
HAUS25: PREMIER, SUSTAINABLE JERSEY CITY LIVING

At Veris Residential, our values are clear — Properties, People, and the Planet.

These values stem from our unwavering commitment to incorporating ESG principles into the company's ethos. For this reason, a focus on sustainability and improved quality of life for residents and the community at large helped guide the design and development of Veris Residential's latest multifamily development in the heart of downtown Jersey City, Haus25.

Developed by Veris Residential to be certified by the US Green Building Council under its Leadership in Energy and Environmental Design program, a plethora of amenities and sustainability-centric elements support a vibrant and connected living experience at Haus25. The building sits conveniently between two PATH stations and has a bus stop on site, which provides prime public transit options to residents. Providing additional energy-efficient transportation methods, Veris Residential has included nearly 20 electric vehicle charging stations in the garage and 375 bike parking spaces within the building — that's one bike space for every two apartments. The project is also located across from one of Jersey City's bike share stations, further reducing the need for transportation using carbon-emitting vehicles and encouraging daily physical activity.

In addition to these mobility-focused amenities, Haus25 residents can expect to benefit from significant utility bill savings via energy-efficient design features, including combined heat and power ("CHP") units that convert natural gas into electricity and heat. While providing on-site energy generation, the CHP units reduce greenhouse gas emissions equivalent to 34 automobiles each year. Further, the building has a highly-efficient central heating and cooling plant serving all of the residences and public spaces — a rare sustainable feature for the Jersey City area.; Energy efficient lighting has been provided throughout the building with daylight harvesting measures for all public areas, and destination elevating with regenerative braking improving elevator efficiency while decreasing electrical demand.

Water efficiency and use control has also been a major consideration throughout the design and construction of the property with features such as the use of WaterSense labeled fixtures, super low-flush toilets in all residences, at-

curb bioretention swales collecting water that would otherwise become runoff and allowing it to percolate into the soil to be retained on-site, and the deployment of an 80,000 gallon storm water retention basin to help alleviate stormwater discharge into the neighborhood sewer system. The building will further leverage Source water hydropanels – a one-of-a-kind renewable water technology that uses the power of the sun to extract clean, pollutant-free drinking water from the air –which the system will then efficiently distribute through water fountains across the property.

While these amenities and features create environmental and economic benefits, the **EMBRACE by Veris Residential** ethos has driven the development of unique resources and services at Haus25 that go far beyond the status quo. To support the many families in the area, as well as those expecting to call Haus25 home, Veris Residential has constructed a public school on the same block. Not only does this new building address a need for more public schools in downtown Jersey City, but it also provides a school option within walking distance for building residents, cutting down on car and bus emissions associated with transport to and from school. The school was also designed to integrate with the community by providing a common function room accessible for shared use in off-hours.

At the corner of Christopher Columbus Drive and Warren Street, Haus25 also features an on-site public park. Providing a place for respite with trees, flowers, and plantings, quiet walkways and seating areas, it is an urban oasis for the surrounding neighborhood. In line with this community-wide commitment, Haus25 is dedicated to educating residents on best practices for sustainable living, encouraging them to become global citizens who act in the best interest of their community and the planet.

Built upon Veris Residential's devotion to uplifting and embracing properties, people and the planet, Haus25 exemplifies the new industry standards that are being set by leaders in the space. Through its sustainability-focused design and considered collection of amenities, the building represents a refreshed and reimagined approach to residential development and property management. The team at Haus25 looks forward to welcoming its first residents in early 2022.