

OUR SUSTAINABILITY VISION AND COMMITMENT

At Fontainebleau, we strive to provide our guests with an eco-friendly experience. To help protect and restore the natural environment, we have developed creative green solutions that include linen and towel re-use, eco-friendly laundry and cleaning products, organic menu options, water and energy conservation programs and an inclusive recycling program. Fontainebleau is also using technology to become a virtually “paperless” environment. In every area – from design to site management to marketing – priority is given to sustainable principles and practices that conserve resources without compromising the guest experience. Caring for people and the environment is integral to our culture, and the state of Florida awarded Fontainebleau a Palm Tree for its green efforts.

WATER

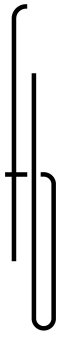
- Linen reuse program saves water, energy, and the use of chemicals
- Landscaping features native plants, saving on irrigation
- Restrooms are equipped with low flow appliances, motion activated valves and touchless faucets to conserve water and energy
- The irrigation system is equipped with an onsite weather station*
- 60,000 SQFT of artificial turf replaces natural grass, saving 8,000,000 gallons of water annually; no usage of pesticides, fertilizer; no CO2 emitted due to lawn equipment
- Cooling towers have a water softening system increasing cycles of water to 10 cycles while maintaining water integrity and reducing 3,000,000 gallons of water consumption annually

*Weather Station

The weather station is programmed with parameters to monitor all weather conditions. For example, if the wind is too high to run the system and water will be wasted the system will not activate. If the ET rate changes, the information is relayed to the controller to make adequate changes. The moisture in the soil is monitored to ensure that the run times are adequate for the soil. If it reaches the preprogrammed saturation point the controller will shut off before it finishes the zone it is running and move to the next zone. All information from the weather station is accessible anytime on the bitmap. The wind speeds, rain fall, soil temperature and soil moisture are logged in the computer to be used anytime for historical or budget purposes.

CHEMICALS AND KITCHENS

- The use of Diversity earth-friendly cleaning chemicals: Stride (Citrus Neutral Cleaner), Glance (Non-ammoniated cleaner), Crew (bathroom cleaner and scale remover); Eco-friendly Gojo brand soap
- Pest control is provided by eco-friendly Ecolab
- Lamill organic coffees are offered throughout the resort
- Used cooking oil and filter recycling services; ORI Environmental provides our hotel with environmentally approved containers to collect and store used filters and used

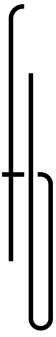


cooking oil until pick-up and removal. All filters collected are transported to the Broward County facility for processing.

- ORI Environmental Route specialists collect used oil from grease traps and approved storage containers throughout the hotel; used oil is processed to be used as an alternative burner fuel, used oil filters are crushed into bricks for used oil recovery and metal recycling and filter bricks are sent in bulk to a scrap metal recycler.
- Elimination of plastic straws
- Eco friendly paper products
- Fontainebleau partners with [Food Rescue US](#), an organization that facilitates the transfer of excess fresh food from different industry sources that would have otherwise been discarded to families via an online app. The protocol is as follows: Once Fontainebleau's Chefs have identified an opportunity for donation after an event, they easily schedule a pick-up via the Food Rescue US app. Once the pick-up request has been entered, a list of volunteers known as 'food rescuers' claim the pick-up based on their availability. After the pick-up has been claimed by a volunteer, they simply arrive to the hotel at the designated time and meet our Chefs who help load aluminum pans of food into their vehicle. After the food has been collected, the volunteer then transports the food to a number of local organizations such as the [Lotus House Shelter](#), a shelter dedicated to improving the lives of homeless women, youth and children and the [Miami Rescue Mission](#), a center for ministry to the homeless in South Florida.

ELECTRIC

- Established energy conservation committee responsible for consumption reduction of over 1,000,000KWH per month
- Motion sensors for lighting & energy efficient florescent bulbs in back of house areas
- Appliances and all technology are Energy Star rated
- Upgraded chillers to top efficiency
- All motors, pumps and HVAC equipment installed with VFD (Variable Frequency Drives) and controlled by a central BMS (Building Management System)
- Chateau and Versailles guestroom balcony doors are interfaced with auto door shut offs with the A/C and balcony door. Reduces wasteful consumption and mold/mildew growth.
- Insulation of building envelope in excess of code requirements
- Installation of high light reflectivity and UV resistant film on tower windows (also hurricane resistant ASTM testing)
- Condenser water for refrigeration and chilled water throughout buildings versus electric cooling
- Hot water heat exchangers on pool heaters



- Guestrooms are equipped with Hoteltech Ultra digital thermostats, automatically controlling fan speed in order to maintain desired space temperature prior to activating motorized chilled water valves, reducing cooling demand and energy consumption
- All restaurants, meeting rooms and public area lighting are controlled by Lutron dimming system allowing us to reach desired levels of illumination while reducing wasteful consumption
- Recycle all batteries and used light bulbs

OTHER

- Eliminated all Styrofoam from the property and replaced it with corn based biodegradable plastics. Packaging for in-room amenities, pool, and beach are recyclable
- We also recycle the following:
 - Paper, plastic, glass, and aluminum in all offices
 - Batteries, printer cartridges, and old cell phones
 - Coat hangers from dry-cleaning
- Air filters are Green Certified
- UV resistant film on our windows and artwork
- We partner with Miami Beach Chamber of Commerce and ECOMB to help with environmental initiatives such as beach clean-ups
- All collateral is available digitally
- Car charging stations available on property to guests who need to recharge electrical cars
- Mold resistant drywall used throughout property