

PRESS RELEASE

PACIFIC GUARDIAN CENTER

Earns the ENERGY STAR for Turning Energy Use into Savings

Honolulu, HI - Pacific Guardian Center has earned the U.S. Environmental Protection Agency's ("EPA") ENERGY STAR, the national symbol for protecting the environment through superior energy performance. Pacific Guardian Center joins approximately 3,200 buildings nationwide that have earned this prestigious award.

By earning the ENERGY STAR, the property is using about 35 percent less energy than average buildings, while still providing quality service and comfort to occupants. Pacific Guardian Center continues to lower its energy usage by making on-going cost-effective improvements to their building and by reducing greenhouse emissions.

"Pacific Guardian Center is pleased to accept EPA's ENERGY STAR in recognition of our energy efficiency efforts," said H. Brian Moore, Vice President, Pacific Guardian Life Insurance Company, the property's Asset Manager. "Through this achievement, we have demonstrated our commitment to environmental stewardship, while also lowering our energy costs."

Organizations earn the ENERGY STAR by using EPA's national energy performance rating system to generate energy-efficiency ratings for their buildings, on a scale of 1-100 relative to similar buildings across the country. The rating system is available for office buildings, schools, dormitories, hotels, hospitals and grocery stores, among other commercial buildings.

More than 3,200 buildings have earned the ENERGY STAR since 1999. These 3,200 ENERGY STAR buildings in all 50 states represent over 575 million square feet. In the U.S., energy loss from commercial buildings represents almost 18 percent of our greenhouse gas emissions.

ENERGY STAR is a government-backed program that helps businesses and consumers protect the environment through superior energy efficiency. In 2006 alone, Americans, with the help of ENERGY STAR, saved \$14 billion and prevented greenhouse gas emissions equal to those from 25 million vehicles.

For more information about ENERGY STAR visit www.energystar.gov.