

An aerial photograph of a coastal town. In the foreground, a large, multi-story building with a brown roof has several solar panels installed on its flat roof sections. The building is surrounded by lush green trees. In the background, a blue body of water (likely a bay or harbor) is visible, with a small island and hills in the distance under a clear blue sky. The overall scene is bright and sunny.

Sustainability & Social Responsibility



REPORT PROFILE

This report details the key aspects of our Sustainability and Social Responsibility Program, including performance targets, operations, stakeholder engagement strategies, policies and benchmarking, and reporting efforts. This report is organized into three main sections: Environmental, Social, and Governance. The performance data in this report covers Jamestown's sustainability efforts through the end of the 2023 calendar year and is a follow-up to our 2022 Sustainability and Corporate Social Responsibility Report. The programs and initiatives in this report reflect work done in 2023 and the first half of 2024, with 2024 projects noted where applicable. Compiled in reference to the Global Reporting Initiative's (GRI) G2016 Guidelines, 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. 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 great transparency through their Sustainability Reporting Framework, which includes 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 2023 and the first half of 2024. 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 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 updates and is updated biannually to reflect any changes to Jamestown's ESG initiatives.



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Ensuring a Legacy of Possibility

Letter From Jamestown's Leadership

Innovation, Iteration, & Integration Create Value

In 2023, we completed the strategic integration of our sustainability and innovation teams to maximize synergies between our ESG goals and emerging AI-enabled technologies. We completed adaptive reuse and sustainable new construction projects, Raleigh Iron Works (Raleigh, NC) and Signal House (Atlanta, GA), and celebrated the opening of free community spaces and a food hall focused on BIPOC- and women-owned vendors at Pier 57 in New York.

Building on strategies we implemented in prior years and introducing new AI tools to our tech stack, we improved our environmental performance and made progress toward our 2050 goal of net-zero operational carbon. Highlights included:

- **Sustainable New Developments:** New development projects like Scout Living, Signal House, and 619 Ponce (Atlanta, GA) lead the portfolio in sustainability with nearly all-electric design and a focus on resource efficiency and healthy high-touch materials. In addition, 619 Ponce is the first mass timber project in Georgia to use timber produced and distributed through a regional supply chain. The building was designed with the goal of achieving net-zero carbon operations — essential to realizing our target to achieve net-zero operational carbon by 2050.
- **Embodied Carbon Advantages of Adaptive Reuse:** According to the EPA, more than 90% of total construction debris is produced by demolition. Through the inherent advantages of embodied carbon with adaptive reuse

projects like Groot Handelsgebouw (Rotterdam, Netherlands) and Navy Yard Charleston (Charleston, SC), we significantly reduce the energy and emissions we would have expended if we'd instead focused on building new construction only and ignored the possibility of revitalizing existing properties.

- **Expansion of AI & Innovation Tech:** We're piloting several AI-enabled ESG technologies across the portfolio, including climate risk analytics (S&P Global Climonomics) and net-zero Carbon Roadmaps (Carbonsight by Autocase). We also continue to unlock incremental savings through strategic proptech pilots, including Auditmate for elevator maintenance automation and Gridium for energy data insights. We introduced ChatJT, a generative AI chatbot hosted on Jamestown's secure Microsoft Azure ecosystem, to U.S. and global teams, 70% of whom report productivity savings of one or more hours per week based on a March, 2023 survey.

Through a combination of sustainable new development and adaptive reuse, as well as the expansion of AI and innovative technologies, we ended 2023 with a 43% reduction in total greenhouse gas emissions intensity from Jamestown's 2014 baseline. Strategically positioned to move forward with curiosity, we're poised to reset our ESG targets in 2025, responsibly expand the use of generative AI and AI-enabled technologies as part of our corporate tech stack, and sustain the community-focused placemaking initiatives that form the cornerstones of our strategy for long-term value creation.



Matt N. Saf

Matt Bronfman
Principal,
Chief Executive Officer



Max

Michael Phillips
Principal,
President



Chris Kopecky

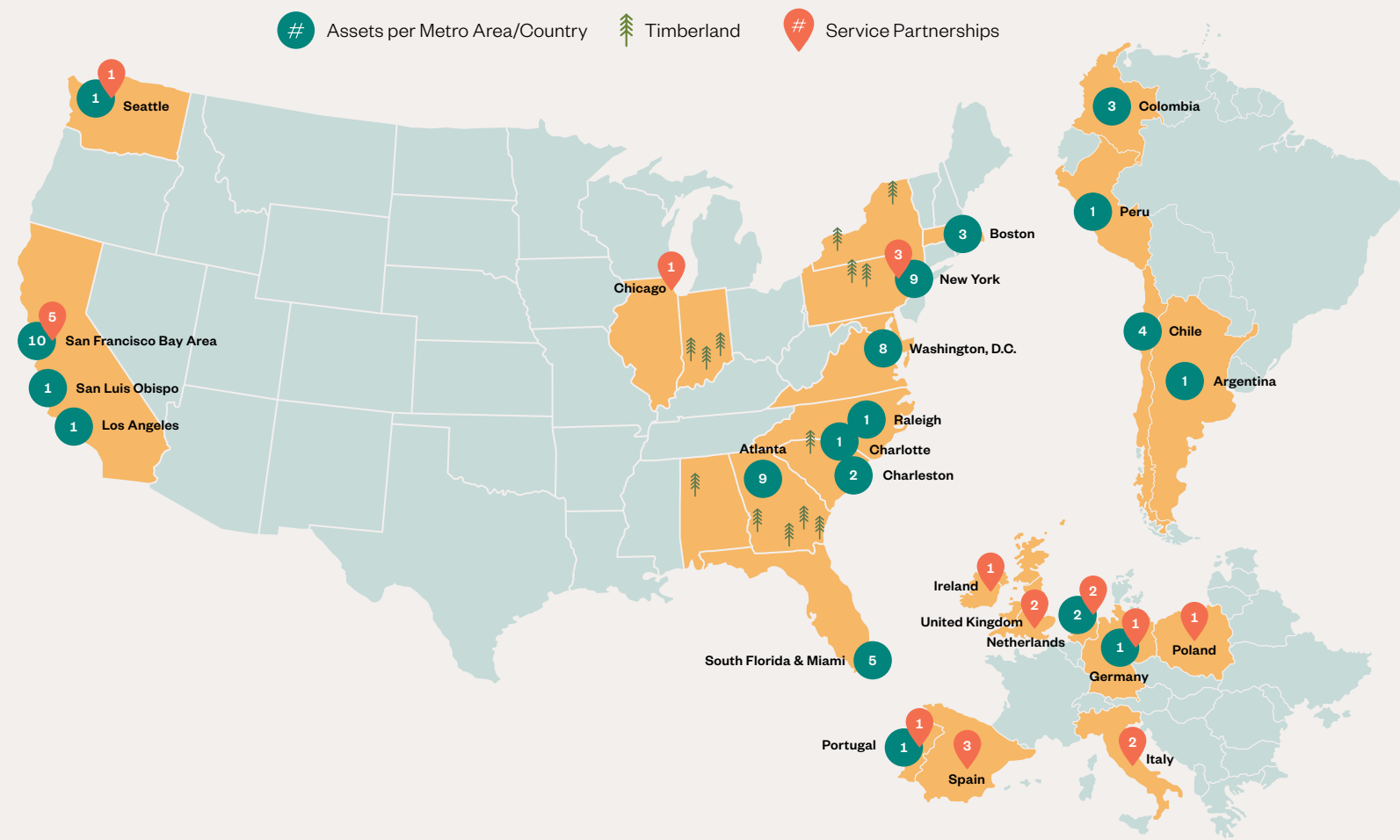
Chris Kopecky
Principal,
Chief Financial Officer

Who We Are

Jamestown is a global, sustainable, and design-focused real estate investment and management firm with over 40 years' experience and a mission to transform spaces into innovation hubs and community centers.

Current and previous projects include One Times Square, Chelsea Market, and Industry City in New York, Ponce City Market in Atlanta, Ghirardelli Square in San Francisco, The Innovation and Design Buildings in Boston, MA and Lisbon, Portugal, and Groot Handelsgebouw in Rotterdam, Netherlands.

Jamestown's Global Portfolio¹



\$40B
in executed
transactions

\$11.6B
assets under
management as of
December 31, 2023²

~500
employees
worldwide

11
offices
globally

130
buildings
globally

40±
years'
experience

1. As of 12/31/23

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 \$7,076,357,188 as of December 31, 2023.

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)³ 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

19 ratings and certifications earned, bringing Jamestown's certification totals to:

- 28 LEED
- 14 ENERGY STAR
- 5 Fitwel
- 4 BOMA 360
- 2 BREEAM
- 1 IREM

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.

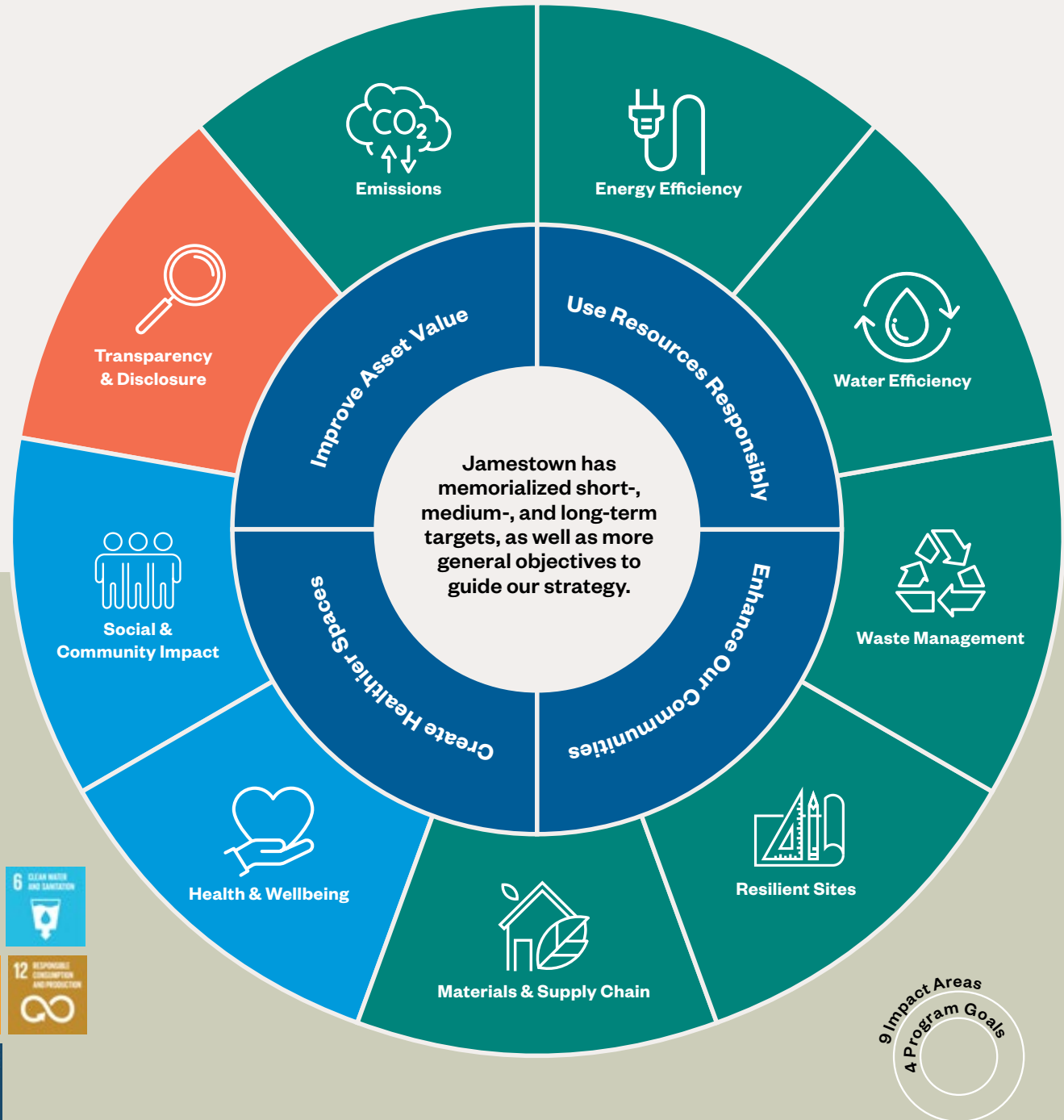
3. 2021 award received on 1/31/2022 for the period of 1/1/2021 to 12/5/2021 by the U.S. EPA. 2023 Award received on 1/31/2023 for the period of 1/1/2022 to 12/5/2022 by the U.S. EPA. Jamestown pays \$25 to submit an award application.

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.

Our Vision

Envisioning a future where our growth is fully aligned with principles of sustainable development and operations, respecting the environment and our local communities. Through ESG targets, organized around nine impact areas, Jamestown supports all 17 United Nations Sustainable Development Goals (SDGs). The primary purpose of our annual sustainability and social responsibility report is to disclose progress toward our short-term targets (present through 2024).

In 2020, Jamestown formally adopted all 17 of the SDGs. Together, the SDGs form a roadmap for ending all forms of poverty, inequalities, and negative climate impacts. For a full list of how Jamestown's targets are aligned with the SDGs, please refer to section IV of the [reference document](#).





Before



After

PONCE CITY MARKET / Atlanta, GA

How We'll Get There

Much has changed at Jamestown, as well as externally in the world and in the industry in the decade that I've championed ESG at Jamestown. When Jamestown Green started in 2008, the primary focus was on one-time actions we could take during redevelopment. When I joined in 2012, we really started to build our benchmarking and data management programs and widened our focus to include operating assets. Today, we have more data, more transparency, and better technologies to customize roadmaps to achieve our sustainability and financial goals.

ESG programs are sometimes rightly criticized for a lack of specificity around how a company will achieve their targets. At Jamestown, we avoid greenwashing through transparency: We publish our ESG goals and progress and we're piloting tools such as Autocase's Carbonsight decarbonization pathway planning tool to track our performance over time.

"The pathway to net-zero operational carbon by 2050 is a journey that requires enhanced transparency and consistent collaboration."

The pathway to meeting our goal of net-zero operational carbon by 2050 across scope 1, 2, and 3 emissions is a journey that will require enhanced transparency and consistent collaboration. Much of that work comes from global, cross-departmental collaboration and enhanced visibility for our ESG priorities and roadmaps.

Our mantra is: You can't manage what you can't measure. As we move forward, we're aggressively and responsibly pursuing AI and machine learning technologies that increase the quality of our data and enable operational efficiencies. We continue to value adaptive reuse development for the enormous advantages those projects bring through embodied carbon. At the same time, we're making bold moves on all-electric new developments that utilize sustainable materials like mass timber.

- Becca Timms

Director of ESG, Sustainability and Social Responsibility



2023 Property Highlights

48% Have EV charging stations

49 Participate in an energy demand response program

42 Held e-waste recycling events

81% Have secure bike racks or storage

84 Average Walk Score

67% Have a recycling program

178 Have 100% of exterior and garage lights on photo sensors or timers

41 Have a composting program

74% Held community events

VIEW FROM PIER 57 / New York, NY

Rooted in the Past, Focused on the Future



GROOT HANDELSGEBOUW / Rotterdam, Netherlands

This year we celebrate 70 years of Groot Handelsgebouw in Rotterdam. The building is not only an architectural icon, but a symbol of the rebuilding effort after World War II, which left much of the city destroyed. At Jamestown, we believe in revitalizing buildings with good bones and turning them into community centers where there is a sense of place. As the current steward of this historic building, we are working to continue its legacy for a new generation."

– MATT BRONFMAN
Principal, Chief Executive Officer



Acquired by Jamestown in 2019, Groot Handelsgebouw (GHG) is a great example of Jamestown's community-centered adaptive reuse philosophy.

Catalyzing Climate Tech

We have been leaders in ESG since 2008, and we also feel strongly that our assets should be known as places where climate tech companies want to work, whether it's taking advantage of wet lab space, piloting at our buildings, or collaborating with like-minded tenants.

We have conviction that climate tech is not only critical for our planet, but it's a growing sector. A low-carbon energy transition will require more than \$6 trillion of annual investment in order to achieve our 2050 decarbonization targets. We want to be part of this story.



Rendering of the **South Brooklyn Marine Terminal (SBTM)** which recently broke ground adjacent to Industry City. Jamestown LP and our JV partner Belvedere Capital, along with Red Hook Terminals, helped bring deep water wind to the SBTM.

What Is Climate Tech?

Climate tech encompasses a wide range of innovative technologies and solutions specifically designed to address climate change by reducing greenhouse gas emissions and mitigating its impacts. Sectors include renewable energy, sustainable agriculture, energy efficiency, and new materials - among several others.



1. **Ponce City Market** / Atlanta, GA
Atlanta Women in Sustainability Meetup
2. **Pier 57** / New York, NY
Climate Solutions in Action event
3. **Groot Handelsgebouw** / Rotterdam, Netherlands
*Energy startup pitch at CIO**
**Credit: Sodexo*
4. **Industry City** / Brooklyn, NY
*Offshore wind technician VR training**
**Credit: Offshore Wind Innovation Hub*

Climate Tech Hubs at Jamestown

INDUSTRY CITY / Brooklyn, NY



Industry City

We already have a stake in the ground: Industry City has become the place for New York state's offshore wind industry, with the now-under-construction South Brooklyn Marine Terminal (SBMT). The SBMT is directly adjacent to Industry City. We, along with our JV partner Belvedere Capital and Red Hook Terminals, were part of a joint venture to acquire a long-term lease from New York City's Economic Development Corporation, which we subsequently subleased to offshore wind company, Equinor. The major companies behind the SBMT, in addition to Equinor, include Vestas, Skanska, and GE Grid Solutions. These are all tenants at Industry City, along with Equinor's Offshore Wind Innovation Hub.

GROOTH HANDELSGEBOUW / Rotterdam, Netherlands

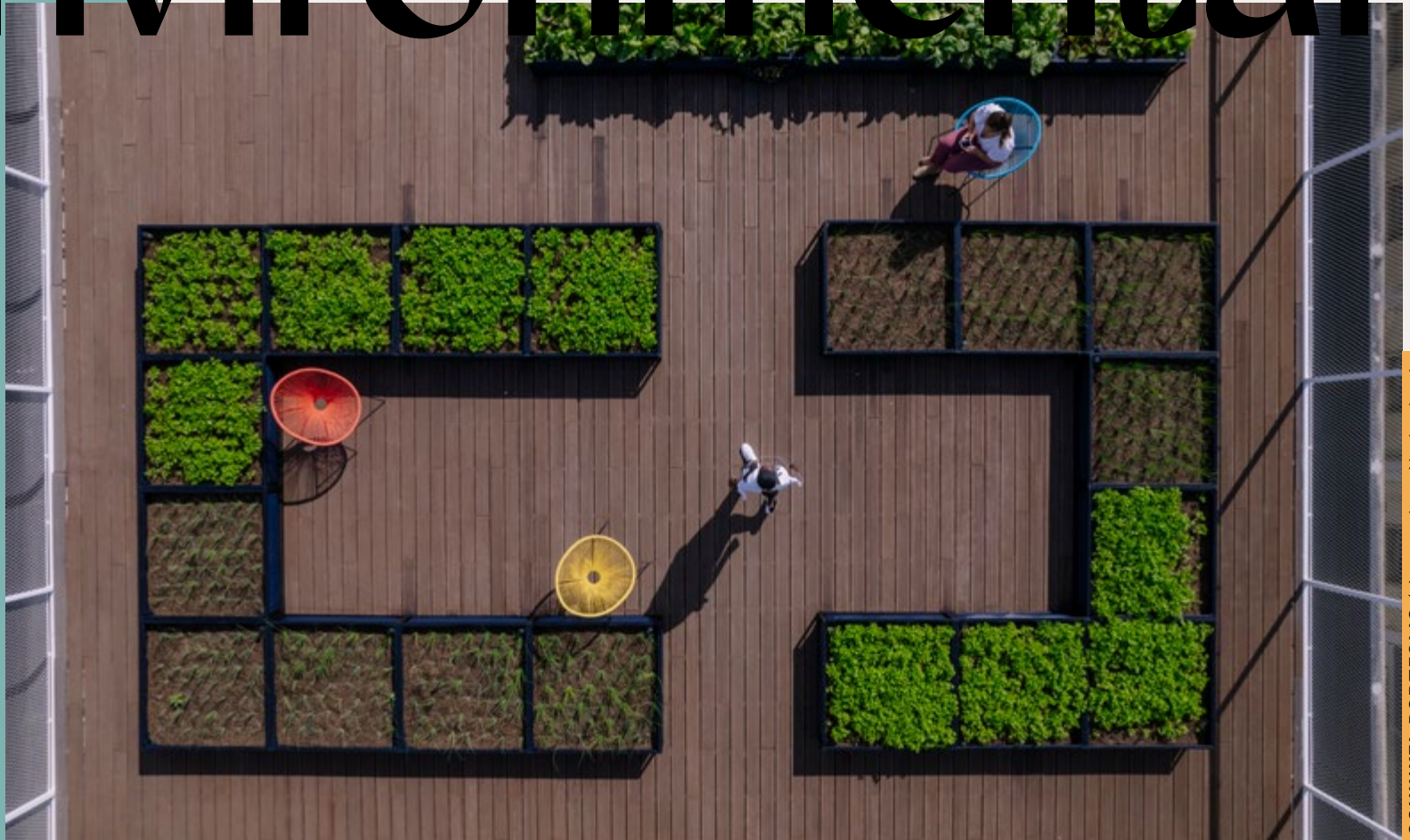


GHG

Groot Handelsgebouw (GHG) in Rotterdam has also clustered an impressive list of climate tech companies and is home to CIC, a global network of innovation hubs. Rotterdam's "SDG House" (a place for like-minded people in Rotterdam to meet around the UN's Sustainable Development Goals) is one of CIC's members, and other tenants like We4Sea (energy efficiency for ships), Fibersail (wind energy monitoring), and Brink (sustainable construction tech) contribute to this vibrant climate tech community.



Environmental



SCHINKEL PORTFOLIO / Amsterdam, Netherlands

Jamestown is committed to using resources responsibly to minimize or reduce consumption of energy, water, and waste creation through active property management and by 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.

Integrating Innovation & Sustainability

In 2022, we began the process of formally integrating our Tech & Innovation and ESG Teams to scale technology solutions globally. This multidisciplinary collaboration put Jamestown on an accelerated path to meeting its ESG goals by enabling a strategic approach to innovation and change management that enhances our ability to rapidly evaluate, pilot, and scale new technologies.

In 2023, Jamestown engaged in more than 135 partnership discussions, evaluated 83 innovative concepts, and implemented 24 pilots — 40% more than 2022. Through these initiatives, Jamestown recommended 14 products and services, impacting various assets and internal department.



RECENT EXAMPLES OF THIS WORK

- **Generative AI Implementation:** Hosted within our secure Microsoft Azure ecosystem, Jamestown's generative AI chatbot, ChatJT, offers our workforce access to a suite of AI tools that drive productivity across all departments. As of this publication, internal surveys show that 70% of employees are saving at least one hour per week with ChatJT: 10% report time savings of five or more hours based on a March, 2023 employee survey.
- **Scaling Energy Management Solutions:** A pilot of Prescriptive Data's Nantum platform saved \$71,000 (260% ROI) at Waterfront Plaza (San Francisco, CA) in 2023¹. We plan to scale it to America's Square (Washington, DC) in 2024, and we're scoping similar platforms in Europe.
- **More Revenue with Less Parking:** At Schanzenstrasse, Ampido has achieved an impressive 930% ROI renting out surplus parking, and at Ponce City Market, unused valet space is now a Rivian electric vehicle showroom.

“Our multidisciplinary hands-on approach puts Jamestown on an accelerated path to meeting its ESG goals by enhancing our ability to rapidly evaluate, pilot, and scale new technologies.”

Entrepreneurship is in Jamestown's DNA, with many of our engineers, property managers, and internal teams piloting and rolling out new technology. To synthesize all this data, we use Microsoft's Power BI dashboards for interactive, daily updates of our activities and results.”

– **Carrie Denning Jackson**
Director,
Tech & Innovation



Tech To Take Us to Net Zero by 2050



PONCE CITY MARKET
Atlanta, GA

Gridium

What it is:

Software to fine-tune maintenance operations, provide energy data insights for energy use and utility rate optimization, coordinate vendors, and deliver excellent service for occupants

Piloting at:

Ballston Exchange, Levi's Plaza,
One Metro Center



BALLSTON EXCHANGE
Arlington, VA

Echelon Energy

What it is:

A platform that conducts energy audits to reduce utilities consumption, and then actively monitors consumption after implementation

Piloting at:

88 Leonard, The Ellington, Rock Springs Village



ROCK SPRINGS VILLAGE
Atlanta, GA

Carbonsight by Autocase

What it is:

A decarbonization planning tool for real estate portfolios that helps operators create a cost-effective, building-by-building plan of action to achieve carbon reduction targets

Piloting at:

Global Deployment



THE INNOVATION AND DESIGN BUILDING
Boston, MA

Zentility

What it is:

An energy automation platform that helps businesses buy energy and manage their energy expenses seamlessly

Piloting at:

The Innovation and Design Building (IDB)

Annual Performance Indicators (2022 – 2023)



↓ **-5.82%** in Energy Use Intensity (EUI)



↓ **-7.85%** in Total GHG Emissions

2023 absolute total GHG emissions:
83,843 metric tons of CO₂



↓ **-7.94%** in Energy Consumption

2023 absolute total energy consumption:
699,316,648 kBtu



↓ **-1.4%** in Direct GHG Emissions (Scope 1)

2023 absolute total GHG emissions (Scope 1):
83,843 metric tons of CO₂



↓ **-2.51%** in Water Consumption Intensity

2023 absolute total water consumption:
895,098 kiloliters



6% Renewable Energy Credits Purchased

The performance indicators above represent the performance of properties that were owned and operational for 24 months ending December 2023 and have 24 months of whole building data. Jamestown uses a like-for-like analysis due to the dynamic nature of Jamestown's portfolio. The absolute figures included above represent all available collected data for directly managed assets. Our portfolio has 73% energy, 60% water, and 39% waste data coverage for U.S. and EU assets.

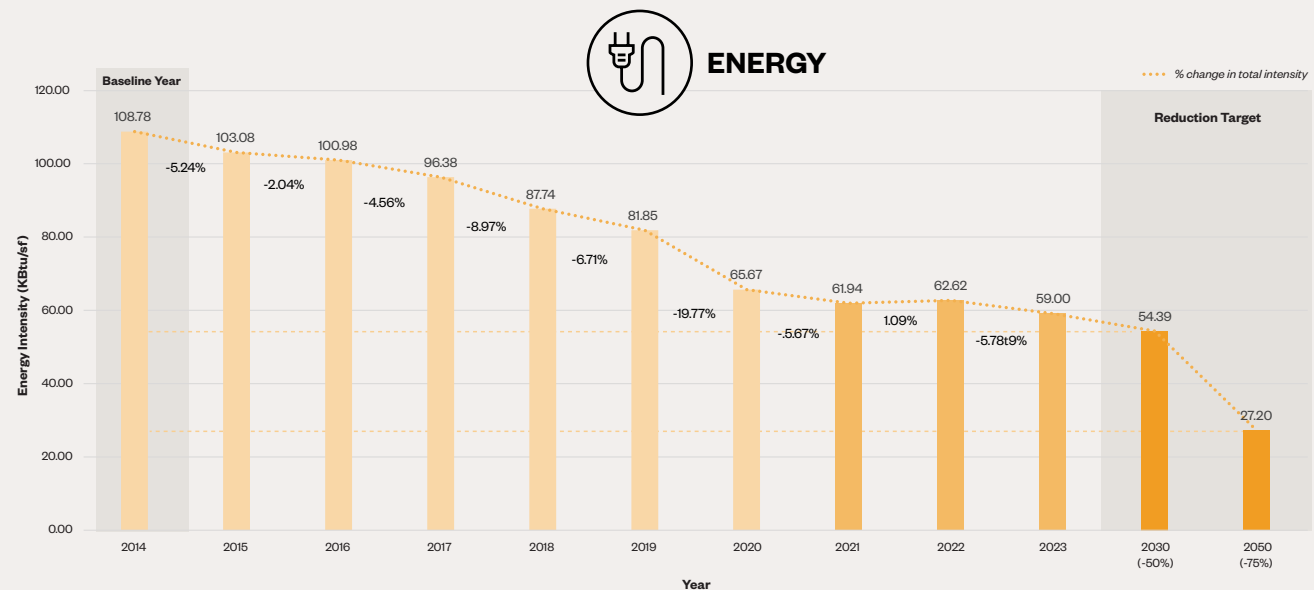
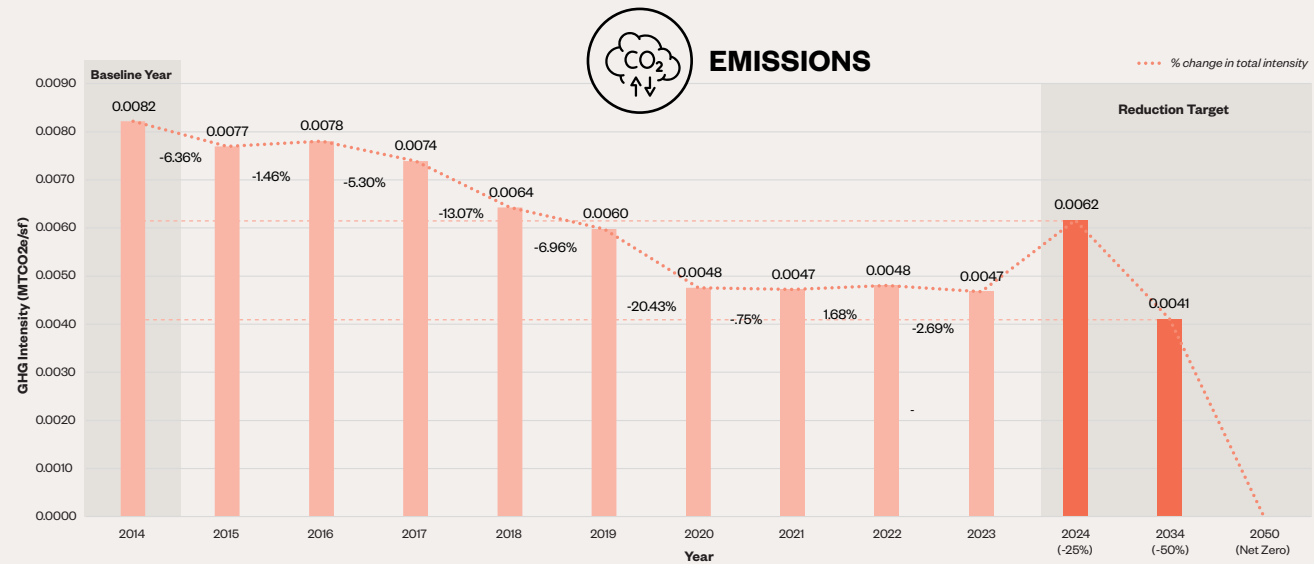


CONSTITUTION WHARF / Charlestown, MA

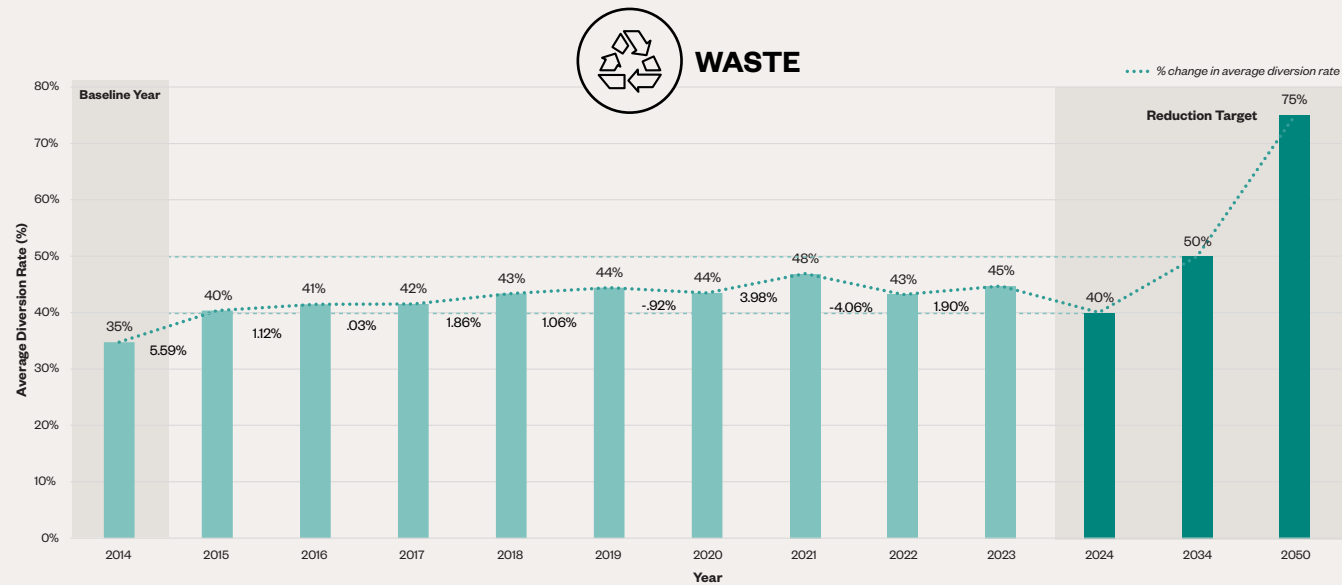
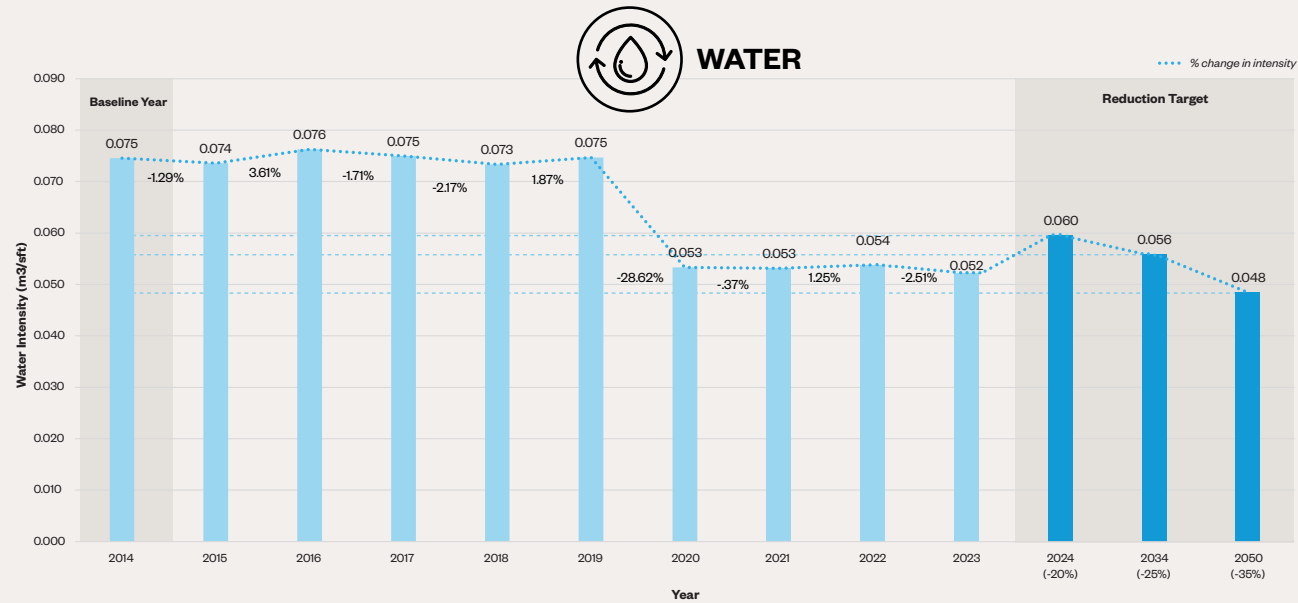
Annual Performance Metrics

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 the years, 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 2014. This data represents all assets in a given year that have whole building data available for each metric. For a more detailed table of Jamestown's 2023 annual performance metrics, please refer to Appendix II, page 60.



Annual Performance Metrics (continued)



ENVIRONMENTAL



THE INNOVATION AND DESIGN BUILDING /
Boston, MA



PONCE CITY MARKET /
Atlanta, GA



JAMESTOWN VOLUNTEERS /
Cologne, Germany

2023 Certifications, Ratings, & Risk Assessment Scores

The projects presented in this section represent all buildings owned by Jamestown that held a rating or certification in 2023. 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
Score
Low (0-1)
Low-Medium (1-2)
Medium-High (2-3)
High (3-4)
Extremely High (4-5)

Air
Quality
Index
Good (0-50)
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 v4 O+M: Existing Buildings, Gold
✓ | 65 | 1-2 | Good

SAN FRANCISCO, CA

660 Market Street

ENERGY STAR (75 rating)
✓ | 99 | 1-2 | Good

731 Market Street

LEED v4 O+M: Existing Buildings, Platinum
✓ | 99 | 1-2 | Good

The Exchange at Larkspur Landing

700 Larkspur
LEED v4 O+M: Existing Buildings, Platinum
ENERGY STAR (96 rating)
BOMA 360
✓ | 53 | 2-3 | Good

900 Larkspur

LEED v4 O+M: Existing Buildings, Gold
ENERGY STAR (86 rating)
BOMA 360
✓ | 67 | 2-3 | Good

1100 Larkspur

LEED v4 O+M: Existing Buildings, Platinum
ENERGY STAR (76 rating)
BOMA 360
✓ | 53 | 2-3 | Good

Rialto on New Montgomery

LEED v4 O+M: Existing Buildings, Platinum
ENERGY STAR (96 rating)
✓ | 96 | 1-2 | Good

Levi's Plaza

1105 Battery
ENERGY STAR (75 rating)
✓ | 96 | 1-2 | Good

1155 Battery

LEED v3 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 (85 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 (88 rating)
✓ | 94 | 1-2 | Good

Waterfront Plaza

50 Francisco

LEED v4 O+M: Existing Buildings, Gold
ENERGY STAR (90 rating)
✓ | 92 | 1-2 | Good

55 Francisco

ENERGY STAR (78 rating)
✓ | 92 | 1-2 | Good

1700 Montgomery

LEED v4 O+M: Existing Buildings, Gold
ENERGY STAR (83 rating)
✓ | 91 | 1-2 | Good

SAN LUIS OBISPO, CA

Monterey Street

LEED v3 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 (83 rating)
✓ | 95 | 3-4 | Moderate

U.S. East Coast

BOSTON, MA

The Innovation & Design Building*Boston Design Center*

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

✓ | 67 | 1-2 | Good

Bronstein Center

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

✓ | 61 | 1-2 | Good

Constitution Wharf*1 Constitution Wharf*

Fitwel 2 Star

✓ | 82 | 1-2 | Good

2 Constitution Wharf

Fitwel 2 Star

✓ | 91 | 1-2 | Good

18 Tremont

ENERGY STAR (84-rating)

Fitwel 3 Star

✓ | 99 | 1-2 | Good

NEW YORK, NY

63 Madison

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

✓ | 100 | 0-1 | Good

200 Madison

LEED v4 O+M: Existing Buildings, Gold

✓ | 100 | 0-1 | Good

Industry City Management Office

LEED v3 ID+C: Commercial Interiors, Silver

✓ | 92 | 2-3 | Good

WASHINGTON, D.C.

America's Square*300 New Jersey*

LEED v3 ID+C: Commercial Interiors, Gold

✓ | 92 | 1-2 | Good

One Metro Center

LEED v4 O+M: Existing Buildings, Gold

✓ | 99 | 0-1 | Good

700 Penn

LEED v3 BD+C: Core and Shell

✓ | 99 | 1-2 | Good

ARLINGTON, VA

Ballston Exchange*4121 Wilson Boulevard*

Fitwel 2 Star

✓ | 98 | 1-2 | Good

4201 Wilson Boulevard

LEED v4 BD+C: Core and Shell, Silver

Fitwel 2 Star

✓ | 98 | 1-2 | Good

RALEIGH, NC

Raleigh Iron Works

LEED v4 BD+C: Core and Shell, Gold

✓ | 50 | 2-3 | Good

ATLANTA, GA

Ponce City Market

LEED HOMES BD+C: Multifamily Midrise, Gold

LEED v3 BD+C: Core and Shell, Gold

LEED v3 ID+C: Commercial Interiors, Gold

BOMA 360

✓ | 90 | 1-2 | Moderate

WEST PALM BEACH, FL

Village Commons

IREM Certified Sustainable Property

✓ | 65 | 2-3 | Good

Europe

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

✓ | N/A | 0-1 | Good

BARCELONA, SPAIN

Cornerstone Buisness Park

LEED O+S v3 BD+C: Core and Shell, Gold

✓ | N/A | 2-3 | Good

Timber Certifications

Timber 1¹

American Tree Farm System Certified

Timber 2¹

American Tree Farm System Certified

Timberlands





American Tree Farm System Certified

JT Timberland

Sustainable Forestry Initiative Certified

1. Timber 1 and Timber 2 funds were dissolved at the end of 2023.

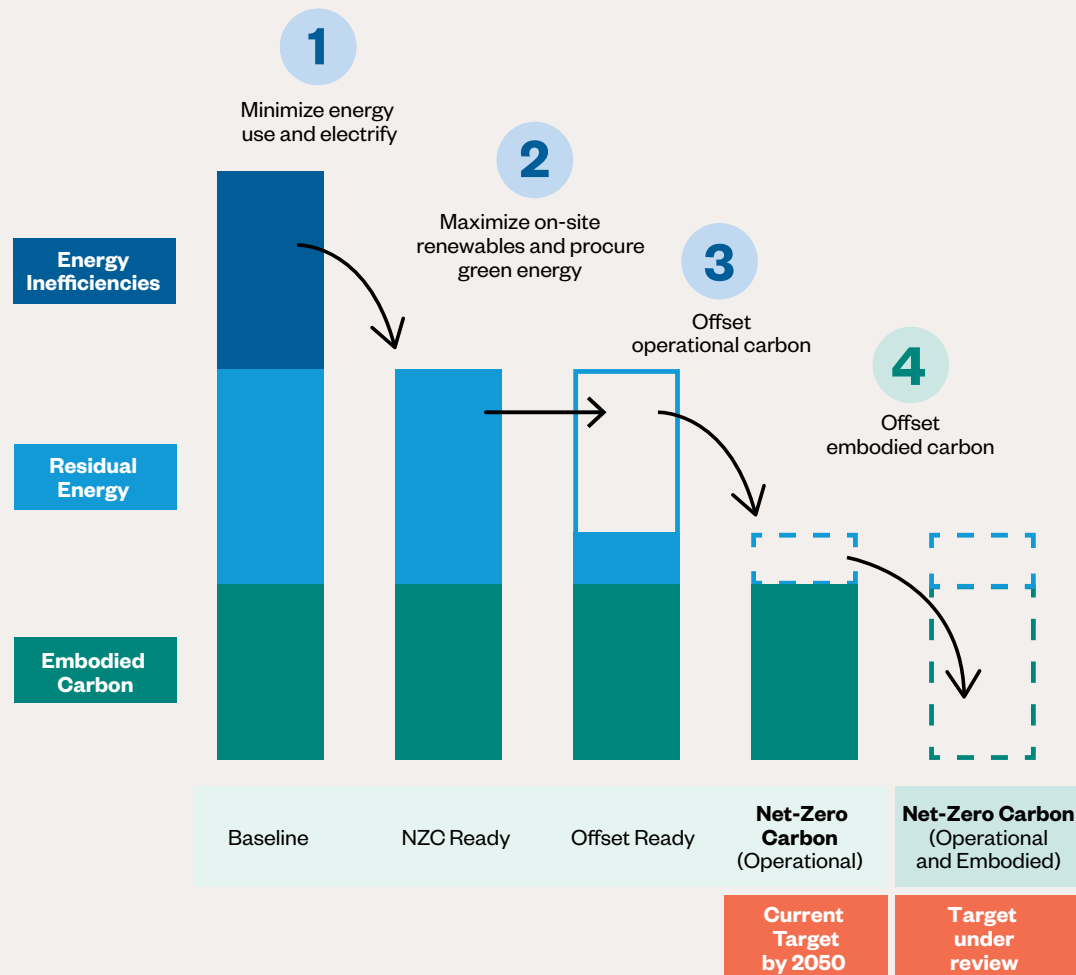


<div><div></div><div>EMISSIONS</div></div> <div><div>3GOOD HEALTH AND WELL-BEING</div><div>7AFFORDABLE AND CLEAN ENERGY</div><div>9INDUSTRY, INNOVATION AND INFRASTRUCTURE</div><div>11SUSTAINABLE CITIES AND COMMUNITIES</div><div>12RESPONSIBLE CONSUMPTION AND PRODUCTION</div><div>13CLIMATE ACTION</div></div>			
SHORT-TERM TARGETS (TO 2024) & PROGRESS	STATUS	HIGHLIGHTS	
<p>Goal: Provide EV infrastructure at 50% of properties with on-site parking</p> <p>Progress: 48% of properties with on-site parking have EV charging infrastructure</p>	<div><div></div><div></div><div></div><div></div></div>	<p>"We're excited to partner with Atlante to provide EV stations at Settimo Cielo Retail Park in Turin, Italy. The lease agreement generates approximately 24,000€ in annual revenue at 0€ up-front costs."</p> <div><p>Jessica Queisser Vice President, Asset Management, JTEU</p></div>	
<p>Goal: Reduce carbon emissions by 25% across the portfolio (from a 2014 baseline)</p> <p>Progress: As of 12/31/2023, Jamestown realized a 43% reduction in carbon emissions across the portfolio</p>	<div><div></div><div></div><div></div><div></div></div>	<p>Since 2009, Jamestown has managed timberlands that offer ecosystem services like carbon sequestration. In 2023, these lands sequestered 280,101 metric tons of carbon dioxide equivalent (MTCO2e) in new growth alone, over 3.3 times the 83,843 MTCO2e in absolute total emissions from Jamestown's building portfolio in 2023.</p> <div><p>Azalea Property Georgia</p></div>	
<p>Goal: Track greenhouse gas (GHG) emissions from all corporate air travel</p> <p>Progress: Jamestown calculated 2023 emissions from U.S. and EU business travel, and will use that figure as a baseline as we continue to monitor our scope 3 emissions related to business travel and encourage taking advantage of alternatives, such as video conferencing</p>	<div><div></div><div></div><div></div><div></div></div>	<p>Jamestown's 2023 emissions from travel equals 35,948,132 CO2. We'll use this as a baseline as we continue to monitor our emissions related to business travel and take advantage of alternatives, such as video conferencing.¹</p> <div><p>Ghirardelli Square San Francisco, CA</p></div>	

1. Excludes Jamestown US-Immobilien GmbH

A Path for Decarbonization

NET-ZERO OPERATIONAL CARBON HIERARCHY



619%

Increase in clean energy capacity via implementation of five new solar projects

100%

Asset-level decarbonization roadmaps generated through Carbonsight

75%

Reduction in embodied carbon emissions at 619 Ponce by using a mass timber gravity system over an equivalent concrete system



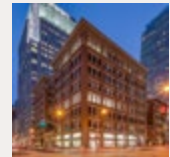


45%

Reduction in emissions (from 2014 baseline)



ENERGY EFFICIENCY



SHORT-TERM TARGETS (TO 2024) & PROGRESS	STATUS	HIGHLIGHTS	
<p>Goal: Drive energy efficiency improvements of ~3% per year</p> <p>Progress: Energy use decreased by 5.72%, an incremental achievement that supports our goal of net-zero operational carbon by 2050</p>	●●●●	Jamestown concluded a pilot phase with Prescriptive Data's Nantum energy management platform for two buildings at Waterfront Plaza. The projects saved \$71,000 compared to a baseline year of 2019, an ROI of 260%. The 284,000 kWh of electricity saved is equal to the average energy use of more than 25 homes for one year.	 <p>Waterfront Plaza San Francisco, CA</p>
<p>Goal: Pilot three energy-saving technologies for Jamestown's innovation program</p> <p>Progress: Jamestown assets piloted three energy-saving technologies in 2023 with the goal of scaling across the portfolio</p>	●●●●	Levi's Plaza, Ballston Exchange, and One Metro Center partnered with Gridium for an energy management pilot that couples an energy analytics software platform with an energy audit to evaluate special incentive programs for efficiency projects. Early feedback identified utility rate optimization opportunities and potential projects for on bill financing, which will be evaluated for upcoming business plans.	 <p>One Metro Center Washington, D.C.</p>
<p>Goal: Install building-level energy management software in 100% of eligible office properties</p> <p>Progress: Roughly half of Jamestown's office buildings globally have some form of advanced energy management system in place</p>	●●○○	With many solutions available for a global, diversified portfolio, Jamestown focuses on right-sizing energy-management solutions based on the type of asset, building lifecycle and physical equipment, and existing energy performance. We prioritize assets with low ENERGY STAR scores or EPC ratings, and also aim to align on the best financial model for each project.	 <p>Rialto on New Montgomery San Francisco, CA</p>
<p>Goal: Complete a portfolio-wide solar assessment and increase renewable energy production by 2% annually</p> <p>Progress: In 2023, Jamestown signed five power purchase agreements (PPAs) with Wunder Capital at Levi's Plaza and The Exchange at Larkspur Landing, increasing portfolio capacity to 552.3 kW</p>	●●●●	"Investing in solar is key to our 2050 net-zero carbon strategy. In 2023, we executed five solar projects across the portfolio, increasing clean energy capacity by 619%."	 <p>Becca Timms Director of ESG, Sustainability and Social Responsibility</p>
<p>Goal: Conduct energy audits for 100% of properties and establish an emissions/energy reduction plan for 100% of properties</p> <p>Progress: 100% of properties have ESG goals integrated into business plans, which outline energy reduction and decarbonization roadmaps, including audits</p>	●●●●	"Jamestown's decarbonization roadmaps through Autocase's Carbonsight platform have helped to streamline Jamestown's plans to reduce our emissions at the asset, fund, and portfolio levels. This helps us to clearly communicate with stakeholders interested in Jamestown's energy efficiency and emissions reduction performance."	 <p>Mark Witschorik Head of Portfolio Management, North America</p>

● Not Started ●● In Progress ●●● On Track ●●●● Achieved

Navigating Sustainable Innovation: Jamestown's Collaboration With Nantum AI

Jamestown is continually seeking and testing technologies that support our social and environmental sustainability goals. One of our most innovative pilots of 2023 involved Prescriptive Data's Nantum AI platform at Waterfront Plaza. The Nantum AI platform utilizes artificial intelligence and pattern recognition to monitor real-time occupancy data and dynamically adjust energy consumption. This fine-tuning allows the system to balance interior comfort with optimized energy use to deliver both energy and cost savings. Nantum AI also monitors meter data for exact calculations of energy, cost, and carbon emission reductions, making it easy for property teams to understand and communicate system operations.

Our initial data on the Nantum AI pilot at Waterfront Plaza anticipated an annual energy savings of 230,741 kWh and financial savings of approximately \$57,685. When the 1-year pilot period concluded in November 2023, the final savings reported was \$71,000¹ — a 150% return on investment. The 284,000 kWh of electricity we saved is equal to the average energy use of more than 25 homes for one full year.

Beyond energy conservation, the Nantum AI system can detect anomalies in building management systems, possible leaks, power quality issues, and substandard indoor air quality indicators. Encouraged by the Nantum AI platform's returns at Waterfront Plaza, Jamestown has implemented this energy management approach in other properties, such as America's Square in Washington, D.C.



WATERFRONT PLAZA / San Francisco, CA

“Our pilot with Prescriptive Data’s Nantum program at Waterfront Plaza saved 284K kWh of electricity for a financial savings of \$71,000 — a 150% return on investment.”




– Carrie Denning Jackson, Director, Tech & Innovation

1. Reflects savings from 2019 pre-COVID baseline. The project saved \$12,174 compared to a 2021 baseline.



WATER EFFICIENCY



SHORT-TERM TARGETS (TO 2024) & PROGRESS	STATUS	HIGHLIGHTS
<p>Goal: Reduce water consumption by 20% across the portfolio by 2024 (from a 2014 baseline)</p> <p>Progress: As of year-end 2023, Jamestown realized a 30% reduction in water consumption across the portfolio</p>	<div><div></div><div></div><div></div><div></div></div>	<p>We're driving water efficiency across the portfolio with smart technologies for irrigation and leak detection, as well as monthly benchmarking, strategic submetering, native landscaping and xeriscaping (a type of landscaping that reduces the need for irrigation).</p> <div><p>Ghirardelli Square San Francisco, CA</p></div>
<p>Goal: Conduct water efficiency assessment for 100% of assets</p> <p>Progress: Jamestown has completed water efficiency assessments at 100% of properties</p>	<div><div></div><div></div><div></div><div></div></div>	<p>Our collaboration with Hydropoint is key to assessing water efficiency at our properties in the Bay Area. Hydropoint provides us with 24/7 usage data, automated leak detection, and smart irrigation technologies. At Levi's Plaza alone, our 2023 partnership with Hydropoint saved 615.2K gallons of water — the equivalent 307,600 people brushing their teeth.</p> <div><p>Levi's Plaza San Francisco, CA</p></div>
<p>Goal: Complete annual assessment of irrigation system efficiency and upgrade opportunities</p> <p>Progress: 88% of Jamestown properties with irrigation systems have efficient systems in place</p>	<div><div></div><div></div><div></div><div></div></div>	<p>Modern irrigation systems at properties like Raleigh Iron Works include drip tubing with smart controls that detect leaks, monitor flow, track and respond to weather patterns, and customize irrigation to the plant species' preferred moisture. Smart irrigation improves plant health, increases species longevity, and reduces outdoor water usage.</p> <div><p>Raleigh Iron Works Raleigh, NC</p></div>

Not Started In Progress On Track Achieved







PIER 57 / New York, NY



RALEIGH IRON WORKS / Raleigh, NC

SCOUT LIVING / Atlanta, GA



<div><div></div><div>WASTE MANAGEMENT</div></div> <div><div>3GOOD HEALTH AND WELL-BEING</div><div>6CLEAN WATER AND SANITATION</div><div>11SUSTAINABLE CITIES AND COMMUNITIES</div><div>12RESPONSIBLE CONSUMPTION AND PRODUCTION</div><div>14LIFE BELOW WATER</div></div>			
SHORT-TERM TARGETS (TO 2024) & PROGRESS	STATUS	HIGHLIGHTS	
<p>Goal: Increase diversion rate to 40%</p> <p>Progress: Jamestown's 2023 diversion rate was over 44%</p>	<div><div></div><div></div><div></div><div></div></div>	<p>"We're targeting near zero waste by laddering strategies that include hard plastics and construction recycling, waste audits, data collection and monitoring, and composting."</p>	
		<div><p>Alex Schwiebert Senior Vice President, Asset Management</p></div>	
<p>Goal: Conduct at least one e-waste recycling event at all office and residential assets annually</p> <p>Progress: 42 e-waste recycling events were held at Jamestown-owned properties in 2023</p>	<div><div></div><div></div><div></div><div></div></div>	<p>E-waste recycling events are a tried-and-true part of Jamestown's Earth Day celebrations, globally. Jamestown offices also routinely offer e-waste recycling options.</p>	
		<div><p>Chelsea Market New York, NY</p></div>	
<p>Goal: Evaluate composting programs for all office, mixed-use, and residential properties</p> <p>Progress: Jamestown piloted composting solutions in multiple markets and is evaluating on-site solutions and service-based models based on regional availability</p>	<div><div></div><div></div><div></div><div></div></div>	<p>"CompostNow is a scalable composting solution for households, businesses, and communities. They have diverted millions of pounds of food and organic waste from landfills. We're excited to pilot their services at Rock Springs Village in Atlanta."</p>	
		<div><p>Miller Radford Vice President, Asset Management</p></div>	

Not Started In Progress On Track Achieved

A 2023 Pilot With Landmark Industries Improved Waste Data Quality, Reduced Costs, & Increased Diversion Rates

In 2023, we partnered with Landmark Industries to audit and monitor waste at seven properties in the San Francisco Bay Area. Alongside the buildings' compost and recycling efforts, this data-driven approach helped us avoid emissions equivalent to 214 gasoline-powered passenger vehicles driven for one year.

479.5

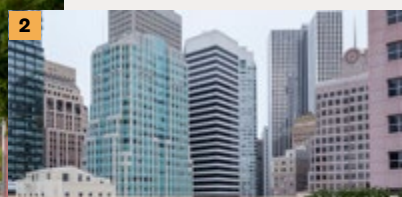
tons of material
collected

1,005

tons of CO₂e
emissions avoided

70.29%

overall diversion
rate



1. **Fourth Street Berkeley** / Berkeley, CA
2. **The Rialto** / San Francisco, CA
3. **Levi's Plaza** / San Francisco, CA
4. **731 Market** / San Francisco, CA
5. **Waterfront Plaza** / San Francisco, CA
6. **55 Francisco** / San Francisco, CA
7. **The Exchange at Larkspur Landing** / Larkspur, CA

RESILIENT SITES		3 GOOD HEALTH AND WELL-BEING	7 AFFORDABLE AND CLEAN ENERGY	11 SUSTAINABLE CITIES AND COMMUNITIES	13 CLIMATE ACTION	14 LIFE BELOW WATER	15 LIFE ON LAND
SHORT-TERM TARGETS (TO 2024) & PROGRESS		STATUS		HIGHLIGHTS			
<p>Goal: Pilot responsible outdoor lighting mechanics at five retail properties with parking lot lighting</p> <p>Progress: 80% of Jamestown's grocery-anchored shopping centers with outdoor lighting have completed parking lot lighting retrofits</p>		<div><div></div><div></div><div></div><div></div></div>		<p>"LED lighting is a hallmark of both safety and sustainability at our grocery centers. In acquisitions like Fountain Oaks (Sandy Springs, GA), LEDs enhance the atmosphere, improve safety, reduce energy use, and add value to the investment."</p>			
<p>Goal: Identify and implement five projects at the most at-risk properties to improve climate resilience</p> <p>Progress: Recommendations from FM Global, an insurance provider specializing in loss prevention, are reviewed and incorporated into business plans where applicable for U.S. properties, and a methodology for EU properties is under development</p>		<div><div></div><div></div><div></div><div></div></div>		<p>This year, we've successfully implemented several projects to boost climate resilience for our most at-risk properties, including an updated Flood Emergency Action Plan at The Exchange at Larkspur Landing, additional wind securement for roofs at GARCo Mill (Charleston, SC), a snow response plan for Home Plate Center, and budget for roof securement at Constitution Wharf.</p>			
<p>Goal: Evaluate the use of rainwater harvesting for all new development projects</p> <p>Progress: Rainwater harvesting is a part of integrated design discussions for all new acquisitions</p>		<div><div></div><div></div><div></div><div></div></div>		<p>Sustainable design elements like rainwater harvesting may not be practical for all projects, but should be evaluated as an innovative day-to-day approach for conserving potable water.</p>			
<p>Goal: Complete an energy resilience assessment and action plan for all properties</p> <p>Progress: New technologies like S&P Global Climonomics provide integrated resilience assessments for all Jamestown assets</p>		<div><div></div><div></div><div></div><div></div></div>		<p>We're piloting S&P Global Climonomics platform to help us develop comprehensive risk assessment scores and customized risk mitigation roadmaps for each asset. This approach will help us prioritize mitigation strategies and tailor paths for resilience across our portfolio.</p>			



Ansley Nixon
Director,
Acquisitions



Constitution Wharf
Boston, MA



Levi's Plaza
San Francisco, CA



Not Started In Progress On Track Achieved

Raleigh Iron Works Wins on Resilience

Raleigh Iron Works (RIW) is a 40-acre master-planned mixed-use development with walkable multifamily, retail, local food and beverage, and creative workplaces that are unique for the local neighborhood experience. Acquired in 2019 and known as the site of the former Peden Steel mills, RIW featured a differentiated canvas for a mix of adaptive reuse and sustainable new construction. Phase I delivered in 2023 with 219 multifamily units, 160,000 square feet of Class A workspace, and 84,000 square feet of retail, food and beverage, and fitness. Phase II, currently in the diligence stage, is expected to be residential-led and may include mass timber, hospitality, and lab or creative office spaces, as well as additional retail and food and beverage.

Centered on a commitment to green infrastructure, public transportation linkages, pedestrian-friendly community design, and innovation, RIW is the first project in North Carolina to be awarded a LEED Gold for Neighborhood Development certification. It achieved this distinction by employing comprehensive sustainability strategies, including:

- **Thoughtful Construction:** Upcycling and repurposing original structures and diverting construction waste
- **Utility Efficiency:** Utilizing efficient utility technologies, such as LED street lighting, water-efficient showers and toilets, and Ecobee intelligent thermostats
- **Modern Landscape Design:** Installing smart irrigation, no-mow grasses, native and adaptive plants, and trees that are estimated to increase carbon sequestration by 278% compared to pre-development
- **Alt-Transit Ready Infrastructure:** Providing ride-share parking and bike parking spaces
- **Sustainable Operations:** Enacting a green cleaning program and a program for indoor air quality assessment

Before



After






RALEIGH IRON WORKS / Raleigh, NC



MATERIALS & SUPPLY CHAIN



SHORT-TERM TARGETS (TO 2024) & PROGRESS	STATUS	HIGHLIGHTS	
<p>Goal: Explore opportunities for mass timber construction</p> <p>Progress: 619 Ponce, Georgia's first mass timber project utilizing Georgia-grown timber and a regional supply chain, made significant progress in 2023 and opened to the public in Q2 2024</p>	<div><div></div><div></div><div></div><div></div></div>	<p>For 619 Ponce, the team utilized a life-cycle assessment (LOA) to compare carbon footprint data between the final structural design and an equivalent conventional mild reinforced concrete building. Focusing on stages A1-A4 of the construction process, the LOA identified a 71% reduction in carbon emissions for the timber gravity system in comparison to the equivalent concrete gravity system. Remarkably, when accounting for embedded carbon, the final building's gravity system shows a net negative 1,266 tons of carbon emissions. This translates to the carbon dioxide emission equivalent of approximately 300 cars being taken off the road for a year.</p>	 <p>619 Ponce Atlanta, GA</p>
<p>Goal: 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)</p> <p>Progress: All timber funds have achieved a certification</p>	<div><div></div><div></div><div></div><div></div></div>	<p>"Our use of local timber from SFI-certified timberlands and a regional supply chain at 619 Ponce reduced the project's transportation emissions and decreased the overall environmental impact of construction, maximizing sustainability benefits."</p>	 <p>Cathy Pfeifferberger Managing Director, Head of Development & Construction</p>
<p>Goal: Complete supply chain assessment for all Tier 1 suppliers</p> <p>Progress: A majority of U.S. vendors are assessed via a vendor management system; we are optimizing those platforms and working on regional solutions for Europe in 2024</p>	<div><div></div><div></div><div></div><div></div></div>	<p>In addition to accessing U.S. vendors through a vendor management system, Jamestown has a DEI subgroup dedicated to supplier diversity. Members of this subgroup advise on everything from the selection of vendor management systems to BIPOC- and women-owned leasing efforts at initiatives like Ponce City Market's small business incubator, Citizen Supply.</p>	 <p>Citizen Supply Ponce City Market, Atlanta, GA</p>

Not Started In Progress On Track Achieved

Spotlight on 619 Ponce, Georgia's First Regionally Sourced Mass Timber Development

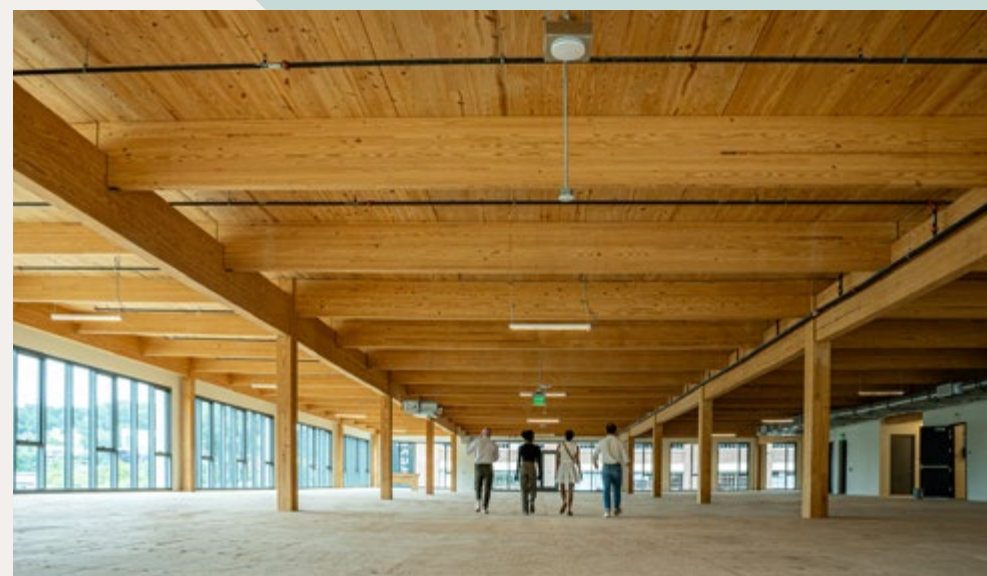
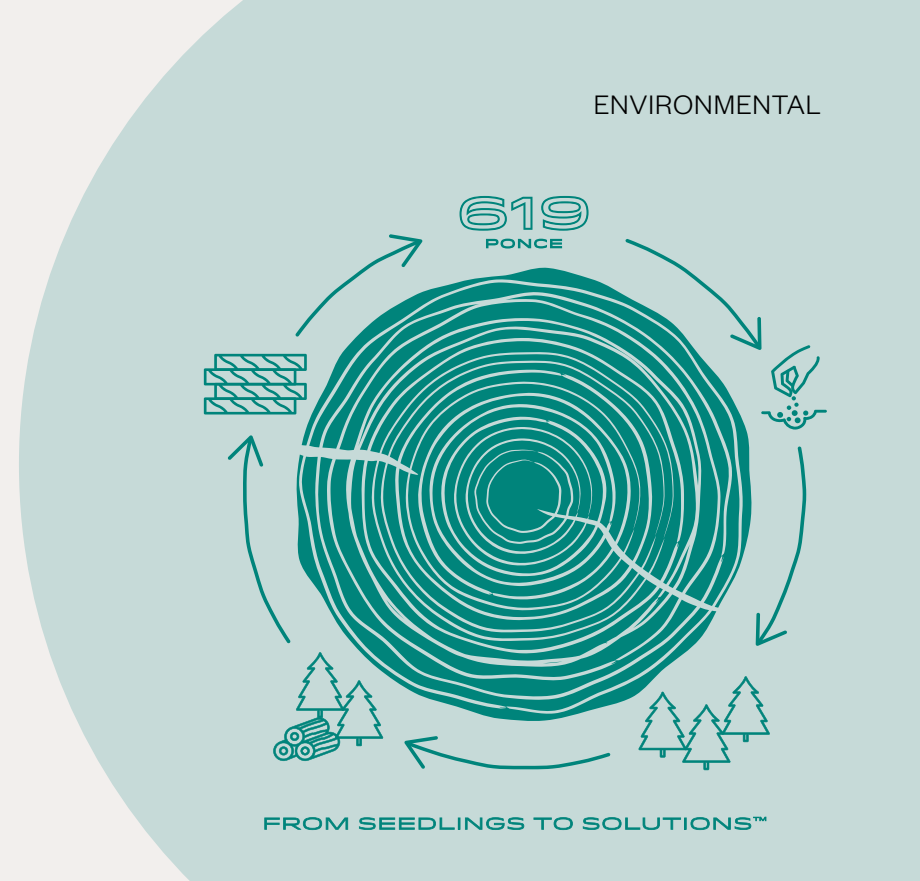
Most timber for U.S. mass timber construction is currently sourced from Canada, Austria, or Germany. In order to use locally sourced and produced timber for 619 Ponce, Jamestown helped establish a new regional supply chain in Georgia and Alabama.

619 Ponce is an 87,000-square-foot office building with 27,000 square feet of ground-floor retail at Ponce City Market. The building's columns, beams, and floor slabs are made of local Southern yellow pine sawtimber harvested from Georgia forests, including from timberland Jamestown owns and sustainably manages near Columbus, Georgia. The sawtimber was transported to Georgia-Pacific's sawmill in Albany, Georgia, where it was converted into lumber. The lumber was then transported to SmartLam's mass timber plant in Dothan, Alabama, where it was manufactured into cross-laminated timber (CLT) panels. The CLT panels were erected on site at Ponce City Market by StructureCraft and JE Dunn.

"619 Ponce will help redefine sustainable mass timber construction in the Southeast, providing developers and architects with a clear path forward for using local timber."

– Michael Phillips, President, Jamestown

Mass timber has a low carbon footprint, relative to traditional materials like concrete and steel. It's also cleaner to construct and provides a warm, healthy, and welcoming work environment. 619 Ponce leverages best practices for material specification and is targeting net-zero carbon ready, LEED v4 Core and Shell Certification and Fitwel certification. Anchor retail tenant, Pottery Barn, opened in April 2024 and anchor office tenant, Sage, opened in July 2024.



619 PONCE / Atlanta, GA

SOCIAL



1



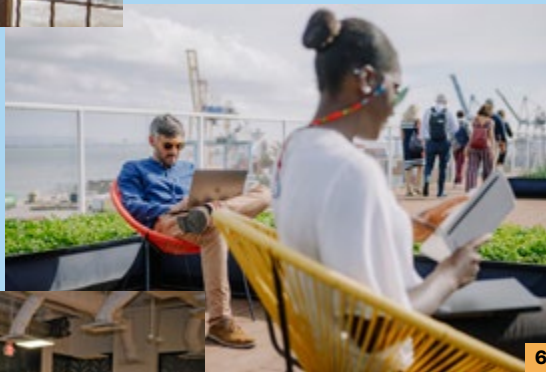
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3



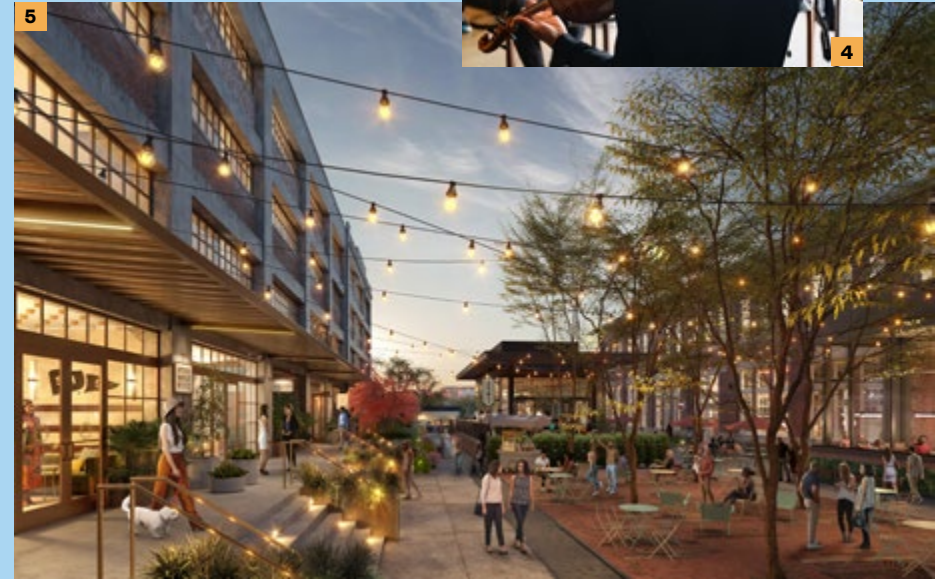
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6



7



5



8

1. Ponce City Market / Atlanta, GA
Juneteenth celebration

2. Chelsea Market / New York, NY
"Beyond the Light" at ARTECHOUSE

3. Schanzenstrasse / Cologne, Germany
Food truck service

4. Pier 57 / New York, NY
Performance by Cherry Orchard

5. Navy Yard Charleston / Charleston, SC
Social courtyard conceptual rendering

6. A-Factorij / Amsterdam, Netherlands
Flex work space

7. Buckhead Village District / Atlanta, GA
The Atlanta French Festival

8. Chelsea Market / New York, NY
Lunar New Year celebration at Pearl River Mart

Social







IDB LISBON / Lisbon, Portugal

We enhance our communities by engaging with employees, tenants, and other stakeholders to lead by example. At the forefront of conversations within industry, government, and our community, we aim to create healthy spaces for our building occupants that simultaneously benefit investors and neighbors alike.

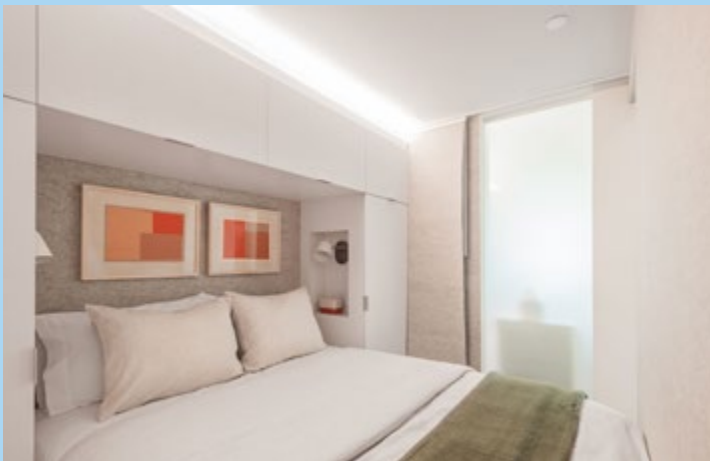


HEALTH & WELLBEING



SHORT-TERM TARGETS (TO 2024) & PROGRESS	STATUS	HIGHLIGHTS
<p>Goal: Promote access to healthy food and beverages</p> <p>Progress: Jamestown offices offer healthy food and beverages</p>	<div><div></div><div></div><div></div><div></div></div>	<p>Introducing healthy, sustainable food options and supporting local farmers positively impacts community engagement as well as tenant and employee nutrition. The inclusion of Area 2 Farms at Ballston Exchange enriches our tenant experience and provides neighbors with healthy local food options.</p> <div><p>Ballston Exchange Arlington, VA</p></div>
<p>Goal: Increase percentage of employees that complete annual physical exams</p> <p>Progress: 100% of U.S. Jamestown employees are offered an annual physical through employer-provided insurance</p>	<div><div></div><div></div><div></div><div></div></div>	<p>"Each year we consider how our benefits program can support employee health. Free employee-only coverage and a strong focus on mental health through an expanded Employee Assistance Program and free access for employees and their families to the Calm app reduce barriers to staying healthy."</p> <div><p>Nataly McAlpin Director, Human Resources</p></div>
<p>Goal: Include bike storage at all properties</p> <p>Progress: More than 100 properties have secure bike racks or storage</p>	<div><div></div><div></div><div></div><div></div></div>	<p>Internal surveys show that tenants (and residents) prioritize bicycle parking and access as a top amenity. Ponce City Market offers more than 500 bike parking spaces and has recently added a bike valet partnership with local e-bike retailer, Edison Bikes.</p> <div><p>Ponce City Market Atlanta, GA</p></div>
<p>Goal: Conduct an indoor air quality assessment at 100% of office properties</p> <p>Progress: Completed for LEED-certified buildings to date</p>	<div><div></div><div></div><div></div><div></div></div>	<p>Sustainable, environmentally friendly spaces not only align with LEED standards but also enhance tenant satisfaction by providing healthier, more efficient living and working environments.</p> <div><p>Ballston Exchange Arlington, VA</p></div>

Not Started In Progress On Track Achieved



Scout Living: Trading Friction for Flexibility To Support Social Wellbeing

Construction will conclude in Summer 2024 on Scout Living, a 21-story, 405-key hospitality living experience created for a new generation of consumers who want greater flexibility in how they live, work, and travel. With customizable accommodations that allow residents to book Scout Living's furnished micro-units for a day, a week, a month, a year, or anything in between, Scout Living provides the comfort and convenience of home with hospitality-style services and amenities.













Guests can expect hands-off hospitality designed to serve a broad range of lifestyles. Seamless integration into Ponce City Market's self-contained neighborhood ensures easily walkable access to shopping, dining, and entertainment experiences. Amenities include:

- a reservable rooftop with a pool and community kitchen
- welcoming and well-connected meeting spaces
- curated catering and private chef services
- a la carte laundry, dry cleaning, and other personal accommodations
- fully outfitted micro residences full of natural light, each with a dishwasher, clothing washer-dryer combo, separate living spaces, and a full kitchen stocked with essentials
- customized solutions for enterprise clients booking corporate events and/or blocks of rooms

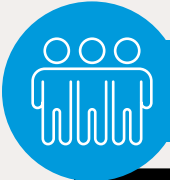
Targeting Fitwel and LEED v4 BD+C Hospitality certifications, Scout Living is designed to achieve net-zero carbon operations with all-electric operations and efficient building systems. With resident wellbeing in mind, Scout Living brings a feeling of home, no matter their origin or length of stay.

“Over the past few years, there has been a shift toward a more meaningful integration of live, work, and travel. Scout Living delivers a flexible living experience that recognizes the need to anchor home in convenience, connection, and community.”



**– Michael Phillips,
President, Jamestown**

<div><div></div><div>SOCIAL & COMMUNITY IMPACT</div></div> <div><div></div></div>			
SHORT-TERM TARGETS (TO 2024) & PROGRESS	STATUS	HIGHLIGHTS	
<p>Goal: Increase employee participation in wellness survey to 50%</p> <p>Progress: Jamestown completes a survey as part of annual wellness challenges and has added wellness questions to its latest employee survey</p>	<div><div></div><div></div><div></div><div></div></div>	<p>Jamestown periodically surveys employees to spot check their feedback on manager support, physical working conditions, healthy food options in the office, and workplace trends.</p>	<div><p>Southern Dairies Atlanta, GA</p></div>
<p>Goal: Complete at least one community outreach program at each property annually</p> <p>Progress: 74% of properties held at least one community outreach program</p>	<div><div></div><div></div><div></div><div></div></div>	<p>In 2023, over 35 tenants and community members joined Jamestown's Sustainability Team and Delft University of Technology for a workshop at Groot Handelsgebouw to collaborate on ESG priorities. We identified over 15 key focus areas, including energy usage transparency and potential partnerships with local groups like Too Good To Go.</p>	<div><p>Groot Handelsgebouw Rotterdam, Netherlands</p></div>
<p>Goal: Evaluate 100% of projects for pollinators or edible landscapes</p> <p>Progress: Honeybees installed at 22 properties where space allowed; creation of landscape placards and plant list recommended</p>	<div><div></div><div></div><div></div><div></div></div>	<p>Honeybees are essential for plant pollination. Jamestown makes it a priority to collaborate with local beekeepers to install honeybee hives that keep our local ecosystems buzzing at properties where rooftop gardens and local pollinators are part of the landscape plan.</p>	<div><p>Ballston Exchange Arlington, VA</p></div>
<p>Goal: Offer implicit bias training to all employees annually</p> <p>Progress: As DEI best practices evolve, and the inherent biases of generative AI become a concern, we are refocusing on offering bias training to hiring managers to ensure that Jamestown's recruitment efforts and interview processes remain fair and equitable</p>	<div><div></div><div></div><div></div><div></div></div>	<p>"Our DEI programming evolves year-to-year to reflect best practices and firm-wide needs. As we progress, we aim to enhance our offerings by incorporating substantive, efficacy-driven bias training designed specifically for the interview process, hiring managers, and teams."</p>	<div><p>Kathryn Aquino Manager, Development & Engagement, Jamestown</p></div>

Not Started In Progress On Track Achieved



SOCIAL & COMMUNITY IMPACT (CONTINUED)

SHORT-TERM TARGETS (TO 2024) & PROGRESS	STATUS	HIGHLIGHTS
<p>Goal: Achieve 25% employee participation in Jamestown Charitable Foundation giving</p> <p>Progress: Considering appropriate ongoing giving strategies to engage employee base to complement periodic issue-based campaigns</p>	<div><div></div><div></div><div></div><div></div></div>	<p>Through gifts from employees and matching donations from Jamestown partners, Jamestown raised more than \$200,000 in 2023 for humanitarian aid to organizations supporting both Israeli and Palestinian citizens impacted by the conflict between Israel and Hamas.</p>  <p>Atlanta, GA</p>
<p>Goal: Assess vendor commitment to engaging minority- and women-owned businesses</p> <p>Progress: A majority of U.S. vendors are assessed via a vendor management system; we are optimizing those platforms and working on regional solutions for Europe in 2024</p>	<div><div></div><div></div><div></div><div></div></div>	<p>Jamestown believes that increasing the number of BIPOC- and women- owned businesses that lease at our properties supports an authentic experience that reflects the communities in which we operate. Encouraging our vendors to engage in supplier diversity is also part of our RFP process.</p>  <p>Ponce City Market Atlanta, GA</p>
<p>Goal: Increase the number of Black-, Indigenous-, and people of color (BIPOC)- and women-owned businesses at our properties</p> <p>Progress: Jamestown's DEI Committee has prioritized and will develop system for tracking</p>	<div><div></div><div></div><div></div><div></div></div>	

Not Started In Progress On Track Achieved



LEVI'S PLAZA / San Francisco, CA

What's All the Buzz About?

Through our partnership with Best Bees, Jamestown collects and analyzes data from hives from targeted properties to understand and improve pollinator health. We also collect and distribute local honey at educational events. In 2023, we collected 333 pounds of honey from hives at four West Coast properties.

Social Innovation

Community is at the foundation of everything we do, and creative solutions — whether tech-driven or just connecting our tenants to the neighborhood — have always been priorities for us. From tenant experience apps like HqO and Livly to programs with local businesses, we recognize that creating places where people want to live and work are about building connections.

HERE ARE SOME OF THE TECHNOLOGIES AND PROGRAMS WE'VE IMPLEMENTED:

Tenant Engagement Apps *HQO & LIVLY*

What it is: Tenant and resident engagement apps offering integrated building access, information about property events, push-button maintenance requests, and tenant/resident engagement tools

Deployed at: U.S. Office Properties (HqO), U.S. Multifamily Properties (Livly)

Highlight: Recently, Rock Springs Village in Atlanta, Georgia used the Livly app to advertise and collect RSVPs for a resident “Paint and Sip” event. The event provided an opportunity for residents to get to know each other while they created art and enjoyed wine. In addition to supporting community building, residents use Livly as a marketplace for selling and trading goods, paying rent, and scheduling maintenance services.

Local Connections *VIVVI DISCOUNT*

What it is: Partnering with companies to provide high-quality, flexible childcare and early learning programs for today’s working families

Piloting at: 88 Leonard (New York, NY)

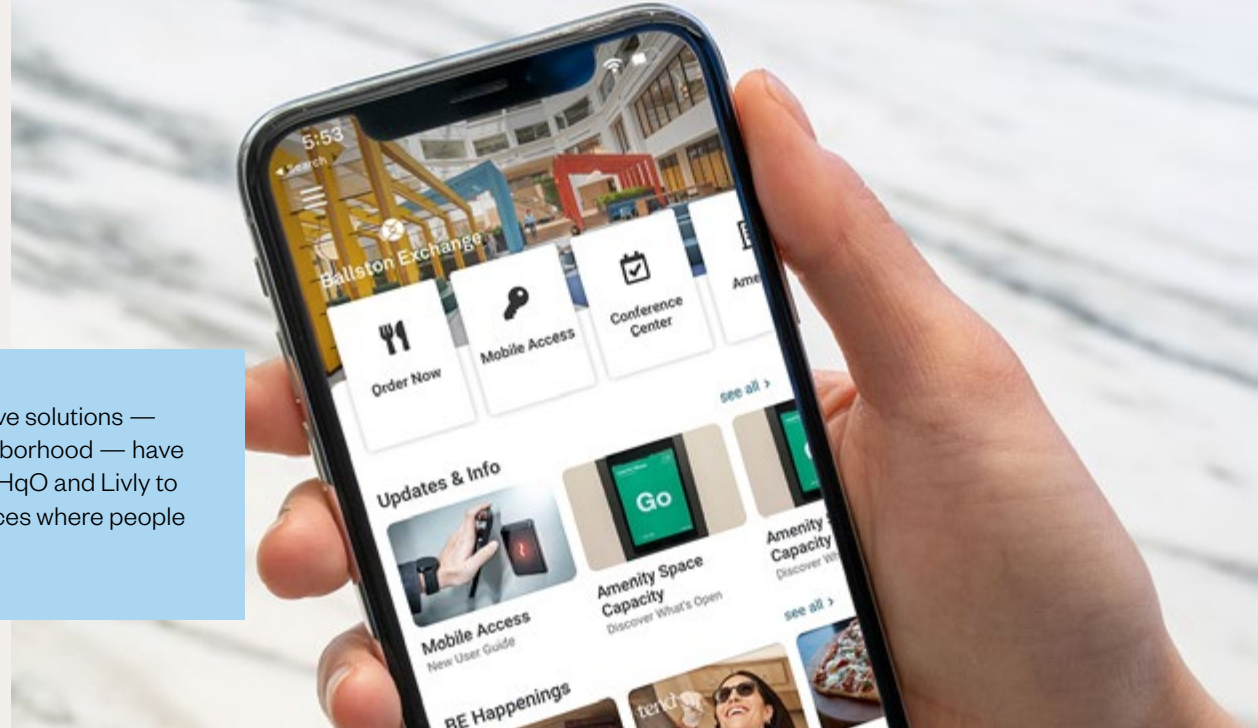
Highlight: Vivvi offers day programs for infants, toddler, and preschool-aged children. Their campus is open from 7:00 a.m. to 7:00 p.m. Monday through Friday, offering working parents the flexibility they need. Their learning model fosters joy of learning through play and themes inspired by children’s curiosity. Through our partnership with Vivvi, we’re able to offer targeted resident communities a 15% discount off their first three months of service.

Resident & Business Collaborations *THE VILLAGER CARD*

What it is: Community “perk” card for residents to get discounts and exclusive deals at local businesses, like a free trivia team or discounts on flowers

Deployed at: Rock Springs Village (Atlanta, GA)

Highlight: To foster connections between residents and local business communities, the team at Rock Springs Village introduced “The Villager Card” — a community discount card that provides a resident discount at participating local businesses.



Pollinators, Parks, & Places for Community: The Groot Handelsgebouw Story

Jamestown has a track record of creating spaces that put sustainability and social responsibility at the center of our developments. Our president, Michael Phillips, said, “We see community as the ultimate, enduring outcome. All of our decisions, from leasing to capital markets, reflect the value of the community.”

GHG is Rotterdam’s first national monument to hold an energy label class A ranking and a BREEAM-NL In-Use 4-star sustainability distinction. Home to Cambridge Innovation Center and many energy, wind, and sustainable construction tenants, GHG is a hub for climate tech. The installation of Maaskant Park, a 100-meter pocket park, took social wellbeing further than certifications required, providing a biodiverse, green park where tenants and the community can socialize and get access to nature. Through its social feed, GHG’s property team keeps the focus squarely on its ESG goals by offering educational information about its landscape plan, including many pollinators, alongside posts about community events and tenant offerings.

By creating spaces that seamlessly blend commerce, community, and environmental stewardship, Jamestown differentiates itself in the marketplace and encourages environments where local businesses thrive and neighbors can come together and stay connected.



GROOT HANDELSGEBOUW / Rotterdam, Netherlands



Employee Engagement

Jamestown believes in employee 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		ETHNICITY¹
Total Employees (As of 12/31/2023)		
U.S.	EU	6.67% Asian
50.12% Female	49.5% Female	13.58% Black or African American
49.88% Male	50.5% Male	14.81% Hispanic or Latino
		2.72% Two or more races
		62.22% White
Senior Officials & Managers (As of 12/31/2023)		
U.S.	EU	8.5% Asian
50% Female	66.67% Female	6.2% Black or African American
50% Male	33.33% Male	1.5% Hispanic or Latino
		1% Two or more races
		82.8% White

1. These values are for Jamestown U.S. only. In keeping with European privacy norms, Jamestown EU does not track employee ethnicity.

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 2023 impact includes:

2,056
hours of DEI training completed

2,085
hours of volunteer service completed

218
participating employees

29
volunteer projects held

5
offices participated globally



1. **Jamestown US-Immobilien GmbH and Jamestown Europe** volunteer at Stunksitzung for Earth Day, 2023
2. **New York office employees** volunteer with Hudson River Park Friends at 14th Street Park
3. **Employees at Industry City** celebrate Thanksgiving with a team meal
4. **Employees from Jamestown office worldwide** post appreciation notes for each other
5. **New York office employees** volunteer with Holy Apostles Soup Kitchen to distribute Thanksgiving turkeys to families in need
6. **Team members from Jamestown US-Immobilien GmbH and Jamestown Europe** join forces with Tafel Köln e.V. to collect leftover food from Anuga's trade show booths
7. **Members of the Premier, Investor Relations & Capital Raising, and Separate Accounts teams** volunteer at The Empty Stocking Fund in Atlanta



DEI Highlights

12

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

14

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

53

job offers made to Ponce City Market Construction Ready program graduates; founded by Arthur Blank, Construction Ready provides education and credentials to Atlantans who might not have access to high-quality, steady employment, and it helps match its graduates with contractors for full-time employment

12

interns participated in an internship program at One Times Square in partnership with University Settlement Society, gaining valuable commercial real estate knowledge and insight into a variety of affiliated career paths



1



2



3



4



5



6

1. **Signal House's topping out event** in celebration of the work of the construction team, including participants in Ponce City Market's Construction Ready program
2. **Performance at Creekside Socials**, a Jamestown and Google community initiative
3. **Anniversary celebration at Citizen Supply**, a small business incubator at Ponce City Market
4. **"From 50 to the Future" art show** in celebration of Black History Month at Chelsea Market
5. **Lunar New Year celebration** at Chelsea Market
6. **Juneteenth celebration** at Ponce City Market

Employee Spotlight

Ernie Massei

Tech Lead, IT (GenAI Working Group)

Initially engaged to work on Jamestown Invest, software engineer Ernie pivoted in 2023 to create the codebase for Jamestown's generative AI chatbot, ChatJT. Ernie's skillset balances commercial real estate industry knowledge with a deep background in software engineering. Master of several programming languages, including Python, Javascript, Bash, and PHP, Ernie now works within the IT Department, serving as Tech Lead for our innovation team. In addition to ChatJT, he also leads development on Jamestown's automation products and trains others to assist him in maintaining a growing library of GenAI and automation tools.



Heather Halpern

General Manager, Buckhead Village District

John Bradner

Operations Manager, Ponce City Market

Heather and John are two of Jamestown's biggest champions of cost-saving pilots at the property level. Ponce City Market saw a 3% water reduction in 2023, partially due to the integration of Flow Dynamics, a technology suggested by John. Other of their suggested proptech innovations under evaluation include Blue Box Air (a biocleaning method for optimizing HVAC operations) and Tune (a device that reduces heat and noise in electrical systems; slated to launch in 2024).



Krista Tremblay

Vice President, Acquisitions & Capital Markets, JTEU

In collaboration with Renee Sheary (Senior Associate, ESG, JT Europe), Krista designed an acquisitions ESG framework for Jamestown Europe's Acquisitions and Capital Markets Teams. The framework assesses ESG risks and opportunities at a city and asset level. The results can be plotted on a quadrant matrix to demonstrate a deal's climate resilience balanced with its ESG opportunity. The teams are currently trialing the framework.



Stephen Daniels

Vice President, Asset Management, JTEU

Stephen collaborated with Jamestown's Sustainability and Tech & Innovation teams in 2023 to host Rotterdam's Groot Handelsgebouw's (GHG) inaugural Sustainability & Innovation workshop. Thirty-five attendees came together with the Jamestown team for a day of knowledge sharing that will inform future event, communication, and community strategies.



Myron Standberry

AP/AR Lead, Corporate Accounting

Myron's work leading Jamestown's DEI sub-group focused on vendor and supply chain diversity. His efforts in 2023 laid the groundwork for a change in vendor management systems that will support our ability to more easily track supplier and vendor diversity moving forward.



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.



Design: 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.



1

Two “Sunday Suppers”

Sunday Supper at Chelsea Market returned for its 14th year, offering a family-style dinner through the concourse. Over 250 guests gathered for a meal prepared by distinguished chefs from New York, Atlanta, and Houston. (Images 2 and 3)

Sunday Supper

Atlanta's Ponce City Market hosted its 12th Sunday Supper South. Led by James Beard Award winner Anne Quatrano, a roster of Atlanta's brightest up-and-coming culinary talents showcased their skills. As part of the Friends of James Beard Benefit series, together the two events raised over \$350,000 for the initiatives of Jamestown Charitable Foundation and James Beard initiatives, supporting Jamestown's mission of supporting local food culture and cultivating local culinary talent. (Images 1, 4, and 5)



2



4



3



5



LOCHRIN SQUARE / Edinburgh, Scotland



Governance







LEVI'S PLAZA / San Francisco, CA

In addition to traditional metrics such as energy and water use and waste production, Jamestown recognizes that transparency and disclosure of corporate impacts in carbon expenditures, 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.



TRANSPARENCY & DISCLOSURE



SHORT-TERM TARGETS (TO 2024) & PROGRESS	STATUS	HIGHLIGHTS	
<p>Goal: Track diversity for all Tier 1 suppliers (suppliers, vendors, contractors)</p> <p>Progress: A majority of U.S. vendors are assessed via a vendor management system; we are optimizing those platforms and working on regional solutions for Europe in 2024</p>	<div><div></div><div></div><div></div><div></div></div>	<p>"Under our previous vendor management system, the pathway to certification as a minority- or woman-owned business could be prohibitively expensive, especially for smaller, local vendors. In Q2 2024, with the help of Myron Standberry, who leads our DEI subgroup on supplier and vendor diversity, we transitioned to a new vendor management system that offers lower-cost certification. This should improve our ability to track and ensure supplier diversity."</p>	<div><p>Lori Lathem Chief Accounting Officer</p></div>
<p>Goal: Evaluate all properties for sustainability or health and wellness certification</p> <p>Progress: All properties are evaluated for sustainability or health and wellness certification</p>	<div><div></div><div></div><div></div><div></div></div>	<p>"Ratings and certifications, such as the Fitwel designation we recently received at Signal House, serve as important roadmaps for our efforts. In addition to supporting leasing efforts, they're essential to our lenders and stakeholders." – Becca Timms, Director of ESG, Sustainability and Social Responsibility</p>	<div><p>Signal House Atlanta, GA</p></div>
<p>Goal: Evaluate and consider adopting science-based targets at the corporate level</p> <p>Progress: 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</p>	<div><div></div><div></div><div></div><div></div></div>	<p>"Our investors and partners highly value transparency and ambitious climate action."</p>	<div><p>Philipp Braunfels Managing Director, Co-Head of Jamestown Europe, Investment Management & Transactions</p></div>
<p>Goal: Narrow gender pay gap disparities</p> <p>Progress: Jamestown does not have a formal equal pay report, but does monitor pay equity on an ongoing basis</p>	<div><div></div><div></div><div></div><div></div></div>	<p>"Addressing gender pay disparities within the commercial real estate sector is essential for fostering a healthy, diverse environment that drives innovation and value."</p>	<div><p>Matt Bronfman CEO, Jamestown</p></div>

Not Started In Progress On Track Achieved

A Milestone Year

Jamestown's story began in 1983 when Christoph Kahl founded the firm with 10 employees, offering new opportunities to a group of German investors. Today, Jamestown employs a workforce of more than 500 and holds more than \$11.6 billion in assets under management as of December 31, 2023. The firm is well-known in the industry for its market discipline. In 2006 and 2007, ahead of the Great Recession, Jamestown sold more than \$5.1 billion in assets, a majority of its then portfolio, believing the real estate market was overheated. "For over four decades, Jamestown has strategically managed its portfolio, employing technology, innovation, and design-focused placemaking to create value for investors," said Matt Bronfman, CEO of Jamestown. By the end of 2023, Jamestown's 40th year, the firm had executed transactions totaling approximately \$40 billion. With two new grocery-anchored shopping center acquisitions announced so far in 2024 and more than 24 innovation and sustainability pilots cutting costs and generating enhanced efficiencies, Jamestown is poised to move into the future with resilience.

1. **One Times Square** / New York, NY
2. **Chelsea Market** / New York, NY
3. **Ponce City Market** / Atlanta, GA
4. **Schinkel District** / Amsterdam, Netherlands



1980s

Founding; First fund launched



2000s

The firm opened a second headquarters at Chelsea Market in New York and weathered the Great Recession



2020s – Present

Diversifying with strategic investments, product types, and markets in Europe and Latin America and a growing services business



1990s

Jamestown grew rapidly following strategic acquisitions on both coasts



2010s

A decade of growth, sustainability leadership, and visionary placemaking in collaboration with new partners Matt Bronfman and Michael Phillips

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 2023, Jamestown earned a 4-Star rating for the Policy, Governance and Strategy module (82), Direct Real Estate module (80), and Confidence Building Measures module (80), respectively.¹ 2023 scores will be released in the fourth quarter of 2024.

GREEN LEASE LEADER



Jamestown was recognized as a Platinum Green Lease Leader at April 2024's Better Buildings Summit.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 to 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 10th 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. Jamestown hosted the GRESB Americas Institutional Investor Forum at Chelsea Market on May 23, 2023.

JAMESTOWN-OWNED PROPERTIES EARNED 19 NEW RATINGS AND CERTIFICATIONS BRINGING THE PORTFOLIO TOTALS TO:

28

LEED certifications and recertifications



14

ENERGY STAR ratings



5

Fitwel Certifications



1

Timberland SFI certification



SIGNAL HOUSE / Atlanta, GA



1. Rating received on 12/15/2023 for the period of 1/1/2022 to 12/31/2022 by PRI. Jamestown pays an annual fee to be a UNPRI signatory. In 2021, the module grading system shifted from alphabetical (A+ to E) to numerical (1 to 5 stars) to reflect that scores for the 2021+ reporting cycle are not comparable to those of previous years.
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 Green Star rating received on 9/01/2023 for the period of 1/1/2022 to 12/31/2022 by GRESB. 4 Star rating received on 9/01/2023 for the period of 1/1/2022 to 12/31/2022 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.

Tech & Innovation in Governance

Energy savings and operational efficiencies are great for the planet and our investors. To reach our goal of net-zero carbon by 2050, Jamestown is aggressively piloting data-driven solutions and revenue generating partnerships that offer low to no startup investment. In addition to the solutions mentioned elsewhere in this report, here are a few more highlighted technologies that will take us to net zero by 2050.



GRADIENT CANOPY / Mountain View, CA

Procurement

AUDITMATE

What it is: A platform that uses AI to extract and analyze elevator contracts, ensuring contract compliance and unearthing cost savings

Piloting at: The Exchange at Larkspur Landing, One Metro Center, Ballston Exchange, and America's Square

HD SUPPLY

What it is: Industrial supply distribution that enables companies to drive efficiencies by streamlining and standardizing purchasing

Piloting at: Ponce City Market

Governance

CULTURE AMP

What it is: A platform that provides employee engagement insights, as well as performance and development tools to support healthy company cultures

Piloting at: Jamestown U.S. Offices

GUESST

What it is: AI computer vision technology for retrieving anonymized insights into consumer behavior

Piloting at: Pier 57 and Ponce City Market

KIRKLAND URBAN / Kirkland, WA



HAMMOND EXCHANGE / Sandy Springs, GA



Appendices



Photo credit: Ben Farnham

WESTSIDE PROVISIONS DISTRICT / Atlanta, GA

GLOBAL REPORTING INITIATIVE

This report contains material that references GRI Standard 102: General Disclosures 2016.

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		

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	R37	Third-Party Data Assurance Statement
102-53	Contact Point for Questions Regarding the Report		
102-54	Claims of Reporting in Accordance with the GRI Standards	2, R24 - R25	Report Profile, Global Reporting Initiative
ETHICS AND INTEGRITY			
102-16	Values, Principles, Standards and Norms of Behavior	44, 51 R10	Employee Engagement, Governance Materiality Assessment
ENVIRONMENT (MATERIALS, ENERGY, WATER, EMISSIONS)			
1	Energy Consumption within the Organization	18, 20-21	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	38, R22	Health & Wellbeing, Stakeholder Engagement: Commitment to Our Community
416-1	Assessment of the Health and Safety Impacts of Product and Service Categories	R19	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 2022 Sustainability and Social Responsibility Report. See page 3 to view this reference document.

ANNUAL PERFORMANCE METRICS¹

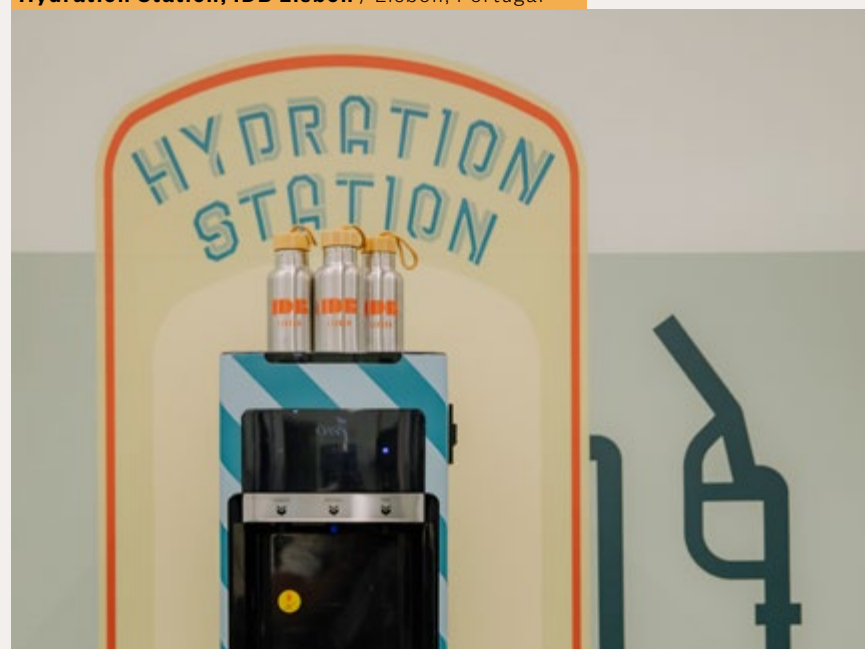
Jamestown began benchmarking in 2008, but quickly learned that work would need to be done to expand the coverage and data accuracy of our benchmarking program. Over the years, Jamestown has developed a comprehensive suite of software tools and data partners to help ensure effective data collection that 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 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.

2023 Greenhouse Gas Emissions (MTCO ₂ e)	2023 Performance
Scope 1 Emissions	9,465.40
Scope 2 Emissions	78,289.28
Scope 3 Emissions	192.49
Total GHG	87,947.17
2022-23% Like-For-Like Change	-7.82%
GHG Intensity (MTCO ₂ e/sf)	0.0047
2022-23 Intensity Change	-2.69%
Reduction from 2014 Baseline	-43.1%

2023 Electricity (kBtu)	2023 Performance
Total Energy Consumption	733,186,078
2022-23% Like-For-Like Change	-6.23%
Energy Intensity (kBtu/sf)	6%

2023 Energy (kBtu)	2023 Performance
Total Energy Consumption	996,901,268
2022-23% Like-For-Like Change	-7.91%
Energy Intensity (kBtu/sf)	59.00
2022-23% Intensity Change	-5.78%
Reduction from 2014 Baseline	-45.8%

Hydration Station, IDB Lisbon / Lisbon, Portugal



ANNUAL PERFORMANCE METRICS¹

	Fuel (kBtu)	2023 Performance
Total Fuel Consumption		175,093,711
2022-23% Like-For-Like Change		-.98%

	2023 Water (m3)	2023 Performance
Total Water Consumption		982,959.52
2022-23% Like-For-Like Change		.40%
Energy Intensity (kBtu/sf)		0.052
2022-23% Intensity Change		-2.518%
Reduction from 2014 Baseline		-30%

	2023 Waste (MT)	2023 Performance
Total Waste Generated		8,419.72
Total Waste Diverted		2,804.90
Average Diversion Rate		45.34%

¹Key Notes On Our Data

1. The total values for each metric represent all properties with whole building data available.
2. 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, 2023.
3. Jamestown's 2023 data coverage for EU and U.S. was 73% Energy, 60% Water, and 39% Waste. We work to increase our data coverage each year.



EU Sustainability Lead Renee Sheary attends a tenant social event at A-Factorij in Schinkel District / Amsterdam, Netherlands



Residents, tenants, and neighbors enjoy music at a Ponce City Market block party / Atlanta, GA

ASSURANCE STATEMENT



WHEN TRUST MATTERS

Independent Assurance Statement

Introduction

DNV Business Assurance USA, Inc. (DNV) has been commissioned by the management of Jamestown LP (Jamestown) to carry out an independent verification of its 2023 environmental footprint claims and assertions relating to GHG emissions (Scope 1, 2, and 3 – Downstream Leased Assets), Energy Consumption, Water consumption, Waste Generated, Renewable Energy Credits and Progress towards 2024 goals for reporting to GRESB. These assertions are relevant to the 2023 calendar year.

Jamestown has sole responsibility for preparation of the data and external report. DNV, in performing our assurance work, is responsible to the management of Jamestown. Our assurance statement, however, represents our independent opinion and is intended to inform all stakeholders including Jamestown.

Scope of Assurance

The scope of work agreed with Jamestown includes the following:

- Organizational boundaries for the environmental data inventory are as follows:
 - o All directly managed global assets operating under Jamestown's operational control
 - o Indirectly managed assets where Jamestown has financial control and available data
 - o All environmental data were verified for the period January 1st to December 31st, 2023
- Emissions data verified includes Scope 1, Scope 2, and Scope 3 (Downstream Leased Assets)
- Additional environmental metrics verified include:
 - o Energy Consumption, Water Consumption, and Waste Generated
 - o Progress towards 2024 targets for Energy Intensity, Water Intensity, and GHG Intensity.
- The assurance was carried out in May – June, 2024

Level of Assurance

We performed a limited assurance engagement in accordance with the *International Standard on Assurance Engagements (ISAE) 3000 (revised)* – 'Assurance Engagements other than Audits and Reviews of Historical Financial Information', issued by the International Auditing and Assurance Standards Board. This standard requires that we comply with ethical requirements and plan and perform the assurance engagement to obtain limited assurance.

DNV applies its own management standards and compliance policies for quality control, in accordance with ISO/IEC 17029:2019 - Conformity assessment — General principles and requirements for validation and verification bodies, and accordingly maintains a comprehensive system of quality control including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

The procedures performed in a limited assurance engagement vary in nature and timing, and are less detailed than those undertaken during a reasonable assurance engagement, so the level of assurance obtained is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed. We planned and performed our work to obtain the evidence we considered sufficient to provide a basis for our opinion, so that the risk of this conclusion being in error is reduced, but not reduced completely.

DNV's assurance engagements are based on the assumption that the data and information provided by the client to us as part of our review have been provided in good faith. This includes but is not limited to sales

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and acquisitions, square footage, occupancy rates, data coverage, and financial/operational control. DNV expressly disclaims any liability or co-responsibility for any decision a person or an entity may make based on this Independent Assurance Statement.

Assurance Methodology

DNV is a leading provider of sustainability services, including verification of GHG emissions data and other environmental metrics. Our environmental and social assurance specialists work in over 100 countries.

In that respect, the environmental footprint inventories have been evaluated against the following reporting criteria:

- World Business Council for Sustainable Development (WBCSD) / World Resources Institute (WRI) Greenhouse Gas Protocol, A Corporate Accounting and Reporting Standard REVISED EDITION
- WBCSD/WRI Corporate Value Chain (Scope 3) Accounting and Reporting Standard
- GRESB 2024 Real Estate Standard and Reference Guide

DNV used a risk-based approach throughout the assurance engagement, concentrating on the areas that we believe are most material for both Jamestown and its stakeholders. DNV applied a materiality threshold of five percent for all GHG emissions, Energy Consumption, and Water Consumption and fifteen percent for Waste Generated.

The following methods were applied during the assurance of Jamestown's environmental footprint inventories and management processes, the data that supports the company's environmental footprint inventories including assertions and claims presented by the company:

- Review of documentation, data records and sources relating to the corporate environmental footprint data claims and GHG emission assertions;
- Review of the processes and tools used to collect, aggregate, and report on all environmental data and metrics;
- Assessment of environmental information systems and controls, including:
 - Selection and management of all relevant environmental data and information;
 - Processes for collecting, processing, consolidating, and reporting the environmental data and information;
 - Systems and processes that ensure the accuracy of the environmental data and information;
 - Design and maintenance of the environmental information system;
 - Systems and processes that support the environmental information system.
- Performed sample-based audits of the processes for generating, gathering, and managing the data;
- Examination of the environmental data and information to develop evidence for the assessment of the environmental claims and assertions made;

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- Evaluation of whether the organization conforms to the reporting criteria;
- Evaluation of whether the evidence and data are sufficient and support Jamestown's environmental claims.

In addition to the above, specific to the environmental indicators, the following steps were conducted for the Water and Waste:

Water:

- Review of the water consumption methodology;
- Conduct data checks for the water data collected, transferred and calculated; and
- Perform sample-based assessment of data reported against the source data for consumed water provided by utility company and metered data.

Waste

- Conduct data checks for the waste data collected, transferred and calculated; and
- Perform sample-based assessment of data reported against the source data (waste collected to landfill and waste diverted) provided by waste management companies

Data Verified

The environmental footprint claims for Jamestown are as follows:

Greenhouse Gas Emissions

• 2023 Greenhouse Gas Emissions	
○ Total Scope 1 Emissions	9,465 (MtCO ₂ e)
○ Total Scope 2 Emissions (location-based)	78,289 (MtCO ₂ e)
○ Total Scope 3 – Downstream Leased Assets	192 (MtCO ₂ e)

Energy

• 2023 Total Energy Consumption	996,901,268 Kbtu
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RECs

• 2023 Renewable Energy Credits	17,277,195 kWh
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Water

• 2023 Total Water Consumption	982,960 m ³
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Waste

• 2023 Total Waste Generated	8,420 metric tons
• 2023 Total Waste Diverted	2,805 metric tons
• 2023 Average Diversion Rate per asset ¹	45.34%

Progress against 2024 Goals: (20% reduction against 2014 baseline²)

¹ The Diversion Rate is calculated as the average each property's diversion rate. It is not the percent of total waste diverted.

² The 2014 baseline figures were previously verified by another 3rd party, and were not verified as part of this audit.

Greenhouse Gas Emissions

• 2023 LFL GHG Intensity	0.0047 MtCO ₂ e/sq ft
• Reduction from baseline	43.1 %

Energy

• 2023 LFL Energy Intensity	59.00 Kbtu/sq ft
• Reduction from baseline	45.8 %

Water

• 2023 LFL Water Intensity	0.052 m ³ /sq ft
• Reduction from baseline	30%

Assurance Opinion

Based on the processes and procedures conducted with a limited assurance, there is no evidence that the environmental claims and assertions listed are not materially correct and are not a fair representation of environmental data and information, and have not been prepared in accordance with the calculation method referenced.

Independence

DNV was not involved in the preparation of any part of Jamestown's data or report. This is our sixth year of providing assurance for Jamestown. We adopt a balanced approach towards all stakeholders when performing our evaluation.

DNV Business Assurance USA, Inc.
Katy, Texas
July 03rd, 2024



Kyle Silon
Lead Verifier



Karl Song
Technical Reviewer

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About DNV

Driven by our purpose of safeguarding life, property and the environment, DNV enables organizations to advance the safety and sustainability of their business. Combining leading technical and operational expertise, risk methodology and in-depth industry knowledge, we empower our customers' decisions and actions with trust and confidence. We continuously invest in research and collaborative innovation to provide customers and society with operational and technological foresight.

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 on 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 ESG is responsible for leading the integration of ESG efforts throughout the firm. They periodically update and consult members of a senior-level ESG Committee, which comprises our CEO and representatives from key departments. The Investment Committee and CEO are responsible for approving climate- and resilience-related initiatives and providing guidance on high-level ESG initiatives. This involves participating in decision-making processes and offering feedback to the ESG staff on 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 Committee and ESG Committee. Together, these 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. For example, information on climate risk is included in Investment Committee memos, where relevant.
STRATEGY	
(a) Describe the climate-related risks and opportunities the organization has identified over the short, medium, and long term.	<p>Jamestown has set specific targets for the short, medium, and long term, along with broader objectives, to guide our strategic efforts. These targets support all 17 United Nations Sustainable Development Goals (SDGs) and are revised periodically as part of Jamestown's ongoing improvement process. In 2020, Jamestown adopted refreshed targets that are categorized into nine ESG impact areas: Emissions, Energy Efficiency, Water Efficiency, Waste Management, Resilient Site Selection & Design, Materials & Supply Chain, Transparency & Disclosure, Health & Wellbeing, and Social & Community Impact. Jamestown is in the process of revamping these targets in 2024, which is the last year of Jamestown's current short-term targets. As Jamestown evolves, we anticipate further revisions to our medium- and long-term targets to ensure they continue to align with industry best practices.</p> <p>In the short term, Jamestown identifies several material risks related to our nine ESG impact areas, including enhanced emissions reporting obligations, heat stress, increased investor and stakeholder concern over climate change, and more frequent and severe extreme weather events such as floods, wildfires, hurricanes, and tornadoes. We also anticipate short-term opportunities such as policy incentives, reduced water and energy consumption, and growing tenant demand for sustainable properties.</p> <p>In the medium to long term, Jamestown identifies material risks such as sea level rise, rising temperatures, water stress, and laws mandating energy use and emissions reduction. Despite these risks, Jamestown sees potential in the form of policy incentives for renewable energy as a material opportunity.</p>

TCFD INDEX

INDEX REQUIREMENT	DESCRIPTION
(b) Describe the impact of climate-related risks and opportunities on the organization's businesses, strategy, and financial planning.	<p>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 (SDGs). This commitment, along with other ESG initiatives, is integrated into our business practices, strategy, and financial planning. In 2021, as part of our commitment to net-zero operational carbon by 2050 (Scope 1, 2, and 3), Jamestown committed to the Science Based Targets initiative (SBTi) via the SME pathway, which includes a commitment to reduce absolute scope 1 and scope 2 GHG emissions 30% by 2030 from a 2018 base year, and to measure and reduce scope 3 emissions. This will complement Jamestown's existing 2030 target, which is a 50% reduction from a 2014 baseline.</p> <p>At the property level, Jamestown utilizes a Building Resilience and Climate Change Guide and ensures properties have an emergency plan and communication system in place. Additionally, we integrate key strategies to mitigate climate-related transition, physical, and social risks into our annual review and adjustments to an assets business plan and budget.</p>
(c) Describe the resilience of the organization's strategy, taking into consideration different climate-related scenarios, including a 2°C or lower scenario.	<p>Jamestown conducts a comprehensive portfolio-wide risk assessment every three years, focusing on both regional- and asset-level indicators. This assessment includes a comprehensive analysis of various sea level scenarios aligned with three global atmospheric greenhouse gas Representative Concentration Pathways (RCPs). These scenarios account for sea level rise projection for different timeframes, including 2065, 2100, and beyond. The RCPs analyzed consider whether global surface temperature change by the end of the 21st century is unlikely to exceed 2°C (RCP 2.6), more likely than not to exceed 2°C (RCP 4.5), or likely to exceed 2°C (RCP 8.5). Our GRESB Real Estate Benchmark Report funds also undergo a fund-level comparative analysis to the CRREM 1.5°C GHG and Energy Pathways. To strengthen our internal assessments, Jamestown leverages S&P Global Climamomics for reports evaluating transition and physical risks and opportunities in financial terms.</p> <p>Jamestown communicates this material information regarding physical risks through business plans and Investment Committee memos, helping to prioritize and manage these risks effectively.</p> <p>We are committed to a lower-carbon economy and have pledged to reduce our Scope 1 (property-generated) and Scope 2 (landlord-generated) greenhouse gas emissions by 30% by 2030, from a 2018 base year, as part of our commitment to the Science Based Targets initiative (SBTi).</p> <p>Our Building Resilience and Climate Change Policy outlines these procedures and strategies for our resilience program, including sustainability due diligence for new acquisitions, risk assessments for standing investments, and strategies for improving resilience of existing buildings.</p>
RISK MANAGEMENT	
(a) Describe the organization's processes for identifying and assessing climate-related risks.	<p>Jamestown approaches resiliency through a structured process of assessment, evaluation, and implementation. Every three years, Jamestown conducts a comprehensive portfolio-wide risk assessment as part of our Building Resilience Program to understand the potential impacts of climate-related hazards on each asset. This assessment considers 60 resilience indicators focused on physical, transition, and social risks, and involves multiple departments, including Risk Management, Sustainability, Property Management, and Asset Management. The assessment helps Jamestown identify and prioritize risks by assigning a site-level score for climate indicators and allows us to pinpoint the most significant risks to our portfolio. As a component of transition risk, benchmarking and disclosure laws are tracked by our third-party consultant to ensure we identify and address transition risks in our portfolio.</p> <p>Once building- and regional-level risks are identified, Jamestown develops strategies to manage risks through action plans, further on-site assessments, and budget allocation for resilience strategies where applicable.</p>

TCFD INDEX

INDEX REQUIREMENT	DESCRIPTION
(b) Describe the organization's processes for managing climate-related risks.	<p>Jamestown has established 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 or properties, educate our stakeholders on emergency preparedness, monitor health and safety incidents, conduct physical risk assessments on our properties, and offer trainings on insurance provisions. As part of our risk management process, we implement the following measures:</p> <ul style="list-style-type: none"> • Addressing Physical Risks: These assessments cover a range of physical hazards, including climate-related factors such as biodiversity loss, extreme weather events, flooding, drought, sea level rise, and water supply risks. Risks are evaluated at both the property- and portfolio-level and are integrated into our investment decision-making process. • Adaptation Actions: To proactively address identified risks, Jamestown coordinates with property teams to implement physical resilience strategies tailored to each high-risk asset. This involves incorporating additional mitigation and adaptation measures to enhance resilience. • Insurance Coverage and Compliance: We ensure Jamestown properties meet the latest building codes and regulations to address potential insurance coverage issues, reducing 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 our properties. This helps assess the financial implications of climate-related risks. • Addressing Transition Risks: To avoid financial and non-financial consequences for non-compliance, we monitor and comply with mandatory benchmarking, audit, and building performance laws in the U.S. as well as other climate-related legislation in all our regions. Additionally, we monitor new and existing legislation and ask properties subject to mandatory audits or GHG emissions reductions to include those costs and planning efforts in long-term budget plans.
(c) Describe how processes for identifying, assessing, and managing climate-related risks are integrated into the organization's overall risk management.	<p>Jamestown's risk management program aims to minimize risk to our properties and ensure the health, safety, and wellbeing of our employees, tenants, and communities. We accomplish this through strong governance, stakeholder education on emergency preparedness, tracking health and safety incidents, assessing climate risks, and other related activities.</p> <p>Our systematic process includes integrated assessments for new acquisitions and existing investments, providing a thorough review of physical risks across the portfolio. Continuous monitoring and tracking of financial outcomes reveal direct impacts such as increased capital costs due to weather-related property damage due, as well as indirect impacts like higher insurance premiums, increased operating expenses, and negative effects on tenants.</p> <p>To manage potential financial impacts from floods, Jamestown monitors flood policy pricing and utilizes reports from FM Global. These reports help ensure adequate budgeting and planning while considering insurance coverage implications.</p> <p>When evaluating new investments and asset sales, Jamestown takes these risks into account. If the direct and/or indirect impacts cannot be effectively mitigated through our resilience program, early disposition strategies may be considered for standing assets.</p>

TCFD INDEX

INDEX REQUIREMENT	DESCRIPTION
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.	<p>Jamestown's risk assessment process evaluates 60 resilience indicators that encompass physical, social, and transition risks at both the asset and portfolio levels. Assets identified as high-risk for climate-related issues, such as flooding, drought, sea level rise, wildfires, heat stress, and hurricanes, undergo further evaluation to develop risk mitigation strategies.</p> <p>Our ESG Team tracks the following ESG metrics in our ESG data platforms and database management systems, which are instrumental in our decision-making and guide Jamestown's resilience strategies. These metrics help Jamestown provide property-level ESG and climate-related recommendations and assess our performance:</p> <ul style="list-style-type: none"> • ENERGY STAR Scores • Data coverage • Building certifications • Sustainability attributes • Resilience attributes • Regional resilience hazards • Audits and projects at the property • Building performance and disclosure laws • 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 remains committed to transparency around our ESG efforts and is proud of the expansion of our disclosure efforts over the past decade. We disclose our GHG emissions annually, and the 2023 metrics can be found in Appendix II. The related risks are assessed using the metrics described in (a) above.
(c) Describe the targets used by the organization to manage climate-related risks and opportunities and performance against targets.	Please see pages 24-52, which outline Jamestown's short-term targets as well as performance towards those targets. There are multiple ESG impact areas that include climate-related risks and opportunities, however the most impactful are: emissions, energy efficiency, water efficiency, resilient site selection and design, materials and supply chain, and transparency and disclosure. Performance against these short-term targets is included in the pages referenced above.

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This report highlights Jamestown's ESG achievements in 2023 and the first half of 2024. 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 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 updates and is updated bi-annually to reflect any changes to Jamestown's ESG initiatives.