

Media Kit

LPL Financial Tower II at La Jolla Commons



Photography

LPL Financial Tower II at La Jolla Commons • 4707 Executive Drive, San Diego, CA 92121



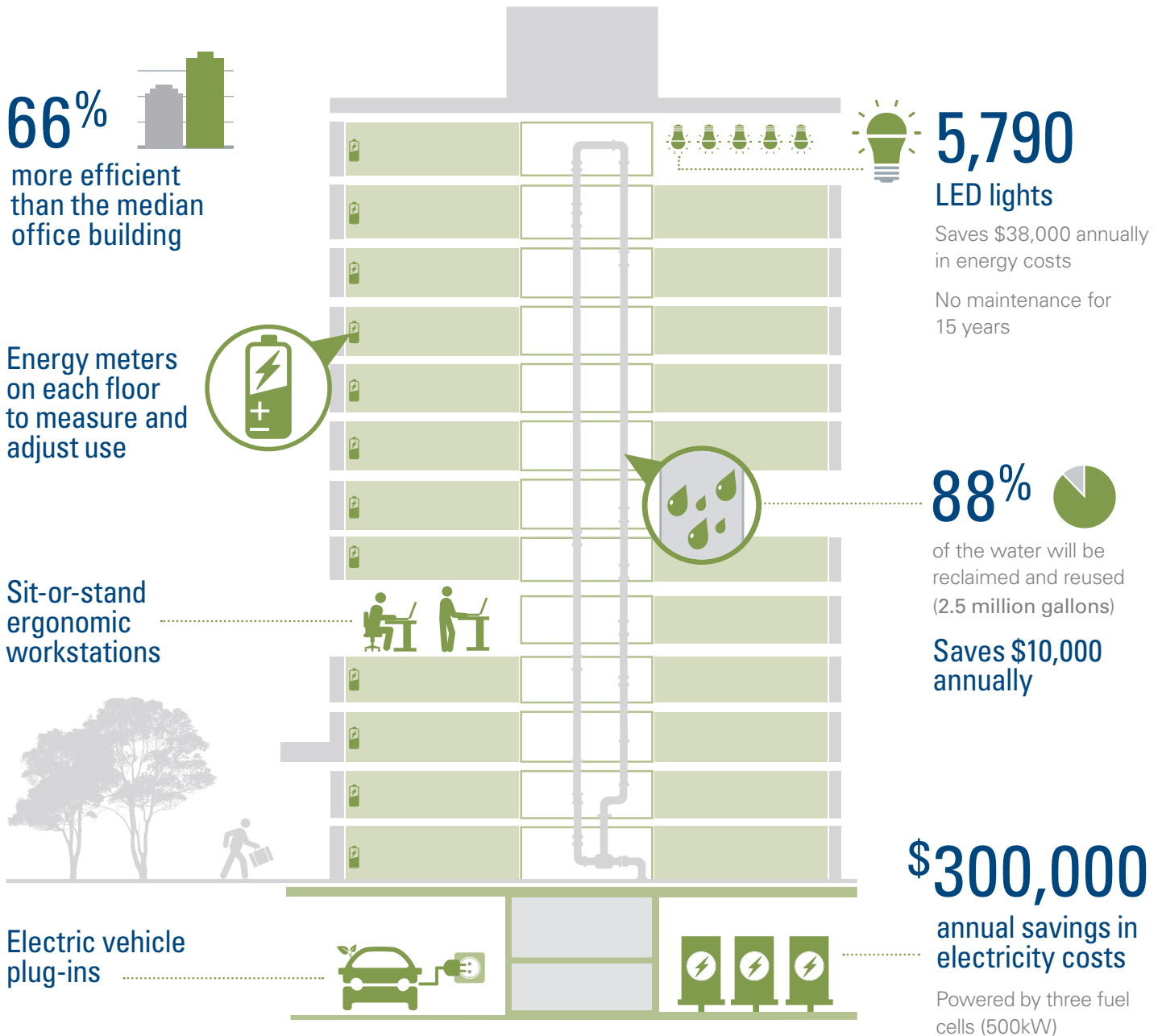
To request photos of the new LPL Financial Office Tower, please contact Tony Vignieri at tony.vignieri@lpl.com.

Embracing Sustainability and Wellness



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LPL's new San Diego office tower is believed to be the largest commercial net-zero energy building in the U.S.



Fact Sheet and FAQs



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Fast Facts

- 13 Floors / 420,00 square feet / 1,900 employees
- LEED® Platinum certification (pending)
- Believed to be one of the largest net-zero commercial office buildings in U.S.
 - Powered by three fuel cells (500 kW)
 - Energy meters on each floor to measure and adjust energy use
- \$300,000 annual savings in electricity costs due to fuel cells
- 66% more efficient than the median office building
- 88% of the water (2.5 million gallons annually) will be reclaimed and reused
 - Saves \$10,000 annually
- Four (4) electric vehicle plug-ins
- Sit-or-stand ergonomic workstations in each space
- 5,790 LED lights
 - Saves \$38,000 annually in energy costs
 - No maintenance for 15 years

FAQs

What is the building size, and how many employees will move into the new location?

The office tower, located at 4707 Executive Drive, is 420,000 square feet and has 13 floors with two levels of parking underneath. Currently, there are 1,600 LPL employees spread out among seven LPL buildings in the Eastgate/UTC submarket of San Diego. This will bring all employees together in one location.

What areas were specifically addressed in the design phase of the building?

The focus was to build an environmentally friendly workplace that would be reflective of our employees' values and work styles. With that in mind, the building design was guided by four pillars: Sustainability, Health and Wellness, Connectivity, and Flexibility. This design is under consideration for LEED® Platinum certification, which is the U.S. Green Building Council's (USGBC) highest standard for environmental design.

Who are the key partners in the project?

- **CresaPartners** – Brokerage advisory and tenant-improvement project management
- **Hines Interests Limited Partnership** – Developer and co-owner
- **J.P. Morgan Asset Management** – Co-owner
- **AECOM** – Architect for building core and shell
- **Gensler** – Architect for interior improvements
- **Whiting-Turner Contracting Co.** – General contractor
- **General Electric** – Lighting provider
- **Bloom Energy** – Fuel-cell provider
- **Carolina Business Interiors and Workrite Ergonomics** – Furniture provider
- **San Diego Gas & Electric** – Utility firm

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Fast Facts and FAQs, *continued*

What was the construction duration?

Construction for the core and shell commenced in April 2012, and was substantially complete on November 8, 2013.

It is believed that this is the largest commercial net-zero office building in the United States.

How is that so?

On an annual basis, a building will produce at least as much power as it consumes, and will be carbon neutral. At La Jolla Commons, LPL will utilize three fuel cells, totaling 500 kilowatts (kW), to convert methane gas to electricity. The three fuel cells will generate 4.3 million kW hours every year. However, the building is projected to use only 2.9 million kW hours per year. The excess 1.4 million kW hours will be distributed to San Diego Gas & Electric (SDG&E). The fuel cells onsite provide enough electricity to power 750 San Diego homes.

How about the natural gas used to power the fuel cells?

Biogas will be injected into the natural gas pipeline. Biogas is a methane-rich gas resulting from natural decomposition that can be drawn from such places as wastewater treatment plants and landfills. Capturing and using this renewable resource keeps it from turning into greenhouse gas emissions, furthering LPL's sustainability goals and fulfilling an important net-zero requirement of carbon neutrality. The result is that we're introducing a 420,000-square-foot building that will serve our 1,900 employees without creating new greenhouse gas emissions normally associated with the provision of power to a building.

How much will the company save in energy costs?

Energy meters will be used throughout the building to monitor and measure usage. Estimates are that approximately \$300,000 will be saved yearly in electricity costs due to the incorporation of fuel-cell technology. Additionally, surplus power will be pushed back to the electrical grid.

Will the entire building have LED lighting?

Yes, General Electric LEDs will light all offices, hallways, conference rooms and meeting spaces—a total of 5,790 LEDs throughout. The General Electric LED lighting products will save LPL an estimated \$38,000 per year in energy costs. The LEDs feature automatic dimming capabilities when sufficient natural light is available, as well as sensors that will automatically turn off lights in unoccupied offices and meeting spaces. Additional savings come from the fact that the LEDs are maintenance-free for the first 15 years.

What about water usage in the building?

Annually, nearly 2.5 million gallons—about 88% of the water used in the building—will be reclaimed water, which will be used for irrigation, for flushing water closets and urinals, and as process water used in the cooling towers. The annual savings from reclaimed water is expected to be approximately \$10,000 per year.

What are some of the other sustainability features of the building?

Highly recycled content materials were used in the building's construction. All utensils and supplies in the building are biodegradable. Employee-focused sustainability programs include carpooling, charging stations for electric vehicles, recycling and composting.

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Fast Facts and FAQs, *continued*

The building is all glass. Won't that create higher internal building temperatures, especially in sunny San Diego?

The building features insulated, double-paned glass with low e-coating to minimize heat gain while increasing natural light. Additionally, the building's glass exterior combined with the layout of interior walls allows more natural light to penetrate every workspace, which has been credited with improving employees' moods and productivity.

How about the building's indoor air quality, especially with such a "tight" building?

As with many office buildings, one room is too hot, the next too cold. This problem has been solved through the use of an under-floor air-distribution system with diffusers that can control the flow of air into an office or work space. This gives employees the ability to adjust the air flow customized to their comfort level. Under-floor air distribution also reduces electrical consumption since the system is more than 50% more efficient than conventional ducted-air distribution. Additionally, the building's ventilation system circulates outside air into the building to improve the quality of indoor air. And, to keep indoor air quality high, LPL is only using products deemed to have low measures of Volatile Organic Compounds (VOC).

Furniture consultants and ergonomists were used to create the optimal work space. What was the end result?

The focus was to create a work space that would accommodate any employee's work style. As a result, we developed customized ergonomic furniture that can be raised or lowered at the touch of a button to allow sit-or-stand capability. All employees will receive a review from an ergonomist with recommendations on how to set up and individualize their desks to create a healthy work space.

How about health and wellness at La Jolla Commons?

The first floor will feature a health and fitness center with a certified onsite wellness manager. Each floor will have a wellness room reserved for nursing mothers or employees with health issues. Later in the year, a health clinic will open in the building.

The cafeteria, located on the main floor, will offer healthy food options, and all vending machines will be filled with healthy snacks. For employees who choose to bike to work, there are secure and convenient storage areas for bicycles.

How is the building set up for connectivity and technology?

In addition to wireless access that's available throughout the building, there is follow-me-printing technology that allows employees to print documents on any printer, on any floor. Enhanced presentation and video-conferencing capabilities will be on all floors, and will include simple and easy-to-use video conferencing for both small and large teams. A video broadcast studio, located on the 13th floor, will be equipped with both in-house cameras and editing equipment.

Voice-over Internet Protocol (VoIP) is available to give employees additional flexibility for phone services, allowing them to work outside of their usual work space. And, each floor will feature adjustable sound-masking technology, which creates white noise to reduce distractions and improve privacy for conversations.

Partner Summaries



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About SDG&E

San Diego Gas & Electric is a full-service utility providing electricity and natural gas to 3.4 million consumers across 4,100 square miles from Orange County to the Mexican border. SDG&E offers financial incentives to building owners for adopting energy efficient designs and technologies through its Savings By Design program. As a participant in SDG&E's Savings By Design program, LPL Financial will receive incentives for using LED lighting throughout the building as well as a state-of-the-art kitchen exhaust system. Manufactured by Halton, the new kitchen exhaust system uses variable speed fans connected to advanced sensors that monitor real-time cooking activities to optimize fan operations throughout the day. Energy savings of almost 70% compared to conventional systems are achievable with these technologies.

About Hines

Hines is a privately owned real estate firm involved in real estate investment, development and property management worldwide. The firm's historical and current portfolio of projects that are underway, completed, acquired and managed for third parties includes 1,283 properties representing more than 516 million square feet of office, residential, mixed-use, industrial, hotel, medical and sports facilities, as well as large, master-planned communities and land developments. Currently, Hines manages 378 properties totaling 151.9 million square feet, which includes 84.3 million square feet for third parties. In the Greenspoint area, Hines and the GM Pension Plans own approximately two million square feet of office and retail space. With offices in 111 cities in 18 countries, and controlled assets valued at approximately \$25.2 billion, Hines is one of the largest real estate organizations in the world. Hines is also a world leader in sustainable real estate strategies, with extensive experience in LEED, ENERGY STAR®, BREEAM, Haute Qualité Environnementale and DGNB green building rating systems. Visit www.hines.com for more information.

About Bloom Energy

Bloom Energy is a provider of breakthrough solid oxide fuel cell technology generating clean, highly-efficient on-site power from multiple fuel sources. The company was founded in 2001 with a mission to make clean, reliable energy affordable for everyone in the world. Bloom Energy Servers are currently producing power for many Fortune 500 companies including Google, Walmart, AT&T, eBay, Staples, The Coca-Cola Company, as well as notable non-profit organizations such as Caltech and Kaiser Permanente. The company is headquartered in Sunnyvale, CA. For more information, visit www.bloomenergy.com.

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Partner Summaries, *continued*

About GE Lighting

GE Lighting develops energy-efficient solutions that change the way people light their world in commercial, industrial, municipal and residential settings. A pioneer in lighting, GE was responsible for the world's first visible LED more than 50 years ago and remains on the forefront of LED innovation.

The company has released inspired LED products for both residential and commercial settings, from the first ENERGY STAR®-qualified A19-shaped LED bulb to LED street lighting that illuminates cityscapes the world over. GE's products include reveal® and Energy Smart® consumer brands, and Evolve™, GTx™, Immersion™, Infusion™, Lumination™, Albeo™ and Tetra® commercial brands, all trademarks of GE.

About Cresa

Cresa is an international corporate real estate advisory firm that exclusively represents tenants and specializes in the delivery of fully integrated real estate services, including: Transaction Management, Project Management, Strategic Planning, Corporate Solutions, Site Selection, Lease Administration, Capital Markets, Mission Critical Solutions, Relocation Management, and Facilities Management. With more than 58 offices, Cresa is the largest tenant representation firm in North America.

LPL Financial and the listed partners are not affiliated entities.