

Environmental Sustainability



Building a Better World.

From existing properties to new developments, Weingarten Realty has actively embraced various initiatives that support the future of environmentally friendly retail centers. We recognize that environmental responsibility is both an obligation and an opportunity to benefit our patrons, tenants, investors and the property as a whole.

We are committed to our role as a corporate partner to the environment and the communities we serve. Weingarten Realty is constantly seeking ideas and innovations that can further improve the environmental performance of our national portfolio.

Weingarten has strategically singled out areas of operational focus that will benefit from our environment sustainability efforts:

Energy Management

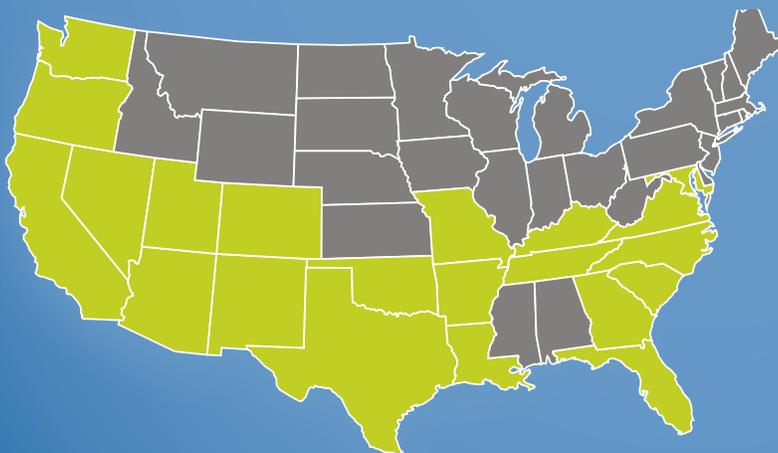
Alternative Transportation

Recycling

Water Management

Construction & Development

Areas of focus that are routinely incorporated are described in more detail on the back.



Weingarten Realty's core assets have a 100% participation rate in at least one of our environmental sustainability practices.

For more information about Weingarten Realty's sustainability practices, please contact:

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Energy Management Alternative Transportation

Parking lot energy management systems (EMS), light retrofitting or cool roofs have been installed on 63% of Weingarten's core assets to assist in energy efficiency. The Green Team's goal is to reduce energy consumption and utility expenses while increasing equipment lifespan.

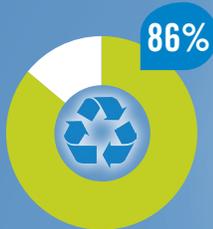
In 2012, EMS systems have saved over \$107K in electricity savings and approximately 900,000 kWh. By reducing the energy demand, we have prevented the emissions of approximately 9,800 lbs. of sulfur dioxide and 600 tons of carbon dioxide into the atmosphere.

A main priority of the green initiatives is finding environmentally-friendly, alternative transportation options for patrons of Weingarten centers.

The addition of bike racks, charging stations or the location of a major metropolitan transportation stop on the property are provided on 48% of Weingarten's core assets.



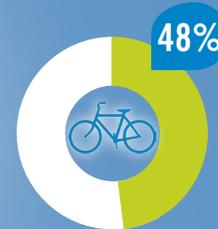
Energy Management



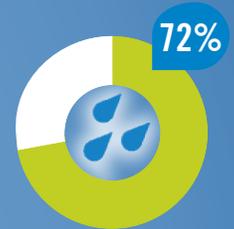
Recycling



Recycling



Alternative Transportation



Water Management

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The recycling program is taking steps to minimize waste sent to landfills through the collection of paper, plastics and other ordinary recyclable materials, as well as collecting clothing and books from strategically located bins to be used for resale. Weingarten partnered with Talismark on a national program to provide an expert level of knowledge of the trash industry, revenue streams, cost efficiencies, flexibility, attention to detail and tailored client services.

In 2012, the recycling initiative saved approximately 150,000 trees; recycled 26,550 cubic yards out of landfills while saving the tenants and properties \$1.8M.

The management of water has proven to reduce irrigation expenses, but also demonstrates an environmentally conscious decision as well. Weingarten implements water management in many ways: installation of smart irrigation systems with more efficient sprinkler heads, use of rain harvesting systems, and xeriscaping with planting drought tolerant, native landscaping. Water management initiatives are implemented on 72% of Weingarten's core assets.

Weingarten teamed with Waterlogic to install smart irrigation controllers, and in 2012 over 44 million gallons were saved, as well as \$212,000 in water costs.

Construction & Development

As new developments, redevelopments, tenant build outs and construction due to maintenance arise, Weingarten will seek every opportunity to find ways to implement our green initiatives with the use of environmentally friendly building products. Contractors that share the same mentality in sustainability efforts are sought for new construction projects.

Weingarten wanted to maximize its commitment to recycling non-traditional items related to our capital projects, mainly on parking lot and roofing debris. This initiative to recycle non-traditional materials and track the data resulted in a total of 9,078+ tons of material that was diverted from landfills in 2012.