

ULI Reinventing Retail

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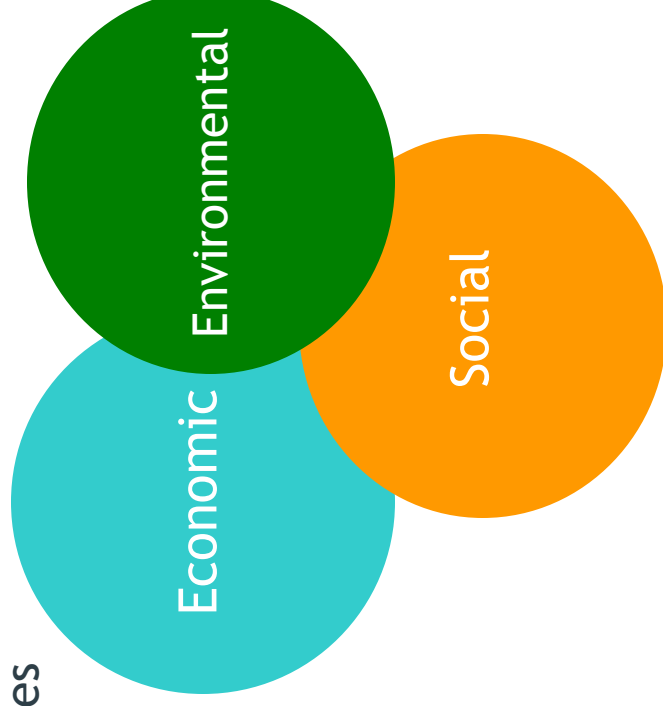
February 4th, 2009



MACERICH
Sustainability

Implementing Sustainability Programs

- Comprehensive / Qualitative Approach
- Integrate in Culture and Values
- Environmental Stewardship
- Social Responsibility
- Economic Viability



MACERICH
Sustainability

Macerich Sustainability Reporting

Macerich Sustainability

Sustainability Flash Report: 3rd Quarter 2008

Program Highlights

- Negotiated install highly efficient lighting in parking structure which will save 1,535,000 kWh. Also provides a safer environment (see picture below).
- Completed SEP Strategic Energy Plans technical assessments at all properties and identified energy conservation programs in utility and operating costs where fully implemented.
- Macerich Received WRAP award from California Integrated Waste Management Board for recycling program that resulted in annual reduction of over 5.8 million lbs. of green house gases.
- Curt lighting pilot was successful at Westside location with annual savings of \$66k with a 68% ROI. Roll out to remaining properties is starting and will save over \$900,000 annually in utility and operating costs when complete.
- Green Champions are in place at all properties and offices and are revising or establishing sustainability base-line & programs for Waste, Recycling, Water, and Energy at all facilities.
- HR, Payroll and IT have rolled out new initiatives to reduce waste and conserve resources by thinking green and modifying current processes.

Sustainability Showing Up Everywhere



Going Even Greener



Vintage Faire Lot Replacement
September 23, 2008
Total Recycled Material: 8,000 Tons
Vintage Faire made the green decision and resurfaced more than 12 acres of parking lot with a process that reuses the old asphalt. The process is more environmentally friendly than traditional methods, sends nothing to landfills, uses 100% less energy and reduces green house gas.

Efficient, Green & Safe



Starlight Lighting
Before
After

MACERICH Sustainability

Sustainability - Microsoft Internet Explorer

Address: https://portal.macerich.com/portal/page?_pageid=179,19925158_dad-portal&_schema=PORTAL

Sustainability

Macerich is committed to creating a sustainable, healthy environment for our employees, tenants, guests, communities and for future generations.

Announcements

Macerich Green Champions Ready to Make a Difference!

Current Green Champions List

How will you make green things happen?

Top Stories

Green Champions are Catching On! Macerich isn't the only company enlisting the help of Green Champions. Major retailers all across the country are following this emerging trend to save the environment, while reducing energy expenses! Penny has enlisted the help of volunteer energy champions... [Learn More](#)

Macerich Sustainability Plan

Sustainability Programs & Best Practices

The Latest in Green

What Can You Do?

Macerich Energy & Utilities

Branding
Business Applications
Business Development
Corporate Directories
Corporate Offices
Corporate Policies
Help Desk
HR & Benefits
Macerich U
MACResearch
Payroll
P-Card
Procurement - Staples
Public Relations
Risk Management
Sustainability
Travel

MACERICH Sustainability



MACERICH

SEP Program Overview/Benefits

- Significant Capital investment - \$42,000,000 Identified
- Energy Savings - 89,206,978 kWh Reduction annually
- Annual Operating Savings: - \$11,958,000 Utility Savings
- Financially Viable = 29.2% ROI
- Better control and Sustainable Operations
- Monitoring Capabilities and Verifiable Savings



•• Environmental Benefits:

Environmental Impact Reduction	
172,258,065	Pounds of CO2
295,161	Pounds of Nox
30,484	Pounds of Sox
11,613	Homes Powered

Sustainable Capital Expenditures

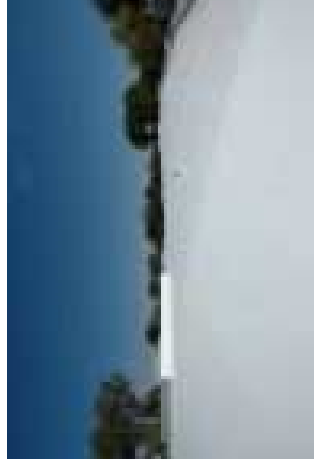
•• Waste Management

•• Material Selection

•• Process

•• Life Cycle Evaluation

•• Reduce, Re-use, Recycle



Going Even Greener



**Vintage Faire Lot Replacement
September 23, 2008
Total Recycled Material: 8,200
Tons**

Vintage Faire made the green decision and resurfaced more than 12 acres of parking lot with a process that reuses the existing material called "cold in-place recycling." This process is more environmentally friendly than traditional methods, sends nothing to landfills, uses far less energy and reduces greenhouse gases from hauling and heating of asphalt.

Sustainable Dev / Redev - Going with the Flow



	Certified	Silver	Gold	Platinum
Marginal Cost and Savings	\$378,656	\$168,536	\$797,048	\$1,185,348
ROI	44.51%	36.48%	21.15%	14.99%
LEED Points	28	32	40	45

Sustainable Sites	Marginal Cost	Marginal Savings (Annual)	Marginal Cost	Marginal Savings (Annual)	Marginal Cost	Marginal Savings (Annual)	Marginal Cost	Marginal Savings (Annual)
Prereq 1 Construction Activity Pollution Prevention	\$3,000	\$0	\$3,000	\$0	\$3,000	\$0	\$3,000	\$0
Credit 1 Site Selection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Credit 2 Development Density & Community Connectivity	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Credit 3 Brownfield Redevelopment	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Credit 4.1 Alternative Transportation: Public Transportation Access	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Credit 4.2 Alternative Transportation: Bicycle Storage & Changing R	N/A	N/A	N/A	N/A	N/A	N/A	\$19,300	\$0
Credit 4.3 Alternative Transportation: Low-Emitting and Fuel-Efficient	N/A	N/A	\$1,000	\$0	\$1,000	\$0	\$1,000	\$0
Credit 4.4 Alternative Transportation: Parking Capacity	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Credit 5.1 Site Development: Protect or Restore Habitat	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Credit 5.2 Site Development: Maximize Open Space	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Credit 7.2 Heat Island Effect: Roof	\$0	\$3,635	\$0	\$3,635	\$0	\$3,635	\$0	\$3,635
Credit 8 Light Pollution Reduction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Credit 9 Tenant Design & Construction Guidelines	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Water Efficiency	Marginal Cost	Marginal Savings (Annual)	Marginal Cost	Marginal Savings (Annual)
Credit 1.1 Water Efficient Landscaping: Reduce by 50%	\$0	\$0	\$0	\$0
Credit 3.1 Water Use Reduction: 20% Reduction	\$1,200	\$0	\$1,200	\$0
Credit 3.2 Water Use Reduction: 30% Reduction	\$0	\$10,353	\$0	\$10,353

Energy & Atmosphere	Marginal Cost	Marginal Savings (Annual)	Marginal Cost	Marginal Savings (Annual)	Included in Energy Efficiency Savings
Prereq 1 Fundamental Commissioning of the Building Energy Systems	\$66,732	\$66,732	\$66,732	\$66,732	\$66,732
Prereq 2 Minimum Energy Performance	\$0	\$0	\$0	\$0	\$0
Prereq 3 Fundamental Refrigerant Management	\$0	\$0	\$1,200	\$0	\$1,200

Credit 1 Optimize Energy Performance	\$137,000	\$154,548	\$137,000	\$154,548	\$137,000	\$154,548
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Holy Grail of Retail Owner/Operators

- Retailer Partnership in Sustainability
- Three basic approaches to Success:
 - Support Retailer Operational Efficiency
 - Master metered vs. Direct
 - Green Leases or Lease Language
 - Sustainable Design Criteria