To the CEO

September 2019

As Jamestown approaches its 37th year, we celebrate our iconic projects, talented team, and look forward to the future. This Sustainability and Corporate Social Responsibility Report highlights achievements as well as opportunities for future innovation in the following areas:

**Governance**

As our corporate governance practices have evolved, so have our environmental, social, and governance (ESG) reporting and transparency efforts. Since 2016, Jamestown’s Premier Property Fund has earned a 5 Star rating from the Global Real Estate Sustainability Benchmark (GRESB). This rating, accorded to the top 20% of participating entities, is the highest rating and recognizes our leadership in the industry. We have also partnered with a third-party to conduct a climate risk assessment on our whole portfolio. We anticipate the results of the risk assessment to be a meaningful addition to our existing physical risk management program and resilience strategy.

**Environment**

When we set our initial energy, water, and greenhouse gas (GHG) targets in 2013, our formal sustainability program had just been launched. Since then, we’ve formalized our best-in-class environmental data management framework, and implemented impactful operational programs and efficiency improvements to help us towards our 2024 20% reduction targets. I’m proud to say that we are on track to achieve our GHG and energy targets well before our 2024 deadlines.

**Social**

As we’ve expanded into new geographies we’ve continued to focus on our employees, tenants, and communities. Just as we aim to create inspirational places for people to enjoy, we strive to empower individuals to realize the value of their personal impact. From our Women’s Initiative to our charitable partnerships, we are proud of the impact that this work has on our communities.

We are excited about our new chapter as a firm.

Matt Bronfman
CEO, Jamestown, L.P.
Section I.

Governance
Jamestown possesses internal expertise to bring added value to all aspects of the company, such as acquisitions, capital markets, and asset management, in addition to excelling at the traditional functions of a real estate management company. Jamestown differentiates itself through its vertically integrated platform. In addition to excelling at the traditional functions of a real estate management company, such as acquisitions, capital markets, and asset management, Jamestown processes internal expertise to bring added value to all aspects of the real estate business. Through in-house capabilities in Development & Construction, Architecture & Design, Sustainability, Retail Leasing, Creative & Marketing, and Food & Beverage curation, employees maximize value throughout an asset's ownership period.

In 2014, Jamestown adopted principles that guide us as we build a best-in-class real estate investor and fiduciary, resulting in a stable and thriving company. For the long-term benefit of our investors, tenants and employees. For our investors, being a best-in-class real estate investor and fiduciary means we produce superior results, communicate honestly and transparently, and are responsive to their needs. For our tenants, being best-in-class means we contribute to an atmosphere of respectful cooperation that excludes any kind of harassment. Additionally, Jamestown’s Employee Handbook addresses governance topics such as workplace violence, child, forced or compulsory labor, and labor management relations. Jamestown requires employees to participate in annual training covering Workplace Sensitivity, Diversity, and Inclusion. This training addresses sexual harassment, assault, workplace environment, and diversity and inclusion. These topics are also addressed formally in Jamestown’s Code of Ethics, which outlines Jamestown’s Equal Opportunity Policy and calls on each employee to contribute to an atmosphere of respectful cooperation that excludes any kind of harassment. Additionally, Jamestown’s Employee Handbook addresses governance topics such as sexual harassment, assault, workplace environment, and labor management relations.

PRINCIPLES

We envision a future where investment growth is fully aligned with the principles of sustainable development and utilizing resources wisely. With our long-term view, we further acknowledge our responsibility to add value to our communities and to implement sustainable, profitable in our operations by defining, evaluating, and communicating our Guiding Principles. We are passionate about creating a supportive working environment. Our approach to our industry reflects Jamestown’s commitment to building a best-in-class organization and achieving superior results.

GOALS

- Use Resources Responsibly
- Minimize or reduce consumption of energy, water, and waste through active property management.
- Engaging our tenants in sustainable practices at the corporate, property, and portfolio levels. At the property level, Jamestown Green is a holistic program that incorporates sustainability initiatives that reduce operating expenses through a combination of increased energy efficiency and operational excellence.
- Enhance our Communities
- Engage with employees, tenants, and other stakeholders to lead by example and be at the forefront of conversations at industry, government, and community levels.
- Create Healthy Spaces
- Create healthier spaces that benefit our building occupants and increase occupancy, retention, and lease rates.

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ESG and Financial Performance: Connecting the Dots

RESPONSIBLE INVESTMENT STRATEGY

As an investment manager, Jamestown’s primary responsibility is to add economic value to our clients’ portfolios. We believe that our emphasis on environmental, social, and governance (ESG) factors will have a positive impact on long-term performance. Jamestown invests in a diversified portfolio of real estate assets, with a focus on conservative investments with proven performance.

Jamestown’s Premier Property Fund is the firm’s open-end core-plus investment vehicle for institutional investors. The fund is focused on office, retail, and mixed-use assets in major U.S. metropolitan centers. The fund’s target markets are New York, San Francisco, Washington, DC, Boston, and Los Angeles. Jamestown sponsors closed-end core and core-plus opportunistic real estate funds for individual German investors that invest in real estate assets in the United States. Over the last three decades, more than 80,000 German retail investors have placed their trust in Jamestown. Jamestown’s Latin America fund is led by a dedicated team of professionals and partners with local developers to invest in residential and mixed-use development projects in select urban markets in Latin America. The team sources acquisition and development opportunities from its local office in Bogotá, Colombia. Jamestown Latin America focuses on major markets in Colombia, Peru, and Chile. We believe these markets exhibit strong real estate fundamentals and positive prospects for long-term economic growth.

Jamestown also manages timberland in the southeastern U.S. on behalf of three closed-end funds for individual German investors and one open-end fund for institutional investors.

RISK MANAGEMENT AND INVESTMENT POLICIES

Jamestown has adopted a wide variety of policies and procedures that demonstrate our commitment to the principles of responsible investing, including:

- Code of Business Ethics
- Anti-Corruption and Gifts Policy
- Anti-Money Laundering Policy
- Compliance Manual
- Valuation Policy
- Privacy Policy
- Anti-Retaliation Policy
- Business Continuity/Disaster Recovery
- Record Retention
- Responsible Contractor Policy
- Due Diligence Procedures for New Acquisitions
- Building Resilience and Climate Change
- Information Security Policy
- Business Continuity Policy
- Crisis Communication Manual
- Emergency Action Plans

Each March, the compliance team hosts a “March Madness” themed tournament open to all employees. In 2019, over 60 employees participated in the tournament. Participants answered a range of multiple choice questions about Jamestown governance policies, and the answers were reviewed for all employees in the quarterly Compliance Circular newsletter.

TOP 10 MATERIAL ISSUES:

1. Transparency
2. Tenant Satisfaction
3. Economic Performance
4. Bribery and Corruption
5. Local Communities
6. Occupant Health and Safety
7. Urbanization
8. Fair Labor Practices
9. Education and Training
10. Diversity and Equal Opportunity

* These issues were identified through a materiality assessment survey which was sent internally to department leaders and externally to joint venture partners and consultants.
Jamestown takes a comprehensive approach to the management of ESG risks, which begins with an ongoing awareness of physical, social, economic, and environmental risks. Jamestown then works to analyze and manage those risks. For physical risks (including climate, earthquake, flood, and environmental risks), Jamestown works strategically with our insurance carrier engineers at FM Global. For a majority of sites, FM Global conducts site assessments and identifies risk management techniques for implementation. The FM Global reports include a physical risk score and a higher score for properties where measures have been implemented, as well as recommendations. All information is tracked in an easy-to-use MyRisk portal, which helps to facilitate conversations with property teams and track recommended projects. As a result of the physical risk reports, a number of coastal assets have implemented flood prevention plans. Jamestown identifies other material climate risks by conducting a vulnerability and risk assessment. Jamestown’s approach to managing energy risk includes managing heat gain by utilizing energy efficient windows and shading, devices to maximize the insulating qualities of building openings and using roof cooling techniques and green roofs as feasible. Resilient heating, cooling, and ventilation systems are also employed by mounting HVAC equipment on the roof and using cross ventilation for passive cooling for applicable properties.

Jamestown takes the resiliency of building systems and materials into account. For example, in anticipation of flooding events, Jamestown will plan to raise utility hookups, electrical service panels, and other mechanical devices above expected flood levels. Further, Jamestown retrofitts roofing systems to minimize structural and collateral damage while employing green roofing techniques, such as vegetation, where practical. We also take resilient backup power systems and systems into account by designing elevator systems with back-up power sources or automatic return so that in the event of a power outage, the elevator returns to the first floor by prioritizing needs for emergency evacuation. Jamestown uses the World Weather Service’s index tool to translate hydrological data into indicators of water-related risks. This tool assesses physical risks such as flood occurrence, drought severity, groundwater stress, and regulatory/technical hazards. In response, Jamestown implements drought tolerant landscape design and works to identify and plant appropriate trees and shrubs for each climate zone.

Jamestown utilizes the FM Global’s resiliency index tool to translate hydrological data into indicators of water-related risks. This tool assesses physical risks such as flooding occurrence, drought severity, groundwater stress, and regulatory/technical hazards. In response, Jamestown implements drought-tolerant landscape design and works to identify and plant appropriate trees and shrubs for each climate zone.

Jamestown identifies other material climate risks by conducting a vulnerability and risk assessment which analyzes factors such as building safety and materials, climate-change risk, energy efficiency/supply, flooding/water supply, GHG emissions, air quality, natural hazards, and regulatory/reputational risks. In response, Jamestown implements drought-tolerant landscape design and works to identify and plant appropriate trees and shrubs for each climate zone.

Principle 1: We will be active owners and incorporate ESG issues into our ownership policies and practices.

Principle 2: We will seek appropriate disclosure on ESG issues by the entities in which we invest.

Principle 3: We will promote acceptance and implementation of the Principles within the investment industry.

Principle 4: We will work together to enhance our effectiveness in implementing the Principles.

Principle 5: We will report on our activities and progress towards implementing the Principles.

UNPRI

In addition to internal policies and procedures, Jamestown is a signatory to the United Nations Principles of Responsible Investment (UNPRI). The Principles state that:

“...as institutional investors, we have a duty to act in the best long-term interests of our beneficiaries. In this fiduciary role, we believe that environmental, social, and corporate governance (ESG) issues can affect the performance of investment portfolios, in varying degrees across companies, sectors, regions, asset classes (and through time). We also recognize that applying these Principles may better align investors with broader objectives of society. Therefore, where consistent with our fiduciary responsibilities, we commit to the following:

-UNPRI

Jamestown signed on to UNPRI in 2015, and each year we are required to report on our activity via the PRI reporting framework. Jamestown received an “A” for our 2020 Assessment Report. Overall, our scores for each of the PRI modules are in line with or exceed those of our peers. Additionally, Jamestown completed the climate risk indicators, reflecting our commitment to integrating climate risk into our investment process. This reporting effort has provided us a useful benchmark for our efforts and a roadmap for future initiatives. We encourage others to consider the adoption of the PRI’s strategies to guide their responsible investment practices.

GRESB

Jamestown’s Global Real Estate Sustainability Benchmark (GRESB) performance is a testament to its strong governance practices. Since 2014, Jamestown’s Premier Property Fund has been categorized as a Green Star, which is based on absolute performance in the Implementation and Measurement and the Management and Policy sections. Since 2016, the Premier Property Fund has earned a GRESB 5 Star rating, which is awarded to the top 30% of participating entities and is the highest rating and recognition for being an industry leader. In 2019, Jamestown ranked 3rd in the North America (Diversified - Office/Retail) Non-listed peer group and in the top 7% of all GRESB respondents. Jamestown scored ahead of the peer average in all aspects, earning perfect scores in the Management, Policy, and Disclosures and Risks and Opportunities categories. Additionally, Jamestown was ranked 1st among the same competitive peer group and in the top 10% of all 228 respondents to the optional Resilience Module.

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RESILIENCE AND CLIMATE CHANGE

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End poverty in all its forms everywhere

Many Jamestown projects drive job growth and offer workforce development partnerships. Industry City in Sunset Park, Brooklyn, has a 7,000-square-foot Innovation Lab which supports young people with the training and education needed to earn well-paying jobs and the potential to turn those jobs into accomplished careers. The Innovation Lab is a catalyst for employment, providing pre-screening and job placement services, technology, and vocational training programs. These services spur business growth, entrepreneurship, and cooperative training programs, and offer continuing education for the benefit of community residents.

End hunger, achieve food security and improved nutrition and promote sustainable agriculture

Jamestown supports a number of non-profit partners working in the areas of sustainable and local food and school food wellness and nutrition, including: Georgia Organics, Community Farmers Markets, Holy Apostles Soup Kitchen, Captain Planet Foundation, Global Growers, the Brooklyn Community Foundation, Soup Kitchen, Capt. Planet Foundation, Global Growers, Wellness in the Schools, Edible Schoolyard NYC, No Kid Hungry, and Lovin’ Spoonfuls. These nonprofits support sustainable food production and work to provide a 12-day immersive experience for college-bound teenagers of color interested in pursuing careers in commercial real estate. Students in this program had an average GPA of 3.95 with 85% of Latinx heritage and 65% of African-American heritage.

Achieve gender equality and empower all women and girls

Jamestown focuses on gender equality through our recruitment practices as well as our Women’s Initiative. The Women’s Initiative hosts educational events that encourage discussion and challenge all employees to consider how women can be supported in the workplace. The Women’s Initiative also leads a clothing drive and career coaching in partnership with Dress for Success.

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I. GOVERNANCE

Ensure sustainable consumption and production patterns.

Jamestown prioritizes waste diversion in our corporate offices. During Earth Month, Jamestown properties recycled over 5,900 pounds of electronic waste, ensuring its proper and safe disposal. Our properties also have the opportunity for responsible production and consumption, including décor items. Georgetown Park in Washington, D.C. had over 100 basketballs in a window display, which they were able to donate to a YMCA in D.C. and a community center in Virginia for the children to use.

Take urgent action to combat climate change and its impacts.

In addition to reducing our energy consumption and GHG emissions, Jamestown has been proactive in preparing for and mitigating the potential impacts of climate change. To date, much of this work has focused on property-level improvements and emergency action plans. In June of 2019, Jamestown launched a climate change risk assessment of the whole portfolio in partnership with Four Twenty Seven. This assessment will focus on six climate risk factors: heat stress, wildfires, floods, hurricanes and typhoons, sea level rise, and water stress.

Conserve and sustainably use the oceans, sea and marine resources for sustainable development.

One of the biggest threats to marine life is the presence of plastics in our waters and oceans. At Jamestown’s Ponce City Market headquarters in Atlanta, GA, office management installed a Bevi smart water machine as an alternative to plastic water bottles. As of July 2019, the machine has saved over 20,000 12 ounce water bottles from being used, and over 4.4 tons of CO2.

Project, restore, and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification and halt and reverse land degradation, and halt biodiversity loss.

Did you know that one of every three bites you take depends on a pollinator such as a honey bee? Jamestown has partnered with Bee Downtown to install three honey bee hives on the roof of a parking garage at Ponce City Market. The hives help in building an urban pollinator corridor and the bees will pollinate plants within a three mile radius of the building. The hives also provide educational opportunities for tenants and community members to learn about the importance of pollinators.

Promote peaceful and inclusive societies for sustainable development, provide access to justice for all, and build effective, accountable and inclusive institutions at all levels.

Jamestown has a robust set of governance policies in place globally to protect against corruption and bribery, including an Anti-Corruption and Gifts Policy, an Anti-Money Laundering Policy, and a Compliance Manual. These policies are reinforced through annual training and ongoing employee engagement.

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One of the biggest threats to marine life is the presence of plastics in our waters and oceans. At Jamestown’s Ponce City Market headquarters in Atlanta, GA, office management installed a Bevi smart water machine as an alternative to plastic water bottles. As of July 2019, the machine has saved over 20,000 12 ounce water bottles from being used, and over 4.4 tons of CO2.

Promote peaceful and inclusive societies for sustainable development, provide access to justice for all, and build effective, accountable and inclusive institutions at all levels.

Jamestown has a robust set of governance policies in place globally to protect against corruption and bribery, including an Anti-Corruption and Gifts Policy, an Anti-Money Laundering Policy, and a Compliance Manual. These policies are reinforced through annual training and ongoing employee engagement.

Strengthen the means of implementation and revitalize the global partnership for sustainable development.

Jamestown utilizes this report and also actively participates in other industry organizations to promote the Sustainable Development Goals and their adoption within commercial real estate.
Jamestown Green is governed by an Investment Committee, with oversight of day-to-day functions led by managing directors and departmental leaders. Jamestown’s Vice President of Sustainability and Social Responsibility leads the integration of ESG efforts across the firm. This role reports to the CFO via the Director of Property Management. Additionally, the Vice President of Sustainability and Social Responsibility provides regular updates to a senior level ESG committee with representation from all departments, including the CEO. The ESG committee also supports various ESG initiatives across the property levels. Since 2015, Jamestown has worked with Verdani Partners to support the development and implementation of Jamestown’s sustainability efforts. This support includes annual refinements to Jamestown’s sustainability and ESG strategic plan. These refinements are based on feedback from Jamestown’s ESG committee on industry trends, as well as performance on third-party transparency reports. Throughout the year, the sustainability team uses a work plan that is based on the strategic plan. Progress is monitored and discussed during weekly sustainability check in meetings.

Leadership and strategic planning

Jamestown adheres to the following structure:

1. Governance
2. Sustainability
3. Economic
4. Social
5. Environmental

The EMS is in line with industry peers, aligned with ISO 14001 standards and management of key program components. The platform enables strategic planning, optimization, communication, and effective sustainability and ESG objectives into ongoing business operations. The plan is informed by an Environmental Management System (EMS) that incorporates Environmental Management System (EMS) that incorporates environmental performance while ensuring net operating income (NOI) and overall asset value. Each plan includes operational standards and best management practices as well as goals on property-specific emissions and the performance-based targets monitored through Green Gauge. The plan is reviewed annually as part of the budgeting process, and goals are finalized for the following year. The annual process evolves year to year, allowing for continual improvement and ensuring a consistent dialogue with the property teams around sustainability efforts.

Program Area

Plan Green

Unlike many private equity firms that hire third parties to monitor and execute their business plans, Jamestown actively manages its portfolio in-house. The Asset Management department maintains a robust team that stays close to the real estate. This hands-on management provides many benefits, such as cultivating close tenant relationships and providing tenants with access to expansion or relocation spaces in multiple markets.

The company takes full advantage of its integrated platform on each acquisition by engaging all company departments in the evaluation of new opportunities. Early in the acquisitions phase, the Asset Management, Retail Leasing, Development & Construction, Sustainability, and Corporate & Marketing departments are included in order to fully understand the characteristics of a potential acquisition, explore site activation opportunities, and prioritize property improvements.

Advance Green is the evaluation of an asset’s sustainability prior to acquisition and the onboarding of the newly acquired property into the Jamestown Green program. The program is evaluated based on current sustainability practices, opportunities for certification and whether potential equipment upgrades can decrease operating costs or increase lease rates. Jamestown Green works 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 summary and plan once acquired.

In 2018, Jamestown Green conducted pre-acquisition reviews of eight buildings representing over 26 million square feet.

In 2018, 644 mWh were produced from the solar array at the San Francisco office and the onboarding of the newly acquired property into the Jamestown Green program.

Program Area Advance Green

The energy use of over 540 homes for one year

Over 47 trips around the world or from Atlanta to San Francisco and back 200 times.

1312

137,695 miles driven by an average passenger vehicle.

174,000 homes for one year

The energy use of over 540 homes for one year

12

13

Environmental Management System

Jamestown Green’s Sustainability and Corporate Social Responsibility program is informed by an Environmental Management System (EMS) that incorporates sustainability and ESG objectives into ongoing business operations. The platform enables strategic planning, optimization, communication, and effective management of key program components. The EMS is in line with industry peers, aligned with ISO 14001 standards and adheres to the following structure:

I. GOVERNANCE

Thejsx is an environment where investment growth is fully aligned with the principles of sustainable development and operations in a way that respects the environment and our local communities. In addition to our high-level goals, Jamestown Green monitors the success of our program through ambitious performance targets which are reviewed and revised periodically based on industry standards. As of December 31, 2018, we were on track or had met the following targets:

**Energy**

- Achieves participation in ENERGY STAR Portfolio Manager Program for 100% of Jamestown office and mixed-use buildings by 2019
- Achieves participation in ENERGY STAR Portfolio Manager for all assets by 2018
- Reduce company-wide energy use and greenhouse gas emissions 20% by 2024 (from a 2014 baseline)

**Water**

- Maintain all properties’ ENERGY STAR profiles with water utility data in Portfolio Manager and report properties’ water consumption
- Reduce company-wide water use 20% by 2024 (from a 2014 baseline) assets by 2018

**Waste**

- Achieves a 40-75% waste diversion rate by 2024

**Program Area**

**Plan Green**

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**Program Area**

**Advance Green**

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The energy use of over 540 homes for one year

Over 47 trips around the world or from Atlanta to San Francisco and back 200 times.

1312

137,695 miles driven by an average passenger vehicle.
To ensure the implementation and maintenance of the EMS, Jamestown has implemented sustainability policies and a comprehensive communication strategy that engages all key stakeholders in our sustainability and corporate responsibility efforts.

Policies
These policies and guidelines provide employees, tenants, and vendors with the tools they need to create efficient, healthy, and safe work environments, while simultaneously enhancing building performance. Jamestown Green works to ensure these policies and programs are in practice at both the corporate and property levels.

Our sustainable policies and best practices address:
- Energy Management
- Water Efficiency
- Waste Management and Recycling
- Green Cleaning
- Building Exterior and Hardscape Management
- Integrated Pest Management
- Landscaping Best Management Practices
- Indoor Air Quality
- Sustainable Purchasing and Procurement
- Health and Wellbeing
- Building Resilience and Climate Change
- Due Diligence Procedures for New Acquisitions
- Stakeholder Engagement
- Green Office Practices
- Green Tenant Improvement (TI) Practices
- Solid Waste Management
- No Smoking

These policies profile a framework for employees, property managers, and vendors and have enabled us to benchmark all eligible buildings with ENERGY STAR Portfolio Manager and pursue LEED certification where feasible.

Certifications

LEED Certifications
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 US Green Building Council (USGBC) to address a range of development types. Each rating system uses a scorecard to calculate four different certification levels (Certified, Silver, Gold, and Platinum) in addition to including prerequisites and credits that address six strategic areas of environmental performance: location and transportation, sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality.

As of 6/30/2019, there were 16 LEED certified projects within the Jamestown portfolio.

ENERGY STAR Ratings
ENERGY STAR is a third-party rating system sponsored by the U.S. Department of Energy (DOE) and the U.S. Environmental Protection Agency (EPA). The program rates the relative energy performance of new and existing buildings on a 1-100 point scale. A building with a minimum of 70 points is eligible for an ENERGY STAR label, which certifies that the building is more energy efficient than 75% of similar structures in a particular year.

As of 6/30/2019, there were 12 buildings with a 2018 or 2019 ENERGY STAR rating in the Jamestown portfolio, with an average score of 88.

TENANT COMMUNICATION
Jamestown uses signage, tenant memos, and even an art poster series to keep tenants engaged in sustainability topics. In 2016, Jamestown Green launched a new way to share important messages with our tenants and visitors by producing a limited edition of art posters. Each poster has a call to action, and is sent to tenants with a memo that contains other tips on how to save energy and water and how to minimize the amount of material sent to the landfill by properly recycling.

In honor of Earth Day 2019, Jamestown Green issued 200 limited edition screen printed posters to tenants encouraging them to “Know the Power of the Pollinator.” This was the 5th annual poster issued in honor of Earth Day, and marked the installation of three Jamestown-sponsored beehives at Ponce City Market in Atlanta, GA.
I. GOVERNANCE

Jamestown utilizes a number of tools to monitor key metrics and progress on performance goals and targets.

BENCHMARKING AND DATA MANAGEMENT

Schneider Electric is Jamestown’s partner for utility bill automation and management. By automating landlord-paid utility bills, Jamestown has streamlined its accounts payable process and added additional layers of analysis of our utility expenses. These bills can be easily analyzed in the Resource Advisor platform, which offers best in class analytics for utility performance.

ENERGY STAR is a tool from the Department of Energy which Jamestown uses to track whole building energy, water, and waste performance. In 2018, Jamestown submitted 30 ENERGY STAR benchmark reports to local municipalities, and earned nine 2018 ENERGY STAR labels with an average score of 88 out of 100.

Measurabl is an environmental management platform that is used to track energy, water, and waste performance. The platform takes advantage of data directly from ENERGY STAR, and overlays that with ratings and certifications data, as well as projects and audits, which are input by property staff.

verdani Partners is a full service sustainability consulting firm that supports the Jamestown portfolio on environmental data management, certifications, and reporting. Verdani Partners works closely with the vP of Sustainability and building teams to identify and prioritize effective solutions that can be sustained over the life of the building while adding economic, social and environmental value.

REPORTING

In 2018, Jamestown completed five voluntary reports, including submittals to: GRESB, UNPRI, Better Buildings Challenge, ULI Greenprint, and the 2017 Jamestown Sustainability and Corporate Social Responsibility Report which references the GRI G4 standard.

In 2018, Jamestown applied real time 15 minute interval monitoring to over 39,281,128 kWh of electricity usage to optimize building operations.

STAKEHOLDER ENGAGEMENT

Stakeholder engagement and partnerships allow Jamestown to implement meaningful projects and initiatives with support and resources from community and industry partners.

Jamestown Green oversees stakeholder and tenant engagement efforts that help build relationships, create quality spaces, deliver an outstanding experience and foster a sense of community at our properties and surrounding locations. As described on page 15, engagement is fostered through surveys, memos, newsletters, email, and other forms of communication.

Property-level partnerships are an important way to ensure that Jamestown-owned buildings are making positive impacts on our communities. Ballston Exchange was recognized as a 2018 Platinum Champion for its work with Arlington Transportation Partners. The property has been participating in the Champions program, which promotes alternative commuting programs to businesses and the community within Arlington County, since 2016. The property was recognized as a Silver Champion in 2017 and a Gold Champion for 2018.

Senior Property Manager Dave Tran with Arlington Transportation Partners representative Dag Alemayehu.
Industry partnerships are an important way to stay connected with other industry leaders on ESG topics that are material to the real estate industry. The programs below provide research, education, and a path forward for many of the sustainability challenges that Jamestown Green and other sustainability programs work to address.

**The Better Buildings Challenge** is a voluntary leadership initiative with the goal of making commercial and industrial buildings and multifamily residential housing across the country at least 20 percent more energy efficient over 10 years—saving American organizations $80 billion annually in energy costs. As a Better Buildings Challenge Partner since 2015, Jamestown works with the Department of Energy to track and reduce energy and water use across our portfolio, and joins other industry and community leaders to create and share real solutions that reduce energy and water consumption, create jobs, and save money.

**ENERGY STAR Partners** are organizations that agree to 1) commit to measure, track, and benchmark energy performance, 2) develop and implement a plan to improve energy performance, adopting the ENERGY STAR strategy, and 3) educate staff and the public about their partnership and achievements with ENERGY STAR. Jamestown signed on as an ENERGY STAR Partner in 2015, and continues to promote the use of the ENERGY STAR platform.

**The ULI Greenprint Center for Building Performance** is a worldwide alliance of real estate owners, investors, financial institutions, and other industry stakeholders committed to reducing carbon emissions across the global property industry. Jamestown is included annually in the Greenprint Performance Report, and Jamestown staff also serve on the Greenprint Performance Committees.

**Jamestown partners with a number of other national and local organizations, including Real Estate Roundtable and Partnership for New York City.**

**The U.S. Green Building Council (USGBC) is a membership organization that promotes sustainability and works to change the way buildings are designed, built, and operated.** Jamestown is a silver member of the USGBC, with the VP of Sustainability also serving in leadership roles at the state level.

**The Building Owners and Managers Association (BOMA) International is a primary source of information on building management and operations, development, leasing, building operating costs, energy consumption patterns, local and national building codes, legislation, occupancy statistics, technological developments, and other industry trends.** Membership includes building owners, property managers, facility managers, and building engineers. In Atlanta, Jamestown employees are involved in the BOMA Georgia chapter as a way to enhance their professionalism and value through education, advocacy, community involvement, membership participation, and the open exchange of ideas.

**Jamestown partners with a number of other national and local organizations, including Real Estate Roundtable and Partnership for New York City.**
Environmental Impact Areas

As an owner and operator of commercial real estate, we have the opportunity to help address environmental issues and improve sustainability in many interrelated areas. Jamestown has memorialized short- and long-term targets, as well as more general objectives, to guide our strategy. Additionally, the related United Nations Sustainable Development Goals have been included for each impact area.

**Emissions**

Buildings are responsible for 39% of U.S. CO2 emissions, and there are a number of steps that portfolios can take to reduce their emissions of CO2 and other greenhouse gases. For example, projects such as lighting retrofits and the installation of motion sensors reduce energy used in our properties and associated emissions. Additionally, the provision of electric vehicle (EV) chargers encourages low or zero-emission vehicles and helps to improve air quality in our communities.

**OBJECTIVES**

- Reduce the GHG emissions of the Jamestown portfolio
- Promote better air quality and health through reduced vehicular emissions

**SHORT-TERM TARGETS**

- Reduce carbon emissions 2% annually across the portfolio
- Evaluate assets for the purchase of Renewable Energy Credits (RECs) annually
- Support workplace charging by providing EV infrastructure at all properties with on-site parking

**LONG-TERM TARGETS**

- Reduce carbon emissions by 20% across the portfolio by 2024 (from a 2014 baseline)

**PROGRESS TOWARDS 2024 TARGETS**

Jamestown’s 2024 performance targets reference a 2014 baseline year. In order to track progress, we have established targets based on annual intensity values. Data sets for each year include buildings that were owned for the entire year with a complete year’s worth of whole building data.

GHG intensity is based on the emissions factors for each grid on which energy consumption occurs. For Jamestown, this represents our total emissions, including tenant energy consumption.

In 2018, over 4% of the portfolio’s GHG emissions were offset by Verified Emissions Reduction credits in an effort to reduce our GHG emissions. This brings our overall reduction to 33%.

**Jamestown’s timberland division is a unique part of our real estate operation that provides significant ecosystem services, including carbon sequestration. In 2018, Jamestown-owned timberlands sequestered 27,187 metric tons of carbon dioxide equivalent (CO2e) through standing timber and 14,739 metric tons of CO2e in annual growth. The absolute emissions for the building portfolio were 88,606 metric tons of CO2e, meaning that the annual growth of Jamestown-owned timberlands sequestered over 17% of the CO2e emitted by Jamestown-owned buildings in 2018.**
Energy Efficiency

It is estimated that commercial buildings account for roughly 72% of the total United States electricity consumption. Utilities are typically the largest controllable expense for building owners, and efficiency projects benefit from the ability to align financial savings with reduced environmental impact.

OBJECTIVES
- Monitor and reduce energy consumption and cost
- Reduce demand on electricity grid
- Benchmark the energy use of all eligible assets in the EPA’s ENERGY STAR Portfolio Manager tracking tool by 2018
- Automate utility data tracking for all eligible assets by 2018
- Achieve a portfolio-wide average ENERGY STAR score of 75 by 2018 for all eligible office assets
- Pursue annual ENERGY STAR labels for all eligible office assets
- Purchase electronics and appliances with the ENERGY STAR label

LONG-TERM TARGETS
- Complete energy audits for less efficient assets with ENERGY STAR scores of 75 or lower by 2020
- Reduce energy use by 20% across the portfolio by 2024 (from a 2014 baseline)

PROGRESS TOWARDS 2024 TARGETS

In May of 2019, Jamestown was recognized by Lawrence Berkeley National Laboratory and the U.S. Department of Energy, winning the award for “Energy Performance Management: Using an Energy Information System for a Portfolio.” This effort, in partnership with Jamestown Urban Management, is a result of Jamestown’s participation in the Department of Energy’s Smart Energy Analytics Campaign. Jamestown has 10 buildings covering 2.5 million square feet that are participating in this first-year, participating buildings and saved an average of 4% and five sites had savings over 16%.

Water Efficiency

The EPA estimates that buildings consume approximately 14% of all potable water in the United States annually through sewer, cleaning, and other uses. Water conservation practices such as efficient appliances and fixtures, behavioral changes and changes in irrigation practices can reduce water consumption by as much as one third.

OBJECTIVES
- Monitor and reduce potable water consumption and cost
- Reduce demand on municipal water systems
- Benchmark the water use of all eligible assets in the EPA’s ENERGY STAR Portfolio Manager tracking tool by 2018
- Ensure that all new water fixtures meet minimum efficiency standards and/or have a WaterSense label

SHORT-TERM TARGETS
- Reduce water use 2% annually across the portfolio
- Benchmark the water use of all eligible assets in the EPA’s ENERGY STAR Portfolio Manager tracking tool by 2018
- Ensure that all new water fixtures meet minimum efficiency standards and/or have a WaterSense label

PROGRESS TOWARDS 2024 TARGETS

After a small increase in 2016 and 2017, Jamestown is back down to its baseline water intensity. Intensity- or square footage-based metrics are widely used for tracking water consumption. One downside of this methodology is that intensity-based metrics are impacted by large assets. In the case of the Jamestown portfolio, some of our largest assets are those with many daily visitors. Many of those visitors, 7,000-10,000, are those with many daily visitors.

In 2018, Jamestown required all buildings in the NOMA Water and Waste (W2) Challenge. The W2 Challenge is a two-year initiative to support commercial real estate practitioners in benchmarking water and waste consumption and associated costs, and implementing best practices to improve performance. In addition to quarterly performance reports showing performance compared to peers, the challenge also provides resources for property managers to use to encourage tenants to help reduce water consumption and minimize waste.

Providing easily accessible data to our building engineers is key. They can see immediately if energy use exceeds expected levels, which helps us proactively manage energy in real-time rather than waiting for the utility bills.

- Ed Basford, Director of Operations, Jamestown Urban Management

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II. ENVIRONMENTAL

OBJECTIVES

- Monitor and reduce energy consumption and cost
- Reduce demand on electricity grid

SHORT-TERM TARGETS

✔ Benchmark the waste outputs of all eligible assets in the EPA's ENERGY STAR Portfolio Manager tool by 2018
✔ Increase waste diversion rates to 30% by 2018
✔ Conduct at least one e-waste recycling event at all office and residential assets annually
✔ Provide recycling for batteries, electronics, and light bulbs at all properties

LONG-TERM TARGETS

PID-Waste Management Site Selection and Design

II. ENVIRONMENTAL

Waste Management

Standard building practices use and waste millions of tons of materials each year, while green building practices use fewer resources and minimize the amount of waste sent to the landfill. In addition to operational waste management programs, the adaptive reuse of existing buildings allows for the re-use of a significant amount of materials while also re-using existing sites through urban sprawl development.

Ponce City Market Mixes Up Waste Management Strategies

Ponce City Market

Atlanta, GA

When Jamestown began planning the redevelopment of a 2 million square foot former Sears and Roebuck distribution center, the team knew that they wanted to implement a lock and key system for the commercial recycling program. The team installed signage and shared the rules are easy to understand, and a graphic of accepted materials is shared regularly with office tenants.

The management team then benchmarked stock and key systems for the comparison to reduce contamination and choose only the authorized and trained employees to scan waste.

Pilot: With the help of an onsite auditor to better understand contamination on site and make sure that efforts were being focused in the right areas. Additional benefits: the pilot reduced the amount of time for sorting and improving the overall efficiency of the site. Reduce: The team did a pilot with GoodR, which aims to rescue restaurant waste while fighting hunger, and work with tenants (restaurants and office) to “rescue” leftover food using a technology-based approach. They learned that, because waste is self-organized, a restaurant food waste composting program.

The management team implemented a lock and key system for commercial recycling programs. The team installed signage and shared the rules are easy to understand, and a graphic of accepted materials is shared regularly with office tenants.

A 31 percent reduction in indoor water use was achieved using highly efficient plumbing fixtures. Water: The San Luis Obispo Collection achieves LEED Certification.

Site Selection and Design

Site selection and design have a lasting impact, and are no less important than the sustainability of a building itself. The location and orientation of a building, as well as site design features, significantly impact heating and cooling needs and storm-water impacts of the project. Jamestown is committed to supporting a healthy lifestyle and productive work environment while enhancing community resiliency.

San Luis Obispo Monterey Street Development

Awarded LEED Certification

Monterey Street achieved LEED certification for LEED Certification.

San Luis Obispo Monterey Street

Monterey Street project provides close to 70,000 square feet of commercial and residential spaces. Three existing qualified historic buildings were combined with new infill shell buildings to create a two-story complex with retail and a pedestrian plaza at street level with residential stories above.

In 2013, Jamestown partnered with local developer Copeland Properties to integrate existing and new structures. Located in the heart of San Luis Obispo, the Monterey Street project provides access to multiple local services.

The San Luis Obispo Collection

Awarded LEED Certification

San Luis Obispo Monterey Street

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Illegible text
Health and Wellbeing

As focus on employee health continues to grow, corporate wellness programs are becoming an industry standard. With 59% of the U.S. workforce not receiving adequate exercise, it is critical to promote healthy behaviors. Integrating wellness into Jamestown’s business operations is expected to have a lasting impact in the form of improved employee health, increased productivity, and reduced instances of health risks.

**OBJECTIVES**
- Reduce health risks and insurance premiums
- Promote occupant safety
- Increase physical activity
- Reduce employee absenteeism and lost time
- Attract the most talented workforce
- Boost worker productivity and decision making
- Improve employee morale and job satisfaction
- Increase employee retention

**SHORT-TERM TARGETS**
- Promote access to healthy food and beverages
- Increase employee use of preventative health services
- Administer health risk assessments to all employees
- Include bike storage at all properties
- Ensure all properties have smoke-free building policies and asbestos-free interiors

**LONG-TERM TARGETS**
- Pursue Fitwel certification, as feasible, for eligible properties
- Prioritize walkscore and transit access for all new acquisitions
- Provide on-site spaces for physical activity and mental rejuvenation at all properties
- Ensure all workspaces have access to daylight, views, and operable shading

Prioritizing Health and Wellness for Tenants

88 Leonard
New York, NY
Situated in the heart of TriBeCa, 88 Leonard Street is a modern 21-story tower offering 352 luxury studio, one-, and two-bedroom rental apartments. The team at 88 Leonard understands the importance of amenities for its busy residents. The building has partnerships with a full-service gym and a children’s enrichment center that offers art classes and a dance studio. The building also introduced Hello Alfred, a service that offers residents a dedicated Alfred Home Manager who will keep each apartment clean and take care of weekly to-dos.

Over the summer, the 88 Leonard team worked with outside vendors to plan a health and wellness-focused event for its residents. The event activated all common areas of the property from the lobby to the roof, offering healthy bicycle-powered smoothies, relaxing massages, healthy charcoal ice cream in the zen garden, and a photo booth with a parfait bar in the lounge. On the roof, a DJ kept residents going for a full day of fitness classes, capped off by a foam rolling class and giveaways for participants. This event was one of the most well-received engagement events offered throughout the year, and the team is planning to make it an annual event.
The performance indicators below represent mixed-use, office, and retail assets that were owned at the end of 2017 and 2018. Due to the dynamic nature of Jamestown’s portfolio, energy, water, and GHG impact is analyzed each year using a like-for-like analysis – focusing on buildings owned for both years of a two-year period.

**Ratings, Certifications, and Risk Assessment Scores**

The map on the following page lists a select number of risk assessment factors for buildings that have earned a rating or certification. A number of additional factors are tracked portfolio-wide, and potential interventions are considered on an ongoing basis. Factors on the map include:

- **ENERGY BENCHMARKING LAW**
  - Many jurisdictions have laws requiring the benchmarking and transparency of energy use in buildings, which increases owner awareness of energy consumption and helps drive efficiency investments.

- **WATER RISK SCORE**
  - Provides one of five risk ratings ranging from low risk (1-2) to extremely high risk (4-5) based on physical, regulatory, and reputational risk categories.

- **AIR QUALITY INDEX**
  - Reports air quality based on five pollutants using six categories ranging from good (0-50) to hazardous (301-500) indicating increasing levels of health concern.

- **WALK SCORE**
  - Utilizes the proximity and type of amenities to grade properties on accessibility to goods and services without auto transportation using a 1-100 score.

When carbon offsets are included, Jamestown realized a total like-for-like emissions reduction of 26.8% from 2017 – 2018. That is an emissions reduction equivalent of 1,396 single family homes not using electricity for one year.

<table>
<thead>
<tr>
<th>Indicator</th>
<th>2018 performance</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Energy Use Intensity (EUI)</td>
<td>9.2% decrease</td>
<td>2018 average EUI: 87.16 kBTU/sf</td>
</tr>
<tr>
<td>Water Consumption Intensity</td>
<td>2.2% decrease</td>
<td>2018 absolute total water consumption: 940,002 kiloliters</td>
</tr>
<tr>
<td>Direct GHG Emissions (Scope 1)</td>
<td>9.2% decrease</td>
<td>2018 absolute total carbon emissions: 88,721 metric tons of CO₂</td>
</tr>
</tbody>
</table>

**METHODOLOGY**

Jamestown utilizes ENERGY STAR Portfolio Manager and the Measurabl platform through ULI Greenprint to manage and report on portfolio environmental data. Jamestown also works with Verdani Partners, which analyzes the data supplied for programs such as ENERGY STAR, LEED, GRESB, and the Better Buildings Challenge to ensure consistency, accuracy, and completeness. These processes are memorialized in a Greenhouse Gas Inventory Management Plan which is updated periodically.

Jamestown strives to improve data quality with each reporting period, and has sought third party assurance of environmental data covering the 2014-2015, 2015-2016, 2016-2017 reporting periods for the Premier Property Fund. To ensure our progress and data are accurately captured within this report (covering the 2017-2018 reporting period), we’ve included DNv-GL as a third party verifier for our 2017-2018 performance indicators for our entire owned portfolio as well as our progress towards our 2024 targets. This external assurance assessment followed the ISAE 3000 standard as the basis of the assurance. Their assurance statement can be found in the Appendix, and includes total greenhouse gas emissions (Scopes 1 and 2), total water, and waste consumption.
## CERTIFIED PROJECTS

Third-party green building rating and certification programs are recognizable standards that demonstrate design and operational sustainability to tenants and investors validated using objective metrics. The projects below represent all buildings owned by Jamestown that held a rating or certification in 2018.

### 1. SAN FRANCISCO, CA
- **731 MARKET STREET**
  - LEED Platinum EB O&M
  - ENERGY STAR (95 rating)
  - ✓ | 98 | 3-4 | 53 (Moderate)
- **LARKSPUR LANDING**
  - **700 LARKSPUR**
    - LEED Gold EB O&M
    - ENERGY STAR (91 rating)
    - ✓ | 36 | 2-3 | 53 (Moderate)
  - **900 LARKSPUR**
    - LEED Platinum EB O&M
    - ENERGY STAR (85 rating)
    - ✓ | 50 | 2-3 | 53 (Moderate)
  - **1100 LARKSPUR**
    - LEED Platinum EB O&M
    - ENERGY STAR (91 rating)
    - ✓ | 52 | 2-3 | 52 (Moderate)
- **RIALTO ON NEW MONTGOMERY**
  - LEED Platinum EB O&M
  - ENERGY STAR (97 rating)
  - ✓ | 91 | 3-4 | 53 (Moderate)
- **WATERFRONT PLAZA**
  - LEED Certified Core & Shell
  - ENERGY STAR (89 rating)
  - ✓ | 89 | 3-4 | 52 (Moderate)

### 2. SAN LUIS OBISPO, CA
- **MONTEREY STREET**
  - LEED Certified Core & Shell
  - ✓ | 97 | 2-3 | 49.5 (Good)

### 3. LOS ANGELES, CA
- **BRUNSWIG SQUARE**
  - LEED Gold Core & Shell
  - ✓ | 94 | 3-4 | 85.5 (Moderate)

### 4. BOSTON, MA
- **INNOVATION & DESIGN BUILDING**
  - LEED Gold EB O&M
  - ✓ | 54 | 2-3 | 47 (Good)

### 5. BROOKLYN, NY
- **INDUSTRY CITY MANAGEMENT OFFICE**
  - LEED Silver CI
  - ✓ | 89 | 2-3 | 51 (Moderate)

### 6. NEW YORK, NY
- **63 MADISON**
  - LEED Gold EB O&M
  - ✓ | 99 | 3-4 | 51 (Moderate)
- **200 MADISON**
  - LEED Silver EB O&M
  - ENERGY STAR (78 rating)
  - ✓ | 99 | 3-4 | 51 (Moderate)

### 7. WASHINGTON, D.C.
- **AMERICA’S SQUARE**
  - **300 NEW JERSEY**
    - LEED Gold Core & Shell
    - ENERGY STAR (76 rating)
    - ✓ | 89 | 2-3 | 48 (Good)
- **ONE METRO CENTER**
  - LEED Gold EB O&M
  - ✓ | 98 | 2-3 | 48 (Good)

### 8. ARLINGTON, VA
- **BALLSTON EXCHANGE**
  - LEED Gold EB O&M
  - ✓ | 94 | 2-3 | 48 (Good)

### TIMBER PORTFOLIO
- **TIMBER 1**
  - American Tree Farm System (ATFS) Certified
  - ✓ | 91 | 2-3 | 48 (Good)
- **TIMBER 2**
  - ATFS Certified
- **TIMBERLANDS**
  - ATFS Certified

---

**RISK ASSESSMENT LEGEND**
- ✓ | 91 | 2-3 | 48 (Good)
As part of our continued efforts to optimize our existing assets, Jamestown conducted a comprehensive sustainability attributes assessment of 103 buildings. The goal was to better understand the sustainability features and practices in place in order to target areas for improvement.

The results also highlighted the diversity of the Jamestown portfolio including variations in the presence of landscaping, parking, as well as differing levels of operational control. For that reason, some metrics are presented as a total building count rather than a percentage.

In the future, Jamestown will focus on implementing additional initiatives across the portfolio, where feasible.

### Sustainability Attributes

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<tr>
<th>Metric</th>
<th>Percentage</th>
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<tr>
<td>Properties have on-site renewable energy</td>
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<tr>
<td>Buildings have a green or white reflective roof</td>
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<tr>
<td>Properties have at least 50% native/drought tolerant landscaping</td>
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<tr>
<td>Properties are close to public transportation infrastructure</td>
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</tr>
<tr>
<td>Properties have a secure community bike rack or storage</td>
<td>68</td>
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<tr>
<td>Properties host an annual e-waste drive or collect e-waste regularly</td>
<td>49%</td>
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<tr>
<td>Properties have a recycling program or service in place</td>
<td>92%</td>
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<tr>
<td>Properties have a composting program</td>
<td>19</td>
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<tr>
<td>Properties have a 50%+ exterior lighting fixtures controlled by photosensors</td>
<td>91%</td>
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<tr>
<td>Properties have at least 50% LED lighting fixtures</td>
<td>75%</td>
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<td>Properties have EV charging stations</td>
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Section III.

### Social

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Jamestown believes that the success of its business is linked directly to the talent and commitment of its people. Jamestown positions are rewarding in both career advancement and comprehensive benefits. Studies have shown that employee engagement initiatives increase employee satisfaction and lead to higher retention rates. To that end, Jamestown supports many forms of employee engagement in an effort to make Jamestown a thriving work environment.

Jamestown is committed to the health and wellness of our employees. One of the ways we support this commitment is by providing opportunities that encourage healthy and active lifestyles. Our wellness program’s benefits include gym membership reimbursement, 5k/10k race reimbursement, annual on-site health screenings, wellness challenges, incentives, lunch and learn, healthy in-office snacks, and art and culture. Submissions for employee ideas related to internal operations, which is based on Jamestown’s Guiding Principles and performance goals established by managers and employees.

In 2017, Jamestown established a monthly Innovation Ideas Award as a platform for all employees to share ideas related to internal operations, property technology asset lifecycle, and art and culture. Submissions are evaluated by a cross-functional team that is comprised of company-wide and departmental stakeholders. The Innovation Ideas Award is open to all employees.

Each year, the Legal and Risk Management team leads a Habitat for Humanity build day open to all employees. Additionally, clean commuters who log their commutes each month. Additionally, clean commuters who log their commutes are eligible for a monthly subsidy in exchange for promoting alternative, sustainable commuting. The program varies slightly by location, but enables bike, transit, carpool, vanpool, and pedestrian commuters to receive a variety of benefits.

In addition, Jamestown supports this commitment is by providing opportunities that encourage healthy and active lifestyles. Our wellness program’s benefits include gym membership reimbursement, 5k/10k race reimbursement, annual on-site health screenings, wellness challenges, incentives, lunch and learn, healthy in-office snacks, and art and culture. Submissions for employee ideas related to internal operations, which is based on Jamestown’s Guiding Principles and performance goals established by managers and employees.

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III. SOCIAL

**Green LEEDership**

**Larkspur Landing**  
**Danae Outeiro (JUM)**  
**Dominique Audet (JUM)**  
**Steve Olmstead (JUM)**

Larkspur Landing has been a sustainability leader within the Jamestown portfolio. Since 2016, two of the buildings have achieved a cumulative energy reduction over 10%, and a reduction of over 19% from 2017 to 2018. The operations team takes advantage of their real time energy management information system to identify opportunities for improvement, and has also used the LEED performance score through Arc as a roadmap for sustainability. Two buildings initially earned LEED Gold level certification in 2017, with a third building earning LEED Platinum level certification in early 2019. The property plans to maintain the LEED status in addition to pursuing annual ENERGY STAR ratings.

**Walk the Walk**  
**Helga Herman Rozier**

The annual award recognizes a Jamestown employee whose work embodies our commitment to making our world a better place. During her tenure at Jamestown, Helga was an enthusiastic supporter and participant in a number of corporate programs. She took advantage of Jamestown’s clean commute incentive program and was an active volunteer at Jamestown-sponsored events. She participated in the annual Hunger Walk/Run with her colleagues, and provided feedback and ideas on additional employee engagement and sustainability opportunities. Helga was also a valuable contributor to Jamestown’s Book Club discussions. We are grateful for her years of service at Jamestown and wish her the best during her retirement.

**FIGURE 3**  
The Exchange at Larkspur Landing provides outdoor spaces where tenants can connect with nature.

---

**EARTH HOUR AND EARTH DAY**

Earth Hour is an international event that brings awareness to climate change. The iconic signage at One Times Square, Ponce City Market, Ghirardelli Square, and the Innovation and Design Building went dark on March 30th, 2019 to celebrate Earth Hour. By turning off their lights at the designated hour, these buildings, along with thousands of landmarks and monuments worldwide, engaged both tenants and the public to bring awareness to climate change. Many Jamestown properties also host special events on Earth Day and the surrounding weeks, including e-waste drives, sustainable product giveaways, and events focused on sustainable living.

---

**Stakeholder Engagement – Commitment to Our Tenants**

Tenants control a majority of the spaces in our buildings, making tenant support a crucial part of increasing the performance of a property. Below are some of the ways that we engage our tenants in sustainability efforts that promote resource efficiency, wellness, and occupant safety.

**FIGURE 4**  
The Exchange at Larkspur Landing provides outdoor spaces where tenants can connect with nature.

Technology can convey many aspects of our buildings’ operations, but sometimes all it takes is a simple walk to find saving opportunities. As part of their responsibilities, engineers perform a quarterly Night Walk, or midnight inspection, to reveal operational issues that are not apparent during the day. When applicable, the findings during the Night Walk are communicated to tenants along with other energy efficiency tips.

---

**Fire Drills and Emergency Action Plans**

Occupant safety is an important part of tenant engagement. Jamestown buildings conduct annual fire drills, and work with office managers and tenant representatives to ensure that all building occupants are aware of the emergency protocols that are also summarized in tenant handbooks.

---

**Night Walks and Efficiency Tips**

Technology can convey many aspects of our buildings’ operations, but sometimes all it takes is a simple walk to find saving opportunities. As part of their responsibilities, engineers perform a quarterly Night Walk, or midnight inspection, to reveal operational issues that are not apparent during the day. When applicable, the findings during the Night Walk are communicated to tenants along with other energy efficiency tips.

---

**FIGURE 5**  
The Exchange at Larkspur Landing provides outdoor spaces where tenants can connect with nature.
FINDING THE RIGHT FORMULA FOR TENANT ENGAGEMENT

Jamestown uses a variety of methods to engage our tenants around sustainability issues, including:

**TENANT FEEDBACK**

Property teams interact with tenants on a day to day basis and are available to discuss tenant issues; however, it is beneficial to designate time for formal feedback from tenants. In 2018, a majority of properties engaged the industry recognized Kingsley Associates to complete tenant satisfaction assessments. These assessments gathered feedback in key functional areas, which was compared against the industrywide indicators provided by Kingsley. For over 70% of respondents, having a healthier work environment was the top reason that their company is interested in sustainability initiatives. The survey also identified additional areas of interest, as well as topics that could benefit from more communication.

**“GREEN” LEASE PROVISIONS**

Tenant engagement begins with leasing, and Jamestown is a leader in the use of leases as a tool to support sustainability goals. Jamestown’s template leases include provisions for cost sharing for energy efficiency projects, sharing of data for municipal reporting requirements and for LEED certification, and requirements for metering. In some cases, leases establish minimum construction standards for lighting and plumbing in the associated work exhibits.

In June of 2019, Jamestown was named a Gold Level Green Lease Leader by the Institute for Market Transformation and the U.S. Department of Energy for high-performance leasing practices that drive landlord-tenant collaboration on sustainability and resource efficiency.

**LANDLORD TENANT ENERGY PARTNERSHIP**

Jamestown joined the Institute for Market Transformation’s Landlord Tenant Energy Partnership in 2017. In 2019, Jamestown hosted two workshops for retail property managers facilitated by the Landlord Tenant Energy Partnership team. The workshops focused on the state of sustainability initiatives in retail, as well as the successes, challenges, and current trends such as renewables and waste diversion.

Case Study: Jamestown’s Adaptive Reuse Impacts on Local Workforce

**DRIVING JOB GROWTH**

Jamestown’s adaptive reuse projects have brought buildings and neighborhoods back to life. With transformations of this scale, the local community must be considered to ensure positive impacts on the local workforce. Below are projects that have driven explosive job growth in buildings that previously had a limited occupancy. This growth has been centered around key innovation industries like modern manufacturing, tech, and design.

**WORKFORCE DEVELOPMENT PARTNERSHIPS**

Workforce development partnerships such as the Innovation Lab at Industry City and Chelsea Market’s support of Hudson Guild further the positive impact of Jamestown. Hudson Guild’s Tech Lab and Tech Up program is designed to engage teens and young adults living in New York City Housing Authority’s (NYCHA) Fulton, Elliot, and Chelsea Public Housing Developments, and aims to fill the gap in technology and career training for at-risk youth residents. Jamestown provided over $1 million for renovation of the new facility and operational costs for the first few years of programming.

**JOB CREATION: INDUSTRY CITY**

67% of Industry City-based employees live in Brooklyn

1 out of 5 Industry City-based employees live specifically in Sunset Park (home to Industry City)

Goal of 15,000 on-site jobs and 8,250 off-site jobs created by 2027

Jamestown’s Adaptive Reuse Impacts on Local Workforce

**JOB CREATION: THE INNOVATION AND DESIGN BUILDING**

2,500+ jobs brought to the Seaport region of Boston

57% of Industry City-based employees live in Brooklyn

1 out of 5 Industry City-based employees live specifically in Sunset Park (home to Industry City)

Goal of 6,000 on-site jobs and 8,250 off-site jobs created by 2027
Stakeholder Engagement – Commitment to Our Community

Jamestown supports our communities through our work at the corporate and property level, as well as through the Jamestown Charitable Foundation. This section highlights our efforts to improve the communities where we live and work.

BERKELEY STAIR CENTER

In October 2017, the City Council voted to set up The Berkeley Homeless Fund to accept donations for “major council initiatives and priorities” surrounding those experiencing homelessness. The bulk of the donations have gone to support Berkeley’s Navigation Center on Second Street, known as the Pathways ST AIR project, and some of its programs. Unlike most shelters, which just offer overnight beds, the ST AIR center is open 24 hours a day and provides wrap-around social services to people who have been identified as particularly resistant to accepting help. The center, which can accommodate 49 people at a time, allows people to stay for six months. People, including their pets and couples, can sleep together. Jamestown was one of the local businesses that was able to provide financial support for the project and its programming for the homeless.

“The ST AIR center is making life-changing resources accessible to some of the most vulnerable members of the Berkeley community,” said Michael Phillips, president of Jamestown, in a statement. “We are proud to support this important mission and are thankful for our neighbors Denny Abrams and Mayor Arreguín who helped make this a reality.”

SUNDAY SUPPER AT CHELSEA MARKET

An abundant dining celebration prepared by a range of talented chef's committed to making a meaningful impact.

On March 3, 2019, Sunday Supper gathered 300 guests around a long, family-style table set in the famed Chelsea Market concourse, to celebrate some of the world’s finest culinary talent while raising funds for worthy causes. As tradition, proceeds from the event benefitted the James Beard Foundation, the Jamestown Charitable Foundation, and other local organizations. For the last 11 years, Sunday Supper has proudly raised over $1 million towards a common goal of creating healthy urban communities through positive impact and culinary scholarships.

This year’s Sunday Supper meal was focused on Good Food for Good, a core value of the James Beard Foundation, and Waste Not, a multi-year campaign designed to encourage culinary professionals and home cooks to reduce food waste by thinking differently about food and adopting full-use cooking methods. Waste Not initiatives included:

- Dinner menus were focused on dishes that utilize full-use, no waste cooking methods
- All leftovers from the dinner were rescued by Rethink Food NYC and donated to New York City families in need
- Eliminated the tenant-donated gift bag items, much of which tended to get tossed out or wasted
Founded in 2012, the Jamestown Charitable Foundation was established as a § 501(c)(3) public charity to serve as the organizing entity for community events that benefit designated nonprofits. Jamestown is an investor in properties located in metropolitan centers. The Jamestown Charitable Foundation supports nonprofits that make our cities more desirable places to live and work.

**Great Cities, Great Spaces**

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 AND LOCAL FOOD MOVEMENTS**

Access to local food that is grown responsibly and is pesticide free 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.

During the 2018-2019 school year, The Jamestown Charitable Foundation funded programming through Wellness in the Schools at two schools in Sunset Park, Brooklyn, with a poverty level of 96%. The program reached 594 children in grades K-8 through programs such as healthy cooking demos, tasting events, cooking and nutrition classes, family fitness fun nights, and fitness breaks.

Ponce City Market has partnered with non-profit operator Community Farmers Markets since 2015 to host a weekly farmers market in the Shed adjacent to the Atlanta BeltLine. There were 26,206 visitors to the weekly farmers markets during the 2018 market season. At those markets, over $2,200 in SNAP dollars were doubled to support healthy food access for low income individuals. Market shoppers have free parking available, and can also access the market via public transportation and the Atlanta Beltline.

**ALTERNATIVE TRANSPORTATION AND TRANSIT**

We support a variety of initiatives and organizations that work to raise public awareness and provide alternatives to car commuting such as transit, cycling, and electric vehicles. At our properties we encourage employees and tenants to consider alternative transportation by providing bicycle facilities and amenities to encourage 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.

The Atlanta BeltLine is the most comprehensive transportation and economic development effort ever undertaken in the City of Atlanta and among the largest, most wide-ranging urban redevelopment programs currently underway in the United States. Ponce City Market is directly connected to the 22-mile former railway corridor which is now development in stages as a multi-use trail that will ultimately connect 45+ town neighborhoods. Ponce City Market and the Jamestown Charitable Foundation have provided over $350,000 in funding for the Atlanta BeltLine. Besides donating a portion of the proceeds of Avery parking session to the BeltLine, the property has also funded bike lanes along Ponce De Leon Avenue to help build alternative transportation infrastructure.
In the urban environment, parks and green spaces play an important role in providing respite as well as areas for recreation. The Jamestown Charitable Foundation supports 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.

The High Line is a public park maintained, operated, and programmed by Friends of the High Line, in partnership with the New York City Department of Parks and Recreation. Friends of the High Line raises 98% of the High Line’s annual budget and maintains, operates, and programs the park in partnership with the New York City Department of Parks and Recreation. Since 2014, Jamestown and the Jamestown Charitable Foundation have contributed over $275,000 to Friends of the High Line.

Jamestown also supports the Georgia Forestry Foundation’s Center for Working Forest Education. During the 2018-19 school year, more than 1,700 students across 30 schools in north metro Atlanta were reached through the Foundation’s After School Program Partnership with the Chattahoochee Nature Center (CNC).

In 2019, Jamestown, the Jamestown Charitable Foundation, and properties owned or managed by Jamestown made charitable gifts totaling over $1.2 million. Non-profit partner organizations include:

- The High Line
- Georgia Forestry Foundation’s Center for Working Forest Education
- Cooper Hewitt Summer Design Programming
- Food By Design panel in partnership with MODA
- Museum of Design Atlanta (MODA)
III. SOCIAL

VOLUNTEER SERVICE

Volunteer service is an important way for employees to form bonds outside of their normal working teams and give back to the community. Jamestown encourages volunteer service through company-wide opportunities and also as a worthwhile activity for departmental team building and for employees on their own time. Jamestown keeps an ongoing dialogue with many community partners and connects employees with opportunities to engage in volunteer service throughout the year. Our annual service projects in honor of Earth Day are a great chance for Jamestown employees to take a break from their normal work routines and take time to give back to the communities where we operate.

Atlanta

Jamestown’s Atlanta office united with Park Pride and the Historic Fourth Ward Park Conservancy to beautify the splash pad and playground at the park across the street from Ponce City Market’s front door. Team members placed mulch and coir wattles in planter beds for erosion control, applied elbow grease to make jungle gyms and slides shine, and combed the park’s nooks and crannies for trash needing to be picked up.

San Francisco

Jamestown’s San Francisco office team spent Earth Day volunteering at Alameda Point Collaborative, a supportive housing community that helps families and adults break the cycle of homelessness and poverty. The team worked in the urban community farm building platforms and a planter, weeding in the garden, and painting a mural. They also met a friendly resident of the farm—a very large pig.

New York

Jamestown’s New York office partnered with Friends of Hudson River Park, the organization responsible for maintaining and activating the nation’s longest riverfront public park. The team logged a collective 43 hours of volunteer time at 14th Street Park doing gardening and horticulture maintenance while learning about the park’s unique urban ecology.

Boston

The Boston office’s team members celebrated Earth Day at Rosie’s Place by helping serve hot lunches to its visitors. Rosie’s Place’s mission is to provide a safe and nurturing environment that helps poor and homeless women maintain their dignity, seek opportunity, and find security in their lives. The Jamestown team served dinner in a record-setting 10 minutes. After everyone finished eating the team returned the dining room to its pre-lunch condition.

In 2019, 102 Jamestown employees contributed over 310 hours of volunteer service to our communities in honor of Earth Day.
III. SOCIAL

Section IV. Appendix

Reporting and Disclosure
### 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.

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</table>
Independent Assurance Statement

Jamestown’s environmental footprint claims are as follows:

- **Greenhouse Gas Emissions**
  - Total Scope 2 emissions 71,007 MtCO2e

- **Water**
  - 2018 Total Water Consumption: 940,002 m3

- **Waste**
  - 2018 Total Waste Diverted: 2,913 metric tonnes

The following methods were applied during the assurance of Jamestown’s environmental footprint inventories and management processes, for the data that supports the company’s environmental footprint claims:

- Review of the processes and tools used to collect, aggregate, and report on all environmental data and information;
- Performance-based approach to selecting relevant data and information; and
- Systems and processes that support the environmental information system.

In addition to the above, specific to the environmental indicators, the following tables were conducted for the State and National level:

<table>
<thead>
<tr>
<th>Indicator</th>
<th>2018 Value</th>
<th>Previous Year</th>
<th>Percentage Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Energy Consumption</td>
<td>1,091,971 MWh</td>
<td>1,003,430 MWh</td>
<td>8.7%</td>
</tr>
<tr>
<td>Water Intensity</td>
<td>0.075 m3/sq ft</td>
<td>0.085 m3/sq ft</td>
<td>-11.8%</td>
</tr>
<tr>
<td>Water Consumption</td>
<td>940,002 m3</td>
<td>1,003,430 m3</td>
<td>-6.3%</td>
</tr>
<tr>
<td>Waste Diverted</td>
<td>2,913 metric tonnes</td>
<td>2,627 metric tonnes</td>
<td>10.5%</td>
</tr>
</tbody>
</table>

Assurance Methodology

- Selection and management of all relevant environmental data and information;

- Greenhouse Gas Protocol, Corporate Accounting Standard (Scope 3)
- World Business Council for Sustainable Development (WBCSD) / World Resources institute (WRI) Greenhouse Gas Protocol, Corporate Accounting Standard (Scope 3)
- World Business Council for Sustainable Development (WBCSD) / World Resources institute (WRI) Corporate Value Chain (Scope 3) Accounting and Reporting Standard (Scope 3)

Assurance Opinion

Based on the procedures and procedures conducted with a limited assurance, there is no evidence that the environmental data and information, and the related 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 calculable methodological frame.

Independence

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

DNV GL Business Assurance USA, Inc.
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