

Emphasis On Sustainability



AIG Centre
Dublin, Ireland

In-house Access And Expertise

- Key investment professionals dedicated to smart growth initiatives
- LEED-accredited professionals on staff with focus on up-to-date green building practices, design and implementation
- Access to in-house remediation and risk transfer expertise through AIG Environmental, Inc.



Spruce Peak at Stowe
Stowe, Vermont

Longstanding Leader In Green Building

AIG Global Real Estate strives to apply the most sophisticated innovations in design with an emphasis on environmental sustainability. As an investor and developer, AIG Global Real Estate is a stakeholder in environmental strategy, dedicated to practices including:

- Energy-efficient design and technology in the development of new projects
- Use of environmentally-sustainable construction materials
- Remediation and development of contaminated property

AIG Global Real Estate's international development group manages the development and redevelopment activities for investment projects and AIG facilities worldwide. The group's expertise includes:

- New construction
- Renovation and expansion
- Historic preservation
- Project management
- Architecture and engineering services
- Environmental leadership and compliance

Case Studies

Case 1 Spruce Peak At Stowe – Stowe, Vermont

The Spruce Peak project represents a significant collaboration between AIG, state and local governments, environmental groups, and the local business community.

The sustainable community will include:

- 35-acre pedestrian village including 400 residential units, spa and fitness facilities, retail, performing arts theater, and community pool and clubhouse
- Golf course designed and built to meet Audubon International certification
- New 110,000 square foot base lodge at Spruce Peak
- Hotel designed with intent to meet U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) certification

Environmental highlights include:

- **Significant natural habitat preservation**—over 2,000 acres surrounding development have been placed into conservation
- **Water conservation** through efficient fixtures, native plant species requiring limited irrigation, and recycled water for golf course irrigation and snowmaking
- **Energy conservation** and green building design with maximum efficiency lighting, heating, and energy systems that adhere to EPA Energy Star Guidelines
- **Limited pesticide use and convenient recycling locations**
- **Public transportation** in the form of the Stowe Trolley System
- **Participation in environmental education programs** in cooperation with the University of Vermont and other environmental organizations

Awards

- **Audubon Planning Award** for environmental protection, social awareness, and a commitment to sustainable development
- Stowe Mountain Resort – first mountain resort in the nation to earn the **Audubon Green Community Award**
- **Golden Eagle Award** (U.S. ski industry's highest achievement for environmental excellence)



AIA Central
Hong Kong

Atlantic Station: Then and Now

1930s



1999



2008



Additional “Green” Global Developments

Asia

- AIA Central – Hong Kong
- Philam Tower – Manila, Philippines
- International Finance Centre – Seoul, South Korea

Europe

- AIG Building – London, England
- AIG Centre – Dublin, Ireland
- AIG Private Bank – Zurich, Switzerland

North America

- Spruce Speak at Stowe – Stowe, Vermont
- Atlantic Station – Atlanta, Georgia
- AI Plaza – San Juan, Puerto Rico

India

- Ecospace – Kolkata, India

Case 2 AIA Central – Hong Kong

- 450,000 square feet office tower completed in 2005
- Set new standards for design and efficiency in Hong Kong
 - Reduced construction waste
 - Sunshades and window treatments to control temperature
 - Solar panels to heat water
 - Water conservation fixtures

Awards

- **HK BEAM** “Excellent” rating
- **People’s Choice Award** awarded by American Institute of Architects
- **Engineering Excellence Award** awarded by American Council of Engineering Companies of New York
- **Merit Award** for design and construction quality excellence awarded by Quality Building Award 2008

Case 3 Atlantic Station – Atlanta, Georgia

AIG Global Real Estate’s Atlantic Station is a landmark brownfield remediation project that converted contaminated land in Atlanta’s city center into an award-winning, 138-acre office, retail and residential complex. The site preserves 11 acres of open space and is estimated to include:

- 6 million square feet of Class A office
- 2 million square feet of retail and entertainment
- 5,000 residential units
- 1,000 hotel units

Development focus on environmental remediation and sustainable building practices include:

- Removal of 12,000 truckloads of soil and the recycling of 150,000 cubic yards of materials
- Installed wells to monitor underground water and state-of-the-art sewer system, saving the city tax dollars with a more efficient water treatment process and fewer overflows at the water treatment plant
- Designed and built the largest, most environmentally-friendly cooling system in southeastern U.S.
- Linked to Atlanta’s mass transit system by a free shuttle service
- Estimated to create over 40,000 new jobs

Awards

- 201 17th Street Building awarded **LEED Gold-Core and Shell Certification**
- **America’s Best New Development Projects** awarded by the Sierra Club
- 171 17th Street Building—first ever high-rise office building to be awarded **LEED Silver-Core and Shell Certification**
- Received **U.S. Green Building Council LEED** prototype credits
- **U.S. Environmental Protection Agency’s 2004 Phoenix Award** for best National Brownfield Redevelopment

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