



HOW COVID HAS IMPACTED DOWNTOWNS AND THE BUILT ENVIRONMENT



Our office development strategy is tenant-centric, catering to the needs of the residents, companies and employees occupying each building as well as their respective clients, customers, and visitors.

HEALTH AND WELLNESS

Our developments go above and beyond in terms of tenant wellbeing and health, offering a range of features and innovations.

OPEN SPACE

Abundant natural daylight within office space improves mood and cognition. Each project offers common areas and tenant specific outdoor space.

BEST-IN-CLASS TECHNOLOGY

We adopt the latest and greatest tech features in all office developments, so the projects can better cater to tenant needs.

SUSTAINABILITY

Sustainable design improves employee comfort, experience, and productivity while reducing demand on the environment.

SPACE EFFICIENCY

We design every project around the tenant experience first, and the results speak for themselves.

A city skyline featuring a prominent glass skyscraper in the foreground. The building has a blue-tinted glass facade and a distinctive top section. Other buildings of various heights and colors are visible in the background under a clear blue sky.

CUTTING EDGE HEALTHY BUILDING TECHNOLOGY

AIR QUALITY

ELEVATORS

TOUCHLESS

ACCESS TO NATURAL LIGHT

ACCESS TO OUTDOOR SPACE

ENHANCED CLEANING

A COMPLETE OFFICE EXPERIENCE

The 320 South Canal Project has incorporated numerous Health & Wellness technologies focused on 3 central areas for building components:

AIR QUALITY

- Bi-Polar air Ionization neutralizing virus & bacteria
- Fresh air delivery up to 6 times national average
- Enhanced High Performance Merv-15 Air Filtration
- Active air quality monitoring data provided to tenants

ELEVATORS

- Destination Dispatch enables 4 passenger limit with no increased wait times
- Elevators are the fastest in the marketplace, to accommodate passenger limit
- Elevator call with Bluetooth technology, paired w/ thermal imaging potential

TOUCHLESS

- Auto operated lobby revolving doors and public area swing doors
- Bluetooth credential for tenant security and visitors
- Touchless anti-microbial restroom fixtures and hardware



WELL BUILDING PLATINUM PRE-CERTIFIED DESIGN



LEED GOLD PRE-CERTIFIED DESIGN



WIRED PLATINUM PRE-CERTIFIED DESIGN

NATURAL LIGHT

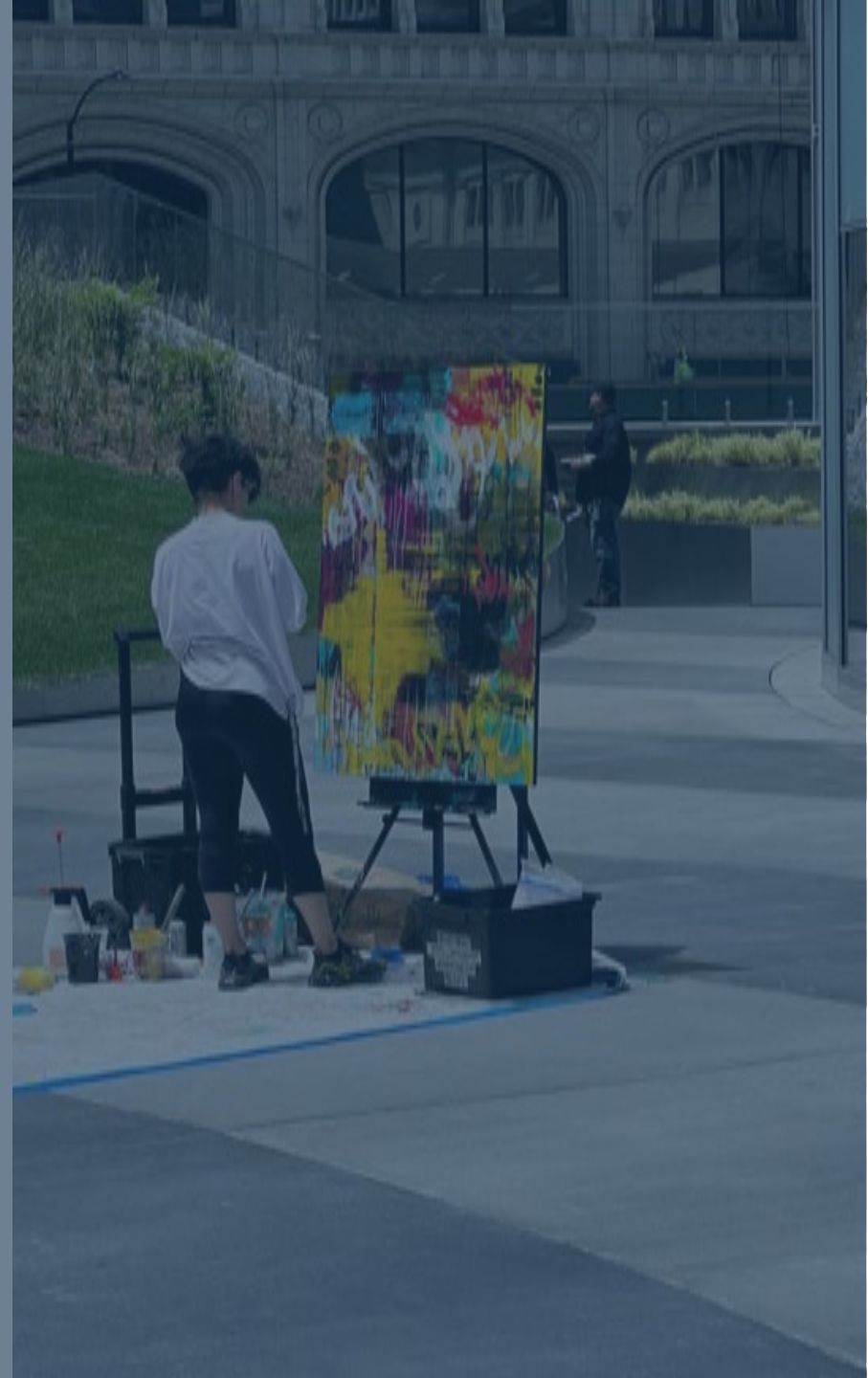
- Access to natural daylight has been shown to improve worker health, well being and productivity
- 320 South Canal has standard 9'6 ceilings (11'-20' on select floors) with floor-to-ceiling glass and 90% window-to-wall ratio (traditional opaque spandrel buildings range from 50-60% ratio)

OUTDOOR SPACE

- Studies by the National Institute of Health have shown that access to nature for workers decreases stress and improves health.
- 1.5 Acre park (largest in the West Loop) programmed with health and wellness activities including fitness, games and relaxation activities
- 3 private terraces (L34, L49 and L50) are available in the high rise and in total provide over 8,000 SF of private outdoor spaces

ENHANCED CLEANING

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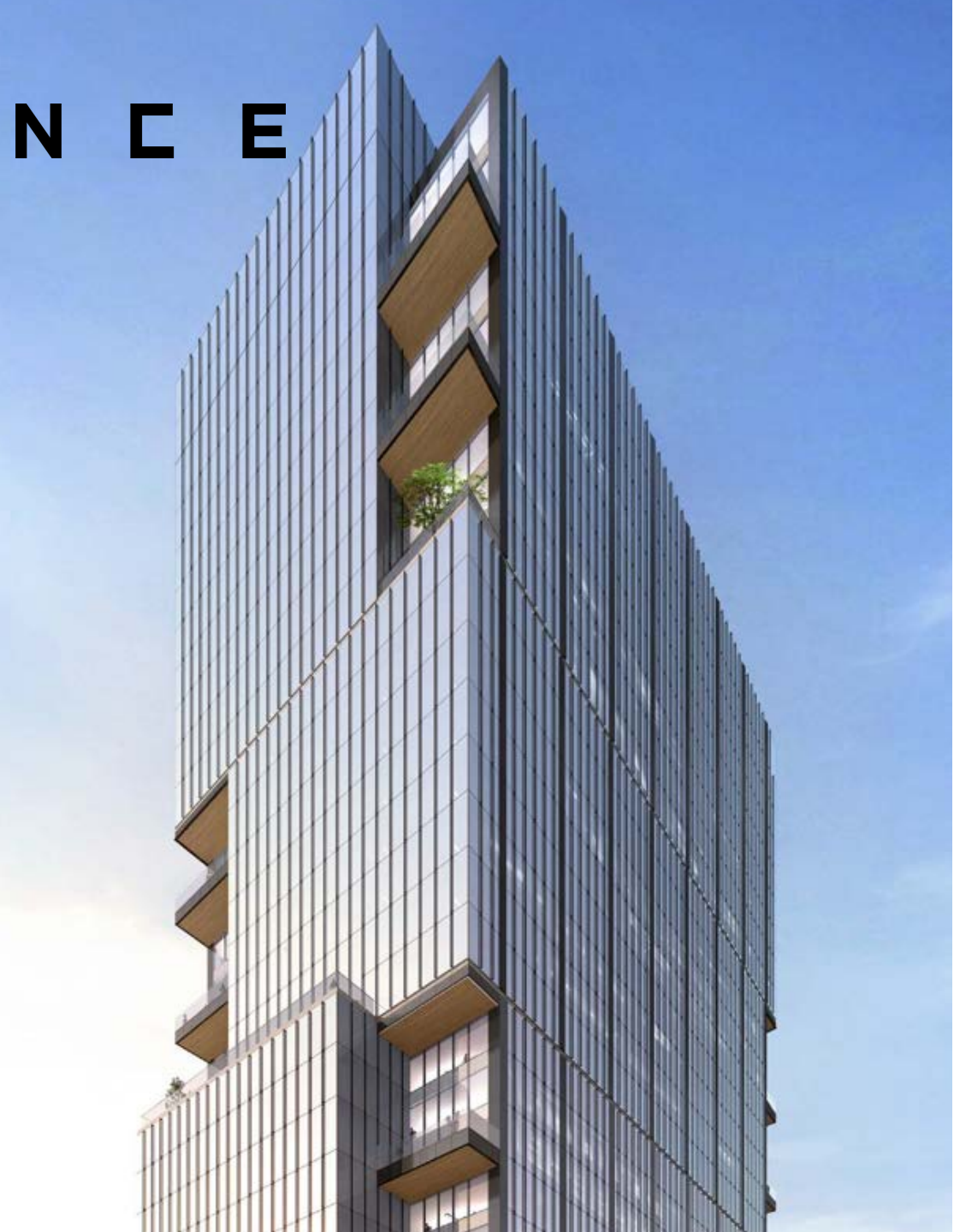


1900 LAWRENCE

A HIGH-PERFORMANCE OFFICE TOWER FOR HIGH-REACHING USERS

1900 Lawrence represents the pinnacle of office space – with top-of-the-line, healthy building systems, awe-inspiring light, air, and views, and soothing amenity spaces that put your wellness first. Going above and beyond to amplify every experience, it's an environment that emboldens you to set your sights on higher goals and, ultimately, hit your peak.

TRIPLE PLATINUM CERTIFIED



CUTTING-EDGE SECURITY & ACCESS CONTROL SOLUTIONS

1. Triple-redundant security for tenant floor access:

- 24/7 manned security desk
- 24/7 manned public area and garage patrol
- Turnstile-restricted access to lobby elevators
- Destination-dispatch elevators won't call an elevator to a tenant floor without proper digital credential

2. Private, secured garage, with tenant employees able to access their office space directly from parking levels via passenger elevators

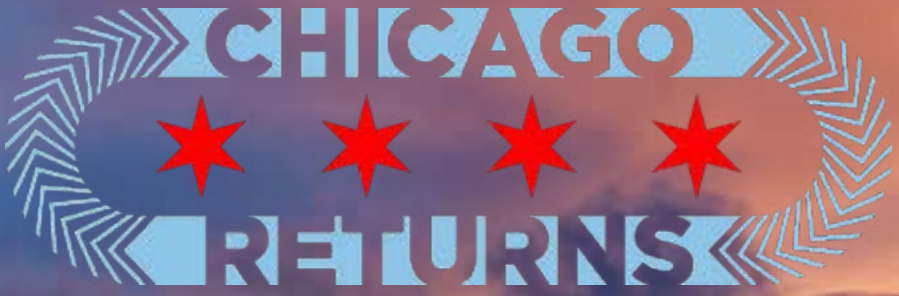
3. Security functions seamlessly and “in the background.”

- Bluetooth access – allows digital (phone-based) credentials rather than a physical badge
- The visitor management system enables tenants to send 1-time use QR codes via text/email to visitors for quick and easy building entry

“OUR GOAL IS FOR OUR TENANTS TO HAVE THE UTMOST FEELING OF SAFETY AND SECURITY WITHOUT DISRUPTION TO THEIR BUSINESSES”



Office Buildings are Ready



SUMMER TOURISTS AND OFFICE WORKERS PROPEL THE LOOP'S ECONOMY FORWARD

- Chicago Loop Alliance June 2022 Report

Office Buildings are Ready

Downtown Buildings remained opened throughout the pandemic



Investments were Made

Riverside designed its portfolio to be fully occupied before vaccines were available.
Corporate America was not interested

Each building will have its own set of solutions

Buildings can be repopulated safely

Pandemic to Endemic

Creating the New Normal with appropriate risk mitigation



Rebuild Public Health Infrastructure

Better data

Infrastructure to respond to crisis

Improve allocations of resources among state

Rebuild trust in institutions

CEO Survey

68 Chicago CEOs responding in December 2021



Key Takeaways:

70% of companies will return 80% or more of their employees to the office

80% of companies will return to the office 3 or more days a week

No single obstacles dominates the return to the office

Office Occupancy Issue

Reality:

People like freedom and limited supervision
of work form home



Organization Success

More We Space / Less We Space

Humans are Social Creatures

Corporate Issues

Culture

Mentorship

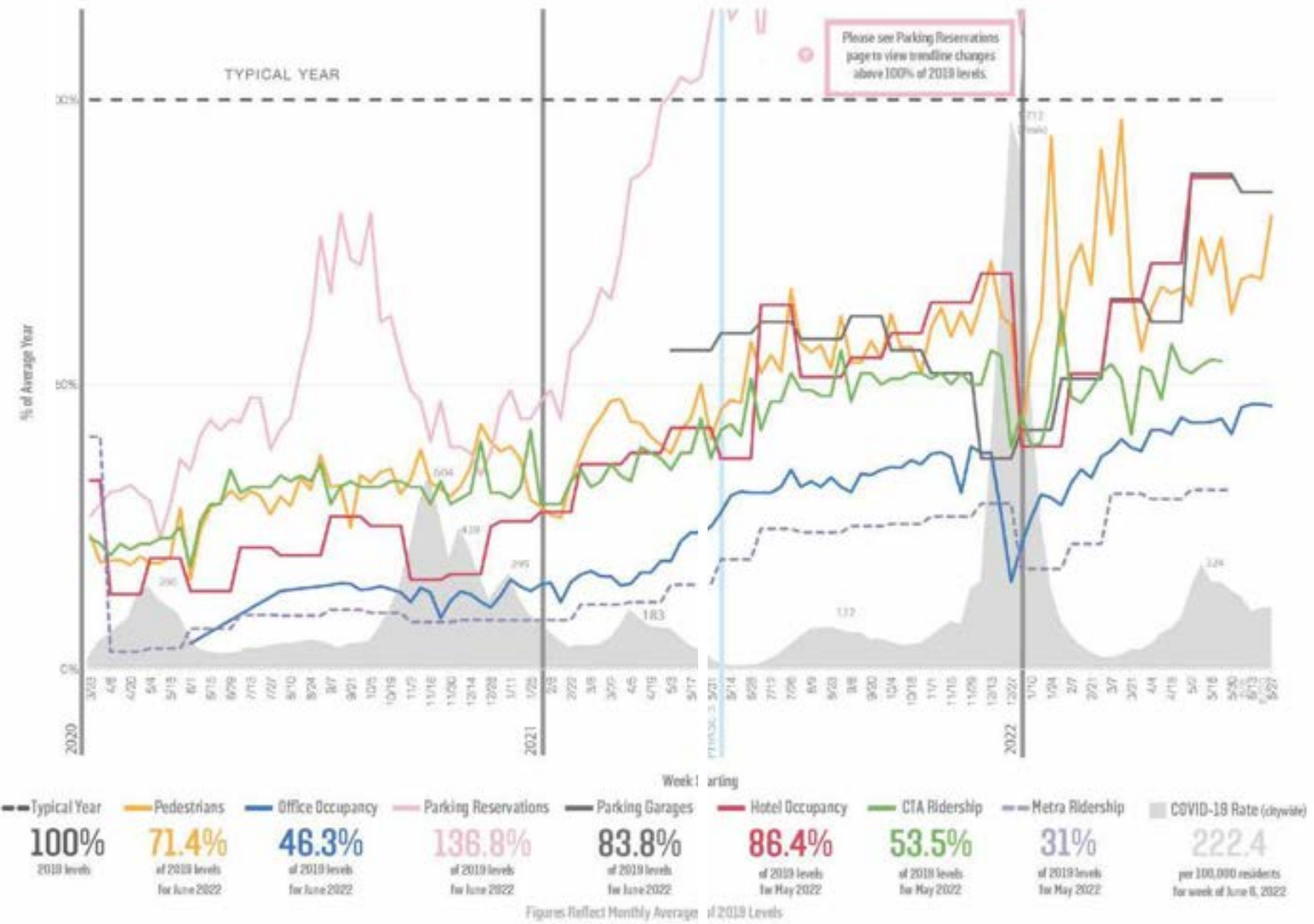
Innovation

Chicago is Returning

IT'S GOOD TO
BE BACK

CHICAGO RETURNS WEEK

DOMA | Fidelity | CHICAGO |



Conclusion

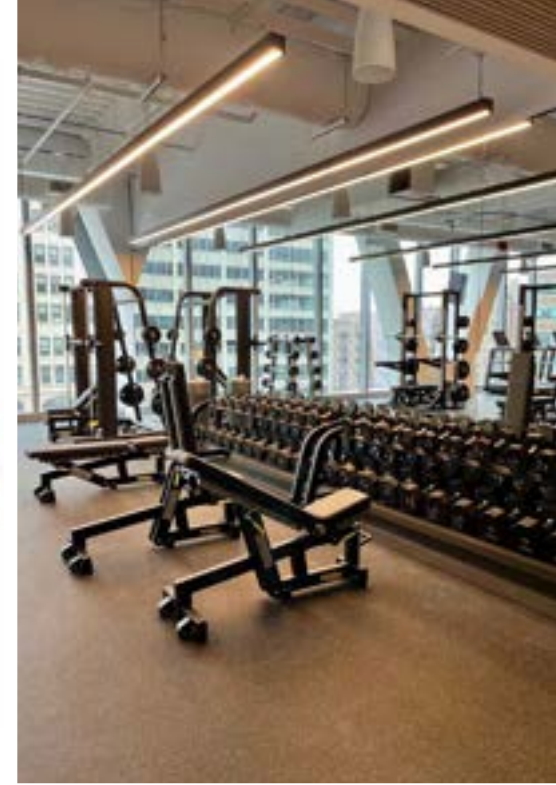
Healthy Buildings are a new competitive Advantage

THE WELL BUILDING STANDARD™

SEVEN CONCEPTS FOR HEALTHIER BUILDINGS



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Elimination of Barriers

Modeling of Corporate Leadership

Considerations for Tenant Re-Entry

- Evolution of Government Mandates
- Developing Occupier Action Plan
 - Don't make being in the office miserable
- Considerations for Employees

