

PILLARS OF RESPONSIBLE PROPERTY INVESTING

Sustainability Profile

Courts at Spring Mill Station

Property name: Courts at Spring Mill Station

Location: Conshohocken, Pennsylvania

Building Type: Residential

Building Size: 385 units

Constructed: 2014

Acquired: 2015

Property Manager: GMH Communities

Property Overview

The Courts at Spring Mill Station represents the pinnacle of sophisticated living, offering an exceptional residential experience in the dynamic community of Conshohocken, Pennsylvania. This distinguished multi-family community provides seamless access to outdoor recreation, with the scenic Schuylkill River Trail just steps away for walking or cycling enthusiasts, while an array of local dining establishments adds to the neighborhood's appeal. The impressive four-story development showcases 58 thoughtfully designed floor plans, allowing residents to select their ideal living space that perfectly aligns with their unique lifestyle needs.

Distinguished by its commitment to resident satisfaction, The Courts at Spring Mill Station delivers premium service through its professional concierge team, available seven days a week to attend to residents' needs and inquiries with exceptional care and attention. The property's comprehensive collection of high-end amenities creates an elevated living environment that caters to modern lifestyles. The property was constructed in 2014 and acquired by Principal Real Estate in 2015.



Improving Sustainability

The Courts at Spring Mill demonstrates its commitment to environmental stewardship through thoughtful sustainable features. The property caters to eco-conscious residents by providing convenient electric vehicle charging stations on-site. The property's thoughtfully designed large windows flood living spaces with abundant natural light, creating bright, welcoming environments while helping residents reduce their energy usage and lower their utility costs. Interior spaces are equipped with energy-efficient appliances, further supporting conservation efforts. The property's landscaping exemplifies water conservation through an advanced drip irrigation system, which delivers precise amounts of water directly to plant root systems, optimizing water usage while maintaining beautiful grounds.

Courts at Spring Mill Station demonstrates exceptional leadership in waste management through comprehensive recycling initiatives. Through strategic placement of clear, informative recycling signage throughout the property, residents are empowered to make informed decisions about waste disposal. This educational approach has proven highly effective, resulting in an impressive 24% waste diversion rate from baseline¹, successfully redirecting 100 tons of material from landfills.

The property's innovative cardboard box reuse program exemplifies creative waste reduction solutions. By assigning a dedicated storage space where residents can exchange moving boxes, the community promotes a circular economy while reducing cardboard waste and preserving recycling bin capacity. Additionally, the property management team reinforces their commitment to responsible waste disposal by coordinating annual electronics recycling events, ensuring potentially hazardous electronic waste is properly handled rather than entering landfills.

The Courts at Spring Mill Station fosters a vibrant community atmosphere through innovative digital engagement, utilizing the COBU app platform. This interactive tool enables property management to create meaningful connections with residents through

virtual event announcements, community polling, and dedicated discussion spaces where neighbors can interact and build relationships.

Enhancing the property's communal spaces, management has established a popular book exchange program. What began as a thoughtfully curated collection of books in the amenity area has evolved into a thriving lending library, where residents actively participate by both borrowing and contributing to the ever-growing collection.

The property demonstrates its commitment to social responsibility through a successful partnership with GreenDrop. This initiative facilitates sustainable donation of various items including clothing, household goods, furniture, and electronics to benefit local nonprofit organizations. The program's remarkable success is evidenced by the expansion to three collection bins, which require weekly pickup due to the generous participation of community residents.

Community engagement extends to supporting local commerce through signature events such as the Holiday Market. This popular gathering showcases local small businesses and artisans, creating an opportunity for residents to strengthen neighborhood connections while supporting the local economy. The event exemplifies the property's dedication to fostering both community relationships and local business growth.

In addition to the team's dedicated resident engagement, Courts at Spring Mill Station has several luxurious resident amenities. Residents can enjoy a refreshing dip in the resort-style swimming pool, enjoy movie nights in the state-of-the-art theater, or stay active on the basketball court or in the fitness center. The property also accommodates residents' furry friends with a dedicated dog wash station. With a variety of facilities to choose from, The Courts at Spring Mill Station redefines the meaning of modern luxury living. The property's ideal location is steps away from various restaurants and is near grocery and retail shopping, making everything residents need within reach.

¹ Baseline is 2019.

KEY FACTS, AWARDS, AND RECOGNITION

- PAA Keystone Awards: Overall Excellence First Place (2023), Maintenance Excellence Third Place (2023), and Maintenance Excellence Second Place (2024)
- IREM Certified Sustainability Property (2024)²
- LEED Building Design and Construction: New Construction and Major Renovation Certified (2016)²
- 2017-2024 Best Apartment Community in Conshohocken

² In order to receive a certification, a fee was paid to LEED, and IREM to be evaluated and for rights to use the certification.



About PRPI: The Pillars of Responsible Property Investing (PRPI) initiative is a unique sustainability and investment platform developed to drive superior asset management and fiduciary governance. For more information on how PRPI is delivering positive financial and environmental results for Principal Real Estate, please visit <https://www.principalam.com/us/investment-strategies/real-estate/responsible-property-investing>

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