

Reduce, Reuse, Recycle

Developers Diversified's
Commitment to Sustainability



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REALTY®

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A growing commitment to sustainability

Developers Diversified develops, owns and manages a dynamic international portfolio of highly valued shopping centers, creating experiences that delight shoppers and enhance quality of life.

Our company's increasing attention to environmental issues can make a widespread impact. We are committed to making sure our employees and shopping center personnel are environmentally conscious, and are making significant strides in reducing consumption, reusing materials and recycling natural resources.

How much of an impact can we make with sustainability efforts? In one location alone, Developers Diversified reused or recycled:

- 220,000 tons of concrete (180,000 cubic yards)
- 800,000 square feet of asphalt (15,000 cubic yards)
- 4,000 linear feet of railroad rails
- 1,500 tons of steel

Sustainability initiatives within our industry



In July 2007, Developers Diversified became a member of the U.S. Green Building Council (USGBC), a non-profit organization committed to expanding sustainable building practices. Our vice president of construction and others within our organization are Leadership in Energy and Environmental Design (LEED)-certified professionals through the USGBC.

We support the International Council of Shopping Center's (ICSC) Sustainable Energy and Environmental Design (SEED) initiative to survey and support sustainable construction. The SEED program encompasses education, best practices, recognition, conferences, publications and legislation to promote sustainable building and business practices.

Our efforts to be environmentally smart continue to evolve. To learn more about our efforts and those of the shopping center industry as a whole, please visit www.ICSCSEED.org.

Developers Diversified's sustainability initiatives

In our industry, our commitment to the environment starts in a tangible way with the demolition of any previous structures at a development site. Reusing and recycling existing materials—concrete, steel, studs, wood paneling and flooring, asphalt and copper wiring—means that landfills don't get inundated with construction waste and that the company burns less fossil fuels delivering new materials.

Examples of our sustainability efforts include:

- Recycling metal siding and steel from the previous structures at our new developments.
- Reusing existing soil rather than importing new structural soil at our development sites.
- Utilizing white TPO (thermoplastic polyolefin) roofing, which reduces cooling costs.
- Using energy-efficient lighting, heating and cooling systems, as well as hybrid security vehicles at our shopping centers.
- Installing storm water control pond systems that improve the water quality before it re-enters the environment. Wastewater is reused for non-potable purposes after it has been treated onsite.
- Using bioswales, sloped landscaping elements that collect and treat surface runoff water before it enters the local sewer system.
- Using pervious pavement in parking lots, allowing rainwater to pass through to the substrate soil.
- Installing segmented walls to allow for plant growth in the walls.
- Installing drought-resistant trees and other plantings to limit irrigation of the landscape. Our company prefers native flora for landscaping, ensuring that the plants and trees are accustomed to the amount of natural water and soil composition.
- Recycling paper, aluminum cans, plastic bottles and glass used by customers and retailers at our shopping centers and employees at our corporate headquarters.

Developers Diversified is also installing solar energy systems through a multi-phase deployment, starting with shopping centers in California, Colorado, New Jersey and Puerto Rico. These systems will produce renewable energy without generating noise, pollution or greenhouse gases.

A solar energy system deployed to one of Developers Diversified's shopping centers will reduce carbon dioxide pollution by an estimated 3.8 million tons, as well as significant amounts of nitrous oxide and methane pollutants.

Our next steps....

Developers Diversified has organized an internal sustainability committee, led by our senior vice president of development. The team is organizing current sustainability initiatives across the company's multiple business areas and identifying industry best practices.

To learn more about Developers Diversified's sustainability initiatives, please email us at sustainability@ddr.com.

*Please consider the environment
before choosing to print this document.*