



JAMESTOWN SUSTAINABILITY AND CORPORATE SOCIAL RESPONSIBILITY REPORT



VOLUME 2



Letter from the CEO

September 2014

I am proud to present Jamestown's progress and accomplishments in sustainability since our inaugural 2012 Sustainability Vision Report. This report demonstrates our firm's ongoing commitment to environmental sustainability and now includes our social responsibility program.

At Jamestown, we have expanded over the last 31 years into a national, vertically integrated real estate operator with approximately \$7.7 billion of assets under management. Over these years, we have become keenly aware of our responsibility to manage our assets and our company in a way that lessens our potential impact on the environment. We practice sustainable development and operations not only because it is the right thing to do but also because it creates value for our investors. This commitment is evident at our headquarters in Atlanta, GA and New York, NY and at additional offices Jamestown in Washington, DC, Boston, MA and San Francisco, CA. At the property level from acquisition through disposition, our team works together to make sure our properties are built and operated with sustainable strategies that create the operational savings and competitive differentiation that lead to enhanced property values.

In 2012, we officially launched Jamestown Green, our proprietary program to spearhead environmental sustainability at the property, portfolio and corporate levels. Since then we have refined our evaluation techniques to track energy, water, and waste at all mixed use and office properties. This data informs decision-making at the property level. We have also added additional targets through the launch of a formal Environmental Management System in 2013.

Our commitment to the communities in which we operate was also formalized in 2012 through the creation of the Jamestown Charitable Foundation. The Foundation raises funds and supports initiatives in alternative transportation, parks and green space, sustainable and local food production, and innovative design. Our investments in these initiatives further strengthen communities and help create authentic urban experiences that are a signature of Jamestown's assets.

It takes an incredible team to deliver the types of projects and returns for which Jamestown is known. Jamestown employees are not only committed to excellence but they have exceptional creativity and can look at development and asset management from a perspective that I believe sets us apart from traditional real estate companies. I am most grateful and honored to work with a diverse group of employees and to know that together we are respecting the environment while we work to create value for our investors.

I look forward to continuing to track our progress and sharing those results in future reports.

A handwritten signature in blue ink that reads "Matt M. Bronfman".

Matt Bronfman
CEO



Our Commitment to Environmental Sustainability

Jamestown Green is our firm's proprietary program to spearhead sustainability efforts at the property, portfolio and corporate levels.

Guiding Principles

Since we launched Jamestown Green in 2012, we have been committed to the following four key principles that continue to guide the program's development and implementation. Through Jamestown Green, we:

- Honor our fiduciary responsibility to investors while improving the environmental performance of our portfolio.
- Invest in sustainability initiatives that create savings during an asset's hold period and increase asset value upon sale.
- Demonstrate concern for the environment and sustainability to our tenants, employees, investors, prospective investors and the broader real estate community.
- Make an ongoing commitment to sustainability that transforms our corporate culture.

The Value of Environmental Sustainability

We believe that the principles of sustainable development are not only good for the environment and our communities but also contribute to increasing the marketability and overall value of our investments.

• **Reduced building expenses:** A building that operates efficiently and uses fewer resources can offer significant savings in total operating expenses and immediate bottom line results. Typically, the cost of utilities represent as much as 20-30% of total operating expenses. Lower operating expenses and improved environmental performance are desirable to both ownership and to current and prospective tenants.

• **Enhanced asset value:** By proactively upgrading mechanical systems and performing preventative maintenance, a property's overall operating expenses are lowered, resulting in higher NOI and asset valuation. Value is further enhanced through improved indoor air quality, recycling, and programs that promote alternative transportation.

• **Competitive advantages:** As our tenants see the positive impact in their own employees resulting from increased productivity, reduced absenteeism, higher morale and lower turnover, our properties can see increased lease rates, improved tenant occupancy and higher retention. We aim to stay current on the impact of sustainability on property valuation as well as the evolving expectations of our tenants and investors.



Ponce City Market, a 1.1MM square foot adaptive reuse project, in Atlanta.

Jamestown Green Targets

In 2012, the following program targets were approved by senior management:

PROGRESS

Reduce company-wide energy use and greenhouse gas emissions 20% by 2020.

Achieve participation in Energy Star Portfolio Manager program for 100% of Jamestown office and mixed use buildings by 2013.

Pursue LEED Building Design and Construction at a minimum of Silver level on all new construction projects and LEED Building Operations and Maintenance at a minimum of Silver level on all existing buildings where feasible.

Consider life cycle costs in purchasing decisions and pursue capital projects with strong ROI.

Environmental Management System

At the end of 2013, we expanded the initial targets of the Jamestown Green program to create a formal Environmental Management System (EMS). Our EMS sets policy and performance targets for our properties and also for our own business operations.

Third-Party Certifications

Jamestown evaluates all assets for third-party certification by balancing the cost of certification and payback with the expected hold period and overall strategic plan. If we do not recommend a formal certification, our design process still incorporates best practices in sustainability so that we build and operate properties with minimal impact on environment and with operating efficiencies.

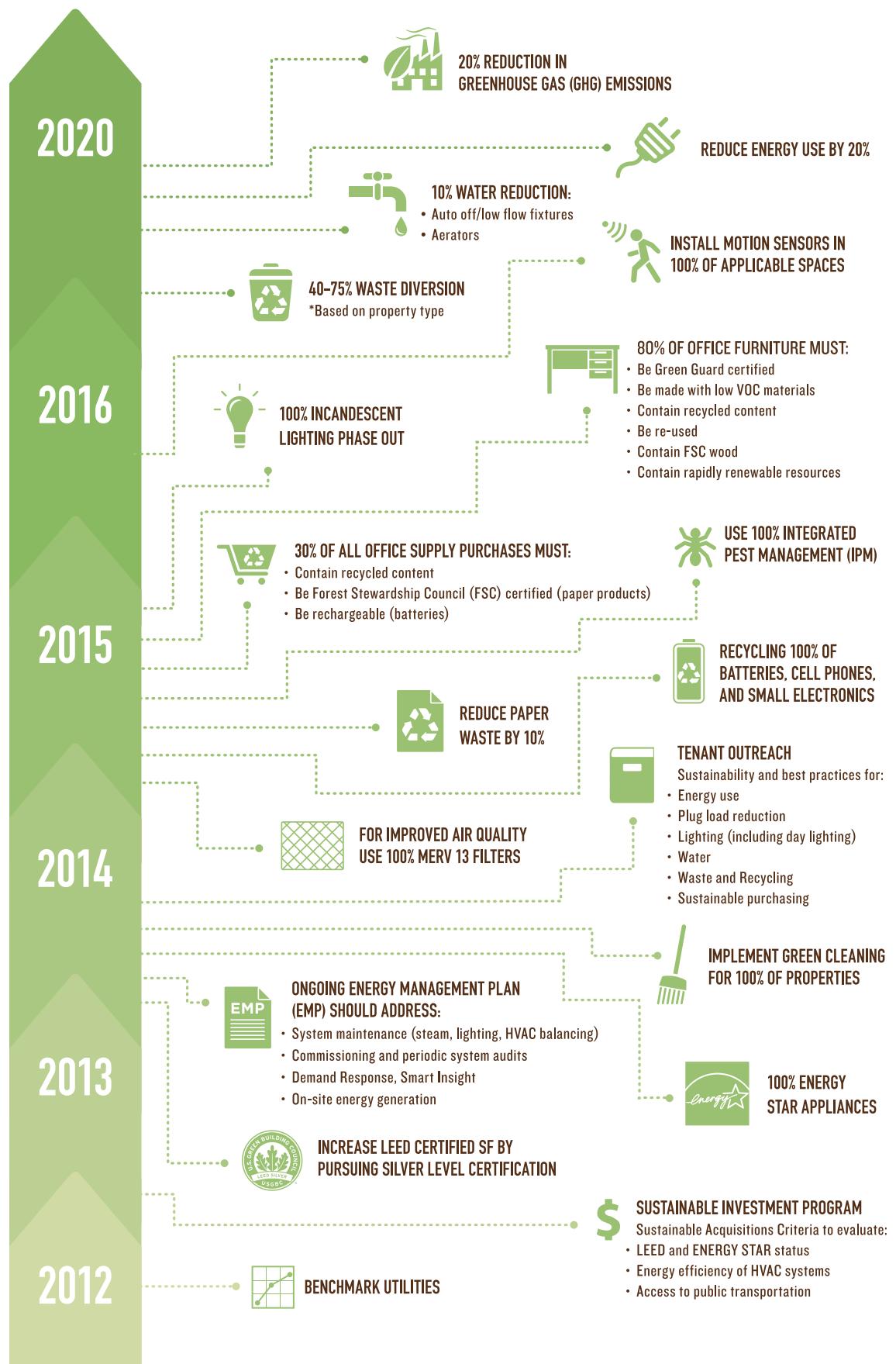
LEED

The Leadership in Energy and Environmental Design (LEED) rating system is an internationally accepted standard for the design, construction, and operational performance of green buildings. It was established by the USGBC to address the range of development types, including New Construction and Major Renovation, Commercial Interiors, Existing Building, and Neighborhood Development. Each rating system uses a scorecard to calculate four different certification levels (Certified, Silver, Gold, and Platinum) and includes prerequisites in five strategic areas of environmental performance: sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality. The impact of these categories is accounted for through a system of weighted points, with more points allocated to critical areas such as water and energy.

LEED certified buildings that are currently in the Jamestown portfolio as of December 31, 2013 totaled 1.2 million square feet:

- **One Metro Center, Washington, DC** (LEED Building Operations and Maintenance Gold -2013)
- **733 10th Street, Washington, DC** (LEED Building Design and Construction Gold-2012)

Environmental Management System



• **Warehouse Row, Chattanooga, TN** (LEED Interior Design and Construction Silver-2012, US Attorney's Office LEED CI-2012)

• **1250 Broadway, New York, NY** (LEED Building Operations and Maintenance Gold-2010)

• **Mixson, North Charleston, SC** (LEED for Homes, Gold-2008)

There were also 2.3 million square feet in the following projects that were undergoing LEED certification in 2013:

• **Pacific Place, San Francisco, CA** (LEED Building Operations and Maintenance Gold)

• **One West Victory, Savannah, GA** (LEED for Homes Gold)

• **Ponce City Market, Atlanta, GA** - Pursuing LEED Building Design and Construction, Multifamily LEED for Homes, Jamestown Office LEED Interior Design and Construction

LEED also offers a professional accreditation for employees who receive specialized training in sustainability and pass an exam on the content. **Sixteen Jamestown employees held LEED credentials as of December 31, 2013.**

ENERGY STAR

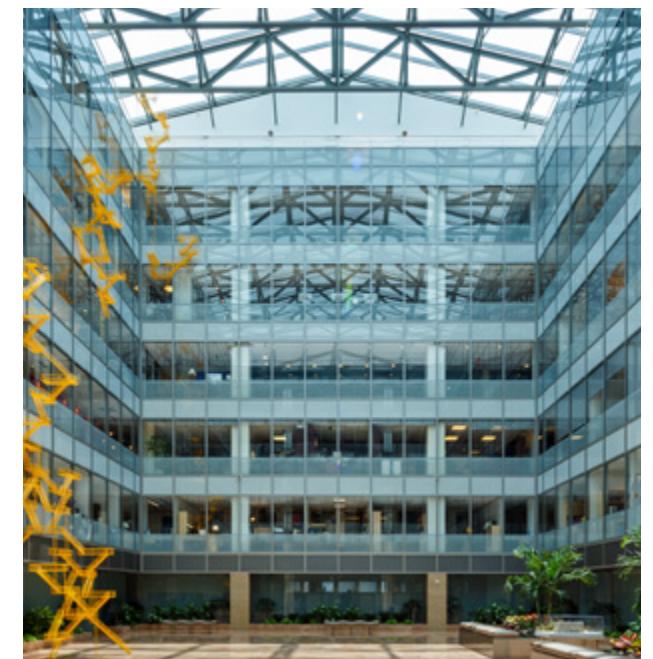
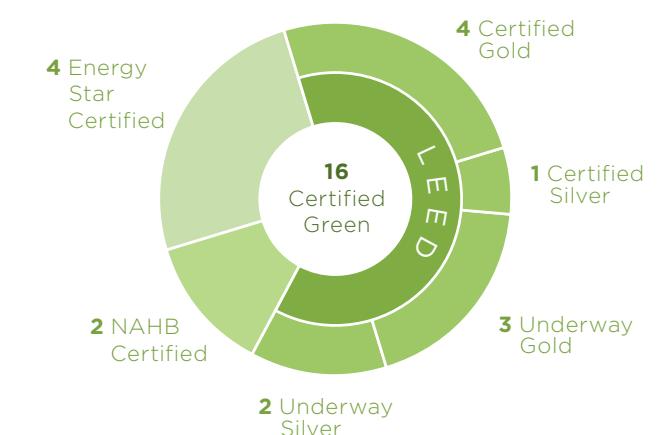
ENERGY STAR is a third-party rating system sponsored by the U.S. Department of Energy and the U.S. Environmental Protection Agency. The voluntary EPA-managed program rates the relative energy performance of new and existing buildings on a 1-100 point scale. ENERGY STAR considers energy use (based on 12-months of utility bills), CO₂ emissions, occupancy and type of use, and the geographic location of the building to determine a score. In order to receive the ENERGY STAR label, a building must score a minimum of 75 points, which would certify that the project is more energy efficient than 75% of similar structures in a particular year. Currently, a score of at least 69 points must be earned in order to achieve LEED Certification.

As of December 31, 2013, 100% of Jamestown's office properties are enrolled in ENERGY STAR's Portfolio Manager.

Other Third-Party Programs

In addition to LEED and ENERGY STAR, Jamestown identifies other third-party programs based on what is most appropriate for a particular project. Two multifamily projects in development have received National Association of Home Builder's (NAHB) certification at the Silver level. These include the Bridges at Kendall Place, Miami, FL, and The Flats at Mixson, Charleston, SC.

Third-Party Certifications in Jamestown Portfolio



One Metro Center is a LEED Gold building located in Washington, DC. It features high efficiency lighting, efficient plumbing fixtures, and reduces GHG emissions by buying 100% wind energy to offset electrical consumption.

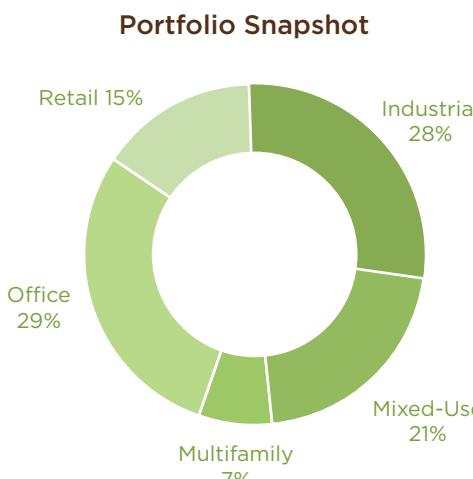
Making Jamestown Green

Jamestown Green is a holistic program that begins at the asset level with acquisitions and remains in place throughout the hold period. Jamestown's typical long-term investment horizon is well aligned with sustainable investments that sometimes have a longer return on investment and would not be considered by an investor with a shorter hold period. Many equipment upgrades, for example, can reduce operating expenses but may require a longer hold period in order to recoup the initial investment.



The program is tailored based on the type of asset and its stage in the ownership cycle.

Below is a snapshot of the Jamestown portfolio by property type:



Assets as of 12/31/2013 classified by property type according to NCREIF guidelines

Sustainability Council

To assist with integration of Jamestown Green throughout the organization, a cross departmental Sustainability Council has been created to create productive dialogue among the departments. The Sustainability Council currently consists of a designated employee from each of nine different departments who convene bi-monthly to guide the Jamestown Green program and monitor individual department goals. These employees bring different perspectives to the program and allow us to identify opportunities and solve challenges through a multi-disciplinary approach.



Jamestown Green - A Four Part Program

In order to reach our targets, we have implemented a four-part program designed to guide how we manage our assets and our own business operations.

1. Advance Green

Advance Green is the process for evaluating the sustainability of assets prior to acquisition and integrating new acquisitions into our Jamestown Green program. For potential assets, we review current sustainability practices, opportunities for certification where appropriate and identify potential equipment upgrades that will decrease operating costs and increase lease

rates. We work with each new asset to identify and budget for a meaningful number of green investments which are recommended for the asset's capital and operating budgets and are tracked in a Sustainability Plan once the asset is acquired.

2. Plan Green

All Jamestown Green properties receive a complete screening to identify opportunities for cost-savings and initiatives based on the strategic plan. An annual Sustainability Plan review allows us to track progress on these initiatives in addition to the performance based targets we monitor through Green Gauge, which are also summarized in the plan.

SELECT PROJECTS

530 Fifth Avenue, New York, NY

- New cooling towers with Variable Frequency Drives (VFD's)
- Air Handler Unit (AHU) and Building Management System (BMS) upgrade to improve efficiency

One Times Square, New York, NY

- Purchased wind energy to offset 100% of LED signage electricity consumption
- Participated in Earth Hour and featured in international media

Ponce City Market, Atlanta, GA

- Recycled 98% of construction waste, over 84,080,840 lbs. of material
- Three LEED Certification projects underway, with an anticipated energy savings of 1,314,554 kWh per year for the base building

Riverview Landing, Atlanta, GA

- Completed construction of two stormwater quality ponds
- Hosted clean ups and established water quality monitoring

Pacific Place, San Francisco, CA

- Completed performance period for LEED Gold Certification
- Plumbing upgrade to achieve over 30% water reduction

Alameda South Shore Center, East Bay, CA

- Recipient of the Waste Reduction Excellence in Commercial Property Management award by Stop Waste
- Worked with Miss Alameda to design a compost program and training for tenants – first phase of rollout resulted in 40% increase in diversion rate

One West Victory, Savannah, GA

- Installed 700 gallon cistern in courtyard to collect greywater condensate from heating and cooling and use for drip irrigation
- LEED for Homes certification underway

One Metro Center, Washington, DC

- Achieved LEED O+M certification
- Purchased 100% wind energy

Program Metrics

Jamestown Green Gauge - Property KPIs				
Category	Criterion	How Measured	Units	Performance Indicator
Building Energy	Electricity	Utility bills	kWh	kBtu/sf
	Natural Gas	Utility bills	Therms	
	Fuel Oil	Utility bills	Gallons	
	Steam	Utility bills	KLbs	
Carbon (associated with building energy)	GHG Emissions	Energy Star Portfolio Manager	Metric Tons of CO2 Equivalent	MtCO2e/sf
Water	Total water used	Utility bills	Hundred Cubic Feet (ccf)	ccf/sf
Waste	Total waste produced	Direct measurement or survey	Cubic Yards (cu yds)	cu yds/sf
	Waste diverted from landfill	Direct measurement or survey	Cubic Yards (cu yds)	Percent of total waste

3. Green Gauge

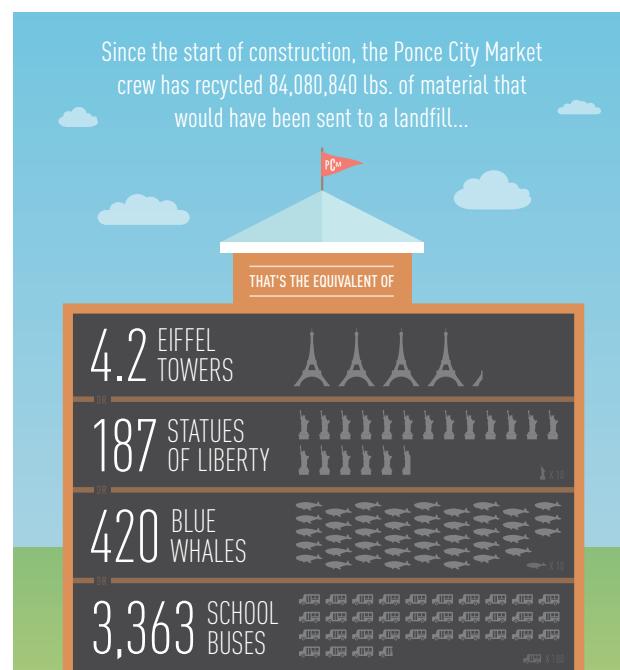
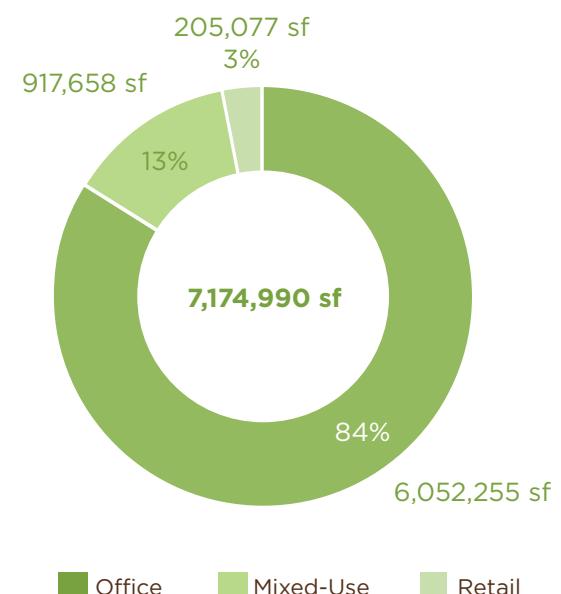
Through the Green Gauge program, we monitor and track our environmental performance at the property, fund and portfolio levels. Above is a chart of Key Performance Indicators that we have selected and continue to monitor. We use two tools - ENERGY STAR Portfolio Manager and ULI's Greenprint tool - to track our performance.

ULI Greenprint

Jamestown is a member of ULI Greenprint's Center for Building Performance, an international association of building owners and investors committed to reducing their carbon footprints. Greenprint publishes an annual index that we use to benchmark our properties to similar properties and portfolios. Through the Greenprint tool, we track consumption and costs associated with building energy, water and waste.

We launched our participation in Greenprint in late 2013 and currently have 100% of our office and mixed-use assets participating.

Assets Benchmarked by Use Type



GRESB

Sustainability policies and performance are becoming increasingly important to investors who want to see an intentional overall strategy. To demonstrate our commitment, our Premier Fund assets have participated in the Global Real Estate Sustainability Benchmark (GRESB) since 2013. GRESB is an international benchmark with strongest representation from European and Australian investors. In our inaugural submission, we scored above average in Management and Building Performance. In the past year, we have worked to formalize policies and programs to enhance our overall rating in areas such as Policy & Disclosure, Risks & Opportunities, Monitoring & Environmental Management System, Building Certification and Benchmarking, and Stakeholder Engagement based on constructive feedback from our first submission. In our latest scorecard we ranked highest in our peer group and scored in the top 25% across all GRESB ranked portfolios. We were designated as a GRESB Green Star, and will continue to make strategic improvements to maintain our status as a top performer.

4. GREEN WORKS

Green Works is the name of our Corporate program to improve the sustainable practices of our Jamestown Corporate and Jamestown

Commercial Management Corporation (JCMC) Offices. Each Jamestown Corporate Office and JCMC Office has an Environmental Lead who identifies opportunities to reduce the office's environmental footprint and save money in the process.

Tree Free to Paperless

This past year, Jamestown has made a concerted effort to go paperless. Our Atlanta offices now use Treefrog paper – paper that is made from sugarcane in lieu of normal copy paper. We have also transitioned our invoicing to Nexus, a digital system which cuts down on a significant amount of paper.

Bright Green

Bright Green is our monthly newsletter for Jamestown employees with environmental tips and updates on topics related to sustainability. Each issue includes a feature article, a spotlight on a property, tips for use at the office and tips for use at home. Bright Green is organized around the key themes of Energy, Water, Waste, Transportation and Purchasing.

"I look forward to the Bright Green newsletter because it helps me learn about all the impressive sustainable programs at Jamestown's properties and gives me ideas for how I can live and work more sustainably."
Gretchen Nagy, Managing Director and General Counsel

Green Spot

Everyone needs a reminder about how to live and work with more attention to one's environmental impact, and the Green Spot is the place where we do that at Jamestown offices. We created a pilot of the Green Spot at our 999 Peachtree office and are looking to expand this program at our Ponce City Market office and other Jamestown offices in the upcoming year. The Green Spot is the place that our employees can recycle batteries (work and personal), borrow a book, or check on the latest Jamestown Green initiatives.

Program Highlights

Several important sustainability initiatives were launched in 2013.

Sustainable Property Management Manual

Our first Sustainable Property Management Manual was issued to guide the operations of Jamestown Commercial Management Corporation (JCMC). Each day, our property managers and engineers consider how to manage properties efficiently and effectively. The Sustainability Property Management Manual adds an additional lens to their daily operations. Inspired by LEED standards, the Property Manual creates a minimum standard to which we expect our JCMC properties to adhere in the areas of Energy Management, Transportation, Waste Management and Recycling, Green Cleaning, and Pest Control.

There are currently 16.4 million square feet under management by JCMC.

Green Leases



Historically, real estate owners and tenants have had difficulty integrating sustainability into the lease process due to tension between owners and tenants over responsibilities and cost-sharing arrangements.

To help overcome this barrier, Jamestown has worked to incorporate green lease language that is equitable to both parties and encourages energy efficient tenant build outs into its leases. As a result of our efforts, we were named an inaugural Green Lease Leader by the Institute for Market Transformation (IMT) and the U.S. Department of Energy's (DOE) Better Buildings Alliance.

Bicycle Facilities

Bicycle commuting is becoming popular throughout the United States and particularly in cities and neighborhoods where Jamestown assets are located. As a result, Jamestown has been busy improving amenities for our tenants so that we can encourage this energy efficient and environmentally-friendly form of alternative



State of the art bike rack at Pacific Place in San Francisco.

transportation. Some examples of bike amenities include easily accessible and attractive indoor bike racks at Pacific Place, a rental facility at Alameda South Shore Center, and an upcoming bike valet program at Ponce City Market. Innovation & Design Building in Boston partnered with Boston Hubway to sponsor a bike share program and other bike shares can be found adjacent to Chelsea Market in New York, at Square 696 in Washington DC and at Warehouse Row in Chattanooga.

EV Chargers

Electric Vehicle (EV) Charging Stations are also popping up at many Jamestown properties to meet the growing demand from alternative vehicle owners. Reserved parking spaces equipped with EV Charging Stations provide owners of eco-friendly, low emissions vehicles such as plug-in hybrid electric and battery electric vehicles with a convenient way to recharge on the go at these Jamestown properties - White Provision in Atlanta, the Georgetown retail district in Washington, DC and soon at Lantana and Ghirardelli Square in California and Ponce City Market in Atlanta.



EV Charging Station at White Provision in Atlanta.

Commitment to the Community

Charitable Giving

In 2012, we created the Jamestown Charitable Foundation, a § 501(c)(3) public charity. Through the Foundation, Jamestown raises funds for designated nonprofits through events and makes targeted gifts in the communities in which we operate.

Our initial grantmaking is focused on the theme of Great Cities/Great Spaces. As investors in properties in metropolitan centers, Jamestown supports nonprofits that make our cities more desirable places to live and work. We have identified the following focus areas for our giving to catalyze great placemaking and build healthy, sustainable and economically viable cities.

1. Sustainable and local food movements

Access to food that is grown locally and without pesticides is of paramount importance in cities and communities with growing populations. Community gardens, farm to table projects and scholarships for rising chefs from disadvantaged communities are the types of initiatives that we believe address these critical issues.

2. Parks and green space

In the urban environment, parks and green spaces play an important role in providing respite as well as areas for recreation. Many Jamestown projects are located near important parks and green spaces because we value the importance of these spaces in community life. Through our giving program, we assist conservancies and other caretakers of these spaces.

3. Alternative transportation and transit

Public transportation, bicycle commuting and electric vehicle (EV) charging stations for owners of low-emission vehicles are just some of the ways that encourage our employees and tenants to reduce their impact on the environment. We support a variety of initiatives or organizations that work to raise public awareness and provide alternatives to car commuting.

4. 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 community.

In 2013, Jamestown made gifts totaling \$700,377 to charitable organizations including the following:



DEDALUS FOUNDATION



**Giving Snapshot
The Creatives Project**

Jamestown Charitable Foundation proudly supports The Creatives Project, an emerging organization that connects Atlanta's diverse communities, particularly those that lack an outlet for creative expression. Over the summer, The Creatives Project ran a program called The Capture Project which paired teens from the Old Fourth Ward neighborhood where Ponce City Market is located with Artists-in-Residence as mentors. The teens learned the fundamentals of portrait photography and storytelling and went on a portrait scavenger hunt at participating businesses along the new Streetcar line. Partnering with Ponce City Market, the teens' works were displayed in donated gallery and exhibition space for the inaugural "Capturing Community" Youth Exhibition.



Bay area employees after a beach cleanup at the Robert W. Crown Memorial State Beach near Alameda South Shore Center on Earth Day 2013.

Community Service

Jamestown employees also volunteer in the communities in which we operate. Annually, we participate in an Earth Day service project across the country. This past year, projects included:

- Cleaning, sorting, landscaping and building shelving for the Lifecycle Building Center, a warehouse facility and retail store in Atlanta for salvaged building materials.
- Weeding, general tidying of the park, and cutting back and trimming new growth with the Friends of Hudson River Park around the corner from our Chelsea Market offices in NYC.
- Assisting with invasive plant removal on the grounds of the Tudor Place Historic House & Garden in D.C.
- Helping the San Francisco Botanical Societies' volunteer-run nursery with their annual plant sale in Golden Gate Park.

In addition, local offices are encouraged to identify an additional day of service that is meaningful to the location. In Atlanta, employees volunteer on Martin Luther King Day and

in New York, our office worked with Operation Backpack to provide new backpacks filled with school supplies to homeless children living in shelters that otherwise would return to school without the supplies that they need.

Through our German sister company, Jamestown US-Immobilien GmbH, we have financed the construction of an SOS Children's Village for 150 children in the Dominican Republic in 1999 and have supported its annual upkeep ever since with contributions totaling \$6.5MM.



Matt Bronfman, CEO, addresses employees volunteering at the Lifecycle Building Center in Atlanta during Earth Day service project.



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