

A publication of **KBS**

**Q1 & 2 In Review 2025**

# intrinsic

a Sustainability newsletter

FEATURE STORY

## The “E” in ESG – Greenhouse Gases

Q1 & 2 Sustainability Events

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RECYCLING





# Sustainability Wasn't Built in a Day: A Big Greenhouse Gas Reduction Plan Takes Big Effort

Earth Day is more than a circle on the calendar, green-themed events and team outings to do good for the environment. It should be a reminder of our collective and daily responsibility to the planet and how our actions can protect nature, improve communities and better our business through sustainability.

At KBS, a major sustainability priority at our properties involves energy management strategies. Central to that approach is the belief that reducing energy use and carbon emissions offers the most meaningful environmental impact.

According to reliable sources, carbon emissions in the form of greenhouse gases (GHG) have caused a rise in global temperatures triggering severe ecological and climate consequences. Did you know that:

- Carbon Dioxide (CO<sub>2</sub>), which accounts for 76% of all GHG emissions, remains in the atmosphere for hundreds of thousands of years.
- Methane (CH<sub>4</sub>) has a warming effect 80 times stronger than CO<sub>2</sub>.

- Nitrous Oxide (N<sub>2</sub>O), which is 273 times stronger than CO<sub>2</sub>, contributes to the depletion of the ozone, exacerbating climate risk.
- Fluorine gases (HFCs, PFCs, SF<sub>6</sub> and NF<sub>3</sub>) have the highest global warming potential and contain a long atmospheric lifetime, in some cases lasting thousands of years.

KBS is committed to reducing GHG emissions. Using 2021 data to establish a baseline, the company conducted its first comprehensive energy and GHG emissions benchmarking in 2022. KBS then set a goal to reduce Scope 1 (onsite fuel combustion) and Scope 2 (purchased electricity, steam, heat, or cooling) GHG emissions by 5% over five years, targeting completion by the end of 2025.

To stay on track, KBS has implemented several key portfolio-wide initiatives, including maintaining our commitment to green building certifications.

Meeting KBS's five-year GHG emissions reduction goal takes teamwork. It isn't about just one day in April, but about inspiring action and making a commitment to the environment day in and day out. Sustainability is good stewardship and good corporate citizenship—and definitely smart business.



A stylized, handwritten signature of Apaulo Malloy in black ink.

**Apaulo Malloy**  
ESG Manager

# The “E” in ESG – Greenhouse Gases



By **Michael Zapata**  
Contributing Columnist

Greenhouse gases (“GHG”) are specific types of gases in the Earth’s atmosphere that trap and prevent heat from escaping into space. They are responsible for the greenhouse effect, which keeps the Earth warm enough to sustain life. Although a certain degree of these gases, which were produced naturally thousands of years ago, are needed to warm the Earth, the industrialization of the world has significantly increased the quantity of these gases into the Earth’s atmosphere causing a rise in global temperatures thereby causing severe negative ecological consequences and ultimately a disruption to humanity.

There are four types of GHG that negatively impact the Earth’s environment, although their impact is not equal. Each different GHG impacts the Earth’s atmosphere differently as described below.

- **Carbon Dioxide (CO<sub>2</sub>)** is the largest contributor of the GHGs and accounts for 76% of all greenhouse gas emissions according to Sustainable Carbon. This GHG is the most dangerous of the GHGs because it remains in the atmosphere for hundreds of thousands of years, causing the Earth’s temperature to increase overtime. CO<sub>2</sub> is caused by the burning of fossil fuels.
- **Methane (CH<sub>4</sub>)** has a much shorter lifespan than CO<sub>2</sub>, which is less than 12 years, but its warming effect is 80 times stronger over a 20-year period. According to Sustainable Carbon, cattle digestion (enteric fermentation) contributes to over 40% of the global methane emissions, with leaks from oil and gas operations also a major contributor.
- **Nitrous Oxide (N<sub>2</sub>O)** is another contributor of GHGs released from agricultural fertilizers but is 273 times more potent than CO<sub>2</sub> in terms of warming potential. According to the Environmental



“...a rise in global temperatures thereby causing severe negative ecological consequences and ultimately a disruption to humanity.”

Protection Agency (“EPA”), N<sub>2</sub>O stays in the atmosphere for an average of 121 years. In addition, N<sub>2</sub>O contributes to the depletion of the ozone which exacerbates climate risk. N<sub>2</sub>O is primarily caused by the overuse of nitrogen-based fertilizers, which is 75% of the N<sub>2</sub>O emissions released in the atmosphere.

- **Fluorinated Gases (HFCs, PFCs, SF<sub>6</sub> and NF<sub>3</sub>)** have the highest global warming potential because of being thousands of times more powerful than CO<sub>2</sub> and containing a long atmospheric lifetime, in some cases, lasting thousands of years. Fortunately, it is only produced in small quantities and used in refrigeration, air conditioning and electrical manufacturing.

If you would like to share knowledge, ideas, and stories with the community, please send those to Apaulo at [amalloy@kbs.com](mailto:amalloy@kbs.com).



# Q1 & 2 Sustainability Events

## Health & Wellness

### The Almaden

Senior Property Manager: Josh Hippauf

Event: Blood Drive



Events: Yoga at The Almaden, Valentine's Day Chair Massage





## 3001 & 3003 Washington Blvd.

Senior Property Manager: Audette Bailey

Event: Mental Health Awareness Month



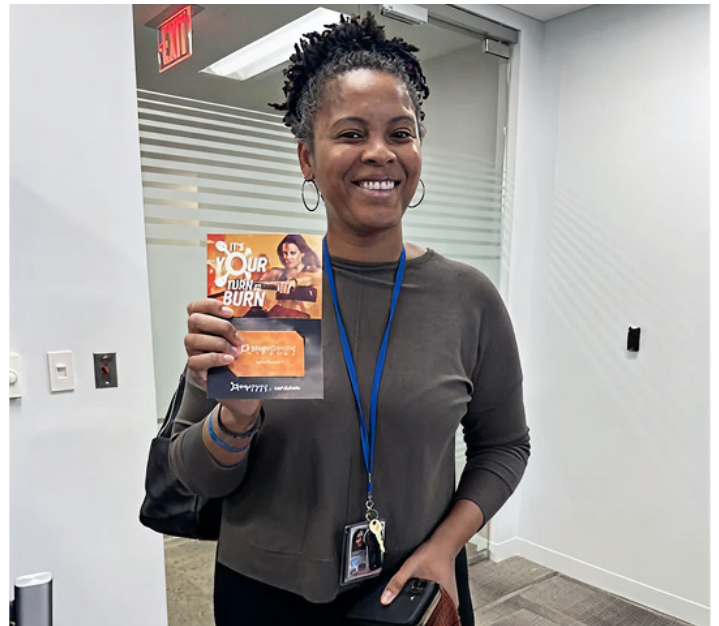
Event: Mind, Body, & Spirit Spread



Event: 10-Minute Chair Massage



Event: Orangetheory Fitness & Pure Barre Wellness Challenge





# Health & Wellness

## 60 S. Sixth

**Property Manager:** Nathan Turusso

*Events: Blood Drive, American Lung Association*



## Accenture Tower

**Senior Property Manager:** Victoria Ritchie

*Event: Heart Healthy Workshop*





## Social

**3001 & 3003 Washington Blvd.**

**Senior Property Manager:** Audette Bailey

Event: Cinco De Mayo Celebration



*Events: March Madness, Arlington Food Assistance Food Drive*





# Social

## 60 S. Sixth

Property Manager: Nathan Turso

Events: Girl Scout Cookies, The Sandwich Project, Coffee With Cops



Events: Children's Book Drive, Feed My Starving Children Meal Packing





## Ten Almaden

**Property Manager:** Sean Yamagiwa

*Event: Sacred Heart Community Service*



*Event: March Madness*



## Accenture Tower

**Senior Property Manager:** Victoria Ritchie

*Event: EPIC Academy Career Exploration Tour*



*Event: Halftime Huddle (Intentional Sports)*





# Social

## Accenture Tower

**Senior Property Manager:** Victoria Ritchie

*Event: Misericordia Candy Days Fundraiser*



*Event: Asian American & Pacific Islander Heritage Month  
(Traditional Chinese Lion Dance)*



## Carillon

**CPM, Senior Property Manager:** Christina Spratley

*Event: Ice Cream Social*





## Carillon

**CPM, Senior Property Manager:** Christina Spratley

*Event: Valentine's Day Art Event*



## 201 17th Street

**Senior Property Manager:** Jezebel Belcher

*Event: Back-To-School Event*





# Sustainability

## 60 S. Sixth

**Property Manager:** Nathan Turusso

*Events: Hive & Honey, Bike to Work Day*



## Ten Almaden

**Property Manager:** Sean Yamagiwa

*Event: E-Waste Event*



## Carillon

**CPM, Senior Property Manager:** Christina Spratley

*Event: Bee Event*





# Accenture Tower

**Senior Property Manager:** Victoria Ritchie

*Event: Sensory Garden*



*Event: Skyline Garden Adopt-A-Planter*





# Earth Day

3001 & 3003 Washington Blvd.

Senior Property Manager: Audette Bailey

Event: Earth Day

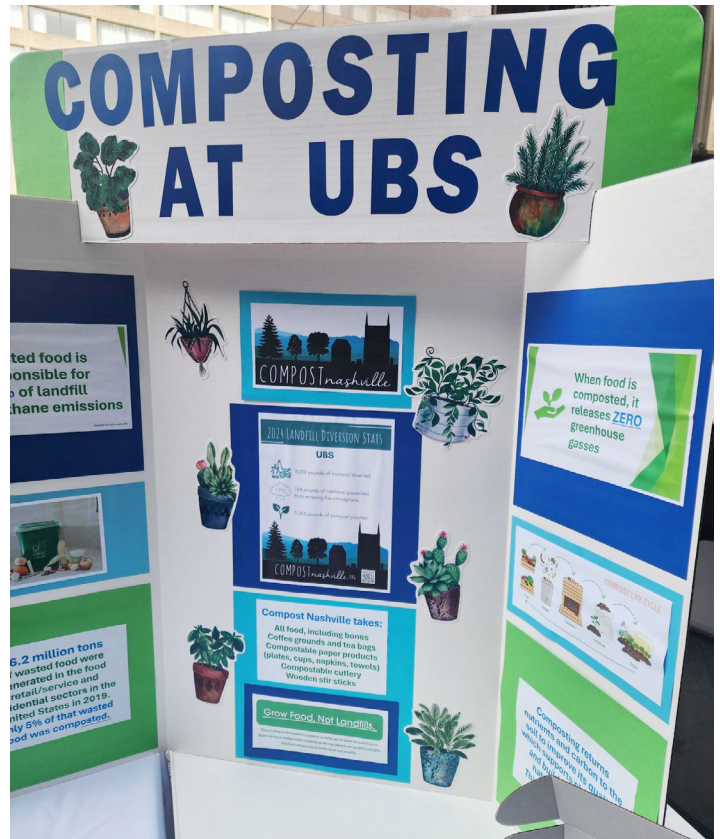




# UBS Tower

Associate Director Asset Services: Donna Wheeler

Event: Earth Day





# Earth Day

## Accenture Tower

Senior Property Manager: Victoria Ritchie

Event: Independent Recycling Services Lunch N' Learn



## 201 17th Street

Senior Property Manager: Jezebel Belcher

Event: Earth Day





# Accenture Tower

Senior Property Manager: Victoria Ritchie

Event: *The Unwaste Shop Eco Market*







# Recycling Tips & Tricks

- **Don't recycle** anything smaller than a credit card.
- Make sure your recyclables are **clean, empty and dry**.
- Try to avoid buying nonrecyclable materials **that can't be separated**.
- Don't put **non-recyclable objects** in recycling bins.
- **Use canvas bags** instead of plastic bags for shopping.

Many appliances and products that are labeled with either the **ENERGY STAR®** or **WaterSense** label come with associated rebates and special offers. Use the links below to start saving money and resources.

[Energy Star](#)

[WaterSense](#)

**KBS**

[kbs.com](http://kbs.com)