CODE OF PROFESSIONAL ETHICS

San Antonio Buildings Owners and Managers Association and its Regular and Allied Members are committed to promoting the highest level of professionalism, integrity, and ability available in the commercial property and asset management and related industries (the "industry"). This Code of Professional Ethics is designed to foster trust and mutual respect among those in the industry as well as the public at large. It is not intended to discourage fair and healthy competition within the industry. We consider industry relationships critical to the industry's success.

Minimum standards shall include, but not be limited to the following:

* Each member shall conduct business in a manner displaying the highest degree of professional behavior thus bringing credit to the industry. Members shall speak truthfully and act in accordance with the principles of honesty and integrity. Members shall not misrepresent their own scope of knowledge and ability to perform services.

* Each member shall diligently and honestly pursue its client's legitimate objectives. Whenever possible, objectives should be put in writing to avoid misunderstanding. No member shall place his or her own needs and desires above those of the client in the performance of work for that client. Each member shall conduct his or her business strictly adhering to all applicable federal, state and local laws as well as regulations, codes and ordinances.

* Each member shall maintain as confidential any legitimate business information provided in confidence until and unless given permission to disclose it by the source or for the length of time that confidentiality is legally required.

* Each member shall endeavor to deal fairly with its clients. No member shall take unfair advantage of anyone through manipulation, concealment, abuse of privileged information, misrepresentation of material facts, or any other unfair dealing practice.

* Each member shall endeavor to remain knowledgeable of subject matter impacting the industry and shall share such information within the industry network in the member's area.