearby professionals.

ROCKHILL HIGHLIGHTS (Office portfolio as of December, 2024)

GRESB 2024

GRESB 4 Star Rating

92% ENERGY STAR Certified Properties (100% Benchmarked)

96% LEED Certified Properties

100% WELL Health-Safety Rated