



Sustainability and Social Responsibility Report

Jamestown Green

2024 Performance Update



Dieser Bericht liegt derzeit nur in englischer Sprache vor.
Wenn Sie eine deutsche Version wünschen, kontaktieren Sie uns bitte unter: service@jamestown.de

REPORT PROFILE

This report details the key aspects of our Sustainability and Social Responsibility Program. It includes performance targets, operations, stakeholder engagement strategies, policies and benchmarking, and reporting efforts. The report is organized into three main sections: Environmental, Social, and Governance. The programs and initiatives in this report reflect work done in 2024. This report summarizes data from across the portfolio, showcases our current high-performance projects, and provides an 'at a glance' synopsis of our sustainability initiatives. This work is supported by our Sustainability and Social Responsibility Reference Document, which was first compiled in 2020 in accordance with the Global Reporting Initiative's (GRI) G2016 Guidelines. GRI guidelines were replaced in 2021 by GRI Universal Standards and, as we reset our sustainability targets in 2025, future reporting will reflect the newer standards. GRI is a not-for-profit international organization that promotes the use of sustainability reporting as a way for organizations to disclose the economic, environmental, and social impacts of their activities. The GRI Guidelines facilitate transparency through their Sustainability Reporting Framework, including the 2016 Sustainability Reporting Guidelines. GRI's 2016 indicators were developed through a global, multi-stakeholder process and offer reporting principles, standard disclosures, and an implementation manual for preparation of sustainability reports.

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This report highlights Jamestown's ESG achievements in 2024. Additional information on Jamestown's 2020–2024 ESG program can be viewed in the 2022 Reference Document, which can be found at www.jamestownlp.com/sustainability-and-social-responsibility or by scanning the QR code. The Reference Document is a supplement to Jamestown's annual performance-focused report. Targets are reset every five years to align with best practices and current priorities. New 2025–2030 targets are outlined in this report and will be reported against in the coming years.



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Letter From Jamestown's Leadership

April 2025

Reflecting and Progressing: Reaffirming our Commitment to Sustainability and Social Responsibility

In 2008, we launched our sustainability initiatives based on the belief it was smart for our assets and communities, and fundamental to our role as responsible investors. This early commitment established us as leaders from the start.

Today, we remain committed to our ESG vision, continuously seeking innovations that simultaneously enhance property NOI, tenant experience, and the broader community. Reflecting on our achievements, we are proud of our ability to manage risk and remain agile in an ever-evolving landscape, consistently achieving strong results across our verticals and regions.

Value-add sustainability innovations in 2024 focused on projects that reduce our resource consumption, propel us closer to our target of net zero operational carbon by 2050, and drive asset value. This report shares many case studies across our portfolio, but a few highlights:

- **Drove revenue growth** through favorable electric vehicle infrastructure contracts and explored wind energy opportunities on our timberlands, which we hope to realize in 2025 and beyond.
- **Achieved cost savings** by implementing a smarter energy procurement platform and saw energy costs and consumption drop significantly through rooftop solar.
- **Set new sustainability standards** with the opening of Georgia's first mass timber project built utilizing local timber and regional supply chains and also adding 66 new sustainability awards across the portfolio, including 4 LEED Platinum, 22 LEED Gold, 18 ENERGY STAR, and 2 BREEAM, as well as Fitwel, BOMA and others.

Our commitments extend beyond our real estate to the communities where we operate. In 2024, we supported 13 organizations through the Jamestown Charitable Foundation, adding four new organizations including the Georgia Forestry Foundation in Atlanta and The Design Trust for Public Space in New York City.

Looking ahead, we are committed to further emphasizing and supporting value-add sustainability initiatives, creating welcoming and healthy places, and continuing to lean into innovation to get there.



Matt M. Bronfman

Matt Bronfman
Principal,
Chief Executive Officer



Michael Phillips

Michael Phillips
Principal,
President



Chris Kopecky

Chris Kopecky
Principal,
Chief Financial Officer

\$40B

in executed
transactions

~600

employees
worldwide

11

offices globally

\$14.2B

assets under
management as of
December 31, 2024²

130

buildings serviced
globally

40±

years' experience

Jamestown's Global Portfolio¹



Who We Are

Jamestown is a global, vertically integrated real estate investment manager and service provider with over 40 years of experience working across asset classes and creating iconic places. Jamestown approaches real estate as a consumer product business, delivering an ecosystem of active, dynamic, and layered environments, while seeking to grow asset-level net operating income and create value through market cycles. Current and previous projects include One Times Square and Chelsea Market in New York, Industry City in Brooklyn, Ponce City Market in Atlanta, Ghirardelli Square in San Francisco, the Innovation and Design Buildings in Boston and Lisbon, and Groot Handelsgebouw in Rotterdam.

1. As of 12/31/24
2. Assets under management includes the investment advisors' regulatory assets under management, as well as real estate investments for which Jamestown is the operator, manager, or developer that are not otherwise included in the definition of regulatory assets under management. Assets under management are calculated at gross asset value. The investment advisors' regulatory assets under management were \$7,152,747,787 as of December 31, 2024.

40+ Years of Strategic Investing



2013 – 2014

Established Jamestown Green guiding principles and began benchmarking against new short-term sustainability targets. Invested \$1,106,900 in projects supporting energy and water efficiency, with an anticipated annual savings of over \$339,910. Completed LEED Gold certification at 22 4th Street in San Francisco, CA.



2011 – 2012

Completed Jamestown Green strategic plan and five-year roadmap. Publicly committed to tracking asset- and portfolio-level energy, carbon, water, and waste key performance indicators.



2008-2010

Jamestown Green founded. Achieved first LEED EBOM Gold certification at 1250 Broadway¹ (New York).



2015 - 2016

Launched a company-wide clean commute benefits program. Began third-party assurance for portfolio environmental data. Awarded LEED Gold certification for Jamestown's Ponce City Market headquarters.



2017 - 2018

Began using the LEED v4.1 Performance Path through Arc for all operations and maintenance certifications. Enrolled 21 buildings in the BOMA Water and Waste (W²) Challenge.



2021 – 2022

Earned ENERGY STAR Partner of the Year Award (2021, 2023)² and PREA ESG Momentum Award.⁴ Integrated innovation and sustainability teams to scale solutions globally.



2019 - 2020

Achieved 20% energy and greenhouse gases (GHGs) reduction targets four years ahead of schedule. Earned first two Fitwel Certifications at Ballston Exchange (Arlington, VA). Earned first ENERGY STAR Partner of the Year Award.²



2023

Groot Handelsgebouw becomes one of The Netherlands first national monuments to achieve a BREEAM-NL In-Use Excellent score for the Asset component.



2024

Advanced two projects with strong environmental commitments:

Completed construction of Phase II at Ponce City Market in Atlanta (Targeting Fitwel and LEED v4 C+S) and advanced solar projects at Levi's Plaza, The Exchange at Larkspur Landing, and Waterfront Plaza.

In 2024, Jamestown achieved or maintained a total of 66 sustainability ratings and certifications, bringing the company's certification totals to:

- 30 LEED
- 18 ENERGY STAR
- 9 Fitwel
- 2 BOMA 360
- 2 BREEAM
- 2 Energy Star Label A or B
- 1 IREM
- 1 American Tree Farm System
- 1 Sustainable Forestry Initiative

1. Realized Asset

2. Award received on 1/31/2021 for the period of 1/1/2020 to 12/5/2020 by the U.S. EPA. Jamestown pays \$25 to submit an award application.

3. 2021 award received on 1/31/2022 for the period of 1/1/2021 to 12/5/2021 by the U.S. EPA. 2023 Award received on 1/31/2023 for the period of 1/1/2022 to 12/5/2022 by the U.S. EPA. Jamestown pays \$25 to submit an award application.

4. Given on 3/23/2022 for the period of 1/1/2021 to 12/15/2021 by the Pension Real Estate Association. Jamestown pays to be a member of PREA.



Carrie Denning Jackson
Director of Innovation and
Sustainability

**Envisioning a
future where
new innovations
accelerate our
commitment to
healthy places and
healthy people.**

Our Vision

Jamestown's Innovative ESG Vision

Every five years, Jamestown's Sustainability team reviews and updates ESG targets. With the third iteration now adopted globally, 2024 was a moment to reflect on progress, refine goals, and build momentum.

2008 - 2012: Growing Sustainability from a Consulting Scope to a Fully Realized In-House Program: Jamestown Green

Jamestown's initial sustainability vision was centered around four core goals: enhancing asset value, responsibly using resources, creating healthier spaces, and enriching our communities. These objectives remain foundational to our value-creation strategy and continue to underpin our efforts, from cost-saving energy efficiency pilots to our support for small businesses and local entrepreneurship.

2020: Doubling Down on Net Zero Operational Carbon + UNSDG Alignment

In 2020, Jamestown's vision evolved to include a commitment to achieve net zero operational carbon by 2050, alongside establishing short-, medium-, and long-term targets. We framed the targets using the United Nations' 17 Sustainable Development Goals (UNSDGs), which, in addition to making financial sense for the assets, provide a roadmap for fostering a healthy planet, promoting well-being, and reducing all forms of poverty and inequality worldwide. We exceeded our 2024 goal of reducing total GHG emissions by 25% in 2019, years ahead of schedule. As of 2024, our total GHG reduction is 46% from a 2014

baseline, and while not strictly 1:1, emissions reductions are closely linked with energy use reductions – which drive significant asset savings. Utility spend is one of the largest controllable expense at our assets, so initiatives to drive efficiencies can see both environmental and financial return.

Today: A More Targeted Approach to Drive Asset Value – With Innovation

With our 2024 targets complete, we reaffirmed our 2050 goals and aligned our global objectives around three key areas focused on energy, water, and waste. We also put forth six commitments we believe are core to being responsible investors and ensure we create healthy, resilient places. It is foundational that these targets are all value-add to our investors and employees.

Innovation is more important than ever to achieving our targets and commitments. With an integrated Innovation and Sustainability team, we are using automation and responsible AI to streamline reporting and go beyond capturing data to derive insights across our portfolio.

We are proud of the past decade+ of Jamestown Green, and we are excited to think big about what's ahead.

How We'll Get There

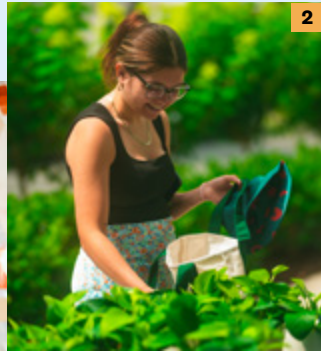
2025 ESG TARGET RESET

Our 2050 targets¹

Going forward, our annual sustainability and social responsibility report will provide updated progress in **three key areas**:

- 1 Net-zero operational carbon (Scopes 1, 2, 3)
- 2 50% reduction in water use intensity
- 3 75% waste diversion

1. Jamestown's updated carbon targets will be measured against a 2018 baseline to align with SBTi and other reporting frameworks; our water and waste targets will continue to be measured against our original 2014 baseline.



OUR COMMITMENTS

In addition, our annual report will share how we have made progress against **six commitments**:

- 1 Reduce Embodied Carbon: Minimize impact in our development and construction process.
- 2 Promote Healthy Spaces: Design with nature, wellness, and activity in mind to create places where people thrive.
- 3 Celebrate Local Community: Build partnerships with neighborhood organizations and businesses, and maintain regular feedback loops with all stakeholders to inform our decisions.
- 4 Design for Inclusivity: Continue to design spaces that welcome all ages, backgrounds and abilities.
- 5 Future-Proof our Portfolio: Develop and maintain a resilient and sustainable portfolio that adapts to climate risks, ESG compliance and regulatory preparedness.
- 6 Refine Corporate Practices: Ensure we are a healthy and sustainable company as we seek to retain key talent and drive long-term success.

- 1. **PONCE CITY MARKET** / Atlanta, GA
- 2. **GROOT HANDELSGEBOUW** / Rotterdam, NL
- 3. **INDUSTRY CITY** / Brooklyn, NY



THE EXCHANGE AT LARKSPUR LANDING / Larkspur, CA

2024 Property Highlights



SUSTAINABLE WAYS TO GET THERE

68%

Of assets with parking
have EV charging

94%

Offer bike racks

79

Average Walk Score
(out of 100)

66

Average Bike Score
(out of 100)



ENERGY

100%

Have lighting
efficiencies in place

63%

Use an energy
management system

18

Generate or store
renewable energy on-site



HEALTH

94%

Offer outdoor space
within a 5-minute walk

98%

Practice green cleaning



WATER

90%

Have water
conservation
measures in
place



WASTE

96%

Have recycling
and/or
composting
programs



COMMUNITY

100%

Held
community
and tenant
events



AVENUE EAST COBB / Marietta, GA



BUCKHEAD VILLAGE DISTRICT / Atlanta, GA

More than Just Buildings



AVALON / Alpharetta, GA

Ancillary Revenue

\$271,408

in charging revenue and
1,097,972 kWh of electricity
produced through EV charging
stations embedded at our assets.

\$3.36M

in revenue across **335** license
agreements, spanning advertising,
pop-ups, activations, local-
to-national partnerships, and
community sponsorships —
a testament to the power of ancillary
placemaking in fostering vibrant,
community-driven spaces that
attract both engagement
and investment



EV CHARGING AT GEORGETOWN PARK / Washington, D.C.

Timber

450,000+

trees planted

3,769

barrels could be made from
the amount of white oak timber
harvested, enough to age
750,000+ bottles of bourbon

110,000

tons of southern yellow pine
sustainably harvested —
equivalent to enough framing
and construction materials for
1,600 homes or **17** buildings
the same size as 619 Ponce



TALLADEGA PROPERTY / Alabama



Jamestown specializes in "futureproofing" iconic, historic properties by adapting these spaces to modern uses while preserving the aspects that make the properties timeless. Not all historic properties are candidates for value-add, but they can be if they're underutilized in contemporary formats. This includes future-proofing measures such as implementing structural upgrades to support modern-day uses, investing in energy efficiency and other ESG enhancements, and establishing a strong narrative thread that connects location, community, and history.

– **MICHAEL PHILLIPS**
President



Rethinking Carbon Impact:

The case for adaptive Reuse

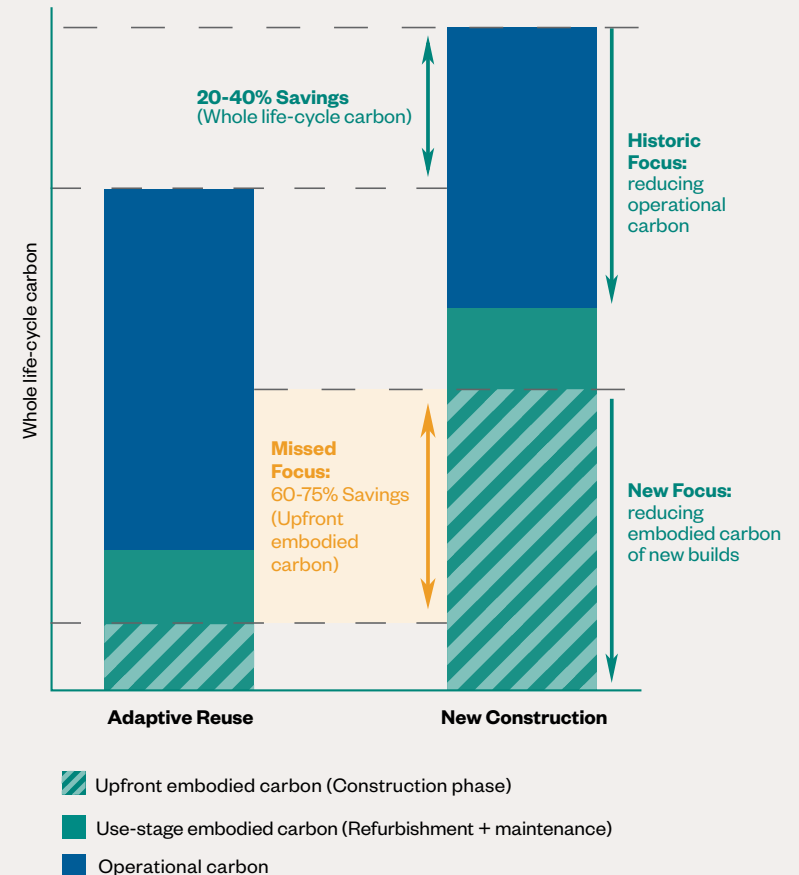
Jamestown's life-cycle assessments (LCAs), conducted by Drees & Sommer and Agradblue on two adaptive reuse assets, demonstrate 20-43% lower whole life-cycle carbon emissions over 50 years compared to new construction.

Current certifications and regulations prioritize operational carbon due to its greater contribution to global emissions, ease of measurement, and long-term cost savings. This tends to favor new builds as improving operational efficiency of adaptive reuse projects is often more complex. While policies have started addressing embodied carbon in new construction, they often overlook the more fundamental question; should existing buildings be demolished and replaced with new ones in the first place?

Our study reveals that the preservation of the existing buildings is the decisive factor behind adaptive reuse outperforming new construction in total carbon emissions, largely due to the significantly higher upfront embodied carbon of new builds.

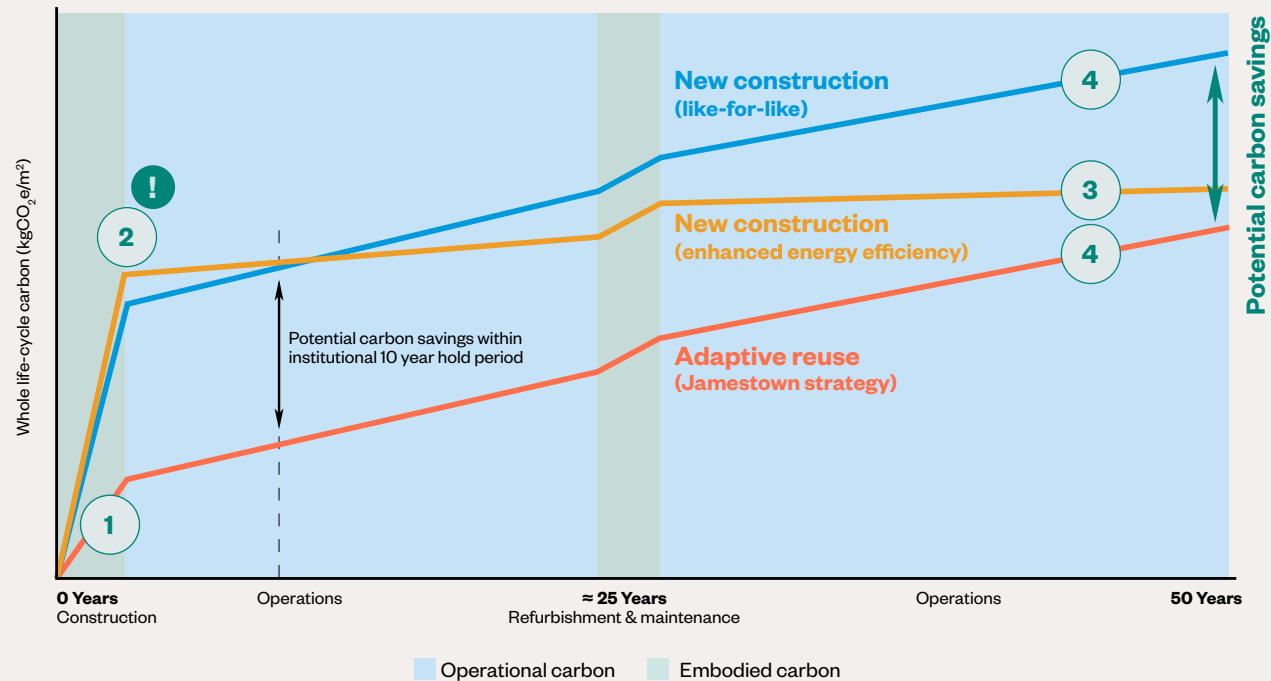
Missed Opportunity: Avoiding New Build Whenever Possible Has Greatest Carbon Impact

Key Insights from Case Studies



The graph is illustrative and not entirely proportional, intended for conceptual purposes to represent approximate carbon savings from the case studies.

'Adaptive reuse' scenario reflects Jamestown's asset strategies. The hypothetical new construction scenarios include 'like-for-like' new build (comparable use, size and standard) and an 'enhanced energy efficiency' new build, designed to be 30% more operationally efficient than 'like-for-like'.



- 1 Low upfront embodied carbon**
Repurposing existing buildings significantly reduces carbon emissions in construction
 - 2 High upfront embodied carbon**
High embodied carbon impact due to construction of new building
 - 3 Low operational energy**
'New construction (enhanced energy efficiency)' can perform best; however, upfront embodied carbon impacts final LCA result
 - 4 Comparable operational energy**
'Adaptive reuse' can compete with 'new construction' with HVAC and façade upgrades
- !** The "life-cycle assessments" (LCAs) cover modules A to B (upfront and use-stage). LCAs typically exclude demolition of existing buildings, treating it as a sunk cost. One case study showed an additional 20% carbon saving with demolition included.

KEY INSIGHTS

- Adaptive reuse exhibits lowest whole life-cycle carbon impact due to preservation of the original buildings and avoidance of high embodied carbon of a new construction
- Despite better operational efficiency, 'new construction' exhibits higher overall life-cycle emissions due to high upfront embodied carbon (up to 60% of total emissions occur during construction)
- Carbon-intensive buildings (ie reinforced concrete) can offer greater carbon savings when preserved compared to less intensive structures (i.e. warehouse)

Environmental

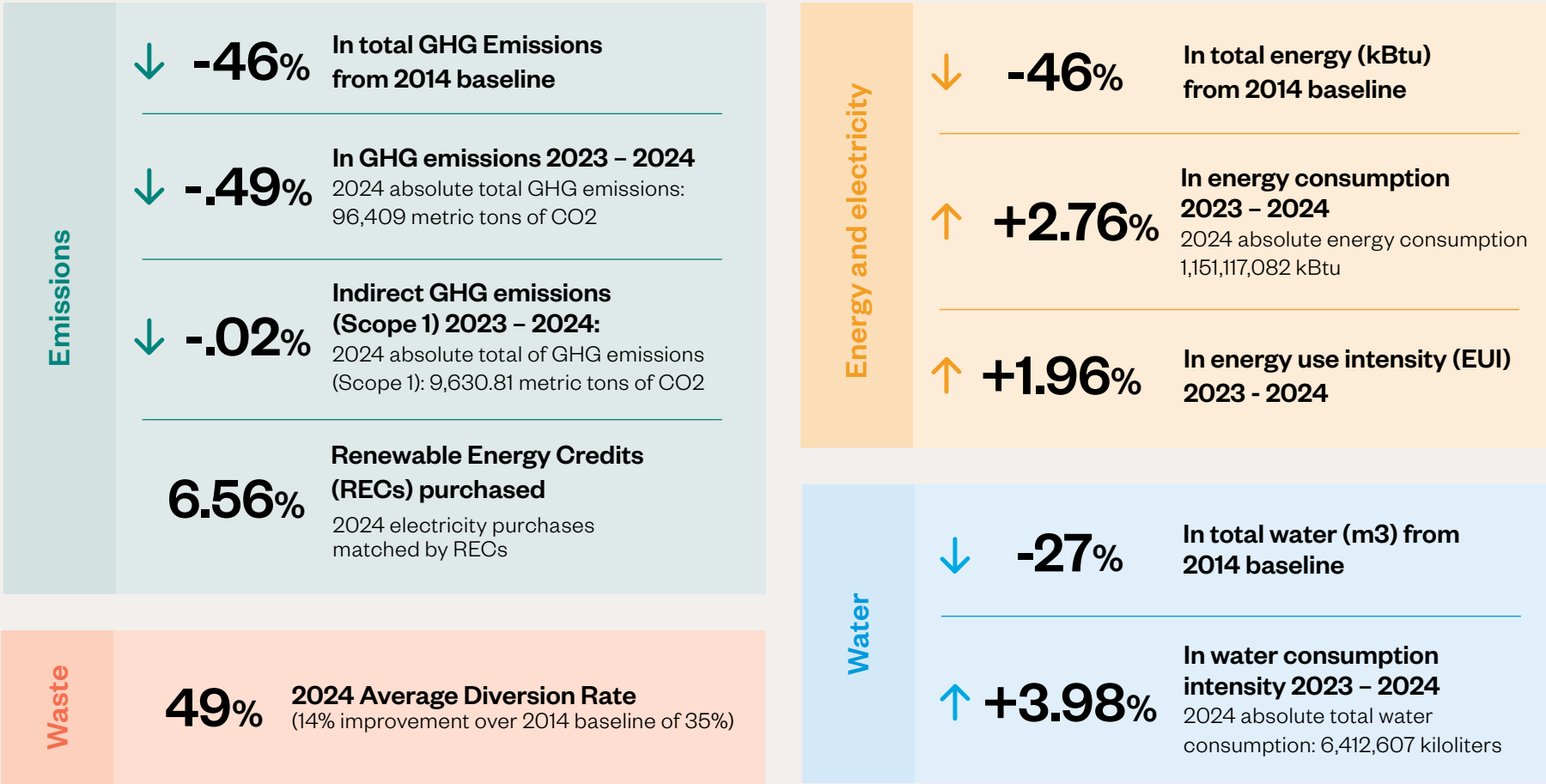


MASKANT PARK AT GROOT HANDELSGEBOUW / Rotterdam, NL

Jamestown is committed to using resources responsibly to minimize consumption of energy, water, and waste creation through active property management, piloting and deploying new technologies, and engaging our tenants in best practices. We seek to improve the value of our assets by investing in sustainability initiatives that reduce operating expenses through a combination of innovation and operational excellence.

2024 Environmental Performance¹

Every five years, we reevaluate and reset our ESG targets and commitments. 2024 is the last year we'll report against the short-, medium-, and long-term goals we established in 2020. Below are highlights showing progress from 2023 to 2024, as well as progress against our original 2014 baseline. For more detail on 2024's performance, see our annual performance indicators in Appendix II.



1. The performance indicators above represent the performance of properties that were owned and operational for 24 months ending in December 2024 and have 24 months of whole building data. Jamestown uses a like-for-like analysis due to the dynamic nature of Jamestown's portfolio. Jamestown's 2024 data coverage for EU and U.S. was 82.81% Energy, 77.12% Water, and 68.55% Waste. We work to increase our data coverage each year.

2. The increases in energy consumption and energy use intensity in 2024 was primarily driven by higher steam usage at a few energy-intensive buildings, which experienced colder-than-average temperatures during the year.
3. The increase in water consumption in 2024 is primarily due to isolated incidents of infrastructure-related water leakage at select properties. The portfolio is currently addressing these issues and plans to implement additional water conservation measures in 2025 to enhance overall efficiency.

Environmental Stewardship for 2025 and Beyond

Our goal is to drive asset value and create healthier places for our tenants through reductions in energy, emissions, embodied carbon, water, and waste

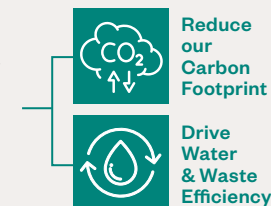


PLANT CARE WORKSHOP AT IDB LISBON /
Lisbon, Portugal

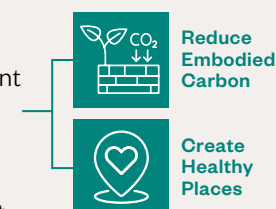
Over the next several pages, we'll detail our updated targets and commitments for environmental stewardship. These will take effect in 2025 and form the basis for an enhanced Jamestown Green framework, including updates to our Greenhouse Gas Inventory Management Plan (IMP) and Environmental Management System (EMS). Our updated program for environmental stewardship focuses on four impact areas, all of which have financial performance as a prerequisite:

1. Reducing energy use intensity and greenhouse gas emissions:

Jamestown's updated operational decarbonization targets align with frameworks valued by our stakeholders, such as ULI Greenprint (Track 2) and Science Based Target initiative (SBTi). Beginning in 2025, we'll report progress toward framework-aligned emissions targets. For flexibility, we'll also develop internally tracked Key Performance Indicators (KPIs) designed to create regionalized approaches for achieving net-zero operational carbon by 2050.

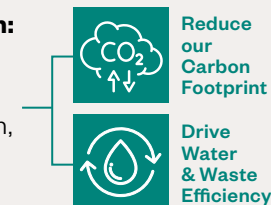


2. Reducing embodied carbon: As buildings become more operationally efficient, embodied carbon—carbon embedded in the building itself through materials related to construction, refurbishment and demolition—will increasingly make up a larger share of an asset's whole life carbon emissions. We will tackle embodied carbon reductions through reuse and recycling initiatives, sourcing new furnishings, fixtures, and materials more locally, lifecycle assessment tools, green leasing, and other strategies.

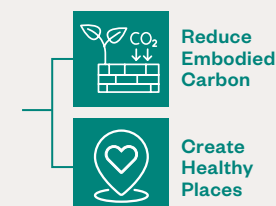


3. Decreasing water use intensity and increasing waste diversion:

As part of our commitment to environmental stewardship, we are implementing strategies to reduce water use intensity and enhance our waste diversion efforts through high-efficiency irrigation, drought-resistant landscaping, and robust waste recycling and education programs.



4. Creating healthier and more resilient places: At Jamestown, we believe in designing and maintaining spaces that promote health, wellness, and sustainability. This includes minimizing plastic use, creating standards for healthier, more durable, and recyclable materials (including FF&E selections), robust supply chain management, and climate risk roadmaps.



Our New Environmental Targets

Reduce Energy and Emissions

Our 2025 target reset revises our 2050 water objective from a prior goal of 35% to a new goal of 50% reduction in water use intensity from a 2014 baseline. Our waste diversion target remains the same: to increase waste diversion by 75% by 2050 (from a 2014 baseline). We plan to expand and implement several strategies to attain these goals, including deploying smart irrigation, automated leak detection, real-time water usage, and on-site water recycling solutions which not only conserve water but also cut costs. For waste management, we continue to focus on expanding composting and recycling, as well as utilizing data to improve diversion rates and reduce hauling fees.

OUR REVISED ENERGY & EMISSIONS TARGETS ¹	PROGRESS TO DATE	HOW WE'LL GET THERE	3RD PARTY ALIGNMENTS ²
Net-zero operational carbon by 2050 (Scope 1, 2, 3)	Against New 2018 Baseline: 31% ↓ Greenhouse Gas Emissions Intensity 3% ↓ Energy Use Intensity	Software: Scaler + Energy Star Portfolio Manager, Carbonsight, Abisko, DOE Better Tool	ULI Greenprint Net Zero Target (Track 2)
INTERIM TARGET #1: 50% ↓ Carbon intensity by 2030 (Scope 1, 2, with a commitment to measuring + reducing Scope 3)	Against Original 2014 Baseline: 46% ↓ Greenhouse Gas Emissions Intensity 46% ↓ Energy use Intensity	Internal Tools: GHG Inventory Management Plan (IMP), Jamestown Environmental Management System (EMS)	Better Climate Challenge Science Based Targets Initiative (SBTi)

1. Jamestown's updated energy and carbon targets will be measured against a 2018 baseline to align with SBTi other reporting frameworks. Previous (2020-2024) targets were measured against a 2014 baseline.

2. Our third party alignments are also informed by industry definitions and standards including GHG Protocol, Lendlease Scope 3 Emissions Protocol, DOE Zero Emissions Building Definition

THE EXCHANGE AT LARKSPUR LANDING / Larkspur, CA





Leveraging Smart Tech for Energy Management

Jamestown has over a decade of experience leveraging technology to increase operational efficiency and drive value for our assets. Since our original 2014 baseline, we achieved -46% energy intensity reduction per square foot through a combination of strategic investments, technology pilots, and AI-enabled energy management platforms that optimize energy consumption. Some notable highlights:

- A combination of one-time efficiency improvements through **Carbon Lighthouse** and ongoing monitoring via Gridium produced \$156,905 in savings at One Metro Center in 2024. In addition, the asset improved its ENERGY STAR score from 48 to 86.
- After a successful pilot with **Nantum OS** at Waterfront Plaza (San Francisco, CA) and America's Square (Washington, D.C.) yielded a significant 175% return on investment, we rolled out the platform at other assets in the San Francisco Bay Area, Seattle and Los Angeles.
- Schanzenstrasse (Cologne, Germany) piloted **Aedifion**, a cloud platform that uses real-time data and artificial intelligence to reduce energy consumption and operating costs as part of a broader effort to optimize its Building Management System (BMS). Savings for the initial pilot period were €25,000 (65,000 kWh). Jamestown has since expanded its Aedifion pilot to Project Bold, an office development in The Netherlands.

1. **SCHANZENSTRASSE** /Cologne, German
2. **WATERFRONT PLAZA** / San Francisco, CA
3. **ONE METRO CENTER** / Washington, D.C.
4. **LEVI'S PLAZA** / San Francisco, CA
5. **SHOPPING CENTER** / Usurbil, Spain



Strategic Capital Investments Drive Decarbonization

Through strategic investments in energy-efficient technologies and infrastructure, Jamestown has achieved significant decarbonization milestones across multiple properties, including:

- **Energy savings in Spain:** At a retail shopping center in Usurbil, a suburb of San Sebastián, Spain, energy consumption for all of 2024 was reduced by 30.8% as compared to 2023 through the installation of LED common area lighting and 488 solar panels. Partially funded by a €75,000 grant, the solar panels provide 24.1% of the shopping center's electricity and save €25,300 annually, with an eight-year project payback period. Additionally, the center minimized its energy impact by purchasing green energy for common areas.
- **Energy Performance Certificate (EPC) improvements at Schinkel District:** By installing highly efficient insulation and glazing and upgrading HVAC systems, the A-Factorij building increased its Environmental Performance Certificate rating from D to A++, improving energy efficiency, and reducing operating costs.
- **Net zero at Levi's Plaza in California:** In 2025, Levi's Plaza in San Francisco announced that it attained its goal of net zero operational carbon. The milestone makes Levi's Plaza the first existing, large-scale commercial campus in San Francisco to achieve this milestone. The effort included electrification efforts at multiple buildings, installing solar infrastructure, purchasing 100% clean electricity for the entire campus, and acquiring carbon offsets from an HFC Refrigerant Reclamation Project, certified by the American Carbon Registry.

Reduce Water & Waste

Our 2025 target reset revises our 2050 water objective from a prior goal of 35% to a new goal of 50% reduction in water use intensity from a 2014 baseline. Our waste diversion target remains the same: to increase waste diversion by 75% by 2050 (from a 2014 baseline). We plan to expand and implement several strategies to attain these goals, including deploying smart irrigation, automated leak detection, real-time water usage, and on-site water recycling solutions which not only conserve water but also cut costs. For waste management, we continue to focus on expanding composting and recycling, as well as utilizing data to improve diversion rates and reduce hauling fees.

OUR REVISED WATER & WASTE TARGETS ¹	PROGRESS TO DATE ¹	HOW WE'LL GET THERE
50% ↓ in Water use intensity by 2050	-27% ↓ Water use intensity	Internal Tools: Jamestown Environmental Management System (EMS)
↑ Waste diversion to 75% by 2050	49% ↑ Average Waste Diversion (14% Improvement over 2014 Baseline of 35%)	Strategies: Replacing old equipment with higher-efficiency equipment at end of life, implementing water and waste automation and innovation technologies



1. Jamestown’s water use intensity and waste diversion targets and progress to date are measured against a 2014 baseline.

Hydropoint Supports Water Use Reductions in Drought-Challenged California

California faces considerable water supply challenges, which prompted property teams to explore methods for reducing water consumption at several properties in the San Francisco Bay Area. In 2022 at Levi's Plaza, our teams implemented Hydropoint, a smart water technology that uses flow monitor sensors to detect and address irregular activities, leaks, and seasonal repair needs. By the end of 2023, our first full year with Hydropoint, the technology had saved us 615,200 gallons of water and \$7,700 in costs; and we were already expanding to other sites.

In 2024, we saw even stronger savings, with 5.8 million gallons saved and \$71,900 in reduced costs across two San Francisco sites: Levi's Plaza and Waterfront Plaza. We've now implemented Hydropoint at a third site, The Exchange at Larkspur Landing in Larkspur, CA, and are awaiting performance data there. At less than \$10,000 invested per site to install the technology, our total return on investment to date is more than 165%.



HYDROPOINT FLOW MONITORING SENSORS CUT COSTS AND SUPPORT LUSH LANDSCAPING WITH LESS WATER USE / San Francisco, CA

Waste Diversion for New Construction in Atlanta

The EPA estimates that construction and demolition results in an estimated 600 million tons of waste. Jamestown is committed to reducing the amount of construction debris that goes into landfills. We made big strides during Phase II construction at Ponce City Market (Atlanta, GA), which includes:

- Signal House, a 21-story multifamily building
- Scout Living, a 21-story hospitality living concept
- 619 Ponce, a four-story mass timber office building

Phase II construction generated a total of 12,322 tons of construction waste of which 79% (9,706 tons) was successfully diverted from landfills¹, highlighting Jamestown's commitment reducing the amount of construction debris that goes into landfills.



CONSTRUCTION OF PHASE 2, PONCE CITY MARKET / Atlanta, GA

1. These numbers were certified by the US Green Building Council, as well as Green Building Certification, Inc.

Our New Environmental Commitments

As part of our 2025 target reset, we have refined our previous objectives to focus on two highly actionable and regionally adaptable environmental commitments. We'll meet these commitments through quantifiable KPIs that can be adjusted as priorities change, ensuring a dynamic and responsive approach to achieving impactful environmental outcomes.

Reduce Embodied Carbon: Minimize impact in our development and construction process

Since Jamestown Green was created in 2008, we've worked to reduce our carbon emissions. Like many other commercial real estate companies, our focus has been on operational carbon. With our 2025 target reset, we're expanding our focus to include embodied carbon as well. To achieve our goals, we will continue to prioritize adaptive reuse projects while developing or enhancing protocols for low-carbon and local material sourcing and procurement and the recycling and repurposing of furniture and fixtures. This not only makes sense for the planet, but it also is a prudent financial decision. Adaptive reuse projects are faster and less expensive when compared to new build and recycling and repurposing existing materials further drives bottom line. We will also incorporate Lifecycle Assessment for relevant assets along with green leasing to enhance tenant collaboration on sustainability efforts and use Building Information Modeling to optimize material efficiency and reduce waste.

**MASS TIMBER CONSTRUCTION
AT 619 PONCE / Atlanta, GA**



Decreasing Embodied Carbon with Mass Timber

619 Ponce, which opened in 2024, is a case study for how local timber sourcing, combined with efficient structural design and an innovative floor system, can result in both a cost-effective and low-carbon structure. Southern yellow pine was harvested from local forests and used to create glulam and cross laminated timber that was fabricated within, effectively creating a new regional supply chain that minimizes transportation emissions and the overall carbon impact of construction while supporting the region's expanding green tech economy.

The design features a raised floor system placed above the cross-laminated timber, using sand and wooden supports. This approach avoids the use of concrete, which also helps reduce the carbon footprint typically associated with traditional construction.

The development of 619 Ponce achieved a 71% reduction in carbon emissions when compared to a fully concrete and steel building of equivalent size. In total, 619 Ponce achieved a net negative of 1,266 tons of carbon emissions, adding 2,362 credits to Georgia's newly announced carbon registry: the equivalent to removing around 300 cars from the road for a year.

MASS TIMBER CONSTRUCTION AT 619 PONCE / Atlanta, GA



Our vision for 619 Ponce was to create something that not only showcases the natural beauty of mass timber but also sets a new standard for sustainable development in the Southeast U.S. By sourcing our timber locally, including from our own timber tracts, we've been able to reduce our carbon footprint while supporting local businesses and our state's thriving forestry industry. This project is a demonstration of Jamestown's commitment to environmental stewardship and to creating spaces that inspire and drive economic growth.



– MICHAEL PHILLIPS
President





Creating Healthy Places: Advocate for healthy materials and designs that incorporate nature and activity to make places where tenants want to be

At Jamestown, we believe healthy places are essential for a thriving community as well as good business. We believe tenants not only value living and working in healthy homes and offices but are also placing greater importance on it now more than ever. Putting this insight into action, when making design decisions at Scout Living, we paid particular attention to air quality. Studies have shown indoor air quality is often worse than outdoor air—sometimes two to five times worse, and in extreme cases, up to 100 times worse. To address this, we evaluated high-touch materials to minimize off-gassing, incorporated operable windows to improve airflow, and selected electric stoves to reduce exposure to harmful particulate matter from gas stoves.

To further guide our efforts in creating healthy places, we have also begun working with Habitable, a leader in healthy materials for the built environment, to incorporate best practices into our materials procurement processes. Our aim is to minimize adverse health and planetary impacts not just for the end-occupant, but from creation through to landfill. We believe our health focus isn't just the right thing to do, but something that will become a differentiator in the real estate industry in the coming years.

Highlighting Sustainable Tenants and Green Connections

At Jamestown, we consistently invest in thoughtful initiatives that enhance urban sustainability, promote wellness, and strengthen connections to nature across our properties. Here are some highlights:

Area 2 Farms at Ballston Exchange

Last year, we welcomed Area 2 Farms, a vertical farm, to Ballston Exchange in Arlington, Virginia. This innovative agricultural system grows crops in stacked layers within a controlled indoor environment, offering a sustainable alternative to traditional farming by using less water and space. The urban location reduces food travel distances and waste. Serving over 100 subscribers, primarily from the tenant community, Area 2 Farms exemplifies Jamestown's commitment to innovative, sustainable urban practices.

BALLSTON EXCHANGE / Arlington, VA



Connecting to Local Parks and Trails

By prioritizing access to local green spaces and trail systems, these projects embody Jamestown's commitment to creating spaces where people thrive and communities flourish.

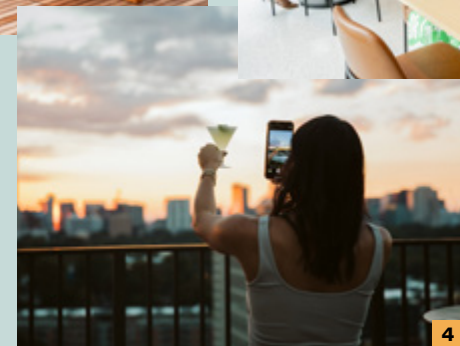
- **Birkdale Village** (Huntersville, NC): Offers direct access to McDowell Creek Greenway, a 3.1-mile paved trail linking landmarks like Robbins Park and Westmoreland Athletic Complex. With landscapes ranging from wetlands to woodlands, it's ideal for walking, cycling, and nature lovers.
- **Colony Square** (Atlanta, GA): Has direct access to Piedmont Park, a 200-acre green space in Midtown, Atlanta. The park's trails connect popular neighborhoods and the Atlanta Beltline, making it a vibrant hub for recreation and exploration.
- **The Forum** (Peachtree Corners, GA): Part of the Corners Connector Trail System, which will span 11 miles to link key areas for living, working, and playing.
- **Ridge Hill** (Yonkers, NY): Connects to the Sprain Ridge Loop, a 7.6-mile bike trail with diverse terrain for all skill levels.



BIRKDALE VILLAGE / Huntersville, NC

Bringing it All Together at Ponce City Market — 10 Years of Sustainable, Healthy, and Vibrant Urban Environments

We recognize our role in shaping healthier, more vibrant urban environments. Research from the National Academy of Medicine shows only 20% of health outcomes are attributable to clinical care, emphasizing the importance of the built environment, social determinants, and behavioral factors. This compels us to contribute to creating healthy places, starting in the home or office, then the building, and then into the neighborhood. We believe this work is a strong market differentiator, leveraging everyone's growing desire for healthy living spaces.



1. **Ponce City Market /**
Atlanta, GA
2. **Roof deck at Scout Living /**
Atlanta, GA
3. **Dining room at Signal House /**
Atlanta, GA
4. **Roof deck at Signal House /**
Atlanta, GA



Jamestown is dedicated to creating environments that foster health and vitality —driving foot traffic, attracting tenants, and contributing to the overall livability of the cities we touch.



– **ALEXANDRA KIRK**
Senior VP,
Development & Construction



1. **Gardening club at Signal House /**
Atlanta, GA
2. **Flexible living at Scout Living /**
Atlanta, GA
3. **Mass timber office at 619 Ponce /**
Atlanta, GA
4. **Bike paths and infrastructure /**
Atlanta, GA

- **Indoor air quality** is crucial since the Environmental Protection Agency shows we spend up to 90% of our time indoors. To address this, we've started replacing gas stoves with electric or induction ranges in our properties, significantly reducing indoor air pollution. We are also launching mineral paint pilots at Scout Living in Atlanta and at IDB Lisbon, testing two different brands. Mineral paints, unlike traditional acrylic-based paints, do not off-gas, and are naturally both anti-fungal and fire resistant. Some even absorb carbon dioxide.
- **Biophilic design** plays a vital role at the building level. We prioritize integrating natural light, wood, gardens, and outdoor space throughout our buildings. Studies show such elements improve job satisfaction among staff, enhance productivity, and improve self-esteem and mood.
- **Neighborhood enhancements** also contribute significantly; tree canopies can lower air temperatures and improve walkability, which is linked to reduced obesity and heat-related deaths. Studies have shown that tree canopy increases are associated with a 10% reduction in future cardiovascular disease. Jamestown is committed to increasing urban greenery and has recently joined New York City's Forest for All initiative, which promotes the growth of tree canopy across the five Boroughs.
- **Community engagement** drives livability. Social isolation negatively impacts health – even raising the risk of heart disease and stroke. To combat this, we offer communal spaces and events. At Signal House in Atlanta, a community dining room fosters interaction, while events across our properties, such as the summer concert series at Levi's Plaza in San Francisco, help build connections.

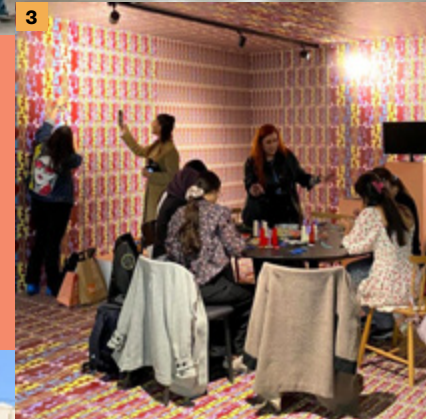
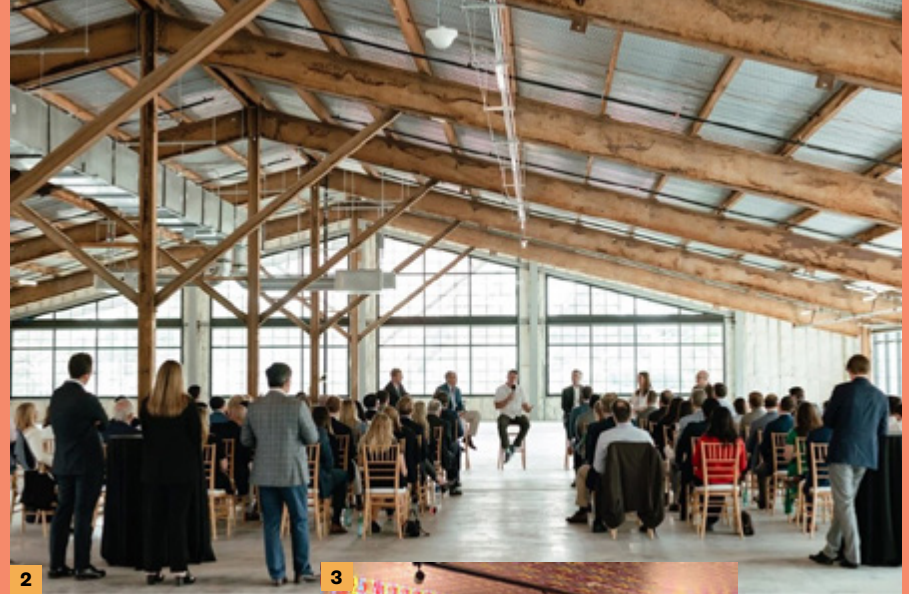
2024 Environmental Short-Term Targets: Progress and Final Reporting



SHORT-TERM TARGETS (2020-2024)	STATUS	PROGRESS
Emissions UN SDG alignments: #3, #7, #9, #11, #12, #13		
Provide EV infrastructure at 50% of properties with on-site parking	● ● ● ●	54% of properties with on-site parking have EV charging infrastructure
Reduce carbon emissions by 25% across the portfolio (from a 2014 baseline)	● ● ● ●	As of 12/31/2024, Jamestown realized a -46% reduction in carbon emissions across the portfolio
Track greenhouse gas (GHG) emissions from all corporate air travel	● ● ● ●	We've established a baseline for tracking corporate air travel emissions and are updating our travel policy to include guidance on reducing emissions from corporate air travel.
Energy Efficiency UN SDG alignments: #7, #9, #12, #13		
Drive energy efficiency improvements of ~3% per year	● ● ● ●	As of 2024, energy use intensity had decreased by 46% as compared to our 2014 benchmark, an achievement that supports our goal of net-zero operational carbon by 2050
Pilot three energy-saving technologies for Jamestown's innovation program	● ● ● ●	Jamestown assets piloted several energy-saving technologies in 2024, including Wunder Solar, Nantum AI, and Zentility
Install building-level energy management software in 100% of eligible office properties	● ● ○ ○	A majority of Jamestown assets have some form of energy management system in place, such as Aedifion, a BMS we have piloted in Europe.
Complete a portfolio-wide solar assessment and increase renewable energy production by 2% annually	● ● ● ●	In 2024, Wunder Capital reported 33% electricity offset and 654,129 kWh/year of clean energy production at The Exchange at Larkspur Landing alone. We continue to expand the partnership and look for additional opportunities to install solar and other sources of renewable energy across the portfolio.
Conduct energy audits for 100% of properties and establish an emissions/energy reduction plan for 100% of properties	● ● ● ●	100% of properties have ESG goals integrated into business plans, which outline energy reduction and decarbonization roadmaps, including audits
Water Efficiency UN SDG alignments: #6, #9, #12, #13, #14		
Reduce water consumption by 20% across the portfolio by 2024 (from a 2014 baseline)	● ● ● ●	As of 2024, water use intensity had decreased by 27% as compared to our 2014 benchmark, an achievement that supports our goal of net-zero operational carbon by 2050
Conduct water efficiency assessment for 100% of assets	● ● ● ●	Jamestown assets piloted several energy-saving technologies in 2024, including Wunder Solar, Nantum AI, and Zentility
Complete annual assessment of irrigation system efficiency and upgrade opportunities	● ● ● ○	A majority of Jamestown assets have some form of energy management system in place, such as Aedifion, which is the preferred BMS system for several of our EU assets.

2024 Environmental Short-Term Targets: Progress and Final Reporting (continued)

SHORT-TERM TARGETS (2020-2024)	STATUS	PROGRESS
Waste Management UN SDG alignments: #3, #6, #11, #12, #14		
Increase diversion rate to 40%	● ● ● ●	Jamestown's 2024 average diversion rate was over 49%
Conduct at least one e-waste recycling event at all office and residential assets annually	● ● ● ○	E-waste recycling events were held at many Jamestown-owned properties in 2024
Evaluate composting programs for all office, mixed-use, and residential properties	● ● ○ ○	Though we piloted composting at several assets (and adopted at some), we found that composting is highly regionalized and difficult to scale. We continue to advocate for composting and recycling programs at all assets, as well as for new acquisitions.
Resilient Sites UN SDG alignments: #3, #7, #11, #13, #14, #15		
Pilot responsible outdoor lighting mechanics at five retail properties with parking lot lighting	● ● ● ○	We assess building attributes every three years. As of our last assessment in 2023, 80% of Jamestown's grocery-anchored shopping centers with outdoor lighting have completed parking lot lighting retrofits
Identify and implement five projects at the most at-risk properties to improve climate resilience	● ● ● ○	In 2024, we identified our most vulnerable assets and are working with property teams to progress resilience strategies.
Evaluate the use of rainwater harvesting for all new development projects	● ● ● ●	While not always feasible to implement, rainwater harvesting continues to be an integral part of design planning for new acquisitions and development projects.
Complete an energy resilience assessment and action plans for all properties	● ● ● ○	In 2024, Wunder Capital reported 33% electricity offset and 564,129 kWh/year of clean energy production at The Exchange at Larkspur Landing alone. We continue to expand the partnership and look for additional opportunities to install solar and other sources of renewable energy across the portfolio.
Materials & Supply Chain UN SDG alignments: #6, #9, #12, #13, #14		
Explore opportunities for mass timber construction	● ● ● ●	619 Ponce opened to the public in Q2 2024, winning a 2025 Best in Atlanta Real Estate award and adding 2,362 credits to Georgia's newly established carbon registry.
Pursue sustainable forest certification offered by three internationally recognized programs used in North America: Sustainable Forestry Initiative (SFI), Forest Stewardship Council (FSC), and American Tree Farm System (ATFS)	● ● ● ●	Currently, our closed-end timber fund is certified under American Tree Farm System and our open-end timber fund has received Sustainable Forestry Initiative (SFI) certification.
Complete supply chain assessment for all Tier 1 suppliers	● ● ● ●	Until 2024, U.S. vendors were assessed via Enterprise Risk Control. In 2024 we began scoping a new vendor management system.



1. **NAVY YARD CHARLESTON** / North Charleston, SC
Kulture Klash festival
2. **RALEIGH IRON WORKS** / Raleigh, NC
RELPI's Raleigh hosted at RIW
3. **GROOT HANDELSGEBOUW** / Rotterdam, NL
Tenant workshop presented by DAR

4. **COLONY SQUARE** / Atlanta, GA
Hyland Mather recycled art installation
5. **CORNERSTONE** / Barcelona, Spain
Tenant Christmas Market for tenants
6. **INDUSTRY CITY** / Brooklyn, NY
Tech:NYC Summer Social

Social



DR. LAKEYSHA HALLMON BOOK SIGNING AT GHIRARDELLI SQUARE / San Francisco, CA

Placemaking is core to Jamestown's DNA, and offering social, education, and community programming that brings people together ensures our spaces feel vibrant, welcoming, and representative of the neighborhoods they serve. From run clubs to experiential art to Halloween dog parades, our mission is to enliven the community. We lead by example, enhancing our communities by engaging with employees, tenants, and other stakeholders.

Our New Social Commitments

As part of our 2025 target reset, we have refined our previous social responsibility objectives to focus on actionable and regionally adaptable commitments to ensure community engagement and inclusive design. We'll meet these commitments through quantifiable KPIs that can be adjusted as priorities change, ensuring a dynamic and responsive approach to achieving impactful social outcomes.



Reflect
Local
Community



Maintain
Open
Feedback
Loops



Design
Inclusive
Spaces

COMMITMENT #1

(a) Further reflect local identity by building partnerships with neighborhood organizations and businesses, and (b) maintain regular feedback loops with stakeholders, including tenants, visitors, and residents, to inform our decisions.

The Village Market: A Scalable Model for Partnership Building

Founder and CEO Lakeysha Hallmon first launched the Village Market concept in 2016 with a mission to help Black brands grow, thrive, and secure retail opportunities. Since its founding, Village Market's efforts have facilitated \$7.3 million for Black entrepreneurs. By creating a direct pipeline for Black businesses, Village Market connects them to engaged consumers, valuable resources, and dedicated community partners. Tenant relationships like Hallmon's Village Market exemplify the type of reciprocal partnerships Jamestown prioritizes and nurtures.

PONCE CITY MARKET/ Atlanta, GA



Village Market's motto is "Support is a Verb."

Leveraging Data to Create Open Feedback Loops with Visitors, Tenants, and Community Partners

Jamestown leverages various global data platforms to create vibrant spaces that attract visitors and tenants alike. These tools help design environments that entice visitors to return, make employees look forward to coming to work, and offer tenants, as well as local community and event partners, valuable insights to tailor their programming effectively.

To gain a deeper understanding of our visitors—including their on-site journey and consumer behavior—we proposed integrating three distinct platforms: Placer.ai to track visitation, Fyma to anonymously track their on-site movements, and Guesst to gather sales data. This initiative was the brainchild of our VP of Data & Research, Erica Aylward, and led to a collaborative pilot project named Flow Metrics, with all three companies agreeing to participate.

In 2024, we established the framework for a Flow Metrics pilot at Industry City in Brooklyn, NY. Expected to launch in 2025, we plan to use the findings to unlock a new, integrated perspective on tenant performance, the ROI of marketing events, real-time trends, and future leasing strategies. We see data, and our ability to nimbly react to visitor and tenant data, as crucial to creating placemaking that serves our local communities, providing opportunities for open feedback loops with tenants, visitors, residents, and community partners.



INDUSTRY CITY / Brooklyn, NY



COMMITMENT #2

Continue to design inclusive spaces for all ages, backgrounds, and abilities

Hope Booth at Ponce City Market

Hope Booth is an Atlanta nonprofit that reimagines old telephone booths as evidence-based immersive experiences designed to spread hope and provide on-the-spot mental health care. Envisioned as a pilot project during mental health awareness month in 2023, Hope Booth is now a permanent installation at Ponce City Market that has impacted more than 45,000 people to date. Guests interact with the installation to receive a 90-second message of hope, including breathwork exercises, as well as suggestions for affordable, local community support services located within a five-minute radius. Programming that addresses issues affecting our local communities is a big part of designing spaces that feel welcoming and inclusive.

PONCE CITY MARKET / Atlanta, GA



Hope Booth provides mental health support at Ponce City Market

Winter Squares at Colony Square

Activating outdoor spaces year-round can be challenging in the colder months, but Colony Square in Atlanta embraces the opportunity each winter. Introduced in 2020 as a social distancing solution for events, the Winter Squares have since become an annual tradition for the community to enjoy. These cozy seating areas with individual fire pits set the stage for a season filled with engaging programming for visitors of all ages, backgrounds, and abilities.



COLONY SQUARE / Atlanta, GA

Spaces and programming designed for people of all ages at Colony Square

Welcoming, Colorful, Inclusive Space Design at CIC in Berlin, Germany

CIC's newest innovation campus at a Jamestown-managed property in Berlin, Germany exemplifies the colorful, inclusive, and welcoming design at the heart of Jamestown's placemaking approach. Bright, biophilic workspaces with private offices, focus areas, and room for open collaboration and larger events blur the lines between workspace, high-impact programming, and intentional community. Ample bike storage and easy access to nearby Görlitzer and Treptower Parks encourage sustainable commuting, providing connections to nearby greenspace.



CIC / Berlin, Germany



Jamestown Charitable Foundation

Founded in 2012, the Jamestown Charitable Foundation (JTCF) was established as a 501(c)(3) public charity to serve as the organizing entity for community events that benefit designated nonprofits. The JTCF supports nonprofits that make our cities more desirable places to live and work.

The Jamestown Charitable Foundation has identified the following focus areas for giving to catalyze great placemaking and build healthy, sustainable, and economically viable cities:



Sustainable & Local Food Movements: Access to responsibly grown, pesticide-free local food is of paramount importance in cities and communities with growing populations. JTCF supports community gardens, farm-to-table projects, scholarships for rising chefs from disadvantaged communities, and other food initiatives that we believe address these critical issues.



Alternative Transportation & Transit: We support a variety of initiatives and organizations that work to raise public awareness and provide alternatives to car commuting. We encourage our employees and tenants to consider alternative transportation by providing bicycle facilities and amenities to increase ridership, electric vehicle (EV) charging stations for owners of low emission vehicles, and access to public transportation, often through shuttle services that eliminate last-mile connection problems.



Parks & Green Space: In the urban environment, parks and green spaces play an important role in providing respite and recreation. JTCF understands the importance of these spaces in community life. Through our giving program, we assist conservancies and other caretakers of these spaces.



Design: Cultural projects can enhance or revive communities by promoting interaction and shared community spirit. In addition, great design inspires creativity and innovative problem solving in the workplace and throughout our communities.



Diversity: In 2020, the JTCF added a new focus area to support organizations working to eliminate racial injustice and bring positive change to America and the world. Support is given to organizations focused on dismantling structural racism, as well as organizations active within one of the other Foundation focus areas, specifically issues surrounding traditionally underserved communities.

In 2024, The Jamestown Charitable Foundation made over **\$325,000** in charitable contributions to organizations including:

JamesBeard
Foundation

WSCF WEST SIDE COMMUNITY FUND

DESIGN
TRUST FOR
PUBLIC
SPACE



FRIENDS OF THE
HIGH LINE



MODA
MUSEUM OF DESIGN ATLANTA

GEORGIA FORESTRY
FOUNDATION

Georgia Forestry Foundation

The Jamestown Charitable Foundation continues to support education programs run by Georgia Forestry Foundation in partnership with Chattahoochee Nature Center and Trees Atlanta. Trees Atlanta engages students in outdoor careers through working forest tours and tree planting along the BeltLine. Chattahoochee Nature Center hosts afterschool programs for elementary school students to help them connect to their outdoor environments and learn about the importance of our forests. In two years, these programs have reached more than 19,000 students across Atlanta.



Georgia Forestry Foundation celebrates Earth Day at Ponce City Market

West Side Community Fund

Since its founding in 2018, the West Side Community Fund (WSCF) – a consortium of leading companies based on the west side of Manhattan – has distributed over \$1.1 million in grants to support local and neighborhood initiatives in Chelsea, Hudson Yards, and Hell's Kitchen. In 2024, WSCF distributed a total of \$200,000 to 40 initiatives, spanning food security, education & economic empowerment, health & wellness, community improvement, and more. Jamestown was a founding funder of WSCF, and Jamestown's President, Michael Phillips, serves as the Chairman of the WSCF Board.



A Meeting of the Westside Community Fund

Employee Engagement

Jamestown believes in engagement initiatives that increase employee satisfaction and lead to higher retention rates. That’s why we offer DEI programming, culture groups, book clubs, wellness challenges, education and training, and a clean commute program.

GENDER		ETHNICITY ¹
Total Employees (As of 12/31/2024)		
U.S.	EU	7% Asian
50% Female	44% Female	15% Black or African American
50% Male	54% Male	16% Hispanic or Latino
		2% Two or more races
		60% White
Senior Officials & Managers (As of 12/31/2024)		
U.S.	EU	8% Asian
53% Female	31% Female	13% Black or African American
47% Male	69% Male	12% Hispanic or Latino
		1% Two or more races
		66% White

1. These values are for Jamestown U.S. only. In keeping with European privacy norms, Jamestown EU does not track employee ethnicity.
2. DEI training and volunteer service hours reported for U.S. region only

Volunteer Service

Jamestown’s mission to transform spaces into innovation hubs and community centers relies on being integrated into the communities where we operate. Jamestown has a long history of volunteerism to foster connections between employees and the neighborhoods we serve

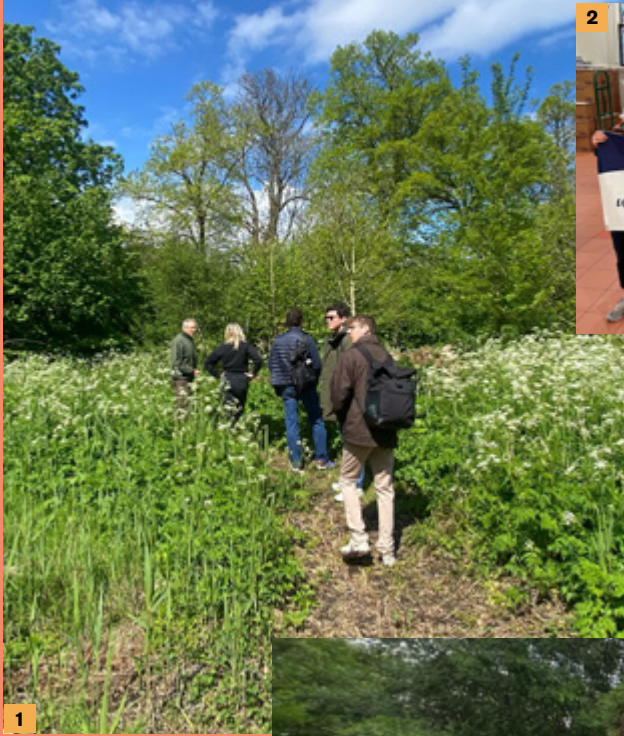
Our 2024 impact includes:

1,605
hours of DEI training completed²

2,034
hours of volunteer service completed²

29+
volunteer projects held globally

5
offices participated globally



1. **Earth Day volunteering** in Amsterdam.
2. **Jamestown employees in New York** volunteer at Holy Apostles soup kitchen.
3. **For Earth Day, the Ridge Hill Management Team** cleaned up the park entrance of the property.
4. **Our grocery store-anchored shopping center team** supports Solidarity Sandy Springs.
5. **Jamestown Black Men's Coalition** sponsors a toy drive.
6. **Earth Day volunteering** in Atlanta.
7. **The Riverton Teams** sponsors the annual St. Stans Carnival in Sayreville, NJ.
8. **The Colony Square Team** cleans up Piedmont Park in partnership with Piedmont Park Conservancy.

DEI Highlights

8

hours of DEI training required of each U.S. Jamestown employee

14

hours of educational programming planned and executed by our internal programming subgroup

\$50,000

Raised from employees globally to support relief efforts in Israel and Gaza

169

Questions related to DEI initiatives answered across ten investor questionnaires

50+

Participants in the Atlanta Pride Parade, demonstrating Jamestown's solidarity with the LGBTQIA+ community



1

2



3



4



6



5



7

1. **NAPA's DEI Committee celebrates Martin Luther King Jr. Day** by participating in the annual 5k Drum Run in Atlanta

2. **Pier57 hosts the NAREIM Black Real Estate Roundtable**

3. **Jamestown's DEI affinity group hosts an outing** to Atlanta's Museum of Design & Art

4. **Fourth Street Berkley celebrates Hispanic Heritage Month** at Maker's Row.

5. **The Mercato Team sponsors the Guadalupe Center**, an organization dedicated to breaking the cycle of poverty through education.

6. **Black Girl's Guide to Atlanta** hosts an evening of wellness at Buckhead Village District.

7. **Jamestown's affinity subgroups gather** for a Jingle + Mingle celebration at Signal House in Atlanta.

8. **The Jamestown crew marches** at Atlanta Pride.

8





PEARL RIVER MART CELEBRATES LUNAR NEW YEAR AT CHELSEA MARKET / New York, NY

2024 Social Short-Term Targets: Progress and Final Reporting



SHORT-TERM TARGETS (2020-2024)	STATUS	PROGRESS
Health & Wellbeing UN SDG alignments: #2, #3, #6, #7, #9		
Promote access to healthy food and beverages	● ● ● ●	Jamestown offices offer healthy food and beverages
Increase percentage of employees that complete annual physical exams	● ● ● ●	100% of full-time U.S. Jamestown employees are offered an annual physical through employer provided insurance
Include bike storage at all properties	● ● ● ○	79% of Jamestown assets offer bike racks and storage
Conduct an indoor air quality assessment at 100% of office properties	● ● ● ○	Completed for properties with LEED certification and evaluated for other properties.
Social & Community Impact UN SDG alignments: #1, #2, #3, #4, #5, #8, #17		
Increase employee participation in wellness survey to 50%	● ● ● ○	Jamestown includes a survey as part of its annual wellness challenges and has added wellness questions to its employee surveys
Complete at least one community outreach program at each property annually	● ● ● ●	100% of properties held resident, tenant, or community events in 2024
Evaluate 100% of projects for pollinators or edible landscapes	● ● ● ●	Inclusion of native, drought-tolerant, edible, and pollinating plants is recommended for all properties with landscape designs and implemented wherever feasible.
Offer implicit bias training to all employees annually	● ● ● ○	As DEI best practices evolve and the inherent biases of generative AI are considered, we are refocusing on offering bias training to hiring managers and including education around implicit bias in our GenAI policies and training.
Achieve 25% employee participation in Jamestown Charitable Foundation giving	● ● ○ ○	All Jamestown new hires receive education on the Jamestown Charitable Foundation and its mission. Giving levels are cyclical and tend to track national and international consumer confidence trends.
Assess vendor commitment to engaging minority and women-owned businesses	● ● ● ○	All purchasing managers are required to complete a vendor engagement checklist for contracts over a certain value threshold. We are also scoping a new vendor management system that offers simpler, more cost-effective means for women and minority-owned businesses to certify themselves as such.
Increase the number of Black-, Indigenous-, and people of color (BIPOC)- and women-owned businesses at our properties	● ● ● ○	Jamestown's DEI Committee has prioritized and is finalizing a system for tracking.



ONE TIMES SQUARE / New York, NY

RALEIGH IRON WORKS / Raleigh, NC



NEWPORT ON THE LEVEE / Newport, KY



ROCK SPRINGS VILLAGE / Atlanta, GA



HOME PLATE CENTER / Seattle, WA

Governance



Jamestown recognizes that transparency and the disclosure of corporate impacts in carbon expenditures, Diversity, Equity and Inclusion (DEI), and health and wellness are increasingly important to a variety of stakeholders within the real estate industry and support our success as a company. As such, Jamestown engages in impactful initiatives across each of our markets and in our corporate operations. We believe these initiatives improve our performance while also supporting the communities where we operate.

Our New Governance Commitments

As part of our 2025 target reset, we have refined our previous governance objectives to focus on two actionable and regionally adaptable commitments: responsible investing and ensuring a healthy and sustainable company. We'll meet these commitments through quantifiable KPIs that can be adjusted as priorities change, ensuring a dynamic and responsive approach to achieving impactful governance outcomes.



Invest
Responsibly +
Transparently



Ensure a
Healthy +
Sustainable
Company

Develop and maintain a resilient, sustainable portfolio that adapts to change while safeguarding our assets through responsible investing and transparent reporting.



18 TREMONT / Boston, MA

Adding \$2 Billion in Assets Under Management

In October 2024, Jamestown finalized its acquisition of the Atlanta subsidiary of North American Properties (NAPA), positioning itself for strategic growth in the rapidly expanding suburban Sun Belt markets. This acquisition added about \$2 billion to Jamestown's assets under management (AUM), which rose to \$14.2 billion as of 12/31/2024, positioning Jamestown for sustainable growth.

The transaction included Colony Square in Atlanta, a leader in sustainability. Both 100 Colony Square and 400 Colony Square have achieved LEED v4.1 O+M: Existing Buildings Gold certification. Additionally, these buildings have received ENERGY STAR ratings—80 for 100 Colony Square and 81 for 400 Colony Square—showcasing their energy efficiency and compliance with rigorous energy standards. Three buildings at Colony Square, 100, 300, and 400 Colony Square, are accredited with the Fitwel v2.1 Workplace 1-Star Rating.

This acquisition enables us to expand strategically in fast-growing markets with favorable population trends. Our enhanced capabilities strengthen our presence and reinforce our governance practices across these high-growth areas.

– **CHRIS KOPECKY**
Principal, CFO



In addition to Colony Square, The NAPA acquisition added a portfolio of properties to Jamestown's considerable roster, including Avalon¹ (Alpharetta, Georgia), The Forum Peachtree Corners (Peachtree Corners, Georgia), Avenue East Cobb (Marietta, Georgia), Mercato¹ (Naples, Florida), Birkdale Village (Huntersville, North Carolina), Ridge Hill (Yonkers, New York), Riverton¹ (Sayreville, New Jersey), and Newport on the Levee (Newport, Kentucky).

1. This property is a third-party real estate services engagement.



COLONY SQUARE / Atlanta, GA

GOVERNANCE



Refine corporate practices to ensure we are a healthy and sustainable company as we seek to retain key talent and drive long-term success

Launching “Plastic Free JT”

As part of our 2025 sustainability target reset, we are launching a new corporate initiative, **Plastic Free JT**, focused on reducing single-use plastics to enhance the well-being of our employees and communities. Plastic-Free JT calls on Jamestown owners, managers, and tenants to support both human health and a healthier planet with three simple actions:



RECYCLABLES AT IDB LISBON / Lisbon, Portugal

1

Say No to Single-Use Plastics:

50% of plastic is used just once and thrown away. Avoid products like plastic bottles, bags, straws, and office supplies.

2

Opt for Plastic-Free Alternatives:

Only 9% of all plastic ever produced has been recycled. Increase circularity by choosing biodegradable takeaway containers, wood, metal, or non-plastic shop displays, and non-plastic break room and office supplies wherever possible.

3

Leverage Your Purchasing Power to Minimize Plastic:

20% of plastic globally is used by the construction sector. When embarking on maintenance, renovation, and buildout projects, contribute to cleaner air and water by prioritizing healthy interior and building materials, such as mineral paint, low-chemical furniture, carpet without plastic-backing, and other plastic-free or non-toxic products and materials.

We're planning educational outreach through department leaders and internal channels to raise awareness about single use plastics' detrimental impacts, including those found in products like paint commonly used in maintenance and development. Our goal is to eliminate the use of all single use plastics at all our corporate offices and to reduce plastics purchased, used, and distributed at our properties.

Results + Awards



UNPRI

Jamestown signed on to the United Nations Principles for Responsible Investment (UNPRI) in 2015, and each year we are required to report on our activity via the PRI reporting framework. In 2024, Jamestown earned a 4-Star rating for the Policy, Governance, and Strategy module (82), Direct Real Estate module (78), and Confidence Building Measures module (80), respectively.¹



GREEN LEASE LEADER

Jamestown was recognized by the Institute for Market Transformation and U.S. Department of Energy's (DOE) Better Buildings Alliance as a Platinum-level 2024 Green Lease Leader.² Green Lease Leaders set the global standards for green lease and performance-based lease language that fosters collaboration between landlords and tenants. Such leases break down the split-incentive barrier and fairly align financial and environmental benefits of sustainability initiatives between both parties. Jamestown has been involved since the program was launched in 2014 as part of the inaugural cohort of Green Lease Leaders.



GRESB³

In addition to being recognized as a Green Star for absolute performance on GRESB for the 11th consecutive year, the Premier Property Fund has earned a GRESB 4 Star or 5 Star rating each year since the GRESB Rating launched in 2016 to recognize the top 40% and 20% entities globally.

1. Rating received on 11/25/2024 for the period of 1/1/2023 to 12/31/2023 by PRI. Jamestown pays an annual fee to be a UNPRI signatory.
2. Award received on 2/21/2024 for the period of 1/1/2023 to 2/19/2024. Green Lease Leaders was developed by the Institute for Market Transformation (IMT) with support from the U.S. Department of Energy. Jamestown did not pay a fee to be considered for the award.
3. Most recent 4-Star rating received on 10/01/2024 for the period of 1/1/2023 to 12/31/2023 by GRESB. Jamestown pays an annual fee to be a GRESB member and participates in GRESB's annual Real Estate Assessment for certain Jamestown fund vehicles

Jamestown-owned properties earned or maintained **66 ratings and certifications**, bringing the portfolio totals to:

30

LEED certifications and recertifications



18

ENERGY STAR ratings



9

Fitwel Certifications



2

Boma 360 Certifications



2

BREEAM Certifications



2

Energy Label (A + B)



1

IREM



1

American Tree Farm System



1

Sustainable Forestry Initiative



In 2020, we set a goal of tracking diversity for all Tier 1 contractors, suppliers, and vendors remains an ambition.

PONCE CITY MARKET / Atlanta, GA

2024 Governance Short-Term Targets: Progress and Final Reporting

UN SDGs



SHORT-TERM TARGETS (2020-2024)	STATUS	PROGRESS
Transparency & Disclosure		UN SDG alignments: #5, #7, #8, #9, #10, #16
Track diversity for all Tier 1 suppliers (suppliers, vendors, contractors)	●●○○	Jamestown formerly used a vendor credentialing system to track diversity for Tier 1 suppliers. We ended that relationship in 2024 and are actively seeking an alternative resource for vendor tracking.
Evaluate all properties for sustainability or health and wellness certification	●●●●	All properties are evaluated for sustainability or health and wellness certification, and LEED, BREEAM, CRREM, Energy Star, Fitwel and other frameworks are adopted whenever possible in alignment with the property's business plan goals.
Evaluate and consider adopting science-based targets at the corporate level	●●●○	Jamestown has committed to the Science Based Targets initiative (a corporate climate action organization that enables companies to play their part in combatting the climate crisis) via a streamlined target setting route for small- and medium-sized companies
Narrow gender pay gap disparities	●●○○	Jamestown does not have a formal equal pay report, but does monitor pay equity on an ongoing basis

WESTSIDE PROVISIONS DISTRICT / Atlanta, GA



SCOUT LIVING / Atlanta, GA

WATERFRONT PLAZA / San Francisco, CA



MERCATO / Naples, FL

Appendices



SCHINKEL DISTRICT / Amsterdam, NL

ASSURANCE STATEMENT



Independent Assurance Statement
Provided by ISOS Group, Inc.

To the Management Team of Jamestown Properties, LP.:

ISOS Group, Inc. ["ISOS" or "we"] were engaged by Jamestown Properties, L.P. ["Client" or "Jamestown"] to conduct moderate level type 2 assurance of environmental data ["Reported Information"], covering the period beginning January 1, 2024 and ending December 31, 2024 ("CY24").

We have performed our moderate assurance engagement in accordance with the AccountAbility 1000 Assurance Standard v3 ("AA1000AS"). Our review was limited to the Reported Information comprising of:

- Energy consumption
- Renewable energy purchased
- GHG emissions (Scope 1, Scope 2 location-based, Scope 3 Category 13)
- Water use
- Waste management

We have not performed any procedures with respect to other sustainability-related information and, therefore, no conclusion on information outside of this scope of work is expressed.

Jamestown's responsibilities

The Company's management are responsible for:

- Preparing the data in accordance with generally accepted reporting practices,
- The accuracy and completeness of the information reported,
- The design, implementation and maintenance of internal controls relevant to the preparation of the report to provide reasonable assurance that the report is free from material misstatement, whether due to fraud or error,
- Ensuring the data performance is fairly stated in accordance with the applicable criteria and for the content and statements contained therein.

Criteria

The assurance process was intended to provide an independent opinion confirming that the Client has complied with procedures for data management at the company and minimized degrees of error by adequately:

1. Sourcing utility, waste hauler, vendor and internal data to populate relevant data management systems,
2. Enforcing management and quality controls across the reporting period,
3. Aggregating and converting metrics into the correct unit of measure, and
4. Calculating greenhouse gas emissions.

Boundary

Organizational Boundary	Jamestown is a global real estate investment and management company with a design-focused approach to the ownership, development, and operation of mixed-use and commercial properties across the U.S., Latin America, and Europe.
Assurance Boundary	The boundary of assurance included twenty-nine (29) landlord or tenant controlled operational assets within the Jamestown Premier Property Fund (JTPPF).
GHG Emissions Consolidation Approach	The GHG emissions boundary followed the operational control methodology specified in the GHG Protocol.

Limitations and Exclusions

Greenhouse gas quantification is unavoidably subject to inherent uncertainty because of both scientific and estimation uncertainty and for other non-financial performance information the precision of different measurement techniques may also vary. Furthermore, the nature and methods used to determine such information, as well as the measurement criteria and the precision thereof, may change over time.

ISOS Group, Inc. | 1000 Elm Street, 17F, Manchester, NH, 03105 | www.isosgroup.com

Several smaller scope 1 GHG emission sources (i.e., refrigerant releases, mobile combustion sources, emergency generators) have been excluded from this review. In instances where annual performance is reported in the aggregate, opportunity for data analysis is limited and it is less likely to uncover data errors, gaps, or anomalies. Reviews pertaining to the completeness and capture of all utility meters at properties, particularly those attributed to tenant spaces, is limited to what is disclosed in data management systems. No visit to the Client's headquarters or facilities was conducted throughout this engagement. It was determined that these limitations and exclusions do not materially impact the performance criteria or assurance engagement.

Methodology

The assurance procedures undertaken were to determine the strength of the systems in place. ISOS Group:

- Engaged a sample of individuals responsible for performance measurement,
- Evaluated current management systems for performance data collection, compilation, calculation, reporting, and validation,
- Validated alignment to standard reporting protocols to ensure accurate claims to the quantitative methodology and approach and assurance claims,
- To verify quantitative claims, both at the aggregate level and on a sample basis, and test accuracy, consistency, completeness, and reliability, ISOS Group:
 1. Conducted a portfolio assessment analyzing performance results to uncover any errors, misstatements, gaps, or performance anomalies,
 2. Brought all findings to the Client's attention to address and confirmed resolution,
 3. Selected the following properties for testing and analysis, including cross-reference to primary source data to uncover variances and address any exclusions and other limitations:
 - a. Buckhead Village, Atlanta, Georgia, United States
 - b. Ghirardelli Square NEW, San Francisco, California, United States
 - c. Jamestown Georgetown Park – Main Building, District of Columbia (D.C.), Washington, United States

Findings

Based on the process and procedures conducted, there is no evidence that the Reported Information is not materially correct and provide a fair representation of the Client's environmental impacts to stakeholders for the stated period and reporting boundary.

Application of the AA1000AP

Findings and conclusions concerning adherence to the AA1000 AccountAbility Principles:

Inclusivity	Jamestown engages a broad range of stakeholders—including tenants, employees, community members, investors, and supply chain partners—through regular surveys, educational programs, and public reporting at both the corporate and asset levels. These engagement efforts are reinforced by leadership oversight, structured training requirements, community-based initiatives, and philanthropic activities that support social and economic priorities across the portfolio. Jamestown should consider documenting a stakeholder engagement map within their public sustainability report.
Materiality	In 2020, Jamestown conducted its most recent materiality assessment with input from both internal and external stakeholders to identify ESG topics most relevant to its operations and long-term strategy. Results of the assessment are published within its 2022 Sustainability and Social Responsibility Report (SSRR) Reference Document Feedback from the assessment continues to inform Jamestown's sustainability priorities, with the next materiality update scheduled for 2025.
Responsiveness	Jamestown communicates ESG performance through its Annual Report, corporate website, investor updates and through annual SSRR's which are in reference to GRI and provide TCFD disclosures. In addition, Jamestown responds to the GRESB Real Estate Assessment and UNPRI Transparency Report.
Impact	Jamestown evaluates environmental and social performance across its portfolio to understand the effects of its activities and inform responsible business practices. Results are regularly reviewed and integrated into core processes including strategic planning, investment due diligence, and asset-level decision-making. Jamestown's 2022 SSRR provides details on their environmental and social goals, including progress on each.

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Restriction of use

This assurance report is provided exclusively to the Client under the terms of our engagement, including agreed disclosure arrangements. Our work is intended solely to address the matters outlined in this moderate assurance report and is not intended for any other purpose. This report is not suitable for use or reliance by any party other than the Client. Any third party, accessing or relying on this report, does so at its own risk. To the fullest extent permitted by law, we disclaim any responsibility or liability to any party other than the Client for our work, this report, or the conclusions stated herein.

Statement of Competency and Independence

ISOS Group is an independent professional services firm that specializes in sustainability reporting and is a provider of external assurance services. ISOS Group is a Global Reporting Initiative Certified Training Partner and a CDP Silver Solutions Partner. Our team of experts have the technical expertise and competency to conduct assurance to the AA1000 assurance standard, which meets the criteria for assurance of sustainability information.

No member of the assurance team has any business relationship with the Client, its directors or managers beyond the scope of this assignment. We conducted this assurance independently and, to our knowledge, without any conflicts of interest. ISOS Group upholds a strong code of ethics, ensuring high professional standards in all business activities. The assurance team has extensive experience in conducting assurance engagements over sustainability-related information, systems and processes.

Further information, including a statement of competencies, can be found at www.isosgroup.com.

Signed on behalf of ISOS Group: San Diego, California – USA, June 25, 2025.



Brian Noveck
CSAP Practitioner



Lauren Anderson
ACSAP, Sustainability Manager



Kiani Yost
Sustainability Analyst



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FOURTH STREET BERKELEY / Berkeley, CA



BUCKHEAD VILLAGE / Atlanta, GA



GHIRARDELLI SQUARE / San Francisco, CA



ANNUAL PERFORMANCE METRICS¹

2024 Greenhouse Gas Emissions (MTCO ₂ e)	2024 Performance
Scope 1 Emissions	9,630
Scope 2 Emissions	74,908
Scope 3 Emissions	11,870
Total GHG	96,409
2023-24% Like-For-Like Change	-45%
GHG Intensity (MTCO ₂ e/sf)	-.00443
2023-24 Intensity Change	-0.49%
Reduction from 2014 Baseline	-46%

**BREEAM AWARD CELEBRATION AT
GROOT HANDELSGEBOUW** / Rotterdam, NL



SHOP LOCAL MARKET EVENT AT BIRKDALE VILLAGE / Huntersville, NC

2024 Electricity (kBtu)	2024 Performance
Total Electricity Consumption	858,746,164
2023-24% Like-For-Like Change	+1.3%

2024 Energy (kBtu)	2024 Performance
Total Energy Consumption	1,151,117,082
2023-24% Like-For-Like Change	+2.76%
Energy Intensity (kBtu/sf)	58.39
2023-24% Intensity Change	+1.96%
Reduction from 2014 Baseline	-46%

ANNUAL PERFORMANCE METRICS¹

2024 Fuel (kBtu)	2024 Performance
Total Fuel Consumption	185,006,836
2023-24% Like-For-Like Change	-2.45%

2024 Water (m3)	2024 Performance
Total Water Consumption	6,412,607
2023-24% Like-For-Like Change	-0.78%
Water Intensity (m3/sf)	0.054
2023-24% Intensity Change	+3.98%
Reduction from 2014 Baseline	-27%

2024 Waste (MT)	2024 Performance
Total Waste Generated	7,907.62
Total Waste Diverted	2,609.98
2024 Average Diversion Rate	49%

¹Key Notes On Our Data

- The total values for each metric represent all properties with whole building data available.
- The Like-for-Like (LFL) figures represent properties that have 24 months of whole building data and were owned and operational for 24 months ending in December 2024.
- Jamestown's 2024 data coverage for EU and U.S. was 82.81% Energy, 77.12% Water, and 68.55% Waste. We work to increase our data coverage each year.



DR. LAKEYSHA HALLMON BOOK SIGNING AT GHIRARDELLI SQUARE / San Francisco, CA

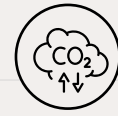


SUMMER SOCIAL AT LOCHRIN SQUARE / Edinburgh, SCT

ANNUAL PERFORMANCE METRICS

Jamestown began benchmarking in 2008, but we quickly learned that work would need to be done to expand the coverage and data accuracy of our benchmarking program. Over time, Jamestown has developed a comprehensive suite of software tools and data partners to help ensure effective data collection and verification that can be used for both reporting and internal analysis. We reset our baseline to 2014, which was the first year that we felt our data quality was high enough to publish our performance results. As the owner of a diversified, dynamic portfolio, we continue to find ways to validate and clarify our data and better tell the story of how each of our buildings and our overall portfolio is performing. The following charts show the changes in emissions, energy, and water used per square foot in Jamestown's portfolio since our baseline year of 2014¹. This data represents all assets each year that have whole building data available for each metric.

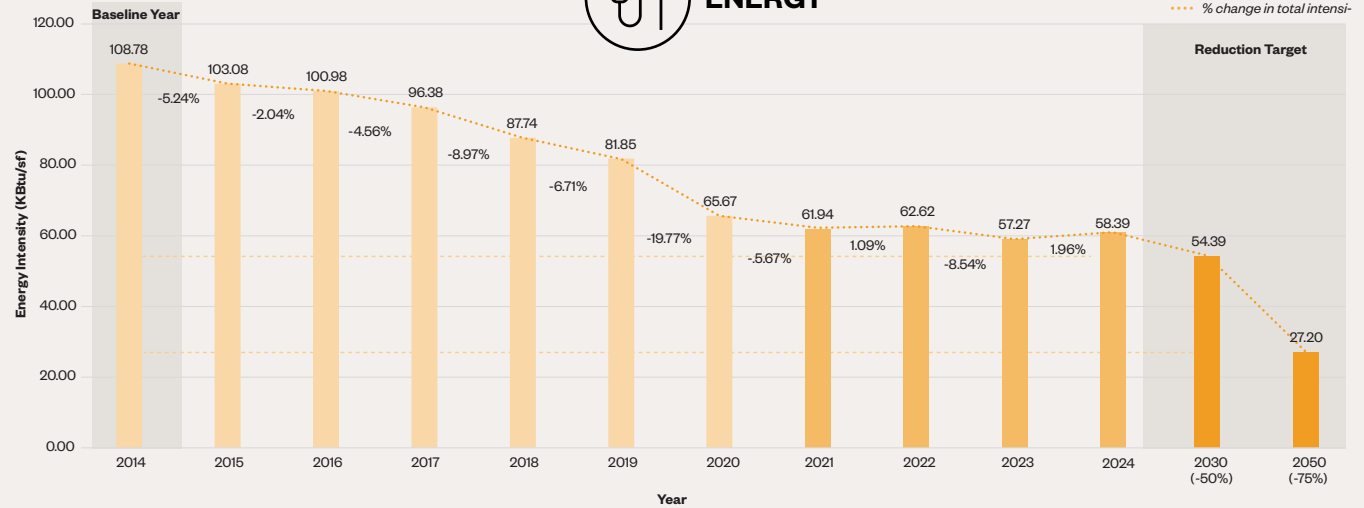
1. The historical performance metrics presented in this report may vary from figures reported in previous years. This variation can be attributed to the continuous enhancement of our data collection and verification processes. Over time, we implement updates to historical data which may include updated square footage measurements or corrected billing data. These adjustments ensure that our reporting reflects the most precise and up-to-date information available, leading to revisions of previously reported metrics.



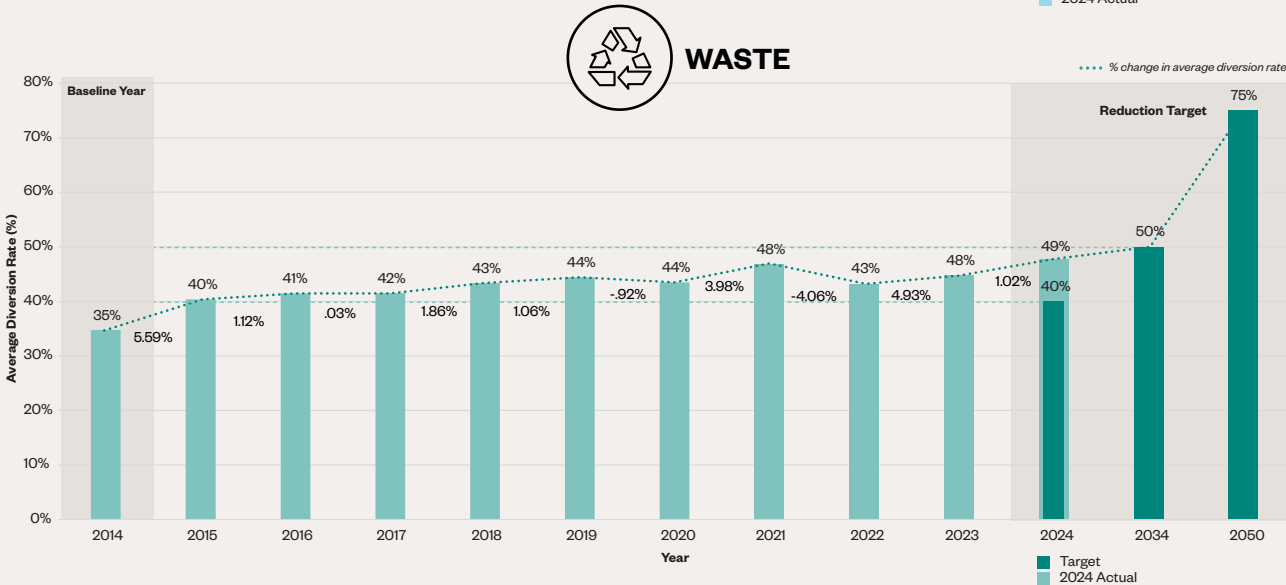
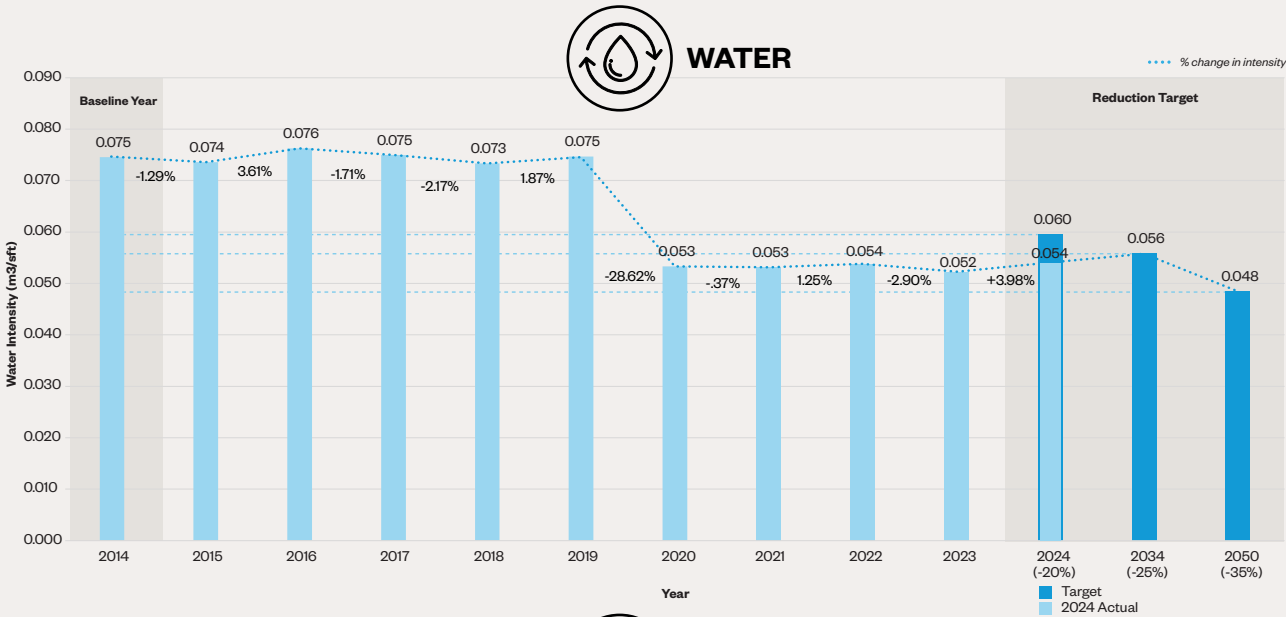
EMISSIONS



ENERGY



ANNUAL PERFORMANCE METRICS (CONTINUED)



**BREEAM AWARD CELEBRATION
AT GROOT HANDELSGEBOUW /
Rotterdam, NL**

1. The increase in energy consumption and energy use intensity in 2024 was primarily driven by higher steam usage at a few energy-intensive buildings, which experienced cooler-than average temperatures during the year.
2. The increase in water consumption in 2024 is primarily due to isolated incidents of infrastructure-related water leakage at select properties. The portfolio is currently addressing these issues and plans to implement additional water conservation measures in 2025 to enhance overall efficiency.

2024 CERTIFICATIONS, RATINGS, & RISK ASSESSMENT SCORES

The projects presented in this section represent all buildings owned by Jamestown that held a rating or certification in 2024. Refer to the reference document for more information on the rating and certification systems utilized by Jamestown.

RISK ASSESSMENT SCORE LEGEND

Energy Benchmarking Law /
Energy Performance Credit ✓

Walk
Score

(0-100)

Water
Risk

Low (0-1)

Risk
Score

Low-Medium (1-2)

Medium- High (2-3)

High (3-4)

Extremely High (4-5)

Air
Quality

Good (0-50)

Index

Moderate (51-100)

Unhealthy for Sensitive Groups (101-150)

Unhealthy (151-200)

Very Unhealthy (201-300)

Hazardous (301+)

U.S. West Coast

SEATTLE, WA

Home Plate Center

LEED v2009 BD+C: Core and Shell, Gold

✓ | 64 | 1-2 | Good

SAN FRANCISCO, CA

731 Market Street

LEED v4 O+M: Existing Buildings, Platinum

✓ | 99 | 1-2 | Good

The Exchange at Larkspur Landing

700 Larkspur

LEED v4.1 O+M: Existing Buildings, Platinum
ENERGY STAR (96 rating)

BOMA 360

✓ | 53 | 2-3 | Good

900 Larkspur

LEED v4.1 O+M: Existing Buildings, Gold
ENERGY STAR (90 rating)

BOMA 360

✓ | 67 | 2-3 | Good

1100 Larkspur

LEED v4 O+M: Existing Buildings, Platinum
ENERGY STAR (79 rating)

BOMA 360

✓ | 53 | 2-3 | Good

Rialto on New Montgomery

LEED v4 O+M: Existing Buildings, Platinum
ENERGY STAR (97 rating)

✓ | 96 | 1-2 | Good

Levi's Plaza

1105 Battery

ENERGY STAR (82 rating)

✓ | 96 | 1-2 | Good

1155 Battery

LEED v2009 ID+ C: Commercial Interiors, Gold
ENERGY STAR (88 rating)

✓ | 98 | 1-2 | Good

1160 Battery

LEED v4.1 O+M: Existing Buildings, Gold
ENERGY STAR (83 rating)

✓ | 96 | 1-2 | Good

1255 Battery

LEED v4.1 O+M: Existing Buildings, Gold

✓ | 96 | 1-2 | Good

1265 Battery

LEED v4.1 O+M: Existing Buildings, Gold
ENERGY STAR (83 rating)

✓ | 92 | 1-2 | Good

Waterfront Plaza

50 Francisco

LEED v4 O+M: Existing Buildings, Gold

✓ | 92 | 1-2 | Good

55 Francisco

ENERGY STAR (79 rating)

✓ | 89 | 1-2 | Good

1700 Montgomery

LEED v4 O+M: Existing Buildings, Gold
ENERGY STAR (83 rating)

✓ | 89 | 0-1 | Good

SAN LUIS OBISPO, CA

Monterey Street

LEED v2009 BD+C: Core and Shell, Certified

✓ | 99 | 2-3 | Good

LOS ANGELES, CA

Brunswick Square

LEED v3 BD+ C: Core and Shell, Gold
ENERGY STAR (75 rating)

✓ | 96 | 3-4 | Moderate

U.S. East Coast

BOSTON, MA

The Innovation and Design Building*Boston Design Center*

LEED v4.1 O+M: Existing Buildings, Gold

✓ | **65** | **1-2** | **Good***Bronstein Center*

LEED v4.1 O+M: Existing Buildings, Gold

✓ | **64** | **1-2** | **Good****Constitution Wharf***1 Constitution Wharf*

Fitwel v2.1 Workplace: MTBB, 2-Star Rating

✓ | **81** | **1-2** | **Good***2 Constitution Wharf*

Fitwel v2.1 Workplace: MTBB, 2-Star Rating

✓ | **90** | **1-2** | **Good****18 Tremont**

ENERGY STAR (82 rating)

Fitwel v2.1 Workplace; MTBB, 3-Star Rating

✓ | **99** | **1-2** | **Good**

NEW YORK, NY

63 Madison

LEED v4.1 O+M: Existing Buildings, Silver

✓ | **100** | **0-1** | **Moderate****200 Madison**

LEED v4 O+M: Existing Buildings, Gold

ENERGY STAR (75 Rating)

✓ | **99** | **0-1** | **Moderate****Industry City**

LEED v2009 ID+C Commercial Interiors, Silver

✓ | **92** | **2-3** | **Moderate**

WASHINGTON, D.C.

America's Square*300 New Jersey*

LEED v2009 BD+C: Core and Shell, Gold

ENERGY STAR (75 Rating)

✓ | **91** | **1-2** | **Good****One Metro Center**

LEED v4 O+M: Existing Buildings, Gold

ENERGY STAR (86 Rating)

✓ | **99** | **0-1** | **Good****700 Penn**

LEED v2009 BD+C: Core and Shell

✓ | **97** | **1-2** | **Good**

ARLINGTON, VA

Ballston Exchange*4121 Wilson Boulevard*

Fitwel v2.1 Workplace: MTBB, S-Star Rating

97 | **1-2** | **Good***4201 Wilson Boulevard*

LEED v4 BD+C: Core and Shell, Silver

Fitwel v2.1 Workplace: MTBB, 2-Star Rating

98 | **1-2** | **Good**

RALEIGH, NC

Raleigh Iron Works

LEED v4 BD+C: Core and Shell, Gold

48 | **2-3** | **Good**

ATLANTA, GA

Ponce City Market

LEED v2009 ID+C: Commercial Interiors, Gold

LEED v2008 BD+C: Multifamily Midrise, Gold

LEED v2009 BD+C: Core and Shell, Gold

Fitwel v2.1 Multifamily Residential, 2-Star Rating

BOMA 360

✓ | **89** | **1-2** | **Moderate****Colony Square***100 Colony Square*

LEED v4.1 O+M: Existing Buildings, Gold

Fitwel v2.1 Workplace: MTBB, 1-Star Rating

ENERGY STAR (80 rating)

✓ | **88** | **1-2** | **Moderate***300 Colony Square*

Fitwel v2.1 Workplace: MTBB, 1-Star Rating

✓ | **88** | **1-2** | **Moderate***400 Colony Square*

LEED v4.1 O+M: Existing Buildings, Gold

Fitwel v2.1 Workplace: MTBB, 1-Star Rating

ENERGY STAR (81 rating)

✓ | **88** | **1-2** | **Moderate***500 Colony Square*

ENERGY STAR (76 rating)

✓ | **88** | **1-2** | **Moderate**

WEST PALM BEACH, FL

Village Commons

IREM Certified Sustainable Property

63 | **2-3** | **Moderate**

BARCELONA, SPAIN

Cornerstone Business Park

LEED v3 BD+C: Core and Shell, Gold

✓ | **89** | **1-2** | **Moderate**

LEIDEN, NETHERLANDS

Catharinasteeg

BREEAM NL New Construction 3 Star

Energy Label B-E (retail)

✓ | **N/A** | **0-1** | **Good**

ROTTERDAM, NETHERLANDS

Groot Handelsgebouw

BREEAM NL 4 star

Energy Label A

✓ | **0-1** | **Good****Timberlands**

American Tree Farm System (ATFS) Certified

JT Timberland

Sustainable Forestry Initiative Certified

Europe

Timber Certifications



TALLADEGA PROPERTY / Alabama

GLOBAL REPORTING INITIATIVE

This report contains material that references GRI Standard 102: General Disclosures 2016, with which our Reference document and short-term (2020 – 2024) short-term goals were aligned. When we begin reporting against our new Targets and Commitments, we will align with the updated GRI Universal Standard, established in 2021.

This index displays the referenced GRI Standards disclosure numbers and titles, the location in this report of material that references each GRI disclosure, and the title of each section in this report that contains GRI-referenced material.

NUMBER	DESCRIPTION	PAGE NUMBER¹	REFERENCE
FOUNDATION			
101.3	Materiality	R10	Materiality Assessment
STRATEGY			
102-14	Statement from senior decision maker	5	Letter from Jamestown's Leadership
102-15	Key Impacts, Risks, and Opportunities	R4-6, 8 & R11, R10	Resilience and Climate Change, Environmental, Social, and Governance Impact Areas, Materiality Assessment
ORGANIZATIONAL PROFILE			
102-1	Name of the Organization	5	Letter from Jamestown's Leadership
102-2	Activities, brands, products, and services	6	Who We Are
102-3	Location of headquarters		
102-4	Location of operations		
102-5	Ownership and Legal Form		
102-6	Markets served		
102-7	Scale of organization		
102-8	Information on employees and other works		
102-12	External Initiatives	R21-22	Reporting, Stakeholder Engagement: Commitment to Our Partners
102-13	Membership of Associations		
GOVERNANCE			
102-29	Identifying and Managing Economic, Environmental, and Social Impacts	R4-6, R10	Resilience and Climate Change, Materiality Assessment
102-30	Effectiveness of Risk Management Processes		

1. Page numbers preceded by 'R' reference pages in the 2022 Sustainability and Social Responsibility Report Reference Document, while page numbers without an 'R' reference page numbers in the 2024 Sustainability and Social Responsibility Report. The Reference document is available at: <https://www.jamestownlp.com/uploads/Jamestown-SustainabilitySocial-Responsibility-Report-Reference-2022.pdf>

NUMBER	DESCRIPTION	PAGE NUMBER¹	REFERENCE
STAKEHOLDER ENGAGEMENT			
102-40	List of Stakeholder Groups	R10, R22	Materiality Assessment, Stakeholder Engagement: Commitment to our Partners
102-42	Identifying and Selecting Stakeholders		
102-43	Approach to Stakeholder Engagement		
102-44	Key Topics and Concerns Raised		
REPORTING PRACTICE			
102-50	Reporting Period	2	Report Profile
102-51	Date of Most Recent Report		
102-52	Reporting Cycle	56-57	Third-Party Data Assurance Statement
102-53	Contact Point for Questions Regarding the Report		
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ETHICS AND INTEGRITY			
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ENVIRONMENT (MATERIALS, ENERGY, WATER, EMISSIONS)			
1	Energy Consumption within the Organization	18, 58-61	Annual Performance Indicators (2022-2023)
302-3	Energy Intensity		
302-4	Reduction of Energy Consumption		
303-1	Water Withdrawal by Source		
305-1	Direct (Scope 1) GHG Emissions		
305-2	Energy Indirect (Scope 2) GHG Emissions		
305-5	Reduction of GHG Emissions		
SOCIAL			
404-1	Training and Education	R9	Stakeholder Engagement and Partnerships - Employee Education and Training
413-1	Operations with Local Community Engagement, Impact Assessments, and Development Programs	34, 44, R22	Social Commitments, Health & Wellbeing, Stakeholder Engagement: Commitment to Our Community
416-1	Assessment of the Health and Safety Impacts of Product and Service Categories	R19, 44	Health and Wellbeing

1. Page numbers preceded by 'R' reference pages in the 2022 Sustainability and Social Responsibility Report Reference Document, while page numbers without an 'R' reference page numbers in the 2024 Sustainability and Social Responsibility Report. The Reference document is available at: <https://www.jamestownlp.com/uploads/Jamestown-SustainabilitySocial-Responsibility-Report-Reference-2022.pdf>

TCFD INDEX

Jamestown has addressed climate risk for several years, completing our first 3rd party climate risk assessment in 2019. We believe that the Task Force for Climate-Related Financial Disclosures (TCFD) recommendations provide a useful framework to increase transparency on climate-related risks and opportunities within financial markets, and as such, have included a table summarizing our progress on the recommended disclosures of the TCFD.

INDEX REQUIREMENT	DESCRIPTION
GOVERNANCE	
(a) Describe the board's oversight of climate-related risks and opportunities.	Jamestown's Director of Innovation & Sustainability is responsible for leading the integration of ESG efforts throughout the firm. They periodically provide updates to a senior-level ESG committee, which comprises representatives from key departments, including the CEO. The Investment Committee and CEO are responsible for approving climate- and resilience-related initiatives, as well as providing guidance on high-level ESG initiatives. This includes participating in decision-making processes and offering feedback to the ESG Staff regarding both overarching goal setting and specific investment decisions.
(b) Describe management's role in assessing and managing climate-related risks and opportunities.	The integration of ESG efforts and approval of climate mitigation strategies are the responsibility of Jamestown's investment committees and ESG committee. The ESG committee is responsible for developing and implementing the climate risk strategy. The investment committees review and approve the implementation of climate-related strategies at investment properties to ensure alignment with overall business objectives. Together, the committees evaluate and make decisions regarding the implementation of strategies across the firm. By actively engaging in risk assessment, analysis, and management, Jamestown's management ensures a proactive approach to addressing climate-related risks and opportunities for sustainable practices and resilience.
STRATEGY	
(a) Describe the climate-related risks and opportunities the organization has identified over the short, medium, and long term.	Jamestown has established specific targets for the short, medium, and long term, as well as broad objectives to guide our strategic efforts. These targets encompass all 17 United Nations Sustainable Development Goals (SDGs) and are revised periodically as part of Jamestown's ongoing improvement process. Jamestown adopted its 2020 - 2024 targets in 2020; they are categorized into nine ESG impact areas (Emissions, Energy Efficiency, Water Efficiency, Waste Management, Resilient Site Selection and Design, Materials and Supply Chain, Transparency and Disclosure, Health, and Wellbeing, Social and Community Impact). In 2025, Jamestown will reset its short-, medium-, and long-term emissions/energy, water and waste targets and add several additional commitments against new impact areas. These will be supported through internally tracked annual KPIs designed to quantify and measure progress against a rigorous program of targets and commitments.
(b) Describe the impact of climate-related risks and opportunities on the organization's businesses, strategy, and financial planning.	Jamestown made a formal commitment to achieve net zero operational carbon emissions portfolio-wide by 2050 and adopted all 17 of the United Nations Sustainable Development Goals. This commitment, along with other ESG initiatives, is integrated into our business practices, strategy, and financial planning. In 2021, Jamestown completed the SBTi assessment and submitted our targets for official validation. We also implement a Building Resilience and Climate Change Guide and ensure that each property has an emergency plan and communication system in place. Additionally, we communicate all our key strategies to our employees and investment committee for mitigating climate-related transition, physical, and social risks.

TCFD INDEX

INDEX REQUIREMENT	DESCRIPTION
(c) Describe the resilience of the organization's strategy, taking into consideration different climate related scenarios, including a 2°C or lower scenario.	Jamestown's risk assessment encompasses both regional and asset-level indicators, as well as a comprehensive analysis of various sea level scenarios aligned with the Representative Concentration Pathways 2.6, 4.5, and 8.5. These scenarios consider sea level rise projections for different time frames, including 2065, 2100, and beyond. To enhance our internal assessments, Jamestown leverages The Climate Service for reports on transition and physical risks and opportunities in financial terms.
RISK MANAGEMENT	
(a) Describe the organization's processes for identifying and assessing climate-related risks.	Jamestown approaches resiliency through a process of assessment, evaluation, and implementation. Every three years, Jamestown conducts a comprehensive portfolio-wide risk assessment to understand the potential impact of climate-related risks on each asset. This assessment considers over 46 resilience indicators and is conducted by different departments, including risk management, sustainability, property management, and asset management. The risk assessment enables Jamestown to identify and prioritize risks by assigning a site-level score for climate indicators, thus helping us identify the most significant risks to our portfolio. Once risks are identified, Jamestown analyzes and manages them by creating action plans, conducting additional on-site risk assessments, and allocating budgets for implementing resilience strategies.
(b) Describe the organization's processes for managing climate-related risks.	Jamestown has implemented a risk management program to minimize climate-related risks to our properties and ensure the health and safety of our tenants, employees, and communities. We track policies that could potentially impact our business/properties, educate our stakeholders on emergency preparedness, monitor health and safety incidents, conduct physical risk assessments on our properties, and provide trainings on insurance provisions. We implement the following measures as part of our risk management process: • Portfolio-wide Climate-Risk Assessments: Jamestown conducts detailed climate-risk assessments in collaboration with Verdani Partners as part of its Building Resilience Program. These assessments evaluate the feasibility of existing investments and focus on identifying and mitigating building- and regional-level risks. • Addressing Physical Risks: The assessments cover a range of physical risks, including climate-related factors such as biodiversity, climate disasters, flooding, drought, water risks, sea level rise, and water supply risks. They assess risks at both property- and portfolio-levels and are incorporated into investment decision-making processes. • Mitigation and Adaptation Actions: Jamestown proactively addresses risks by incorporating additional mitigation and adaptation actions for assets identified as high-risk. This includes coordinating with property teams to implement physical resilience strategies tailored to each asset. • Insurance Coverage and Compliance: The organization takes steps to address potential issues with insurance coverage by ensuring compliance with the most recent building codes and regulations. This helps mitigate risks associated with physical site, structure, systems, and operations. • Tracking Financial Impact: Jamestown's risk management team monitors the financial impact of extreme weather events by tracking property insurance claims and analyzing financial losses incurred due to incidents at owned properties. This helps assess the financial implications of climate-related risks.

TCFD INDEX

INDEX REQUIREMENT	DESCRIPTION
(c) Describe how processes for identifying, assessing, and managing climate-related risks are integrated into the organization's overall risk management.	Jamestown's risk management program aims to minimize risk to our properties and ensure the health, safety, and well-being of our employees, tenants, and communities. We achieve this through strong governance, stakeholder education on emergency preparedness, tracking health and safety incidents, assessing climate risks, and other activities. Our systematic process reviews physical risks across the portfolio through integrated assessments for new acquisitions and existing investments. Ongoing monitoring and tracking of financial outcomes reveal direct impacts like increased capital costs from property damage due to weather events, and indirect impacts such as higher insurance premiums, operating expenses, and negative effects on tenants. To manage potential financial impacts of floods, Jamestown monitors flood policy pricing and utilizes reports from FM Global. These reports help us ensure adequate budgeting and planning while considering insurance coverage implications. When evaluating new investments and asset sales, Jamestown takes these risks into account. If direct and/or indirect impacts cannot be effectively mitigated through our resilience program, early disposition strategies may be considered for standing assets.
METRICS AND TARGETS	
(a) Disclose the metrics used by the organization to assess climate-related risks and opportunities in line with its strategy and risk management process.	Jamestown's risk assessment process involves evaluating 46 resilience indicators that encompass physical, social, and transition risks at both the asset and portfolio levels. Assets deemed high-risk for climate-related issues, such as flooding, drought, water risks, sea level rise, wildfires, earthquakes, heat stress, and hurricanes, undergo further evaluation to identify risk mitigation strategies. Our ESG committee maintains the following climate-related ESG metrics on our ESG data platforms and in a database management system. These metrics are utilized by Jamestown to provide property-level recommendations: • ENERGY STAR Scores • Data coverage • Building certifications • Property attributes • Audits and projects at the property • Energy use and intensity • Water use and intensity • Greenhouse gas emissions and intensity
(b) Disclose Scope 1, Scope 2, and, if appropriate, Scope 3 greenhouse gas (GHG) emissions, and the related risks.	Jamestown has committed to the Science Based Targets initiative (SBTi), pledging to reduce its Scope 1 (property-generated) and Scope 2 (landlord-generated) greenhouse gas emissions by 30% by 2030, from a 2018 base-year, and to measure and reduce its Scope 3 (third party-generated) emissions.

TCFD INDEX

INDEX REQUIREMENT	DESCRIPTION
(c) Describe the targets used by the organization to manage climate-related risks and opportunities and performance against targets.	Jamestown Sustainability 2021 Report pages 18-22. https://www.jamestownlp.com/uploads/Jamestown-Sustainability-Report-2021.pdf



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This report highlights Jamestown's ESG achievements in 2024 and the first half of 2025. Additional information on Jamestown's ESG program, including medium- and long-term targets, can be viewed in the 2022 Reference Document, which can be found at <https://uqr.to/112yx> or by scanning the QR code to the left. The Reference Document is a supplement to Jamestown's annual performance-focused report and will be updated as needed to reflect any changes to Jamestown's ESG initiatives.