



Delivering innovation
through energy
management
and sustainability.



“Health Care REIT’s commitment to innovative, sustainable building design principles and energy management solutions is an integral part of the company’s business model.”

George Chapman
Chairman, Chief Executive Officer and President

Health Care REIT is an environmentally conscious real estate partner that strives to deliver the benefits of sustainable development and operation without increased costs.

With real-world experience gained through in-house energy management, development, and property management teams, Health Care REIT is uniquely positioned to provide valuable insight during planning, construction and operation of health care-related facilities that will drive real cost savings.

Health Care REIT’s commitment to environmental stewardship and sustainable green practices is demonstrated through its engagement in these areas:

- Sustainable-built environments using materials that maximize quality and result in a “healthy,” productive building.
- Renewable energy and green power initiatives
- Energy efficiency initiatives – including ENERGY STAR® partnership, “right-sized” mechanical systems, advanced tools and automated systems – allow occupants to see the effect of more efficient energy use.
- Green cleaning practices including the use of environmentally friendly cleaning products and processes.
- Recycling programs
- Tenant-focused sustainable programs developed by people dedicated to sustainability, energy management, operational efficiency and the highest quality workmanship.



Health Care REIT awarded prestigious LEED® Platinum certification.

Situation

Health Care REIT was awarded LEED® (Leadership in Energy and Environmental Design) Platinum certification for the energy efficiency and sustainability of its corporate headquarters in Toledo, Ohio. LEED Platinum status is the highest recognition granted by the U.S. Green Building Council.®

Results

The headquarters project was a renovation, as opposed to a new construction project, reducing the need for construction materials. The materials used in the construction of the building contained a high percentage of recycled materials and were sourced from within a 500-mile radius, further reducing the impact from transportation emissions.

Other key efficiencies of the campus include:

- 40% reduction in water usage with the installation of high-efficiency water fixtures
- 32% reduction in overall energy consumption
- 1.6-acre solar field helps supplement 20% of overall energy demand





Tallahassee Memorial Cancer Center

Situation

Tallahassee Memorial Cancer Center, a property developed and owned by Health Care REIT, was awarded LEED® Silver certification, demonstrating Health Care REIT's tremendous green building leadership.

Results

The facility is housed in a 50,000+ square foot, two-story building on a nearly five-acre site. Projected key efficiencies in the building include:

- Nearly 40% water savings using low-flow fixtures
- About 50% reduction in potable water for landscaping
- Nearly 20% cost savings on overall energy

“Not only is energy management and sustainability an important part of our company, it is an important part of our relationship-investing strategy. The Green Arrow program is the newest addition to Health Care REIT's broader sustainability efforts and will create value for our partners and strengthen our relationships in the long term.”

George Chapman
Chairman, Chief Executive Officer and President

Health Care REIT's focus on energy management and sustainability does not end with LEED® Platinum certification.

Health Care REIT's commitment to environmental stewardship and green practices is an integral part of the company's business model. The company plans to continue to share its knowledge and capabilities in energy management and sustainability with its partners – so each can achieve similar success.

With an experienced in-house LEED-accredited staff, a partnership with ENERGY STAR® and engagement with organizations like the Department of Energy's Commercial Building Energy Alliances, Health Care REIT is making innovation work for its partners. Moreover, Health Care REIT will continue to deliver innovation through energy management and sustainability with the new Green Arrow Energy Management Program.



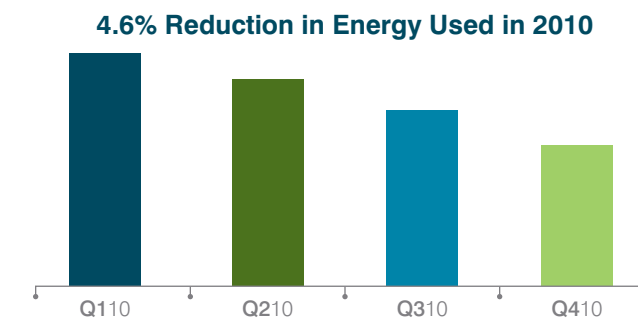
Green Arrow provides value to tenants, health systems, operators and the planet.

Green Arrow is a program that promotes and rewards the environmentally conscious business practices of Health Care REIT's partners, including health systems, medical office building tenants and other health care operators.

Health care real estate focused on sustainability plays an important role in delivering better health care and providing a cleaner environment for patients and providers. The program aligns Health Care REIT's real estate with high-quality care and positive outcomes.

The Green Arrow program is intended to improve the delivery of health care by providing more healthful work and care environments.

“Health Care REIT's Green Arrow program demonstrates our company's commitment to partnering with clients to provide the highest quality health care. Green Arrow focuses efforts on energy management and sustainability in providing healthier care environments for patients.”



Energy management produces notable results. In 2010, Health Care REIT reduced energy consumption by 4.6% in the medical office building portfolio. Unmanaged, energy costs would be over \$9 million in 2011. With Green Arrow, Health Care REIT expects to realize a 10% reduction in these costs. Based on progress today, Health Care REIT's energy management long-term vision is a 25% energy use reduction by 2015.

John Thomas
Executive Vice President – Medical Facilities



Creating a healthier care environment.

Biltmore Eye Surgery Center

Situation

The Biltmore medical office building in Phoenix, Arizona, has incorporated many energy and sustainability programs. The latest is an eye surgery suite that exemplifies how Health Care REIT's partnership strategy delivers a cleaner and healthier care environment.

Results

In addition to energy and operating cost benefits, the project enhanced indoor air quality. Developed to LEED® 3.0 commercial interiors standards, the project is expected to receive Silver certification.

- 20% water use reduction
- 77% of eligible in-suite equipment is ENERGY STAR® rated
- Ongoing reductions in lighting and HVAC energy consumption
- 76% of wood used was certified by the Forest Sustainability Council
- 50% of construction waste was diverted from landfill

"The Green Arrow program connects Health Care REIT's tenants with strategies to create a healthier care environment for their patients and a healthier work environment for their employees."

Mike Noto

Senior Vice President – Management Services Group



The Green Arrow program comprises a number of distinct energy and sustainability programs. These programs include work with leading organizations like USGBC and ENERGY STAR, as well as uniquely developed programs for Health Care REIT partners.

Sustainable Business Practices

Health Care REIT is committed to incorporating sustainable business practices in its development and property management. To support tenants who are interested in creating a healthy environment in which to deliver care, a self-guided sustainability certification program was developed to identify and quantify sustainable business activities. Partners that participate in the program and demonstrate energy efficiency and sustainability practices will be recognized through the Green Arrow program. The benefits of participating in this program include lower operating costs and creating more healthful care and work environments.

Renewable Energy Usage

Health Care REIT supports tenant/partners with a green renewable energy procurement program. Tenants that participate in the program can offset grid-tied power use with renewable energy credits and decrease the health risks associated with fossil fuel energy sources. Health Care REIT recognizes tenant partners that participate in the Green Power program through the Green Arrow award.

Sustainable Construction and Development

For both new and renewing Health Care REIT medical office building tenants, Health Care REIT provides guidance and incentives to incorporate energy-efficient and sustainable features in the renovation and construction process. Tenant partners that participate in the green power program will also be recognized with a Green Arrow award.



HEALTHCARE  REIT™

4500 Dorr Street
Toledo, Ohio 43615-4040
www.hcreit.com

©2011 Health Care REIT, Inc.