

GOING GREEN NEVER LOOKED SO GOOD

At Panama Pacifico, the designs look cutting-edge, from stately International Business Park buildings to homes and condos made all the more appealing by their understated elegance. Landscaping is organic, mimicking the natural ebb and flow of the land, with paths and trails adding to the harmonious effect.

But this beauty is beyond skin deep—it runs all the way down to a core as velvety green as the rainforests and woodlands that skirt the community. Panama Pacifico's Master Plan is bringing sustainable practices, building, and planning to Panama in a way never seen before.

The ambitious sustainable standards at Panama Pacifico include protecting mangroves, planting trees, and preserving native habitats. Plus, the new community is already conserving and recycling water, using and maximizing clean energy, and laying the groundwork for responsible transportation management

With ground-breaking technology and systems to heighten the area's green factor, Panama Pacifico incorporates clean water bioswales landscape elements...best practices and experiences support via the Clinton Climate Initiative...and even optional add-ons that allow you, the buyer, to play an active role in shrinking your eco-footprint.

MASTER-MINDING MIXED-USE

London & Regional Panama (LRP), Panama Pacifico's Master Planner, is building a mixed-use community that allows people to live, work and play in one area. In fact, every aspect of the Panama Pacifico layout and design promotes walking and reduces the need to travel.

In the Panama Pacifico Town Center, green corridors run north to south and east to west, shading walks and bicycle lanes, and acting as water conveyance systems that clean your water safely and naturally.

From any location in the Town Center, you are never more than a five-minute walk to a park or plaza. The walking experience is made all the more safe and enjoyable with wide sidewalks, multiple walkways and trails, ample lighting, and smart security.

TRANSPORTATION DEMAND MANAGEMENT

LRP's Transportation Demand Management (TDM) program will reduce automobile travel demand, contributing to better air quality, reduced greenhouse gases and emissions, and decreased traffic congestion.

The new transportation system features:

- A private shuttle system within the community
- A network of bicycle paths, locks, and other bike- and pedestrian-oriented perks
- Transit incentives and tele-commuting options
- Flexible working hours
- A transportation education program
- A future carpool matching service
- and much more

Central to the TDM plan at Panama Pacifico is the new, private onsite bus system, which as early as 2012, will interface with the existing public transit service for Panama City and beyond. A Transportation Coordinator will provide training and information to onsite companies and employees about carpooling, bicycle routes, parking and more, ensuring your community is quiet, clean, and always pleasant.



SUSTAINABLE SPECIFICS

While far-reaching programs and systems provide big-picture boosts to sustainability in Panama Pacifico, it's the detailed, technical specifications that bring it all home. For instance, Class-A office buildings in Panama Pacifico feature:

- Tinted, double-paned windows
- Intelligent energy management
- Water efficient fixtures and sensor-operated faucets
- Insulated rooftops (2" rigid polyisocyanurate insulation boards)
- Recyclable rooftop water protection TPO membranes, which use pre-consumer recycled contents
- High efficiency cooling system, with HVAC towers to incorporate water in the interior cooling process
- LED street lights in parking areas, proven to be 40-60% more energy efficient than high pressure sodium lights. (The IBP is the first major development in Panama to use LEDs.)
- Insulated building shell (all exterior surfaces)

Additional sustainable features help keep your community green:

- All construction works re-use treated water for dust control and construction area cleaning.
- When constructing in a new area, planting doubles the number of trees removed, and a fauna rescue program relocates animals to an equivalent rainforest environment nearby.
- Almost all the electricity used at Panama Pacifico is generated by hydropower, one of the cleanest energy sources available. The hydropower comes from the Panama Canal, where modern plants have been supplying contiguous areas of Panama City for decades.

GOING GREEN IN HOMES

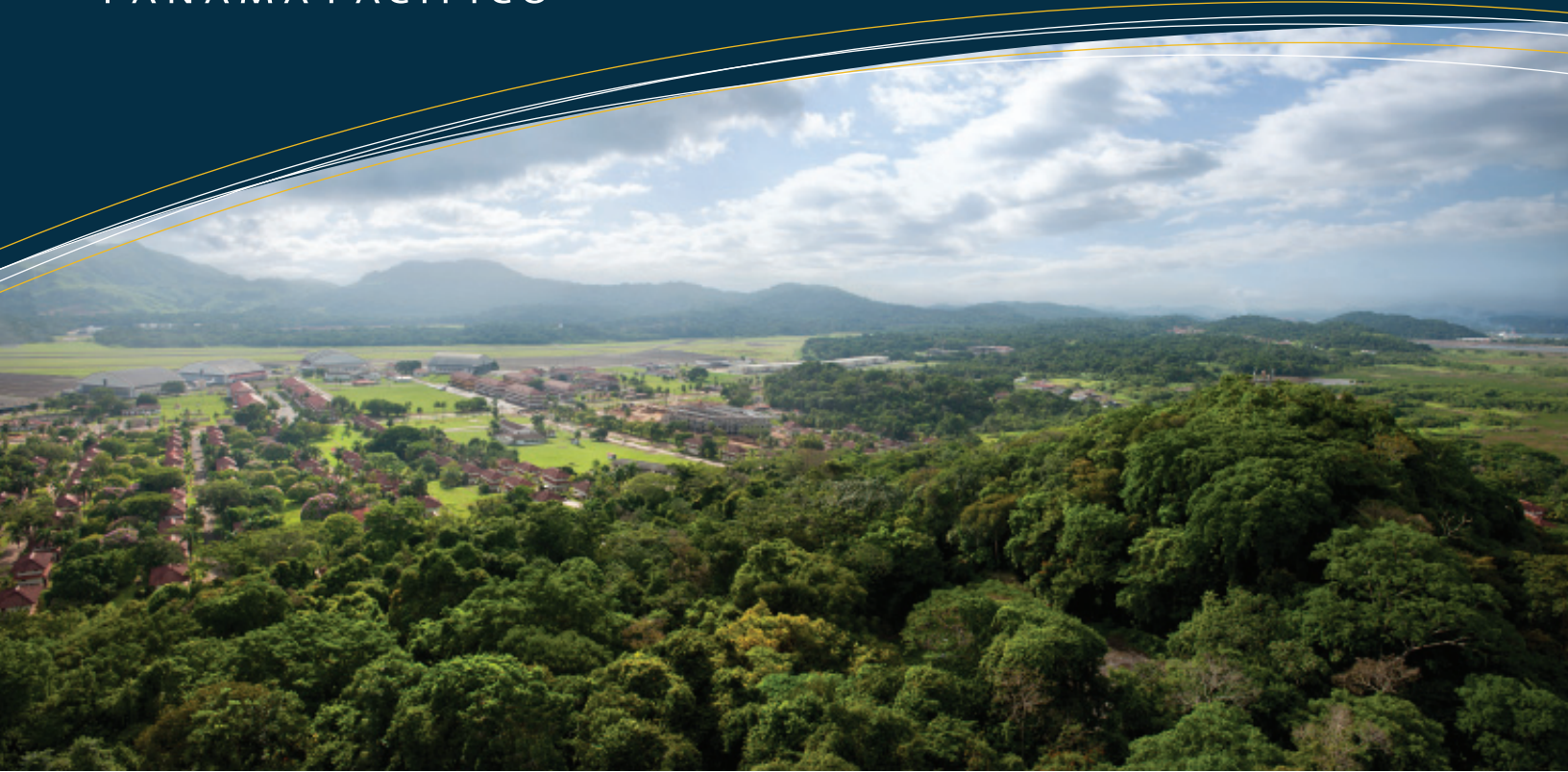
Mixed-use buildings like Soleo and residential communities like Nativa also reflect a commitment to sustainable design. The former includes features that both minimize sun exposure in residential spaces and allow breezes to flow through the entire building, thus reducing the need for air-conditioning. Units boast green fixtures such as low-flow faucets and water-conserving commodes. The centerpiece of Soleo is a lush green garden rooftop, limiting the heat island effect and housing a rainwater filtration system with an organic design.

Meanwhile, the exclusive Nativa neighborhood is the epitome of New Urbanism, a progressive land development movement that promotes variety, walk-ability, and sustainable urban planning. Here, home-lot placements minimize sun exposure, and extended awnings provide shade and keep homes cooler.

Perhaps most exciting is the new Green Upgrade design package, which allows new home buyers to pay an optional 10-15% "green premium" upgrade. The premium goes toward features that will give your home results akin to those seen in LEED, Green Leaf or Energy Star certified properties...but with custom-design features that take into account Panama's tropical location and climate.

The Green Upgrade Option Includes:

- Specialized roof insulation for even lower home temperatures
- High performance double-pane windows to reduce heat gain and noise pollution
- High-efficiency, high performance air conditioning systems with energy conserving distribution



CLINTON
CLIMATE
INITIATIVE

RECOGNITION FROM CLINTON

Building a socially, economically and environmentally sustainable city is a monumental task, and London & Regional Panama is working with the Clinton Climate Initiative (CCI) to realize a joint goal of making Panama Pacifico a climate positive project.

The CCI recognizes projects around the world that address the dual challenge of climate change and urbanization. Encouraging and supporting sustainability in large-scale urban development, Clinton's program will eventually allow nearly one million people worldwide to live and work in climate positive communities. Soon you'll be able to count yourself among their numbers.

Panama Pacifico, selected as one of just 17 initial projects around the globe, is working with CCI to connect with

developers and urban specialists around the world, sharing best practices and experiences to enhance communities even further. Current joint CCI-Panama Pacifico projects include a sustainable street light code, an onsite recycling program, and sustainable office building development.

Panama Pacifico's green efforts will make your premier mixed-use community exceptional in every way...with healthy lifestyle options, eye-soothing scenery, and cost-saving measures that make a direct and significant impact on companies, employees, visitors, and you.

For more information about what it means to be sustainable at Panama Pacifico, please contact 316-3500 or visit the Panama Pacifico website.