Washington, D.C., May 17, 2010 – The International Finance Corporation (IFC) Headquarters Building, located in Washington, D.C. and managed by Brandywine Realty Trust, has been awarded LEED®-EB: O&M (Leadership in Energy and Environmental Design for Existing Buildings: Operations and Maintenance) Platinum Certification by the U.S. Green Building Council (USGBC). This certification recognizes that IFC has implemented continuous sustainability improvement measures guided by LEED-EB. Leonardo Academy was the LEED consultant for this project supporting the successful achievement of Platinum Certification.

The LEED® Platinum Certification for Existing Buildings is the most prestigious rating given to existing buildings for maximizing operational efficiency and minimizing environmental impacts. According to USGBC, the IFC building is the first to receive the platinum rating in Washington, D.C., and the second nationwide since the council launched LEED-EB v3 in 2009.

IFC implemented many green actions to achieve Platinum Certification. These include:

- Implemented water efficiency measures that reduced water consumption by 1,106,750 gallons annually. The improvements had a simple payback of three months.
- Diverted 100% of the furniture and electronic equipment solid waste from the landfill as part of a comprehensive recycle program.
- Purchased renewable energy from Wind Current equal to 100% of their annual energy usage.
- Achieved an Energy Star rating of 89 out of a possible 100 points, making them eligible for the Energy Star Label.
- Documented an emissions reduction of 100,996 metric tons of CO₂ equivalent when compared to the national average through Leonardo Academy’s Cleaner & Greener Program.
- Installed native and adapted plant species onsite that will reduce irrigation water consumption by 65% and require less maintenance including use of pesticides and fertilizers.

- Implemented a Green Cleaning Policy mandating the use of 100% green cleaning products in the building and on the grounds.
- Developed a lighting plan which reduced the average amount of mercury to 43 picograms per lumen-hour per lamp.

Leonardo Academy is a 501(c)(3) nonprofit organization founded in 1997 with a vision of advancing sustainability and putting the competitive market to work on improving the environment. Leonardo Academy helps companies, organizations, buildings, events, families and individuals achieve sustainability throughout the country and the world. For green building, Leonardo Academy supports implementation and certification under the LEED Green Building Rating System™. For additional information about Leonardo Academy visit www.leonardoacademy.org.

The International Finance Corporation Headquarters building is a 1,138,000 gross square foot building located in downtown Washington, D.C. The building houses over 2,000 employees, who are dedicated to helping companies and financial institutions. IFC is a member of the World Bank Group that fosters sustainable economic growth in developing countries by financing private sector investment, mobilizing capital in the international financial markets, and providing advisory services to businesses and governments. To learn more about IFC, please visit http://www.ifc.org.

Brandywine Realty Trust is one of the largest, publicly traded, full-service, integrated real estate companies in the United States. Brandywine operates as a real estate investment trust and owns, develops and manages a primarily Class-A suburban and urban office portfolio. To learn more about Brandywine Realty Trust, please visit http://www.branywinerealty.com.

The LEED Green Building Rating System™ is a voluntary, consensus-based national standard for developing high-performance, sustainable buildings. LEED-EB is a USGBC-sponsored program for owners who address sustainable operations and maintenance for existing buildings. The USGBC is the nation’s leading coalition of corporations, builders, universities, government agencies and nonprofit organizations working together to promote buildings that are environmentally responsible, profitable and healthy places to live and work. For additional
information about the USGBC visit [www.usgbc.org](http://www.usgbc.org).

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