Jamestown Europe

ESG Report

Q2 2026
GRES Select



Portfolio ESG Progress

	Start	End	Q2 2026 Progress	Status
Environmental				
Net Zero Carbon Strategy	Q1 2024	Q4 2026	Scaler implemented globally. 2025 data under analysis to inform next steps.	On Track
Climate Risk: Assess portfolio risk and integrate resilience strategies where required	Q1 2024	Q4 2026	Global team executed agreement with Munich Re for climate risk reports which will be used in future acquisitions processes.	Complete
Social				
Events & Partnerships: One Community Outreach & ESG event per year for ownership focused assets	Ongoing		Key events held in Q2 at Settimo and Urbil. Refer to asset reports for more details.	Complete
Governance				
ESG Regulations & Certifications: Monitor relevant regulations and certifications	Ongoing		No update.	On Track
Sustainability Clause in Leases: Streamline ESG clauses in all new leases across EU	Q3 2025	Q4 2026	Existing lease templates used across EU portfolio collected and being analyzed. Standard clause drafting being reviewed globally.	Beginning
ESG Acquisitions Checklist: Complete in pre-DD and DD processes	Complete		Will continue to be completed as required.	Complete
ESG Materiality Survey: Survey to identify ESG topics that may impact business value and performance to support regulatory and reporting requirements	Complete		Survey sent to 160 stakeholders in Q4 2025. 63 responses receive. Result summary complete.	Complete
ESG Committee: Restructured committee members and strategic approach to strengthen company's ESG oversight and execution	Complete		Expanded the Committee to include partners, managing directors, and key employees. The inaugural annual strategy meeting was completed in Q1 2026.	Complete

This summary highlights key FY2025/26 ESG focus areas for GRES portfolio. This summary is non-exhaustive and strategic ESG considerations continue to be made at a portfolio and asset level.

Via Sparano

ESG Strategy

Objective
Position the asset for sale by conducting ESG audits required for disposal and engaging with H&M on energy upgrades.

Projects
No major ESG projects as strategy depends on the long-term use of the asset.

ESG Overview

Key Achievements (under Jamestown management)
No significant achievements to be highlighted.

Asset Characteristics		
Environmental		
On-Site Renewables	✗	N/A
Off-Site Renewables	✗	N/A
EV Chargers	✗	No on site parking spaces
District Heating	✗	N/A
BMS Optimization	✗	N/A
Green Leases (+50%)	↻	Included in new leases
Other	✗	N/A
Social		
Welcoming Spaces	✗	N/A
Engaged Communities	✗	N/A
Governance		
EPC Rating	✓	H&M unit: C (expiry August 2026) Unit floor 5: E (expiry December 2029) Victoria Secret: B (expiry April 2035)
ESG Certification	✗	Not required for asset strategy
CRREM Misalignment Year (Energy / Carbon)	✓	Current: 2039 / 2035 Potential: 2042 / 2039

✓ Implemented ✗ Not being pursued ↻ Under Consideration / In Progress (next 24 months)

Settimo Cielo

ESG Strategy (FY26)

Environmental
Position the asset for sale by executing energy upgrades and compiling relevant ESG documentation for sales process.

Projects	Start	End	Q2 2026 Progress
Solar Panels	Q3 2024	Q2 2026	A roof lease model for solar panels is under review with the consortium and will be discussed at the July meeting.
EPC Certificates	Q1 2025	TBC	Three certificates have expired and will be renewed prior to new leases or exit.
Community and Tenant Engagement	Q2 2026		Ta Daan creative workshops (400+ participants) and Fun Village family sports event (3,000+ participants) held on-site.
Energy Efficiency Upgrades	Complete		BMS works completed Q3 2025. C&W investigating electricity savings once sufficient data is available in next twelve months.

ESG Overview

Key Achievements (under Jamestown management)	
Community / Placemaking Initiatives	Jamestown invested circa EUR 1.4 million to improve tenant and visitor experience and to enhance community connectivity. Key ugprades include new social rest areas, shade structures, landscaping, improved waste management, bike racks, EV chargers, and a community dog park.

Asset Characteristics		
Environmental		
On-Site Renewables	✓	Solar panels on 3 buildings and on-site geothermal system
Off-Site Renewables	✓	Portion of green electricity to common areas
EV Chargers	✓	15 car chargers
District Heating	✗	N/A
BMS Optimization	✗	N/A
Green Leases (+50%)	✓	Existing leases: 9/13. Included in new leases
Other	✓	Public separated waste bins
Social		
Welcoming Spaces	✓	Upgraded rest areas, bike paths & parking, 24 padel courts and dog playground
Engaged Communities	✓	Loyalty App and events with local associations
Governance		
EPC Rating	✓	A-F (varied expiries)
ESG Certification	✗	Not required for asset strategy
CRREM Misalignment Year (Energy / Carbon)	✓	A1: Current: 2026 / 2029. Potential: 2039 / 2042 C: Current: 2023 / 2025. Potential: 2029 / 2030 D: Current: 2022 / 2026. Potential: 2031 / 2034

✓ Implemented ✗ Not being pursued ↻ Under Consideration / In Progress (next 24 months)

Cornerstone

ESG Strategy

Objective
Focus on encouraging lease renewals through improving EPC rating, tenant engagement and quality of life.

Projects	Start	End	Q2 2026 Progress
Solar Panel Study	Q2 2026	Q4 2026	Current solar panels are reaching end of life. Study being conducted to asses solar panel and battery options for Buildings A and B rooftops.
Building A EPC Upgrades (from B-A)	Q2 2027	Q1 2028	Energy efficiency upgrades will take place during ADP expansion renovation in Q2-Q4 2027 including LED lighting and a new AHU. EPCs will be renewed after works complete.
Community and Tenant Engagement	Q2 2026		Tenant events held in Q2 2026 included Sant Jordi celebration, picnic lunch and summer party with live DJ.
Building B EPC Upgrades (from B-A)	Complete		EPC A certification achieved in Q2 2026 following LED lighting upgrades and humidifier installation.

ESG Overview

Key Achievements (under Jamestown management)
No significant achievements to be highlighted.

Asset Characteristics		
Environmental		
On-Site Renewables	✓	Solar panels (common areas and carpaking)
Off-Site Renewables	✓	100% to common areas
EV Chargers	✓	22 car chargers (3 owned by GRES) and 1 electric scooter charger
District Heating	✓	Poble Nou district centralized air conditioning
BMS Optimization	✓	TREND control
Green Leases (+50%)	↻	Included in all new leases
Other	✓	On-site pneumatic waste collection for district heating
Social		
Welcoming Spaces	✓	Central Courtyard, Building B rooftop, 102 bike parks and 5 showers
Engaged Communities	✓	Tenant and local community events
Governance		
EPC Rating	✓	Building A: B (expiry Jan 2034). Building B: A (expiry June 2036).
ESG Certification	✓	LEED: Gold (Design and Construction) (no expiry)
CRREM Misalignment Year (Energy / Carbon)	✓	Building A: 2022 / 2022 (Scaler analytics) Building B: 2023 / 2023 (Scaler analytics)

✓ Implemented ✗ Not being pursued ↻ Under Consideration / In Progress (next 24 months)

Urbil

ESG Strategy

Objective
Ensure the asset is well-positioned against market standards and local competition (ie Garbera) by improving EPC rating, reducing tenant operational expenses and enhancing ESG branding and marketing.

Projects	Start	End	Q2 2026 Progress
EPC Upgrades (label D-B)	Q2 2025	Q3 2026	EPC certification renewal targeted Q3 2026, following LED and heat recovery installation across additional tenancies (10-15% more GLA); certification targetting end of July.
EV Chargers	Q3 2025	Q4 2026	12 additional chargers in negotiation with Iberdrola in response to visitor demand, expected to generate approximately EUR 1.5k monthly revenue; pending City Council approval.
New Windbreaks in Parking Entrance	Q1 2026	Q1 2026	New windbreaks to the parking entrance doors approved by condiminum to reduce the heat consuption of common areas.
Community and Tenant Engagement	Q2 2026		Community initiatives held in Q2 2026 included blood donation campaign, 26th anniversary family event, Seafood Fair.

ESG Overview

Key Achievements (under Jamestown management)	
Waste Recycling Program	In May 2025, Urbil received the C&W EMEA sustainability award for waste management, achieving a recycling rate increase from 20% to 90% through a designated waste room, on-site staff, and tenant engagement campaigns.
2025 Energy Savings	In 2025, the solar panels covered 24.9% of total energy consumption, generating approximately EUR 27,317 in savings.

Asset Characteristics		
Environmental		
On-Site Renewables	✓	Solar panels (common areas and carpaking)
Off-Site Renewables	✓	100% to common areas
EV Chargers	✓	45 car chargers
District Heating	✓	Poble Nou district centralized air conditioning
BMS Optimization	✓	TREND control
Green Leases (+50%)	↻	Included in all new leases
Other	✓	On-site pneumatic waste collection for district heating
Social		
Welcoming Spaces	✓	Disabled access, catheter friendly bathroom, bike parking, children play area and local artist murals
Engaged Communities	✓	Collaboration with local NGOs and GUREAK disabled cleaning staff initiative
Governance		
EPC Rating	✓	D/C (expiry September 2033). Upgrades in progress to target B
ESG Certification	✗	Not required for asset strategy
CRREM Misalignment Year (Energy / Carbon)	✗	Data coverage too low for accurate assessment

✓ Implemented ✗ Not being pursued ↻ Under Consideration / In Progress (next 24 months)

Catharinasteeg

ESG Strategy

Objective
Ensure the asset is well-positioned against market ESG standards with a focus on ensuring residential EPC rating is in line with or exceeds new regulation point system.

Projects	Start	End	Q2 2026 Progress
EPC Recertification (retail)	Q3 2026	Q3 2026	Retail unit EPCs (expiring February 2027) to be recertified ahead of disposal, commencing Q3 2026.
Alley Greening Project with Municipality	Q2 2026	Q3 2026	In dicussions with municipality to install green planters in alley to deter bike parking. Capex to be funded by the city and maintenance likely cost to the asset. Targetting Q3 execution.

ESG Overview

Key Achievements (under Jamestown management)
No significant achievements to be highlighted.

Asset Characteristics		
Environmental		
On-Site Renewables	✗	N/A
Off-Site Renewables	✓	100% to common areas
EV Chargers	✗	No on site parking
District Heating	✗	N/A
BMS Optimization	✗	N/A
Green Leases (+50%)	✓	Existing leases: 100% Included in all new leases
Other	✗	N/A
Social		
Welcoming Spaces	✓	Public bike parks and Catharinahof Courtyard in city centre
Engaged Communities	✓	Brownies and Downies retail tenant initiative
Governance		
EPC Rating	✓	Retail: B-E (expiry February 2027) Residential: A-E (expiry December 2035)
ESG Certification	✓	BREEAM New Construction: Very Good (no expiry)
CRREM Misalignment Year (Energy / Carbon)	✓	Residential: 2024 / 2026 (Scaler analytics) Retail: 2034 / 2035 (Scaler analytics)

✓ Implemented ✗ Not being pursued ↻ Under Consideration / In Progress (next 24 months)

Lochrin Square

ESG Strategy

Objective
Position the asset as market-leading A grade office by improving energy performance of Building I (in line with Building II upgrades), and focusing on tenant health & wellbeing and community engagement.

Projects	Start	End	Q2 2026 Progress
Building I EPC Upgrades Analysis	Q4 2026	TBC	The EPC improvement strategy will be evaluated following the installation of a new transformer to meet power capacity requirements in Q4 2026.
Courtyard Activation and Placemaking	Q1 2025	Q4 2026	String lights and planter repainting planned for Q4 2026.
Tenant Events	Q2 2026		Complimentary bike servicing provided to 25 tenants on 21 May 2026.

ESG Overview

Key Achievements (under Jamestown management)	
Building II EPC A Upgrades	In 2023, Jamestown executed GBP 2.3 million of energy upgrades at Buildling II improving the EPC from C to A. This included replacing the air handling system, and removing gas boilers. With renewable energy contracts for common areas, Building II aims to achieve carbon neutrality in operations (common areas and infrastructure).

Asset Characteristics		
Environmental		
On-Site Renewables	✗	Not proceeding with PVs due to poor feasibility
Off-Site Renewables	✓	100% to common areas
EV Chargers	✓	1 car charger
District Heating	✗	N/A
BMS Optimization	✗	N/A
Green Leases (+50%)	↻	Included in all new leases
Other	✗	N/A
Social		
Welcoming Spaces	✓	Disabled access, 400 sqft tenant gym, end of trip facilities and bike parking room
Engaged Communities	✓	Revolving local artist murals program
Governance		
EPC Rating	✓	Building I: B-C (expiry Mar 2036) Building II: A (expiry Aug 2036)
ESG Certification	✗	BREEAM evaluated. Currently not required for asset strategy.
CRREM Misalignment Year (Energy / Carbon)	✓	Building I: 2023 / 2023 (Scaler analytics) Building II: 2050 / 2050 (Scaler analytics)

✓ Implemented ✗ Not being pursued ↻ Under Consideration / In Progress (next 24 months)

Bold

ESG Strategy

Objective
As an asset with strong ESG ratings and no leasing vacancies, the focus is to reduce operational expenses through energy efficiency enhancements and to improve quality-of-life and social interaction for tenants.

Project	Start	End	Q2 2026 Progress
BMS Optimization Technology	Q2 2026	Ongoing	Aedifion BMS optimisation remains in place; piloting additional Aedifion tools ("Dynamics") to optimise energy market pricing.
Community and Tenant Engagement	Q2 2026	Q3 2026	Preparations for 'back to work' summer drinks commenced.

ESG Overview

Key Achievements (under Jamestown management)
No significant achievements to be highlighted.

Asset Characteristics		
Environmental		
On-Site Renewables	✓	Geothermal cooling used
Off-Site Renewables	✓	100% to tenant & common areas
EV Chargers	✓	In external parking lot
District Heating	✓	100% renewable
BMS Optimization	✓	Aedifion implemented Q2 2024
Green Leases (+50%)	✓	Existing leases: 100% Included in all new leases
Other	✓	Rain infiltration system
Social		
Welcoming Spaces	✓	Tenant rooftop terrace, 216 bike parks and Gloeilamp plantsoen park nearby
Engaged Communities	✓	Ie. rotating art show 'Cova Art Galley' organized by tenant in lobby
Governance		
EPC Rating	✓	A+++ (expiry March 2032)
ESG Certification	✓	GPR Rating: 3.5/5 stars (no expiry)
CRREM Misalignment Year (Energy / Carbon)	✓	2026 / 2033 (Scaler analytics)

✓ Implemented ✗ Not being pursued ↻ Under Consideration / In Progress (next 24 months)

The Lion and Lamb Yard

ESG Strategy

Objective
To meet the regulatory requirements within the hold period of the asset and implement social strategies throughout the year.

Projects	Start	End	Q2 2026 Progress
Waste Separation Strategy	Q3 2026	Q3 2026	Replacement of 5 existing waste bins with 10 new bins (with waste separation including recycling).
Animal and Bird Friendly Protection	Q3 2026	TBC	Removal of old bird netting and replacement with an animal-friendly pigeon deterrent.
General Public Surveys	Q2 2026		In person public survey conducted to identify target audience and gather tenant feedback on the scheme.
Community and Tenant Engagement	Q2 2026		Vacant salon unit cleared, with equipment donated to local start-ups via charity partnership and a local artist engaged for brand exploration.

ESG Overview

Key Achievements (under Jamestown management)
No significant achievements to be highlighted.

Asset Characteristics		
Environmental		
On-Site Renewables	↻	No solar panels - to be reviewed and engage a specialist.
Off-Site Renewables	↻	Confriming with property management.
EV Chargers	✗	Carparks out of landlord control.
District Heating	✗	N/A
BMS Optimization	✗	N/A
Green Leases (+50%)	✗	
Other	✗	
Social		
Welcoming Spaces	↻	New greenery and benches planned.
Engaged Communities	✓	Working with local artists on architectural improvements (e.g. signage, benches).
Governance		
EPC Rating	✓	Retail: B-E (varied expiries) Residential: B-D (varied expiries)
ESG Certification	✗	Not required for asset strategy
CRREM Misalignment Year (Energy / Carbon)	✗	Data coverage too low for accurate assessment.

✓ Implemented ✗ Not being pursued ↻ Under Consideration / In Progress (next 24 months)

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