



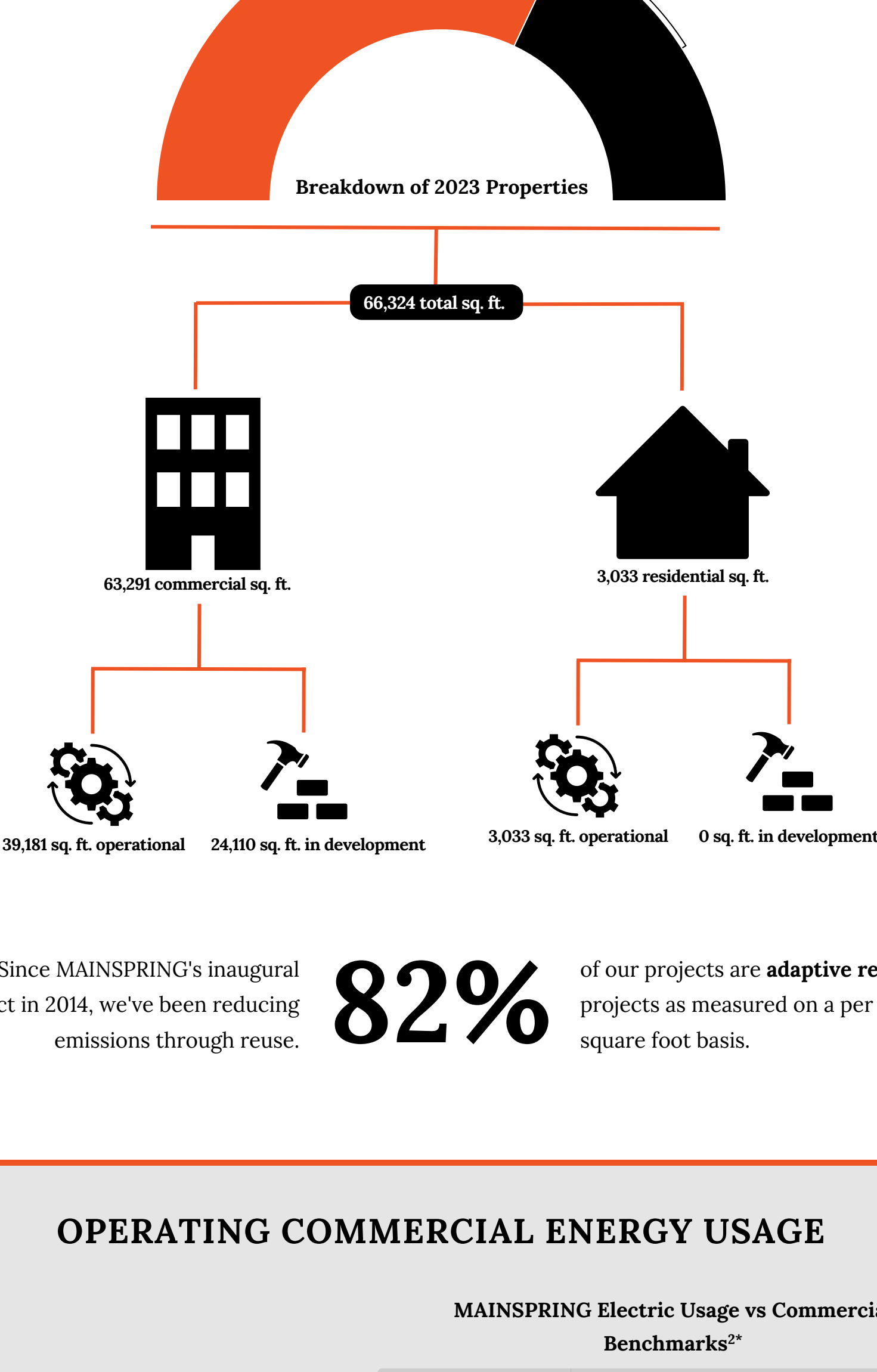
# MAINSRING

## 2023 SUSTAINABILITY REPORT

Showcasing our environmental impacts and outlining our goals for the future

Reported on February 14th, 2024

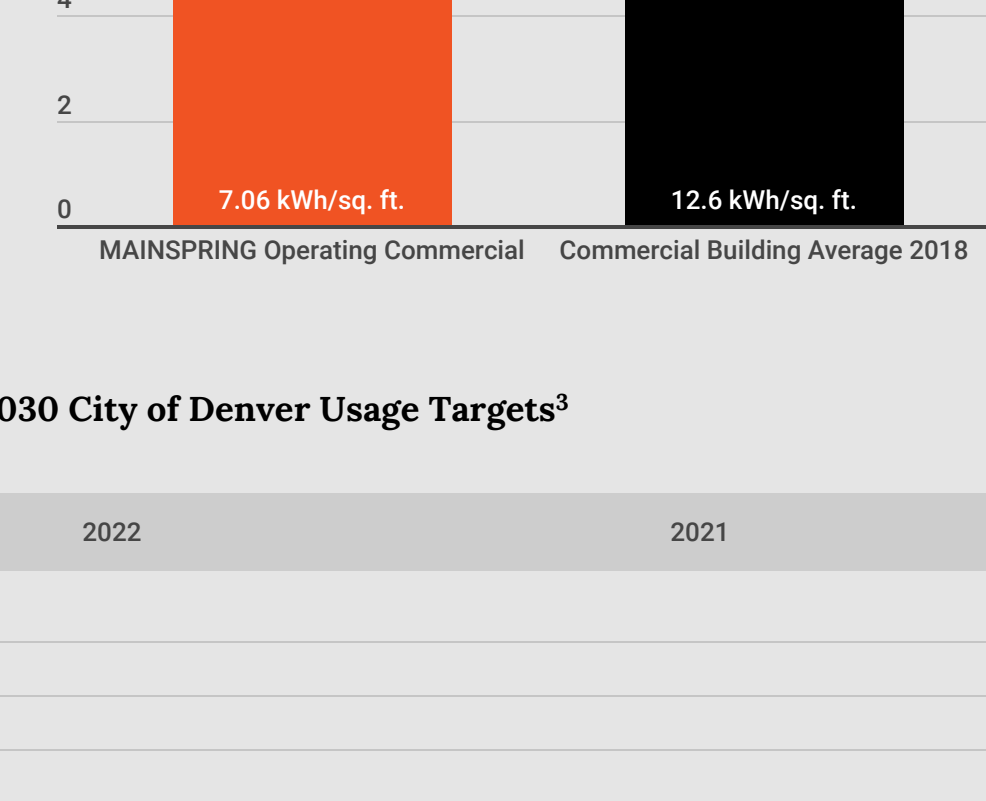
### PROPERTY BREAKDOWN



Since MAINSPRING's inaugural project in 2014, we've been reducing emissions through reuse. **82%** of our projects are **adaptive reuse** projects as measured on a per square foot basis.

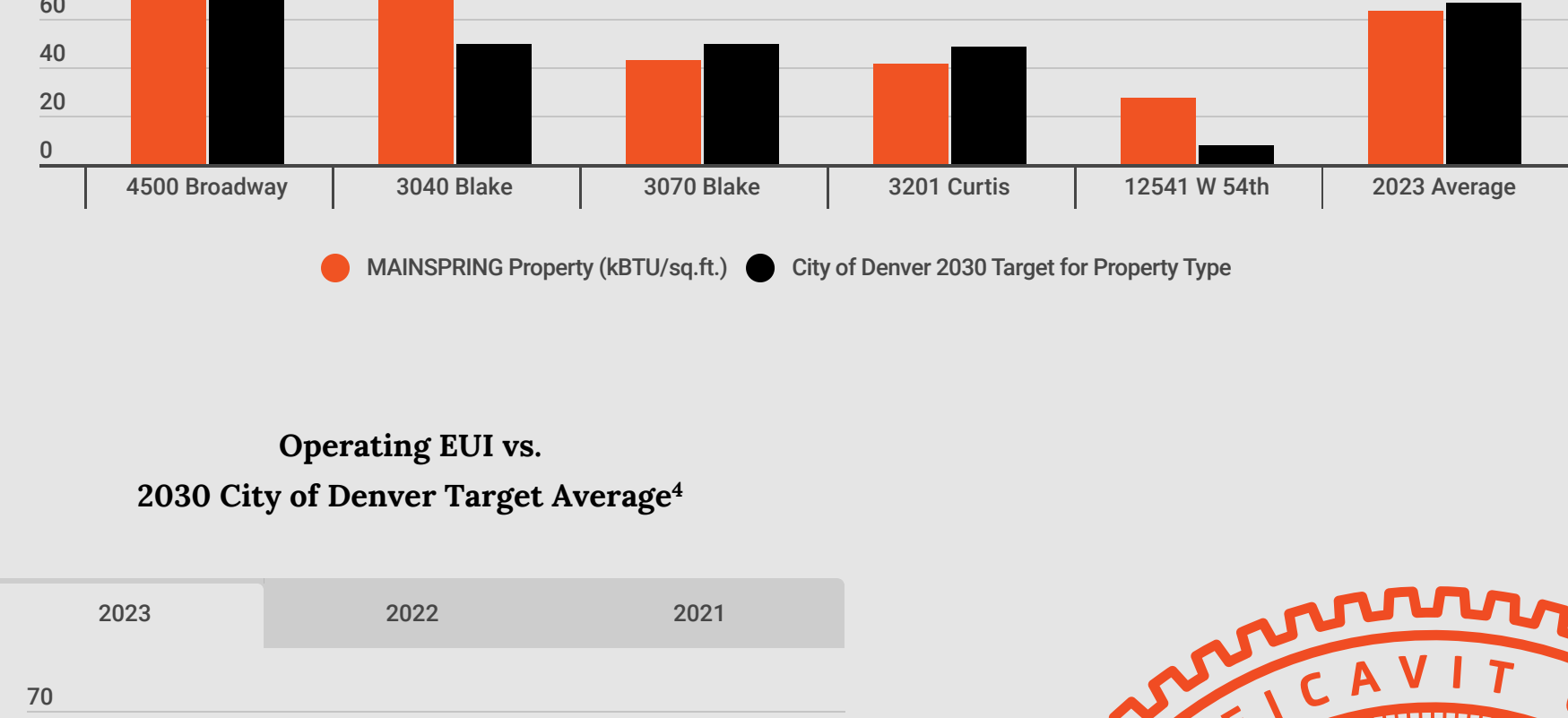
### OPERATING COMMERCIAL ENERGY USAGE

#### MAINSRING Electric Usage vs Commercial Benchmarks<sup>2\*</sup>

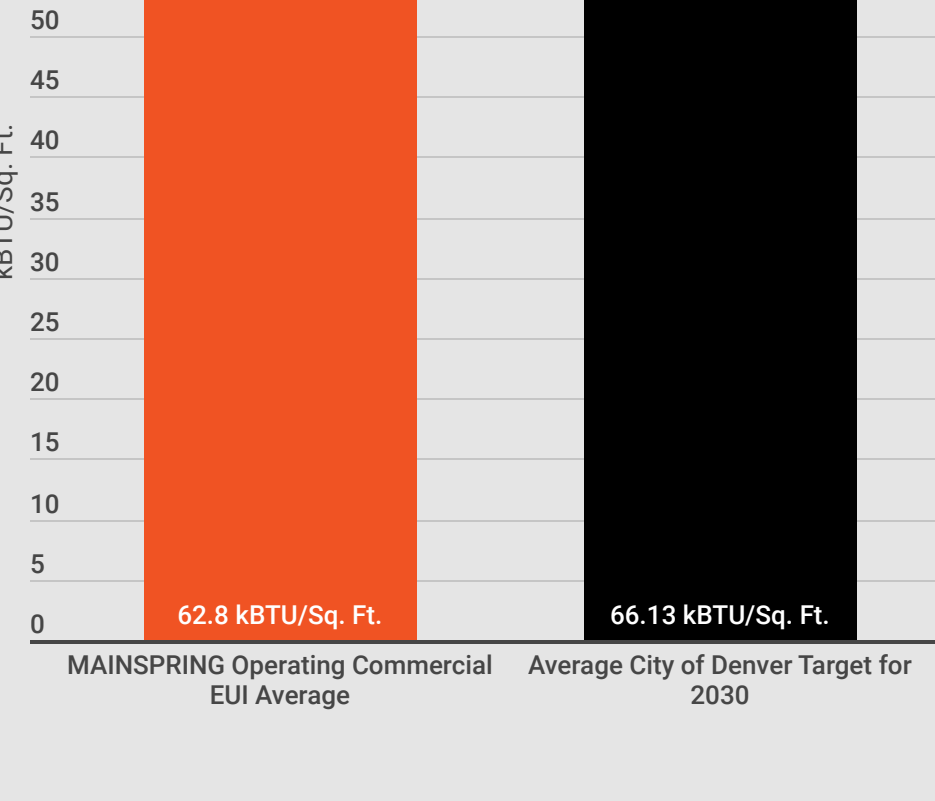


**141,609 lbs CO<sub>2</sub>** emitted from electricity usage at MAINSPRING developing and operating commercial properties in 2023<sup>1</sup>

#### EUI by Property vs 2030 City of Denver Usage Targets<sup>3</sup>

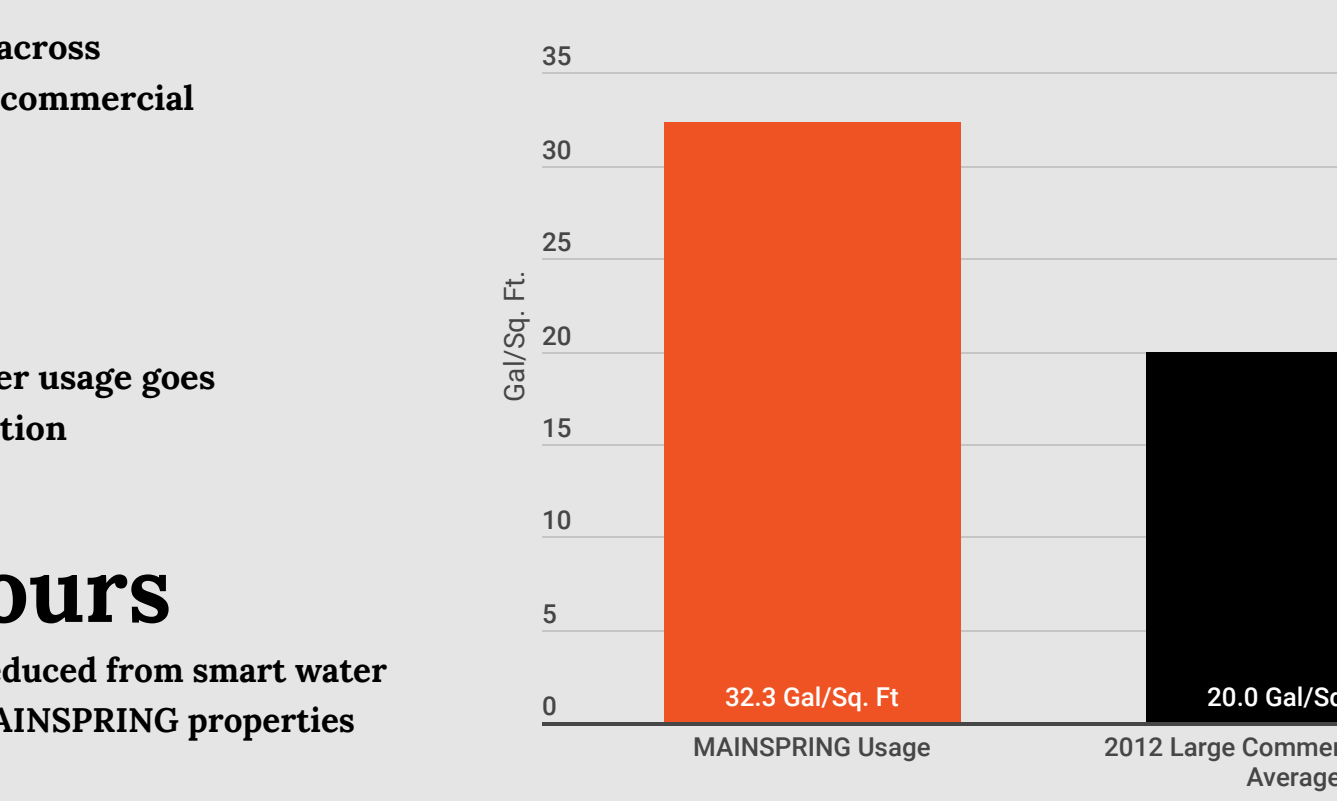


#### Operating EUI vs. 2030 City of Denver Target Average<sup>4</sup>



### COMMERCIAL COMPOST BREAKDOWN

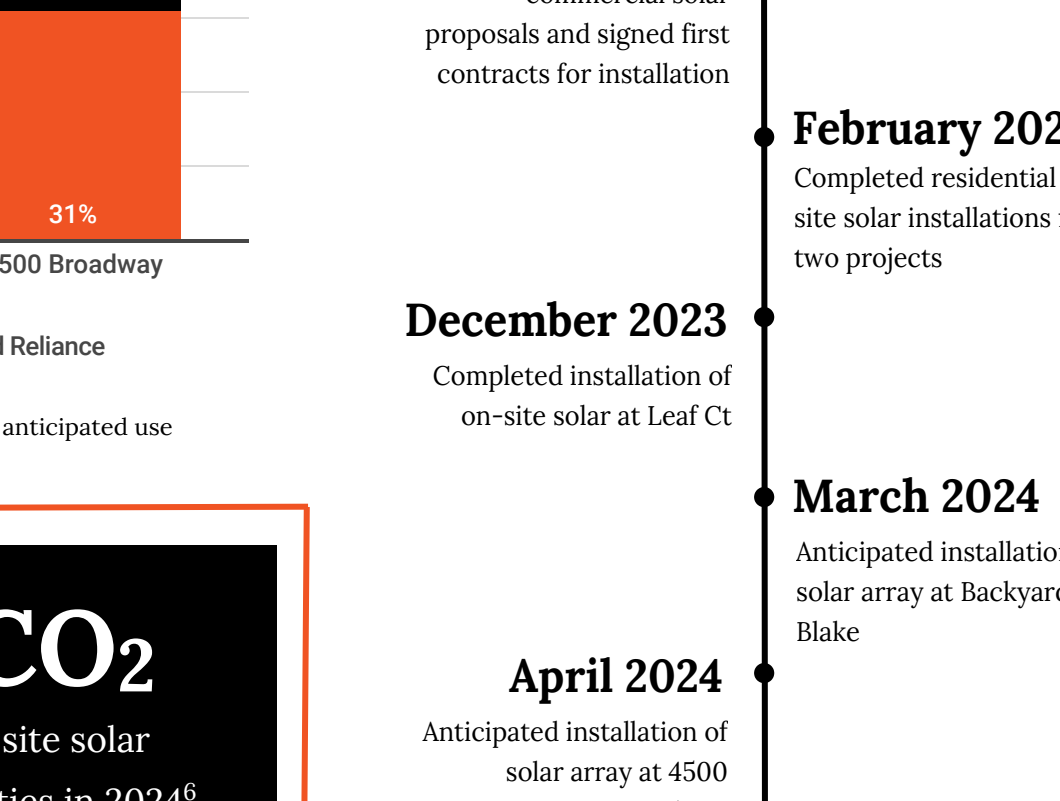
#### Breakdown of MAINSPRING's 8,124 lbs of Compost by Property



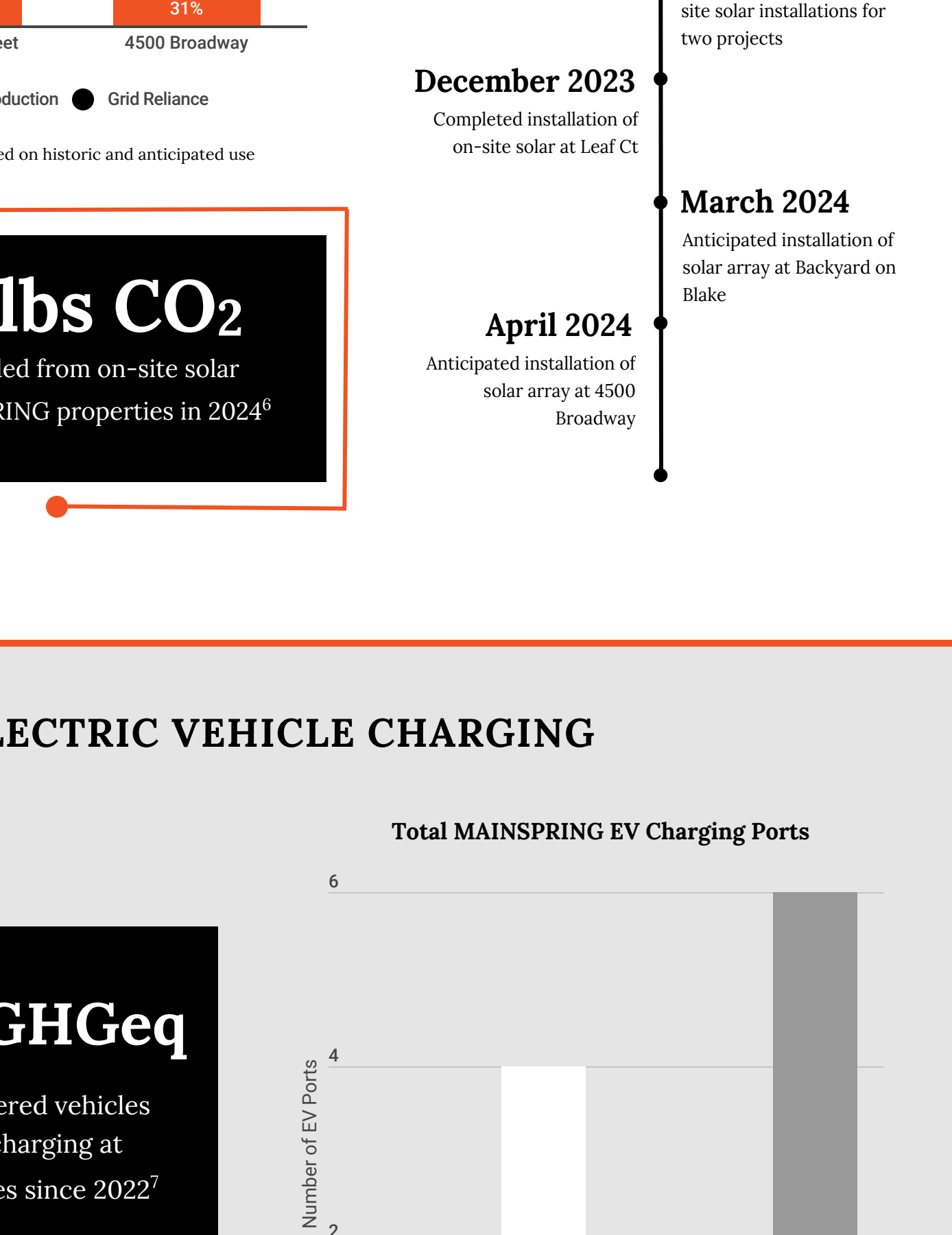
In previous years we have been able to share comprehensive waste data, however, due to a change in waste haulers in 2023, we no longer have access to this data. It is our hope that 2024, sharing becomes a norm for waste utilities in the future.

### COMMERCIAL WATER USAGE

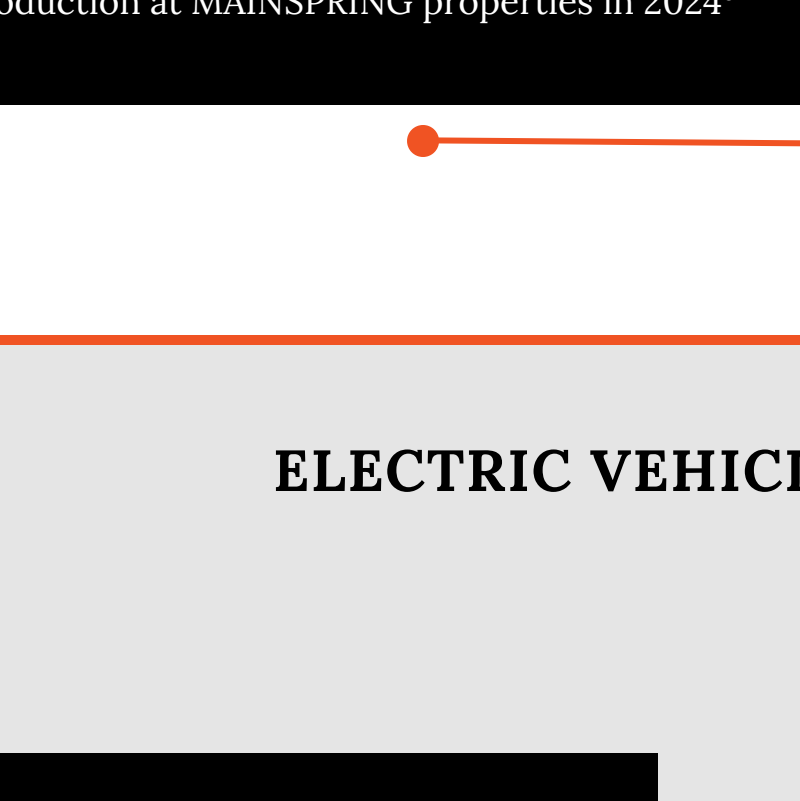
#### MAINSRING Gal./sq. ft. vs Operating Commercial Average<sup>5</sup>



**1,142,000 Gallons/Year** across MAINSPRING commercial properties  
**64%** Of annual water usage goes towards irrigation  
**110 hours** Of watering reduced from smart water meters at 3 MAINSPRING properties



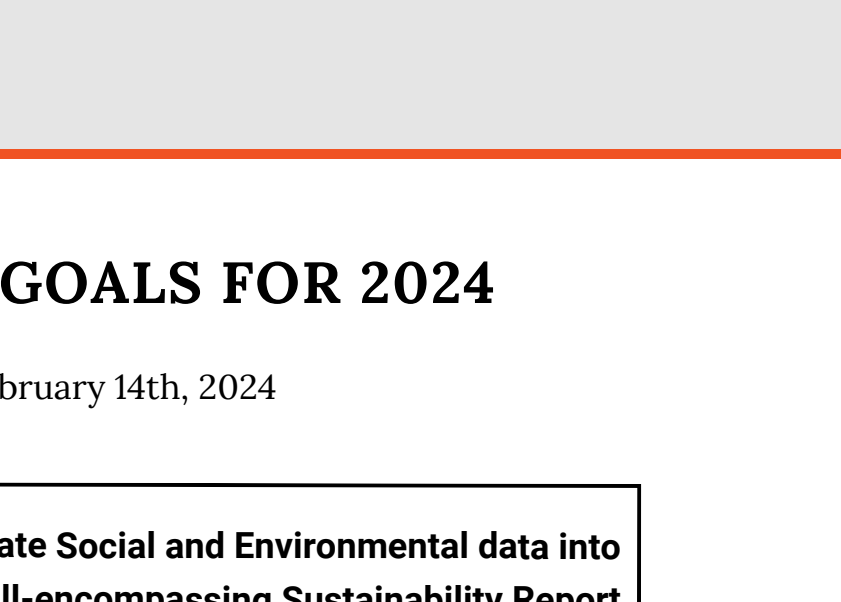
#### Expected On-Site Solar Production at MAINSPRING Properties<sup>6</sup>



**45,652 lbs CO<sub>2</sub>** expected to be avoided from on-site solar production at MAINSPRING properties in 2024<sup>6</sup>

### ELECTRIC VEHICLE CHARGING

#### Total MAINSPRING EV Charging Ports



**19,622 lbs GHGeq** avoided from gas powered vehicles through level II EV charging at MAINSPRING properties since 2022<sup>7</sup>

In 2023, one of our chargers was damaged for the entirety of the year. With one more charger planned for install in 2024, there will be a total of six level II EV charging ports across MAINSPRING commercial properties by the end of 2024.

### SUSTAINABILITY GOALS FOR 2024

Last updated on February 14th, 2024

- Goal 1** **Integrate Social and Environmental data into first all-encompassing Sustainability Report**  
After two years publishing MAINSPRING's environmental and equity data separately, with environmental data further broken out by company division, we're taking a more holistic approach to our sustainability story. In 2024 we will lay the groundwork to publish our first company-wide, integrated MAINSPRING Sustainability Report January of 2025.
- Goal 2** **Increase our Low Hanging Score on the MAINSPRING Sustainability Checklist by 10% for all applicable properties**  
In continuation of our 2023 goal to develop the MAINSPRING Sustainability Checklist, this year we aim to improve individual property scores by a minimum of 10% using the "low hanging fruit" metric. The low hanging score recognizes completion of high-priority, high-impact, and achievable advancements, with an elevated score signifying greater sustainability investment at each property.
- Goal 3** **Launch sustainability onboarding training for new employees by May of 2024**  
Building on our company wide commitment to sustainability, we will develop an intentional onboarding training for all new MAINSPRING employees. This program will be created to familiarize new team members with our ongoing sustainability initiatives, our work as a Certified B Corporation, and the diverse range of efforts associated with integrating our sustainability commitments in all of our work.
- Goal 4** **Frame 2024 as our opportunity year for Diversity, Equity, and Inclusion**  
We will establish 2024 as a foundational year for Diversity, Equity, and Inclusion (DEI) work by defining key DEI benchmarks and goals for future reporting, conducting our first team DEI training, and putting a workplan in place to confront the areas where improvements are most needed in our company.

### SUSTAINABILITY GOALS FROM 2023

Last updated February 14th, 2024

- Create MAINSPRING Sustainability Checklist**  
As of August 2023, the MAINSPRING Sustainability Checklist is complete and being updated quarterly. The final tool is composed of 62 impact areas used to track and evaluate high impact advancements to the operating efficiency, low impact design, and health of our building occupants across properties.
- Complete an ASHRAE Level 1 Audit for all Applicable Properties**  
In 2023 we completed three ASHRAE Level 1 Audits for our operating properties, notably replacing 378 incandescent light fixtures with LEDs. This goal has been added to our MAINSPRING Sustainability Checklist for future properties to complete in pursuit of additional improvements.
- Establish Young Professionals in Sustainability Roundtable**  
Two Sustainability Roundtable's were held in 2023 with the intention of completing more in 2024. We excluded the young professional's requirement from our goal, allowing us to extend invitations to a wider group of attendees.
- Measure Now, Manage the Future: Track project specific data quarterly**  
MAINSRING continues to collect project-specific data on all properties with the intent to use this data to drive decision-making and strategy across our portfolio.

Questions? Contact Sara@mainspringco.com

<sup>1</sup> Greenhouse Gas Equivalencies Calculator  
<sup>2</sup> Table C22. Electricity consumption and conditional energy intensities by building activity subcategories  
<sup>3</sup> City of Denver 2030 Reduction Targets by Property Type  
<sup>4</sup> City of Denver Reduction Target for Average Commercial Properties  
<sup>5</sup> 2012 Commercial Buildings Energy Consumption Survey: Water Consumption in Large Buildings Summary  
<sup>6</sup> Greenhouse Gas Equivalencies Calculator  
<sup>7</sup> ChargePoint GHG Emissions Calculators