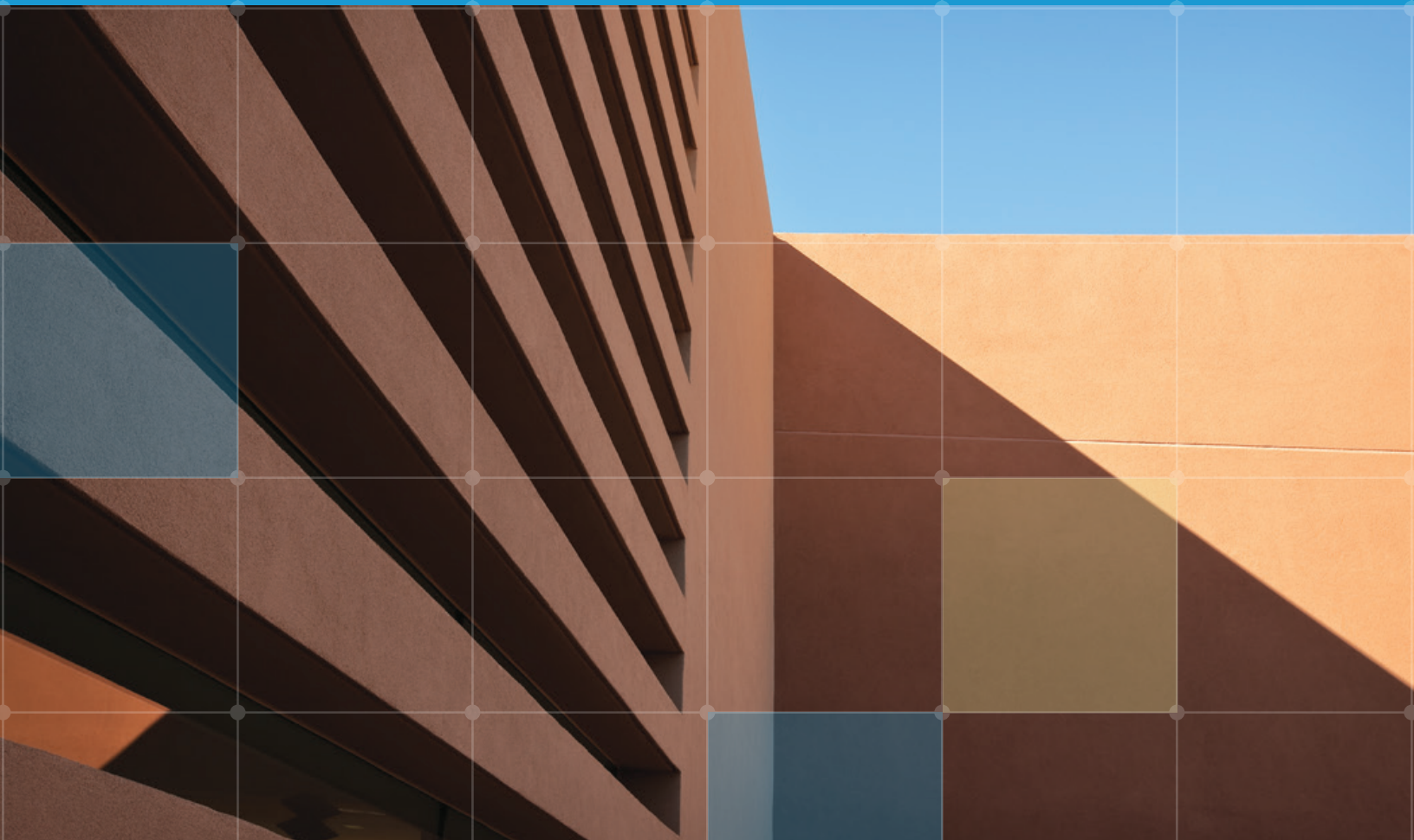


Welcome to the Thornburg Campus



Welcome

A Note from Thornburg Investment Management
Founder and Chairman Garrett Thornburg



Welcome to the Thornburg Campus, the home of Thornburg Investment Management since 2009.

Our plans for the Thornburg Campus started when we realized our growing company would need more space. In 2002, I sought to create a building of excellence that would both inspire employees and be a comfortable environment for them in which to work. I directed the design team to develop a healthy and exciting workplace for employees that would serve as an example to the Santa Fe community for water and energy efficiency. I then asked architects Legorreta + Legorreta and Dekker/Perich/Sabatini to create a bold and contemporary design that would have a low-impact footprint on the surrounding environment. I am pleased to say that the Thornburg Campus realizes our dreams. It successfully unites brilliant design, the “new-old” Santa Fe architectural style, and the latest in building technology and environmental design. It took years of remarkable work by everyone involved, and I am proud to welcome you to our Campus.

—Garrett Thornburg

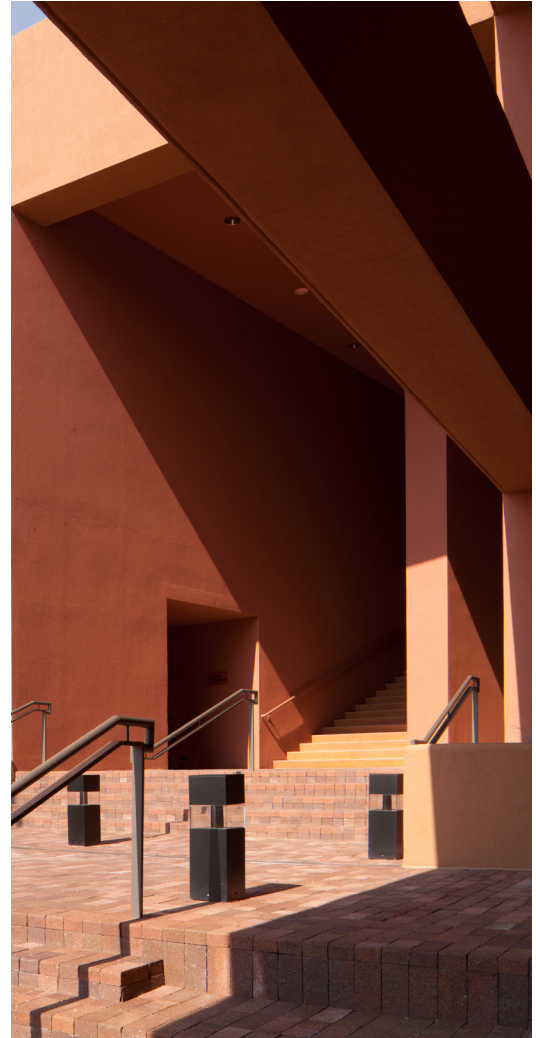
The Thornburg Campus

World-renowned Mexico City architect Ricardo Legorreta designed the Thornburg Campus to take advantage of the sloping terrain and to integrate with nature. He incorporated influences from rural Mexico architecture to ancient Indian ruins to modern forms, and was known for his “irresponsible use of color” and sleek design. Legorreta listened, flexed and adapted details during the construction of the building, making many changes that enhanced his original design. The result is a unique, contemporary building that fits comfortably into its surrounding environment.

The structure is composed of three buildings joined by a central reception lobby. An open trading floor is the heart of the company and a hub of investing activity. The Thornburg Café offers breathtaking views of the Sangre de Cristo mountains and can be sectioned off for meetings. Offices are filled with natural sunlight and 97% of seats have outside views. Three rooftop gardens, one sunken garden, and a central plaza allow employees to enjoy a quiet atmosphere during their breaks.

The Thornburg Campus is Leadership in Energy and Environmental Design (LEED) Gold certified. This means that the building and site successfully incorporate a number of prerequisite and optional features to meet various LEED standards, including water conservation, energy savings, and indoor environmental air quality as well as owner initiated innovations, such as our green cleaning products initiative.

Throughout the Campus, Thornburg employees are invigorated by the space, light, energy and opportunities for collaboration, which translates into how we do business with our clients every day.



Entry Stairwell



The Thornburg Campus entry stairwell leads employees and guests from the parking lot to the main reception area. This stairwell is a dramatic point of entry. It is meant to create a lengthy mental and physical transition from outside to inside. The upward climb gives one the feeling of preparation to enter into a world of excellence that is both the Thornburg Campus and the business of Thornburg Investment Management.



Reception Lobby



The reception lobby, the main entrance for the Thornburg Campus, is a showcase of contemporary interior design. The bold colors behind the desk and on the floor complement the earth-tone colors of the building's exterior. Architects Legorreta + Legorreta believe color is a symbol of our emotions and view it as a natural part of the design, rather than the driving force behind it. They incorporate it here in intense hues to welcome our visitors. Skylights fill the lobby with natural light that illuminates the space and reflects off the travertine marble floor. The dramatic horizontal windows welcome in the natural surroundings with a view to piñon and juniper trees.



Our many industry accolades line the window sill in the main reception lobby.

Trade Floor Lobby



The multiple colors of Oliver Mossant's Sans 2, 3, 4, 5, 6, 8 pieces combine with the pink ceiling and purple couches for a peaceful lobby experience.

The lobby area next to the trading floor offers a dynamic visual space for guests and employees to enjoy natural light and colorful art. The vibrancy of this area reflects architectural designer Ricardo Legorreta's sense of humor and playfulness. The circular skylights and square fluorescent lights in the ceiling create a bold and exciting space for everyone to enjoy. Employees refer to this ceiling as the "pink amoeba."

Trading Floor



The trading floor is the heart of Thornburg Investment Management. The warm-hued walls and dramatic lighting from the large exterior windows create a sense of energy for the financial professionals working on the floor. The windows let the surrounding natural environment flow right into the room, as it does throughout the Thornburg Campus. Of particular note are the precise alignment of walls, large windows, ceiling and lighting fixtures. The close, low-walled work stations encourage discussion between the portfolio managers and analysts throughout the day. Ergonomic chairs and multi-panel screens allow people to work comfortably and efficiently.



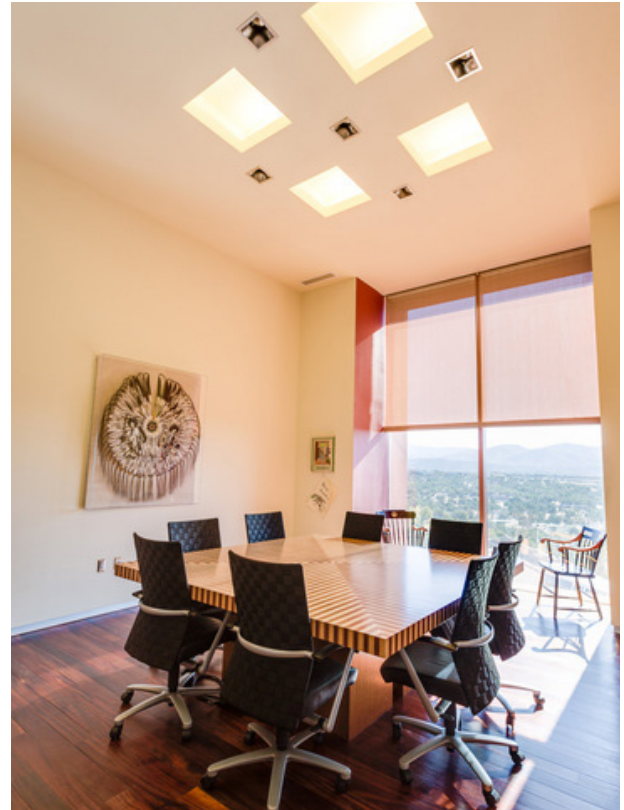
Conference Rooms

The Campus includes a variety of board and conference rooms to accommodate small or large meetings. Custom vertical architectural elements in windows manage glare, reduce eyestrain, and control temperature. These rooms were designed to provide continuous comfort while employees occupy the space. Carpet tiles here and throughout the building are made of environmentally friendly material, reducing our impact and improving indoor air quality.

The art throughout the Thornburg Campus is produced by globally recognized artists and represents cultures, artists and experiences from around the world.



Donovan Begay, Untitled, 1999.
Acrylic on feathers.



Outdoor Gardens

Four gardens enhance the building, including three rooftop gardens and one interior sunken garden. These areas provide opportunities for employees to refresh and rejuvenate throughout the day. On occasion, these spaces are also used for company events, creating a pleasant atmosphere for employees to mingle and network.



Rooftop garden trees and plants were carefully chosen to reduce water use. The raised tile walkways allow rain water collection that is then stored in a 50,000 gallon cistern situated underneath the parking lot, providing water for landscaping needs throughout the Campus. The roof reflects heat to reduce the amount of energy needed to cool the building.

This sunken courtyard (pictured above) is completely surrounded by offices and workspaces and features several peaceful seating areas. Its stepped design creates a cascade of planters filled with drought-tolerant plants. The open space creates changing patterns of light and shadows throughout the day, enjoyed by employees seated nearby.

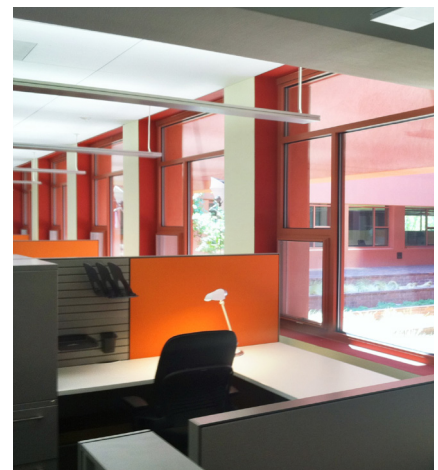


Employee Workspaces

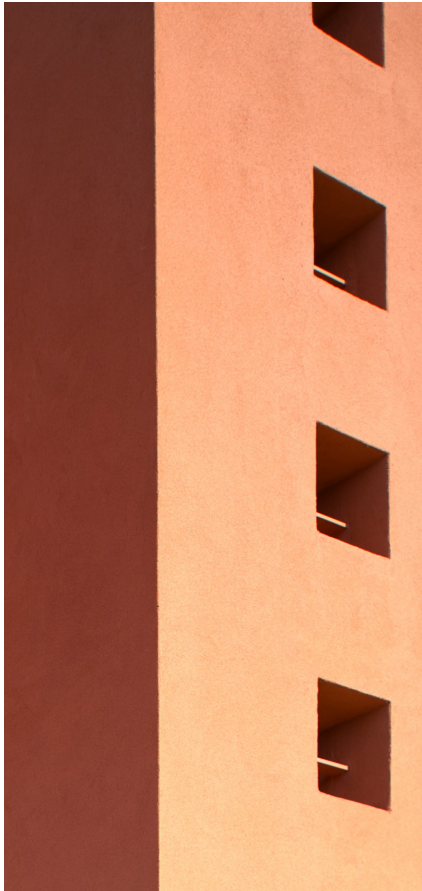


97% of the offices and workstation areas allow views to the outside. Large glass windows and glass on the upper walls of the workspaces allow natural light to fill the interior of the building and let employees enjoy views of Santa Fe's natural environment. Innovative shading slats along the east and west perimeter windows manage glare, reduce eyestrain, and shield employees from direct sunlight. Windows can be opened for fresh air; a small LED light indicator informs employees of ideal times to open and close windows for energy efficiency. Light sensors control lighting levels adjacent to window areas based on exterior ambient light and minimize use of fluorescent lighting. Heated or cooled air is delivered from the under-floor air system to save energy and allow employees to control their own air flow. Each workstation was designed to provide superior personal comfort and a state-of-the-art work environment, including ergonomic chairs and desk configurations.

Operable windows that let in fresh air, easy access to the Santa Fe landscape via gardens and window shading elements are examples of how the Thornburg Campus integrates aesthetic and functional design—keeping employees' comfort a top priority.



Environmental Enhancements



Strategically placed narrow and slatted windows control the intensity of natural light during the day, while energy-conscious LED lights accentuate the geometry at night. Our rooftop solar photovoltaic system is an important strategy that accentuates the energy-saving nature of our building. The system consists of 840 panels that cover 22,000 square feet on the roof and provides up to 30% of our energy needs. The solar photovoltaic system comes with on-board integrated data system software that provides internet connectivity for reviewing data, environmental benefits, and pollution offsets based on the system's production levels. Bathrooms are equipped with faucet sensors and low-flow toilets to minimize water use. Our attractive landscaping consists of native and drought-tolerant plants that minimize both the need for fertilizer and water. Rainwater is recaptured from our roofs and stored in a 50,000 gallon cistern located beneath the parking area. This water is then used for landscape irrigation when needed.



The LEED Gold plaque was presented to Thornburg Investment Management when the building opened in 2009.

Café and Patio



The Thornburg Café staff creates first-rate meals for employees and provides catering for our internal events. Indoor and outdoor patio seating offers superb views of the Sangre de Cristo mountain range—a great place to unwind—and the tables encourage collaborative discussions among colleagues. The spacious dining area easily converts into smaller meeting spaces when necessary and is equipped with two projector screens, providing flexibility and seamless technology for onsite events.

Central Plaza



The central plaza features a stunning architectural form with geometric lines and offers a view of the city of Santa Fe. It connects the three sections of the Campus and provides a space for Thornburg staff meetings and outdoor events. The benches and raised garden areas invite employees to spend a few relaxing minutes during their breaks. The central plaza is a reminder of the town plazas common in the Southwest and characteristic of Santa Fe style.



TV Studio



From the TV studio, we produce live feeds for distribution to U.S. and international financial news networks. Thornburg portfolio managers and analysts appear regularly on CNBC, Bloomberg, Yahoo Finance, and other outlets from this studio. This allows instant communication with the world on a variety of financial matters. This studio is equipped with LED lights and a high-end HD camera. Thornburg has an additional production studio from which it produces webcasts, videos and podcasts.



Thornburg Campus Facts

- The Thornburg Campus was designed by world-renowned architects, Legorreta + Legorreta and Dekker/Perich/Sabatini.
- The 100,000-square-foot building, which consists of three distinct, interconnected buildings, “steps down” along a slope facing the Sangre de Cristo mountains.
- The Campus was designed with employees in mind, including features and accommodations such as operable windows and ergonomic furniture.
- The parking area incorporates a porous gravel paving system, which reduces the heat build-up typically found in asphalt parking lots and reduces water runoff by percolating back into the substrate. Preferred parking spaces are provided for carpools; and vanpool services accommodate commuting employees.
- In the restrooms, low-flow plumbing fixtures save 800 gallons of water per day and reduce indoor water usage by 43% compared to standard fixtures. The showers encourage staff to ride their bikes to work or take a walk during lunch.
- The carpet throughout the building is not only environmentally friendly—consisting of 37% recycled material—but is also employee friendly, emitting fewer potentially harmful chemicals than standard carpet.
- The Campus has two courtyards and three rooftop gardens.
- The majority of workspaces are exposed to natural daylight, and 97% have views to the outdoors.
- The building uses 47% less energy and 43% less water than a conventional building of the same size.
- The Campus received LEED Gold certification from the United States Green Building Council, a distinguished honor for Leadership in Energy and Environmental Design.
- The building’s 200 kw, 840-panel photovoltaic solar energy system is one of the largest such rooftop systems in New Mexico.
- Many of the Thornburg Campus materials utilize recycled content and were selected to be manufactured regionally to support local businesses and reduce the environmental impact of transportation during construction.
- More than 90% of the construction waste from the Campus project was recycled.



“We Mexicans are
practically irresponsible
in the use of color.”

— Mexican architect and designer of the
Thornburg Campus **Ricardo Legorreta**
reflecting on his bold palette.

