



Sustainability and Social Responsibility Report

LETTER FROM JAMESTOWN’S LEADERSHIP

July 2020

During these challenging times, Jamestown has remained dedicated to securing a better future for the entire Jamestown family: our tenants, residents, visitors, employees, and investors.

For our tenants and investors, our goal is to curate destinations that foster collaborative environments, and we believe that resilient and well-prepared organizations will best weather these challenging times. Today’s struggles are deeply personal. Our tenants are concerned for their businesses and livelihoods. Our residents are looking for homes that expand beyond their four walls into the broader community. For our workforce, Jamestown has committed to protecting the wellbeing of our employees and launched a virtual engagement platform, Jamestown Together, to coordinate weekly communications and cultural events for our remote workforce.

Jamestown provides more than just a physical location; we create environments and reimagine spaces that organically build community. Tenants at our properties tell us this supportive environment is integral to their success and growth. And in challenging times like these, this support is exactly what is enabling our tenants who are small businesses to find their path forward.

Through Jamestown Green and the Jamestown Charitable Foundation, we focus on efforts to reduce our impact on the environment, and support the larger communities where we own properties. Throughout this report, you will see examples of how, as our communities have reopened, our environmental, social, and governance (ESG) activities have been a crucial component of our COVID-19 response. As a Jamestown stakeholder, here is what we want you to know:

"... we focus on efforts to reduce our impact on the environment, and support the larger communities where we own properties."

At the end of March, Jamestown among other initiatives created a “Small Business Portal” website. This website aims to provide resources to our tenants who operate small businesses on financing, operations, employee management, and marketing. We are leveraging our expertise and technology partnerships to deploy in-building mobile ordering and support our tenants’ transition to touchless payment systems.

Jamestown enlisted the assistance of doctors and industry trade specialists to formulate new property operating plans based on guidelines from the Centers for Disease Control (CDC).

Jamestown created a \$50 million small business restart effort in recognition of the fact that our small business tenants, particularly our restaurants and local retailers, will need long-term, flexible support to reopen their businesses. We will provide these tenants with operational support as well as resources to cover re-opening costs such as purchasing inventory, paying past due invoices to vendors, training employees and purchasing furniture and fixtures to comply with new health & safety guidelines.

In addition to safety in our buildings, we are supporting our partners and tenants around the country who are helping the communities that need it most; particularly in the areas of food insecurity and wellness and our frontline healthcare providers. The Jamestown Charitable Foundation partnered with Georgia Organics to launch Food Fight GA, an initiative that buys weekly grocery boxes from local farms and distributes them to struggling food service workers and their families. The funds and ground support provided from Jamestown and its properties are being used to purchase and package food supplies, including Ponce City Market’s very own Root Baking Co., which is providing fresh loaves of bread. Additionally, Jamestown has assessed our ongoing commitment to diversity and, in particular, how Jamestown can do more to combat systemic racism. To that end, the Jamestown Charitable Foundation Board has added diversity and efforts to dismantle structural racism as a fifth philanthropic focus area.

With recovery work ongoing, we think it is important to provide this annual sustainability and social responsibility update, re-affirming our commitment.

Along those lines, we are proud to announce that Jamestown has achieved our goal to reduce energy and greenhouse gas (GHG) emissions by 20% four years ahead of schedule. Consequently, we’re taking this opportunity to aim higher and are refreshing our short-, medium-, and long-term ESG goals, as highlighted in this report. Most notably, we are doubling down on our commitment to reduce our GHG emissions by committing to achieve net zero operational carbon by 2050. We are also joining the ranks of other organizations that lead in this space by adopting the United Nations Sustainable Development Goals, and have put targets in place to support all 17 goals. This month, we held Jamestown’s first ESG summit, a multi-disciplinary event to further engage senior leadership and employees across our global offices in these efforts.

In conclusion, we are well prepared and focused on the future. At Jamestown, we often talk about our goals, and a primary one is to have a sustainable organization for the long-term benefit of our employees, tenants and investors. In this time of crisis, we draw comfort from the fact that our focus on sustainability will accrue to our advantage as well as to the benefit of our stakeholders, neighbors and communities as we work to better our planet.




Christoph Kahl
Principal, Chairman




Matt Bronfman
Principal, Chief Executive Officer




Michael Phillips
Principal, President

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Cover photo:
Constitution Wharf
Boston, MA



REPORT PROFILE

This report details the key aspects of our Sustainability and Social Responsibility Program, including performance targets, operations and stakeholder engagement strategies, policies and benchmarking, and reporting efforts. This report is organized into three main sections: Governance, Environmental, and Social. The performance data in this report covers Jamestown's sustainability efforts through the end of the 2019 calendar year (unless otherwise noted) and is a follow-up to our 2018 Sustainability and Corporate Social Responsibility Report. Compiled in reference to the Global Reporting Initiative's (GRI) G2016 Guidelines, this report summarizes data from across the portfolio, showcases our current high-performance projects and provides an "at a glance" synopsis of our sustainability initiatives. GRI is a not-for-profit international organization that promotes the use of sustainability reporting as a way for organizations to disclose the economic, environmental, and social impacts of their activities. The GRI guidelines facilitate greater transparency through their Sustainability Reporting Framework, which includes the 2016 Sustainability Reporting Guidelines. GRI's 2016 indicators were developed through a global multi-stakeholder process and offer reporting principles, standard disclosures and an implementation manual for preparation of sustainability reports.

DISCLAIMER

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ACHIEVEMENTS

✓ Diversity, Equity, and Inclusion

To advance efforts in creating a more diverse and inclusive workplace, Jamestown formed a Diversity, Equity and Inclusion Committee

✓ 5 Guiding Principles

Integrity, Excellence, Innovation, Passion, Responsibility

✓ 1 Mission

to transform spaces into innovation hubs and community centers

✓ 6 Consecutive Years

of earning a 5 star rating from the Global Real Estate Sustainability Benchmark (GRESB)

✓ UNPRI "A"

Jamestown signed on to United Nations Principles for Responsible Investment (UNPRI) in 2015, earning an "A" for our 2019 Assessment Report

✓ 17 United Nations Sustainable Development Goals

adopted and supported through performance targets

✓ 162 Buildings

included in a 3rd party climate risk assessment of the entire portfolio

Industry City
Brooklyn, NY

Governance

COMPANY PROFILE

Jamestown is a design-focused real estate investment and management company with a 35+ year track record and a clear mission: to transform spaces into innovation hubs and community centers. Current and previous iconic projects include Chelsea Market in New York City, Industry City in Brooklyn, Ponce City Market in Atlanta, Ghirardelli Square in San Francisco, and the Innovation and Design Building in Boston. The company has grown its portfolio in key markets throughout the U.S. and expanded its investment footprint to South America and Europe.

Jamestown employs approximately 450 people worldwide with headquarters in Atlanta, Georgia, and Cologne, Germany. The company has offices in Amsterdam, Bogotá, Boston, Los Angeles, New York, and San Francisco. Since its founding in 1983, Jamestown has executed transactions in excess of \$35 billion. As of June 30th, 2020, the company has assets under management of \$11.8 billion.

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 possesses 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.

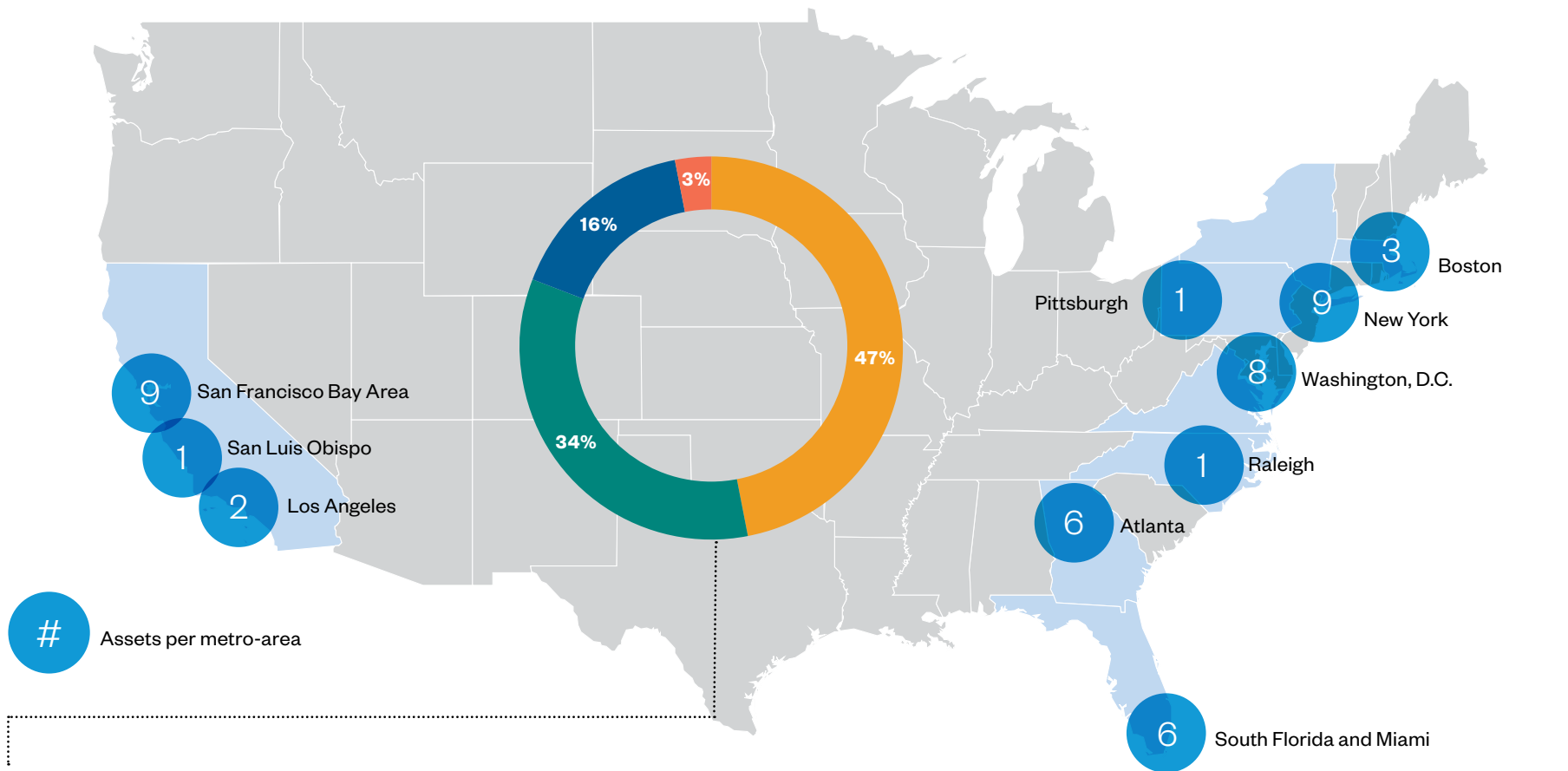
Jamestown's Premier Property Fund is the firm's open-end core-plus investment vehicle for institutional investors. The fund is focused on office, multifamily, retail, and mixed-use assets in major U.S. metropolitan centers. Jamestown sponsors closed-end core and opportunistic real estate funds for individual German investors that invest in real estate assets in the U.S. 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, Chile, and Argentina. Jamestown also manages timberland in the U.S. on behalf of three closed-end funds for individual German investors and one open-end fund for institutional investors. In 2019, Jamestown launched Jamestown Invest, its first digital investment platform for U.S. Investors.¹

1. You may download and review the offering circular at <http://www.jamestowninvest.com/OC>. Securities are offered through North Capital Private Securities, a registered broker-dealer and member of FINRA/SIPC.



One Times Square
New York, NY

PORTFOLIO SUMMARY



PORTFOLIO SNAPSHOT^{1,2}

Mixed-use ³ 12,319,837 sf	Retail 4,177,996 sf
Office ⁴ 8,906,269 sf	Residential 749,552 sf

1. Assets as of 12/31/2019
2. Excludes Latin America, land, and timber
3. Mixed-use includes assets that are residential/mixed-use
4. Office includes properties that are office/retail

GUIDING PRINCIPLES

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 listen to their concerns and support them, create quality spaces, deliver an outstanding experience, and foster a sense of community at our properties and surrounding neighborhoods.

For our employees, being best-in-class requires that we collectively embrace the Guiding Principles and promote mutual respect and collaboration. As a stable and thriving company, we must be efficient and profitable in our operations by defining, evaluating, and communicating our operational goals, proactively identifying and solving problems and utilizing resources wisely. With our long-term view, we further acknowledge our responsibility to add value to our communities and to implement environmentally-thoughtful initiatives.

Jamestown Guiding Principles

Integrity • Excellence • Innovation • Passion • Responsibility



Integrity	Excellence	Innovation	Passion	Responsibility
<ul style="list-style-type: none">• Recognizes the value of others• Leads by example; is thoughtful• Lives the golden rule• When appropriate, approaches a person directly to resolve conflict and does not triangulate	<ul style="list-style-type: none">• Exhibits an established track record of domain and expertise• Continuously seeks to improve oneself• Outlines clear expectations, and discusses, validates, and renegotiates them if needed	<ul style="list-style-type: none">• Thinks proactively• Helps others see things in a different way• Initiates paradigm shifts• Challenges the status quo• Is driven to explore new ideas and product types	<ul style="list-style-type: none">• Acts with conviction and joy• Is a self-starter• Works with an enthusiasm that's infectious• Cares deeply about the success of the company and others	<ul style="list-style-type: none">• Is accountable for their words, actions and attitudes• Takes action with conviction• Executes work in a timely manner with a feedback process to support colleagues• Works in the best interest of the company, the environment and the surrounding community

DIVERSITY, EQUITY, AND INCLUSION AT JAMESTOWN

At Jamestown, we are passionate about creating an inclusive workplace that promotes and values diversity. Diversity furthers our innovative culture in numerous ways, including making us more open to different perspectives.

While we have made progress in many ways, we still have much we can and must do. To advance efforts in creating a more diverse and inclusive workplace, Jamestown formed a Diversity, Equity and Inclusion Committee in 2019. The committee has representatives from our global offices, and is focused on creating company-wide programming that will encourage discussions about how we can continue to create a diverse, equitable, and inclusive workplace.

Jamestown pledges to our stakeholders that we are committed to being positive contributors to change in America and the world.

GENDER	ETHNICITY
TOTAL EMPLOYEES (AS OF 6/30/2020)	
46% Female 54% Male	61.9% White 19.3% Hispanic/Latino 12.3% Black/African American 5.8% Asian 0.5% Two or More Races 0.2% American Indian/Alaska Native
SENIOR OFFICIALS & MANAGERS (AS OF 6/30/2020)	
52% Female 48% Male	87% White 9% Black 4% Asian

ON JUNE 12, 2020, JAMESTOWN ANNOUNCED THE FOLLOWING INITIATIVES TO HELP COMBAT STRUCTURAL RACISM IN THE UNITED STATES:

- We will significantly increase the number of businesses owned by women and minorities at our properties, with a particular focus on black, indigenous, and people of color (BIPOC)
- We have added diversity, equity, and inclusion as one of the philanthropic focus areas of the Jamestown Charitable Foundation, and provided a four-to-one match for employee donations to groups working to dismantle structural racism
- Our Diversity, Equity, and Inclusion Committee will implement additional strategies to recruit and retain more minority employees
- We will only work with vendors who share our commitment to engaging minority-owned and female-owned businesses
- All employees will receive additional training to understand how implicit biases impact their personal and professional lives
- We remain committed to creating communities that better reflect the diversity and cultural richness of our neighborhoods
- We will use our voices and social media platforms to highlight our tenant base and the ongoing work we do to develop and incubate new businesses
- We closed our office in honor of Juneteenth and going forward we will honor this anniversary of liberation through education and a renewed focus on equity and inclusion

We look forward to sharing our progress on these initiatives over time.

Supporting Social Change at the Property Level

CASE STUDY

Every day at Jamestown, we strive to exemplify our core values of integrity and responsibility. We stand with our communities to eliminate racial inequality and injustices, and recognize the important role our properties have in supporting movements that create positive change in cities across the globe. In May, as peaceful protesters marched through the BeltLine in Atlanta, our teams at Ponce City Market created a safe area where community members could find refreshments, places to rest, and materials to make posters and signs. Our intention with this small gesture was to show our continued support for this important movement, while simultaneously ensuring the safety of our tenants, visitors, and the demonstrators.



JAMESTOWN HAS MADE THE FOLLOWING ENHANCEMENTS TO OUR RECRUITMENT PROCESS

- Work exclusively with search firms that are in alignment with our diversity initiatives
- Send positions specifically to diversity-focused organizations
- Communicate our diversity commitment to professional organizations focused on minority issues
- Post our corporate statement on social media including our corporate website that highlights our commitment to diversity
- Hold off on making hires until a diverse candidate pool is secured
- Require department leaders to partner with Human Resources to outline discipline-specific recruitment strategies for those with less than 50% minority representation
- Strengthen our presence on campus job boards and make clear our focus on women and minority recruiting
- Expand our search for the JT LaunchPad to universities that have strong minority representation, as well as robust economic, finance, and math programs and not just real estate
- Reach out to minority-focused organizations prior to campus recruitment and share our commitment to diversity and why we believe real estate and Jamestown in particular could be a career path for their members



DIVERSITY, EQUITY, AND INCLUSION PROGRAMMING AT JAMESTOWN IN 2019-2020

- In 2020, the Jamestown Women's Initiative hosted a "March for Equality" program throughout the month of March
- In June 2020, employees facilitated a series of discussions curated by the Diversity, Equity, & Inclusion committee, including:
 - » A conversation focused on emotional agility and of the Susan David TED Talk - "The Gift & Power of Emotional Courage" led by Jamestown's SVP of Development and Construction, Frances Bohn
 - » A conversation focused on supporting people who are underrepresented in the workplace and of the Melinda Epler TED Talk - "3 Ways to be a Better Ally in the Workplace" led by Jamestown's VP of Creative and Marketing, Blake Fortson
 - » A conversation focused on unconscious bias and of the Morgana Bailey TED Talk - "The Danger of Hiding Who You Are" led by Jamestown's VP of Latin America Fund Accounting, Angel Morales
 - » A conversation focused on unconscious bias and of the Verna Myers TED Talk - "How to Overcome Your Biases? Walk Boldly Toward Them" led by Jamestown's Deputy General Counsel, Amber Murray

JAMESTOWN IS AFFILIATED WITH THE FOLLOWING ORGANIZATIONS:



REEC
The Real Estate Executive Council (REEC) is the leading professional trade association formed to promote the interests of minority executives doing business in the commercial real estate industry. Jamestown is represented on the board of REEC.



CREW
Commercial Women in Real Estate (CREW) is committed to transforming the commercial real estate industry by advancing women globally. Members of CREW receive opportunities for networking, professional development and leadership training and recruitment resources. Jamestown advertises jobs through CREW and Jamestown employees are active CREW members.



ULI Atlanta Center for Leadership
ULI's Center for Leadership is a nine-month program with a mission to cultivate leadership and life-strategy skills by teaching emerging leaders in the real estate and land use industries how the Atlanta region gets built. Jamestown has sponsored employees in this program and promotes job opportunities through this initiative to increase diversity in the recruitment process.



PREA Foundation
The Pension Real Estate Association Foundation's mission is to further the interests and values of the real estate investment community by advancing industrywide diversity and inclusion. Members of Jamestown Investor Relations team are active members of PREA.



Ladders for Leaders: NYC Center for Youth Employment Real Estate Internship Program
Ladders for Leaders is a collaboration between the Real Estate Board of New York (REBNY) and the Mayor's Fund to Advance NYC with a commitment to foster workplace diversity in real estate through outreach to the next generation. In 2019, Jamestown provided internship opportunities at Industry City.



Dress for Success
Dress for Success seeks to empower women to achieve economic independence by providing a network of support, professional attire and the development tools to help women thrive in the workplace and in life. Jamestown employees volunteer through the Career Coaching program by helping with mock interviews and resume building. Employees also contribute to the organization through donation drives to provide women with professional clothing.

COMMITMENT TO ENVIRONMENTAL, SOCIAL, AND GOVERNANCE CRITERIA

Investing to create inspiring and sustainable places

Jamestown Green is a holistic program that integrates ESG into all facets of Jamestown's business operations. In doing so, ESG is addressed at each tiered layer of the organization - from our corporate headquarters down to the portfolio and property levels. Opportunities for improvement are evaluated on an ongoing basis, with special consideration given during each annual budgeting cycle.

At the property level, ESG efforts start with the acquisitions process and remain in place throughout Jamestown's period of ownership. Likewise, Jamestown's long-term investment horizon is well aligned with strategic ESG projects that may have a longer return on investment. Projects aren't just evaluated based on their simple payback period, but are part of a strategic business plan that considers multiple financial metrics as well as other factors such as lease turnovers and municipal energy and carbon standards. We believe that these investments make good business sense for us and our tenants and make our properties more resilient. By working with our partners, employees, and other stakeholders, Jamestown is confident that we can use resources responsibly while achieving superior results.

ESG GOALS

IMPROVE ASSET VALUE	USE RESOURCES RESPONSIBLY	ENHANCE OUR COMMUNITIES	CREATE HEALTHIER SPACES
Improve asset value by investing in sustainable initiatives that reduce operating expenses and increase resilience	Use resources responsibly to minimize or reduce consumption of energy, water, and waste creation	Enhance our communities by engaging with employees, tenants, and other stakeholders to lead by example and be engaged in conversations at industry, government, and community levels	Create healthier spaces that benefit our building occupants and increase occupancy, retention, and returns

JAMESTOWN HAS A CLEAR ESG-FOCUSED MISSION:
TO TRANSFORM SPACES INTO INNOVATION HUBS AND COMMUNITY CENTERS.

Jamestown envisions a future where sustainable development principles and operations are integrated into every aspect of company operations and investment strategy.

RESPONSIBLE INVESTMENT

As an investment manager, Jamestown’s primary responsibility is to add economic value to our clients’ portfolios. We believe that our emphasis on ESG factors will have a positive impact on long-term performance and will continue to be an area of focus for our investors. In 2020, Jamestown will adopt a Responsible Investment Policy to formalize the integration of ESG factors into our investment decision-making process.



Industry City
Brooklyn, NY

U.N. PRINCIPLES FOR RESPONSIBLE INVESTMENT

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 2019 Assessment Report. Additionally, Jamestown completed the climate risk indicators, reflecting our commitment to integrating climate risk into our investment process. Our annual UNPRI assessment provides a benchmark for our efforts and a roadmap for future initiatives. We encourage others to consider the adoption of the PRI to similarly guide their responsible investment practices.

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 (to 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:

Principle 1: We will incorporate ESG issues into investment analysis and decision-making processes.

Principle 2: We will be active owners and incorporate ESG issues into our ownership policies and practices.

Principle 3: We will seek appropriate disclosure on ESG issues by the entities in which we invest.

Principle 4: We will promote acceptance and implementation of the Principles within the investment industry.

Principle 5: We will work together to enhance our effectiveness in implementing the Principles.

Principle 6: We will report on our activities and progress towards implementing the Principles.”

–UNPRI



Azalea Property
Alabama



A Factorij
Amsterdam, Netherlands



Buckhead Village District
Atlanta, GA



Malibu Village
Malibu, CA

SUSTAINABLE DEVELOPMENT GOALS

JAMESTOWN SIGNS ON TO THE UNITED NATIONS SUSTAINABLE DEVELOPMENT GOALS

Stakeholders are increasingly demanding investments that drive financial returns through creating social and environmental value. To this end, the United Nations Sustainable Development Goals (SDGs) were established as a powerful framework to guide structured investments towards long-term financial value and social and environmental impact. The SDGs were established in 2015 under the United Nations adoption of the 2030 Agenda for Sustainable Development with the intention of ending all forms of poverty, inequalities, and negative climate impacts. While the SDGs are predominately focused on government entities, many commercial firms have also recognized their value and are promoting and aligning their operations with these goals.

In previous reports, Jamestown shared examples of how our business operations impact each SDG. In 2020, Jamestown formally adopted all 17 SDGs, and has aligned our targets highlighted in the Environmental Impact Areas section on pages 33-55 with the applicable SDG targets.

For a full list of how Jamestown’s targets are aligned with the SDGs, please refer to Appendix II.



RESILIENCE AND CLIMATE CHANGE

At Jamestown, we take a comprehensive approach to managing risk and promoting resilience throughout our portfolio. This approach aligns with the United Nations Framework on Climate Change’s objective to stabilize greenhouse gas concentrations in the atmosphere at a level that would prevent dangerous anthropogenic interference with the climate system. Jamestown also acknowledges the organization as the primary international, intergovernmental forum for negotiating the global response to climate change and in doing so, approaches climate adaptation through the process of 1. assessment, 2. evaluation, and 3. implementation.

ASSESSING RISK AND PREPARING FOR THE FUTURE



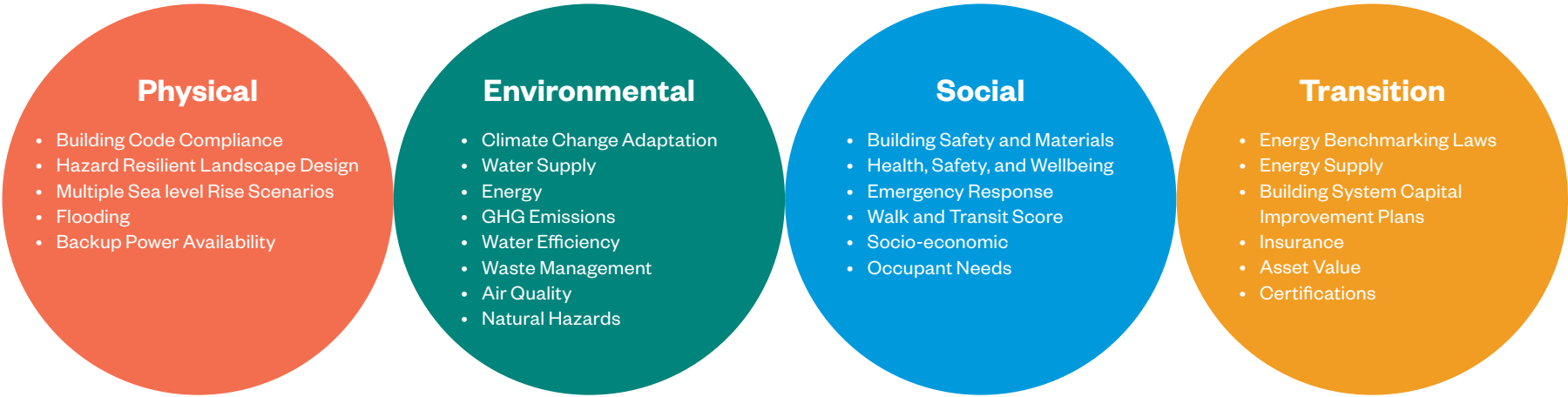
In 2019, Jamestown completed a comprehensive third-party climate risk assessment for the entire portfolio in partnership with Four Twenty-Seven. This assessment supplemented Jamestown’s internal risk assessment practices, and provided a site-level score for five climate risk indicators, including: heat stress, floods, hurricanes, sea level rise, and water stress. On an ongoing basis, scores are tracked in a dashboard that will soon integrate wildfire risk scores into the overall assessment. The Four Twenty-Seven platform uses a historical baseline of 1975-2005, and a projection period of 2030-2040. The tool also utilizes five models selected from Intergovernmental Panel on Climate Change (IPCC) and Representative Concentration Pathway (RCP) 8.5, the business-as-usual scenario for climate change mitigation.

The initial study concluded that floods, water stress, and heat stress pose the most significant risks to the Jamestown real estate portfolio, and also identified properties that are facing multiple risks in the “red flag” or “high risk” hazard levels (the highest two levels of a five-level risk scale).

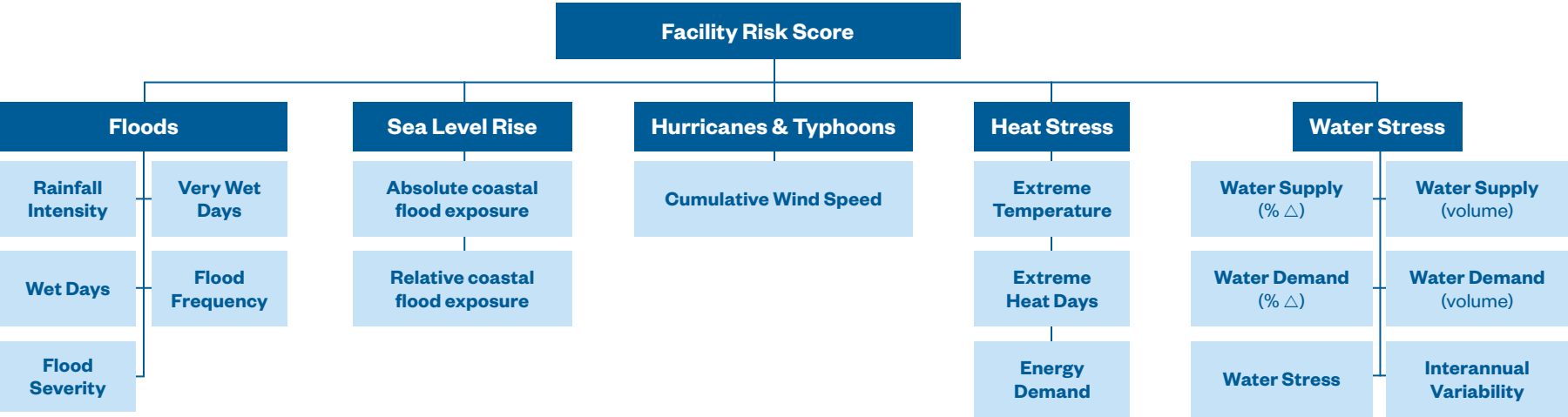
While the risk levels are specific to each building site, the assessment doesn’t consider capital investments for hardening measures (such as securing rooftop equipment or flood-ready landscape design), or other operational practices in place to minimize risks. Using the climate risk assessment scores to prioritize, Jamestown can strategically address the most relevant risks, and identify projects that have opportunities for improvement through our risk management program.

CLIMATE RISK ASSESSMENT

To better understand how each asset could potentially be impacted by climate-related physical, environmental, social, and transition risks, Jamestown conducts a portfolio-wide risk assessment once every three years. This assessment considers 46 different resilience indicators including the following risk factors:



COMPONENTS OF FACILITY RISK SCORE



EVALUATION AND IMPLEMENTATION

Once risks are identified, Jamestown then works to analyze and manage those risks. For physical 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 (with 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 these analyses, several coastal assets have implemented flood prevention plans. 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.

Jamestown mitigates environmental risk in many ways. A phase I environmental study, structural evaluation, property condition report, retro-commissioning study, and/or an ASHRAE audit may be conducted in the years following a property's acquisition, either based on the refinancing of an asset, elapsed time from acquisition, or if further efficiencies are desired. Our organization also believes that monitoring energy risk is crucial to any property's success. Jamestown's approach includes managing heat gain by utilizing energy efficient windows and shading devices to maximize the insulating qualities of building openings and using cool roofing techniques and green roofs where feasible. Resilient heating, cooling, and ventilation systems are also employed by mounting HVAC equipment on the roof and using cross ventilation for passive cooling where applicable.

Jamestown's social risk mitigation strategy works primarily to ensure the safety of our building occupants. We do so by first ensuring that each property has an emergency plan in place, as well as an emergency communication and command system. These strategies were stress tested during the COVID-19 pandemic, and Jamestown will continue to improve them as needed based on lessons learned. Additionally, we prioritize the safety of our buildings by taking resilient backup power and systems into account. Elevator systems are designed with backup 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 backup power, buildings can remain habitable during periods of extended blackouts.

To further reduce our exposure to climate-related transition risks, such as changes in energy sources, shifts in energy costs, and enhanced energy and emissions reduction and reporting laws, Jamestown employs a variety of strategies. These include tracking energy benchmarking laws in a central database to ensure the compliance of our properties as well as increasing flood insurance for underwriting properties in recognition of shifting rainfall patterns, increased occurrences of severe storms, and significant changes in the magnitude and frequency of flooding events.



The Exchange at Larkspur Landing
Larkspur, CA

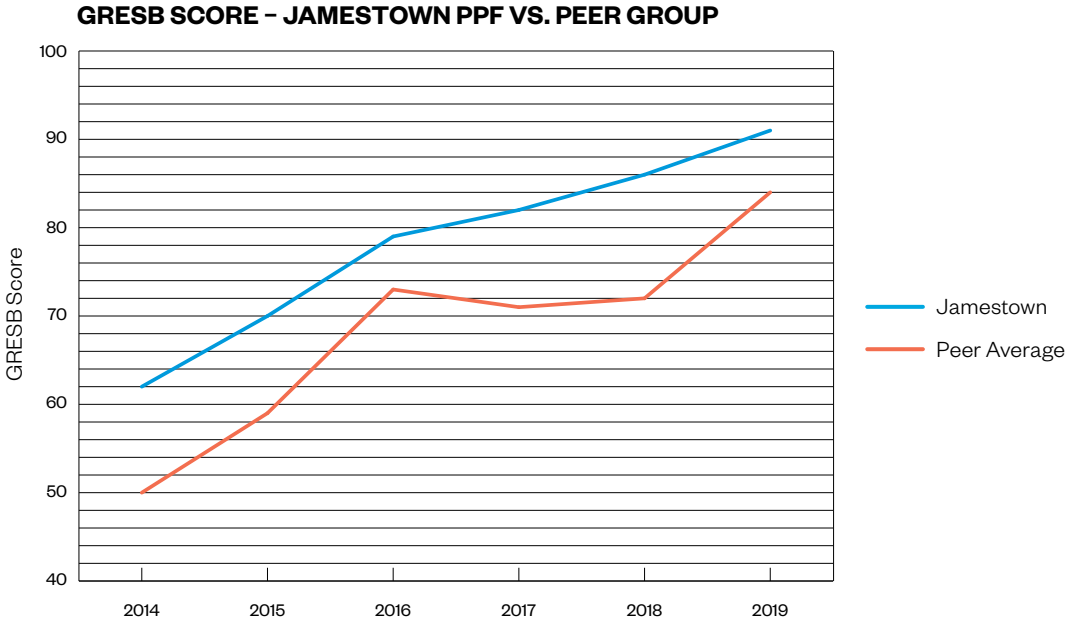
Jamestown's Leadership Recognized by the Global Real Estate Sustainability Benchmark

CASE STUDY

Jamestown's Global Real Estate Sustainability Benchmark (GRESB) performance demonstrates our 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 20% of participating entities and is the highest rating and recognition for being an industry leader.

Jamestown scored ahead of the peer average in all aspects, earning perfect scores in the Management, Policy and Disclosure, and Risk and Opportunities categories. Additionally, Jamestown was ranked 1st among the same competitive peer group and in the top 10% of all 228 respondents for the optional Resilience Module.

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 GREEN PROGRAM GOVERNANCE

Jamestown Green focuses on improving the sustainability practices of our corporate and property management offices as well as engaging tenants in our efforts. Each asset sustainability plan includes occupant engagement opportunities such as: transportation fairs, e-waste recycling drives, Earth Hour, Earth Day, World Water Day, and other topics.

In 2019, 86% of Jamestown's office tenants reported that sustainable building operations were "important" or "very important".



ADVANCE GREEN

Jamestown's ESG strategy begins with the acquisitions process, Advance Green. Jamestown utilizes its integrated platform to engage all company departments in the evaluation of new opportunities. Early in the acquisitions phase, the Sustainability team explores sustainability-related opportunities for property improvements and operational programs. Potential assets are evaluated based on current sustainability practices, potential ESG risk factors, 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 sustainability investments recommended for the asset's capital and operating budgets.

In 2019, Jamestown Green conducted pre-acquisition reviews of eight properties representing over 2.7 million square feet.

PLAN GREEN

Jamestown actively manages almost all of its portfolio in-house, as opposed to many private equity firms that hire third-party asset managers. Jamestown's hands-on, design-focused management provides many benefits, such as cultivating close tenant relationships and providing tenants with access to expansion or relocation space in multiple markets. Once a property is acquired, Jamestown's onboarding assessment is used as the basis for the property's sustainability plan. The plan outlines opportunities for cost-saving initiatives based on the business plan in an effort to improve environmental performance while increasing net operating income (NOI) and overall asset value. Each plan includes operational standards and best management practices as well as progress on property-specific initiatives and the performance-based targets monitored through Green Gauge. The plan is reviewed and updated annually as part of the budgeting process, which supports continual improvement and ensures a consistent dialogue with the property teams around sustainability efforts.

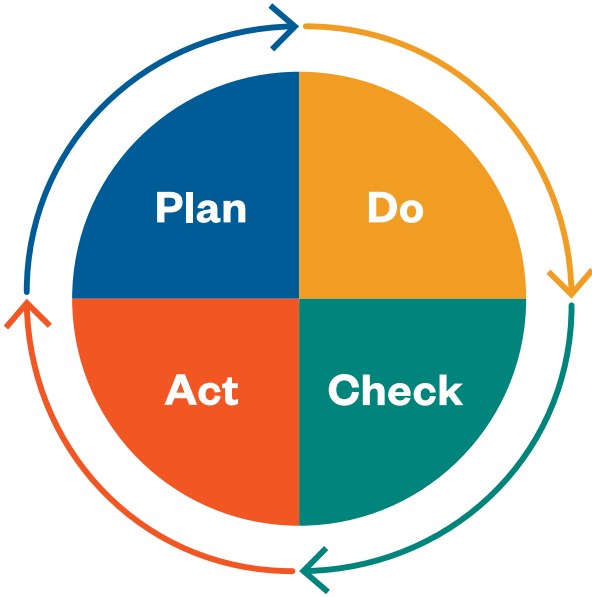
In 2019, Jamestown Green supported sustainability budgeting and planning for 43 properties representing over 18 million square feet.

GREEN GAUGE

Through Green Gauge, Jamestown monitors and tracks ESG performance at the property, fund and portfolio levels. Research shows that buildings that monitor their energy consumption realize an average 5% reduction in consumption based on oversight alone. Between 2014 and 2019 Jamestown's energy intensity decreased 18%. In addition to tracking ongoing consumption based on monthly utility bills, a number of buildings participate in advanced energy monitoring at the meter and equipment level. This additional layer of analysis allows operators to address performance opportunities before the next bill arrives, also providing them with the opportunity to forecast for the next week and prioritize days when peak demand reduction should be a focus of the team.

In 2019, Jamestown applied real time 15-minute interval monitoring to over 22,738,321 kWh of electric use across 16 properties to optimize building operations.

JAMESTOWN'S ENVIRONMENTAL MANAGEMENT SYSTEM



Jamestown Green's Sustainability and ESG 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 iterative structure:

Plan Jamestown's sustainability and ESG strategy includes high-level goals as well as short-, medium-, and long-term performance targets. Jamestown has a dedicated sustainability team led by internal staff that is tasked with implementing Jamestown's ESG mission and vision and tracking progress towards the company's targets.

LEADERSHIP AND STRATEGIC PLANNING

Jamestown investments are governed by investment committees, 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 CEO via the General Counsel. 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 activities at the corporate and 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 bi-weekly sustainability check-in meetings. In July of 2020, Jamestown Green hosted its first ESG Summit. The virtual event was focused on bringing global colleagues together to review current trends and initiatives, and conduct brainstorming and goal-setting sessions focused on further integrating all Jamestown departments into Jamestown's ESG efforts.

MISSION, VISION, TARGETS, AND GOALS

As stated on page 15, Jamestown envisions a future where sustainable development principles and operations are integrated into every aspect of company operations, with a distinct focus on investment strategy. This strategy, rooted in Jamestown's Guiding Principles, is further outlined in our ESG goals and short-, medium-, and long-term targets (pages 33-55). Jamestown monitors the performance of our ESG goals using these targets, which are reviewed and revised periodically based on evolving ESG trends.

Do 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 ESG efforts.

POLICIES

- 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.

Check Jamestown utilizes a number of tools to monitor key metrics and progress on performance targets. Our benchmarking and data management program is further described on page 57. Jamestown Green has assembled a best-in-class combination of software platforms to manage and automate utility bills, collect performance data, and track project information for mandatory and voluntary ESG reporting. This data is verified through a variety of internal and third-party assurance measures, and is in addition to advanced energy management and information systems which capture more granular building performance data.

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

STAKEHOLDER ENGAGEMENT AND PARTNERSHIPS

Jamestown Green supports 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 further on pages 76-77, engagement is fostered through surveys, memos, newsletters, email, and other forms of communication.



The Innovation and Design Building
Boston, MA

Commitment to Innovation

CASE STUDY

In 2017, Jamestown established a monthly Innovation Ideas Award as a platform for all employees to share ideas related to internal operations, property technology and leasing, and arts and culture. Submissions are shared company-wide and each department evaluates applicable ideas for implementation. In 2019, Jamestown created a dedicated position for Technology Strategy, a role that includes managing investments in startups, funds, and strategies that position Jamestown as an innovation leader.

Jamestown’s ‘Innovation Strategy’ engine entails three main components:



Industry City
Brooklyn, NY

1. DATA + INSIGHTS

Incorporate data into decision-making through partners that extend our access to data on consumer behavior, market trends, and property-level performance.

Examples:
In 2019, we worked with 7Park Data to build out dashboards for our acquisitions team on talent migration; we partnered with Orbital Insight to understand traffic patterns at our retail properties; and we aggregated energy data through Measurabl to drive reporting efficiency.



Groot Handelsgebouw
Rotterdam, Netherlands

2. TECHNOLOGY NETWORK

Build out relationships with the startup and venture capital community, including through direct investments, to access quality partners early and at preferred rates and to easily vet promising ideas/partners in a crowded real estate tech landscape.

Examples:
We engage in bi-weekly calls with Fifth Wall Ventures to vet new technology partners, trends, and pipeline opportunities; we leverage our direct investment in HqO to access first looks at new strategies and features at preferred rates; we are exploring relationships with innovative health care companies to drive a unique consumer health retail, leasing, and design strategy.

3. PILOTS + DEPLOYMENT

Support implementation, testing, and expansion at the property level of preferred technologies. The Innovation Strategy function supports pilot deployment and evaluation -- managing relationships with technology leaders, driving discussions, evaluating cost, and tracking performance and expansion opportunities.

Examples:
Smart apartment solutions were deployed at three assets and evaluated at a small number of units before being expanded; the "Small Business Portal" was launched as an experiment and turned into a portfolio-wide resource; Logical Buildings, a smart energy management solution, was launched with minimal needs from asset management and no upfront costs.

ACHIEVEMENTS

✓ Achieved 20% energy and GHG reduction targets

four years ahead of schedule

✓ 21 new ratings and certifications earned, including:

- 2 Fitwel certifications at Ballston Exchange
- 8 LEED certifications and recertifications
- 10 ENERGY STAR ratings with an average score of 85
- 1 BOMA 360 certified property

✓ 19 LEED Certified Properties

representing 6,305,022 sf

✓ 10 ENERGY STAR Properties

representing 1,327,771 sf

✓ 1 BOMA 360 Certified Property

representing 1,078,319 sf

✓ Adopted goal of achieving net zero carbon emissions

by 2050

Ponce City Market
Atlanta, GA



Environmental

Net Zero Carbon by 2050

EMISSIONS CASE STUDY

Jamestown Adopts Goal of Net Zero Carbon by 2050

The World Green Building Council defines “net zero” as a building portfolio that is highly efficient and fully powered by on-site and off-site renewable energy sources. Jamestown believes that reducing carbon emissions and driving energy efficiency in our real estate portfolios makes good business sense and is crucial to our transition to a low carbon economy and to mitigate the impacts of climate change. As we have achieved our 2024 energy and GHG targets of a 20% reduction at the end of 2019 (from a 2014 baseline), Jamestown is adopting a goal of becoming a net zero carbon real estate portfolio by 2050. This ambitious goal is synergistic with other municipal and voluntary carbon reduction goals, and will provide Jamestown the opportunity to create a strategic roadmap to achieve a 50% reduction in GHG emissions by 2030 (a goal adopted in partnership with ULI Greenprint). While this net zero goal can be achieved by a combination of energy efficiency, on-site renewable energy, off-site renewable energy, and offsets, Jamestown will endeavor to achieve as much of the net zero goal as possible through energy efficiency, as this is currently the most effective way for building owners to reduce carbon while increasing building value.

In addition to setting this goal, Jamestown has further adjusted and aligned all of our ESG targets to a short- (through 2024), medium- (2025-2035), and long-term (2035-2050) time frame. Jamestown will continue to work with ULI Greenprint and other industry partners to track and report on our progress towards these goals, and will support the development of tools, training, and case studies to help the broader real estate industry develop their own plans to achieve net zero carbon over time.



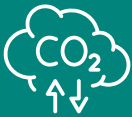
Chelsea Market
New York, NY

ENVIRONMENTAL, SOCIAL, AND GOVERNANCE 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-, medium- 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.

Jamestown's ESG targets are revised periodically as part of our ongoing improvement process. We are excited to share refreshed targets for 2020, and look forward to sharing progress updates in future reports. While progress on many of our short-term targets is well underway, we anticipate additional revisions to our medium- and long-term targets over time to ensure they continue to reflect industry best practices.

The annual growth of Jamestown-owned timberlands alone sequestered over two times the amount of CO₂e emitted by Jamestown-owned buildings in 2019.



Emissions



Energy Efficiency



Water Efficiency



Waste Management



Resilient Site Selection and Design



Materials and Supply Chain



Transparency and Disclosure



Health and Wellbeing



Social and Community Impact

ESG 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.

ACHIEVEMENTS

- ✓ Reduced carbon emissions by 2% annually across the portfolio, and reduced carbon emissions by 20% across the portfolio by 2020 (from a 2014 baseline)
- ✓ Evaluated assets for the purchase of Renewable Energy Credits (RECs) and carbon offsets annually
- ✓ Offset over 4% of annual GHG emissions

PROGRESS TOWARDS 2024 TARGET

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 of whole-building data.

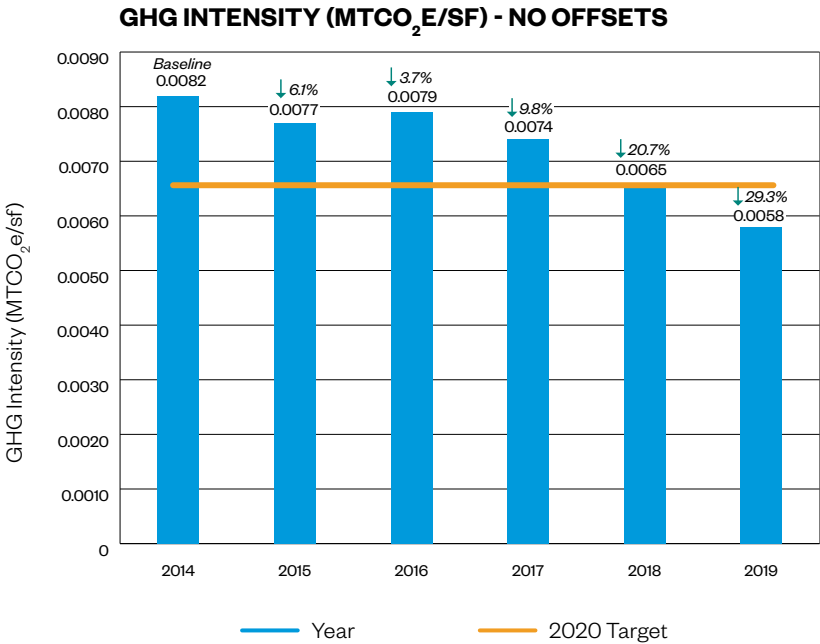
GHG intensity is based on the emissions factors for each grid in which energy consumption occurs. For Jamestown, this represents our total emissions, including tenant energy consumption. In 2019, over 4% of the portfolio's GHG emissions were offset by Verified Emissions Reduction credits in an effort to reduce our GHG emissions. This brings our overall reduction to 33%.

10.9%

OF PORTFOLIO'S 2019 GHG EMISSIONS
OFFSET BY VER CREDITS

45%

GHG INTENSITY REDUCTION WITH OFFSETS
(2014-2019)



ESG IMPACT AREA / EMISSIONS

SHORT-TERM TARGETS
(PRESENT THROUGH 2024)

- Provide EV infrastructure at 50% of properties with on-site parking
- Reduce carbon emissions by 25% across the portfolio (from a 2014 baseline)
- Track GHG emissions from all corporate air travel

MEDIUM-TERM TARGETS
(2025 THROUGH 2034)

- Provide EV infrastructure at 100% of properties with on-site parking
- Reduce carbon emissions by 50% across the portfolio (from a 2014 baseline)
- Offset GHG emissions attributed to corporate air travel by 50%

LONG-TERM TARGETS
(2035 THROUGH 2050)

- Achieve net zero operational carbon emissions
- Establish a goal for embodied carbon emissions
- Offset GHG emissions attributed to corporate air travel by 100%

TIMBERLAND GROWTH HELPS OFFSET BUILDING EMISSIONS

Jamestown's timberland division is a unique part of our real estate operation that provides significant ecosystem services, including carbon sequestration. In 2019, Jamestown-owned timberlands sequestered 3,293,293 metric tons of carbon dioxide equivalent (CO₂e) through standing timber and 164,297 metric tons of CO₂e in annual growth. The absolute emissions for the building portfolio were 88,000 metric tons of CO₂e, meaning that the annual growth of Jamestown-owned timberlands alone sequestered nearly two times the amount of CO₂e emitted by Jamestown-owned buildings in 2019.

Talladega Property
Alabama

ESG IMPACT AREA

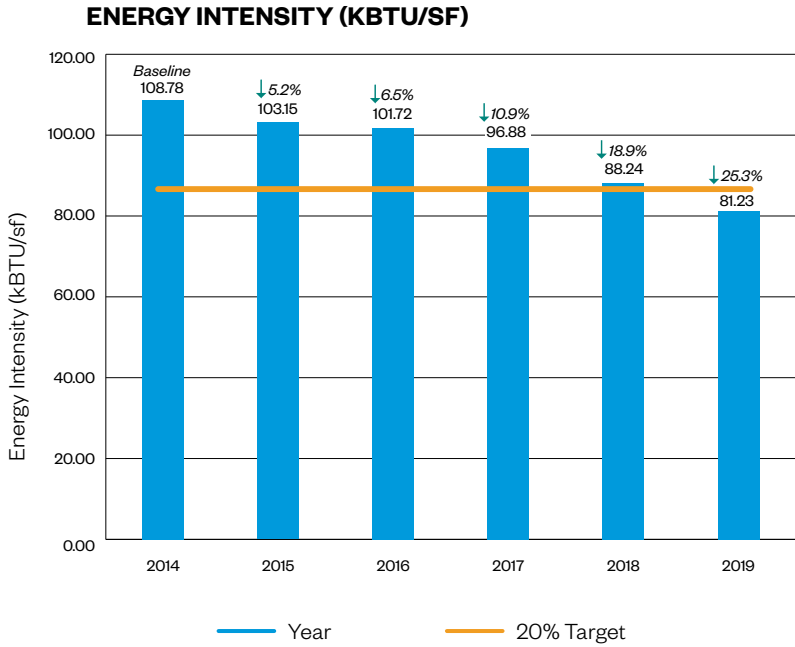
ENERGY EFFICIENCY



It is estimated that commercial buildings account for roughly 72% of the United States’ total 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.

ACHIEVEMENTS

- ✓ Reduced energy use 2% annually across the portfolio, and reduced energy use by 20% across the portfolio by 2024 (from a 2014 baseline)
- ✓ Benchmarked the energy use of all eligible assets in the EPA’s ENERGY STAR Portfolio Manager tracking tool by 2018
- ✓ Automated utility data tracking for all eligible assets by 2018
- ✓ Achieved a portfolio-wide average ENERGY STAR score of 75 by 2018 for all eligible office assets
- ✓ Pursued annual ENERGY STAR labels for all eligible office assets



ESG IMPACT AREA / ENERGY EFFICIENCY

SHORT-TERM TARGETS (PRESENT THROUGH 2024)	MEDIUM-TERM TARGETS (2025 THROUGH 2034)	LONG-TERM TARGETS (2035 THROUGH 2050)
<ul style="list-style-type: none">• Drive energy efficiency improvements of approximately 3% per year• Pilot three energy-saving technologies for Jamestown's innovation program• Install building-level energy management software in 100% of eligible office properties• Complete a portfolio-wide solar assessment and increase renewable energy production by 2% annually• Conduct energy audits for 100% of properties and establish an emissions / energy reduction plan for 100% of properties	<ul style="list-style-type: none">• Reduce energy use by 50% across the portfolio by 2030 (from a 2014 baseline)• Pilot ten energy-saving technologies for Jamestown's innovation program• Install building-level energy management software in 50% of eligible retail and mixed-use properties• Increase solar production across portfolio to 3MW	<ul style="list-style-type: none">• Reduce energy use by 75% across the portfolio (from a 2014 baseline)• Rollout the successful energy-saving technologies at top ten worst performing properties• Install building-level energy management software in 100% of eligible retail and mixed-use properties



JAMESTOWN INVESTS IN ENERGY EFFICIENCY

A number of Jamestown properties have undertaken projects to improve energy efficiency and reduce operating costs and GHG emissions. The following examples highlight some of our recent energy projects.

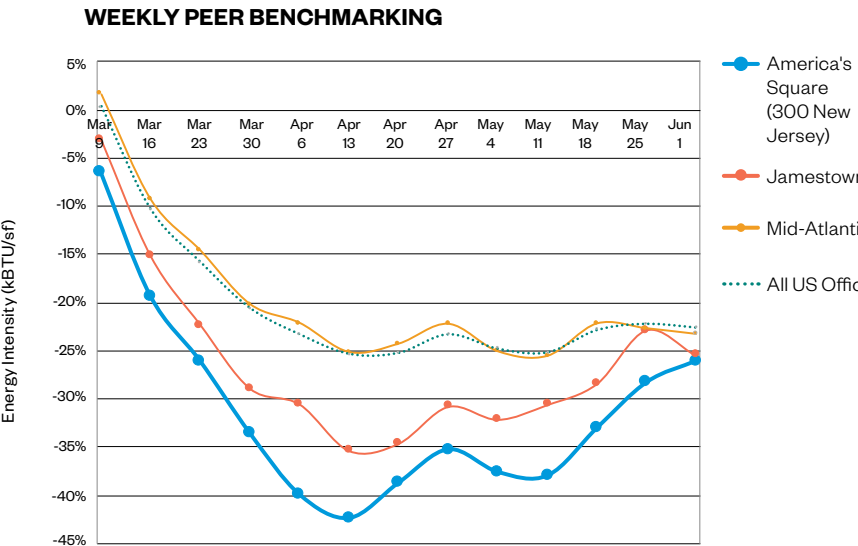
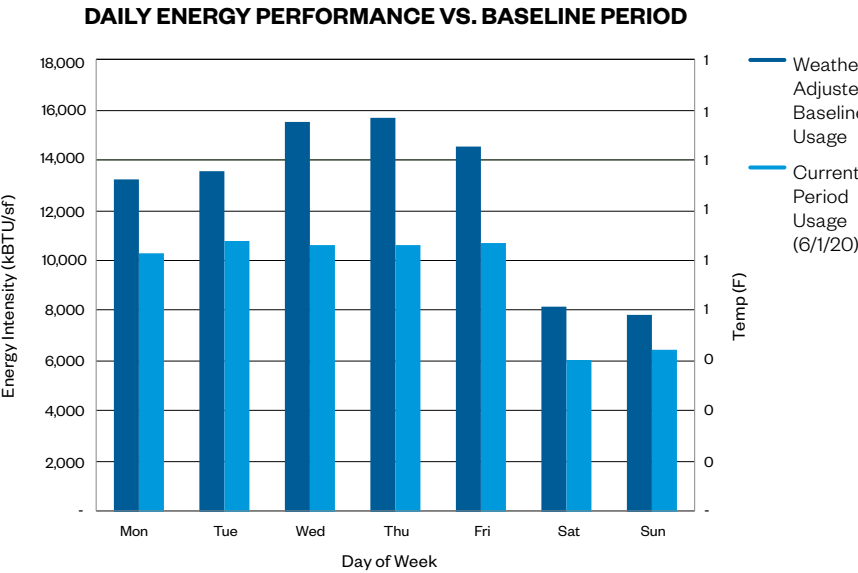
NEW YORK ASSETS REALIZE EFFICIENCY IMPROVEMENTS

New York's aggressive energy use and emissions reduction policies are a motivator for landlords to prioritize investments in energy efficiency. Between 2018 and 2019, the 5.4 million sf Industry City Campus realized a 20% reduction in energy intensity. This improvement was a result of strategic energy efficiency projects including boiler upgrades and MEP operational adjustments, as well as upgrades and repairs to energy infrastructure. Additionally, One Times Square realized an 11% energy improvement during the same period as a result of upgrading the iconic north-facing building signage to a unified LED sign.

AQUICORE TRACKS COVID ENERGY IMPACTS

Jamestown utilizes real time energy management to inform operations at a number of properties. As COVID-19 began to impact property operations, Jamestown worked with Aquicore to analyze the impact that changes in occupancy had on energy performance. An analysis was completed for all properties that utilize the software, and an aggregated report demonstrated over \$232,000 in energy cost savings through the end of May.

The following sample charts from Jamestown's America's Square demonstrate the energy performance metrics that are tracked at a majority of Jamestown's office properties.



88 Leonard
New York, NY



Waterfront Plaza
San Francisco, CA



The Innovation and Design Building
Boston, MA

88 LEONARD DEPLOYS ENERGY MANAGEMENT PLATFORM

In March of 2020, 88 Leonard, a multifamily property in Tribeca, deployed and onboarded an easy-to-use energy management software platform called SmartKit AI. The deployment was done 100% remotely with zero upfront costs during COVID-19, using breakthrough software built by Logical Buildings that is based on a secure cloud-to-cloud integration into the utility smart meter network. The platform quickly identified strategies to reduce electricity costs at 88 Leonard by ~10% (with simple actions – such as more efficient scheduling of the rooftop pool electric heater). In addition, the software also includes an app that creates transparency in energy usage and building operations. It uses predictive analytics to guide and reward building operators as they manage their properties more efficiently.

SAN FRANCISCO PROPERTIES LEVERAGE FREE RETRO-COMMISSIONING

In early 2020, Levi's Plaza, Waterfront Plaza, and 55 Francisco partnered with PG&E to take advantage of a free Retro-commissioning (Rx) program. The goal of the program is to provide property teams with a list of actionable energy efficiency measures that have quick returns. The studies consider both optimizing existing systems and identifying where equipment can be added to leverage more energy savings. In addition to the free energy efficiency study, the savings identified through the study can produce an incentive payment based on the achieved annual energy savings through the Commercial Custom Incentives Program, once implemented.

INNOVATION AND DESIGN BUILDING'S CLEAN ENERGY IMPACT

In 2019, over 651 mWh of electricity was produced from the solar array at the Innovation and Design Building. That is the equivalent of reducing the greenhouse gas emissions of 1,142,571 miles driven by an average passenger vehicle, over 45 trips around the world, or driving from Atlanta to San Francisco and back 230 times.

ESG IMPACT AREA

WATER EFFICIENCY



The EPA estimates that buildings consume approximately 14% of all potable water in the United States annually through sewage, 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.

ACHIEVEMENTS

- ✓ Reduced water use 2% annually across the portfolio
- ✓ Benchmarked the water use of all eligible assets in the EPA's ENERGY STAR Portfolio Manager tracking tool by 2018
- ✓ Ensured that all new water fixtures met minimum efficiency standards and/or have a WaterSense label

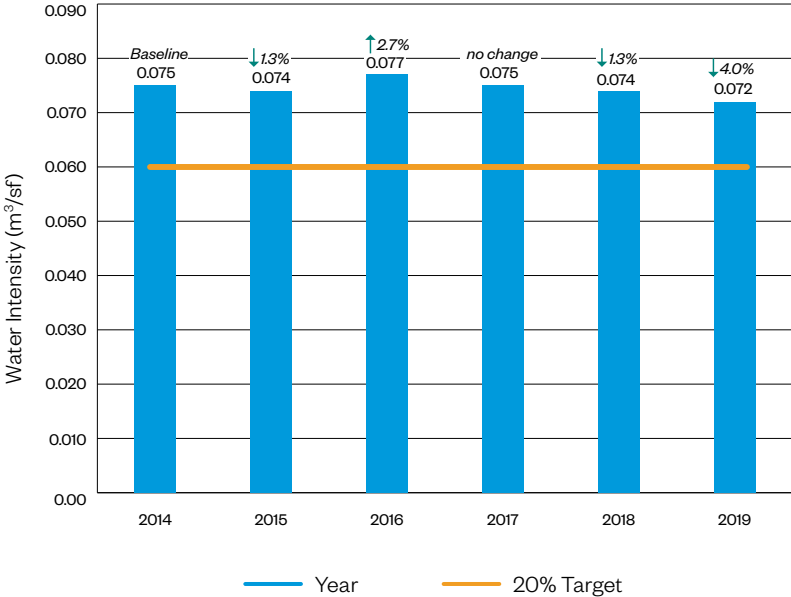
PROGRESS TOWARDS 2024 TARGET

After a small increase in 2016, Jamestown was back down to its baseline water intensity in 2017. In 2018 and 2019, Jamestown's water use per square foot decreased.

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 these visitors, 7,000-10,000 at some buildings, use the restroom while onsite. Despite having high efficiency fixtures in place, the impact on portfolio water consumption is significant.

While Jamestown's overall portfolio has realized a 4% decrease from our 2014 baseline, Jamestown's office-only properties realized a water intensity reduction of 25% from 2014-2019.

WATER INTENSITY (M³/SF)



JAMESTOWN CONTINUES PARTICIPATING IN BOMA W² CHALLENGE

In 2018, Jamestown enrolled 21 buildings in the BOMA 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 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.



Leak Discovery Through Regular Performance Review

CASE STUDY / THE EXCHANGE AT LARKSPUR LANDING, LARKSPUR, CA

Regular review of monthly bills can identify leaks that may not be obvious to occupants or building staff during regular inspections. In 4Q 2019, the Larkspur Landing team noticed an unexplained spike in water use, with a 1,431 gallon increase in daily water use. The team completed a suite-by-suite walk to identify the issue. Building Engineer Steve Olmsted tracked down the problem - a tenant toilet flapper which was causing a non-audible and difficult-to-locate leak. The team was able to complete the simple repair, saving over \$500 and nearly 43,000 gallons per month, had the leak gone undiscovered. That's enough water to fill over 1,000 bath tubs.

ESG IMPACT AREA / WATER EFFICIENCY

SHORT-TERM TARGETS (PRESENT THROUGH 2024)

- Reduce water use by 20% across the portfolio by 2024 (from a 2014 baseline)
- Conduct water efficiency assessment for 100% of assets
- Complete annual assessment of irrigation system efficiency and upgrade opportunities

MEDIUM-TERM TARGETS (2025 THROUGH 2034)

- Reduce water use by 25% across the portfolio (from a 2014 baseline)
- Conduct water audit for top ten highest consuming properties
- Upgrade 50% of irrigation systems to high efficiency or drip technology

LONG-TERM TARGETS (2035 THROUGH 2050)

- Reduce water use by 35% across the portfolio (from a 2014 baseline)
- Conduct water audit on all high-consuming assets
- Upgrade 100% of irrigation systems to high efficiency or drip technology

ESG IMPACT AREA

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 restoring inactive sites through anti-sprawl infill development.

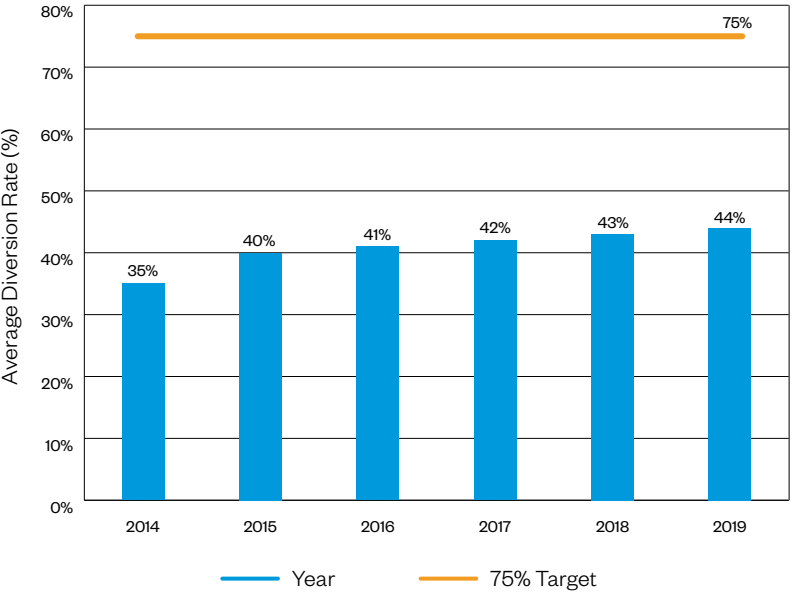
ACHIEVEMENTS

- ✓ Increased waste diversion rates to 30% by 2018
- ✓ Benchmarked the waste outputs of all eligible assets in the EPA's ENERGY STAR Portfolio Manager tracking tool by 2018
- ✓ Provided recycling for batteries, electronics, and light bulbs at all properties

AVERAGE DIVERSION RATES BY PROPERTY TYPE

diversion rates across our entire portfolio, including at properties where we have less control over occupant behavior. By analyzing our diversion rates by use-type, we are able to refine our outreach and occupant engagement around recycling to best fit the typical use patterns and waste streams for each property.

AVERAGE PROPERTY DIVERSION RATE (%)



PROPERTY TYPE	2014	2015	2016	2017	2018	2019
Office	28%	51%	47%	47%	47%	49%
Residential	-	-	-	-	31%	35%
Retail	52%	36%	41%	40%	46%	44%
Mixed Use	36%	29%	25%	25%	27%	25%

ESG IMPACT AREA / WASTE MANAGEMENT

SHORT-TERM TARGETS
(PRESENT THROUGH 2024)

- Increase waste diversion rate to 40%
- Conduct at least one e-waste recycling event at all office and residential assets annually
- Evaluate and price out a composting program for all office, mixed-use, and residential properties

MEDIUM-TERM TARGETS
(2025 THROUGH 2034)

- Increase waste diversion rate to 50%
- Conduct 2-3 e-waste recycling events at all office and residential assets annually

LONG-TERM TARGETS
(2035 THROUGH 2050)

- Increase waste diversion rate to 75%

Jamestown Joins Better Buildings Challenge Waste Reduction Pilot

CASE STUDY

Annually, the U.S. generates more than 260 million tons of municipal solid waste. In 2019, the U.S. Department of Energy (DOE) announced the Better Buildings, Better Plants Waste Reduction Pilot. Over a 2-year period, DOE will work with organizations to determine the appropriate metrics, goals, and opportunities to reduce waste in different sectors. Jamestown is a Pilot Partner and is working with the DOE to set and track a waste reduction goal.

18 Tremont
Boston, MA



ESG IMPACT AREA

RESILIENT SITE SELECTION AND DESIGN



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

ACHIEVEMENTS

- ✓ Evaluated each property for alternative transportation options such as bicycle facilities and electric vehicle (EV) charging stations
- ✓ Assessed storm-water and other environmental impacts of each property
- ✓ Identified material ESG factors and assessed ESG risks and opportunities, including environmental, legal, and regulatory compliance, as a standard part of the investment and the asset/portfolio management processes
- ✓ Calculated climate risk scores for each property
- ✓ Replaced turf landscapes with native and drought tolerant species where feasible

SHORT-TERM TARGETS (PRESENT THROUGH 2024)
<ul style="list-style-type: none">• Pilot responsible outdoor lighting mechanics at five retail properties with parking lot lighting• Identify and implement five projects at the most at-risk properties to improve resilience related to climate risks• Evaluate the use of rainwater harvesting for all new development projects• Complete an energy resilience assessment and action plan for all properties
MEDIUM-TERM TARGETS (2025 THROUGH 2034)
<ul style="list-style-type: none">• Utilize responsible outdoor lighting at all properties• Identify and implement ten projects at the most at-risk properties to improve resilience related to climate risks
LONG-TERM TARGETS (2035 THROUGH 2050)
<ul style="list-style-type: none">• Ensure that all properties are accessible by alternative transportation and transit• Identify and implement 25 projects at the most at-risk properties to improve resilience related to climate risks

Partnership to Promote On-site Sustainability

CASE STUDY / LEVI'S PLAZA, SAN FRANCISCO, CA

Jamestown purchased Levi's Plaza in 2019, and has made many efforts to make the site more sustainable, including pursuing LEED certification and retro-commissioning. Some of the more visible efforts are related to designing a campus that promotes resilience and provides a positive occupant experience by connecting tenants and guests to nature. Here are some programs that visitors to Levi's Plaza experience:



Bikes – Levi's Plaza unveiled its new Bay Wheels station, offering tenants easy alternative transportation to and from campus. The city-wide bike share program allows riders to reserve and rent traditional and electric bikes through the Lyft app, and return them to any of the hundreds of stations throughout San Francisco.



Bees – The property was looking for interesting ways to engage tenants in sustainability issues while improving the property's impact on biodiversity. Jamestown partnered with Best Bees to install three hives on the roof of the 1265 Battery Street building, and will be hosting tenant education events to get tenants involved. They are also going to do Honey DNA testing so that they know where the bees are pollinating nearby.



Lemon Trees – Just One Tree has a singular but ambitious goal: to make sure San Francisco can grow all the lemons it consumes. To do this, the community will need to produce 461 tons of lemons annually, and the program aims to accomplish this by encouraging residents and commercial property owners to plant new lemon trees and register existing ones to meet the goal. The project is a great demonstration of what one city can do to become completely self-sustainable in a single food crop. Levi's Plaza is supporting the project by planting 14 locally-sourced organic Meyer Lemon trees in the plaza.



Levi's Plaza
San Francisco, CA



Levi's Plaza
San Francisco, CA

Raleigh Iron Works Prioritizes Sustainable Design

CASE STUDY / RALEIGH IRON WORKS, RALEIGH NC

In 2019, Jamestown partnered with Grubb Ventures to begin a dynamic combination of adaptive reuse and new construction. The first phase includes repurposing the historic Peden Steel fabricating mill and warehouse buildings in addition to constructing a new seven-story multifamily building. These structures are adjacent to Dock 1053, a recently redeveloped site and a popular destination in the Capital Boulevard corridor northeast of downtown Raleigh.

The development team has committed to strategic sustainability goals for the project, and is pursuing LEED for Neighborhood Development. The project, which will create nearly 500,000 sf of creative office space, 90,000+ sf of thoughtfully curated retail, and 220 residential units, will include design standards related to energy, water, and waste, as well as sustainable site design strategies.



Raleigh Iron Works
(Conceptual Rendering)
Raleigh, NC

ESG IMPACT AREA

MATERIALS AND SUPPLY CHAIN



It is estimated that employee satisfaction can be up to 27% higher in a healthy building, and materials and indoor air quality are important aspects of occupant health. For example, selecting materials with low volatile organic compound (VOC) content improves indoor air quality in building spaces. Supply chain decisions also have an environmental impact. By utilizing materials that are sourced locally or regionally, the energy needed for transportation to the building site is significantly reduced.

ACHIEVEMENTS

- ✓ In 2019, Jamestown planted over 1.2 million trees on its timberland properties
- ✓ Implemented green cleaning at 100% of properties
- ✓ Implemented integrated pest management (IPM) at 100% of properties
- ✓ Purchased materials, appliances, and fixtures with an environmental rating such as: ENERGY STAR, WaterSense, Greenguard, recycled content, Green Label Plus, Sustainable Forestry Initiative (SFI), etc.



SHORT-TERM TARGETS
(PRESENT THROUGH 2024)

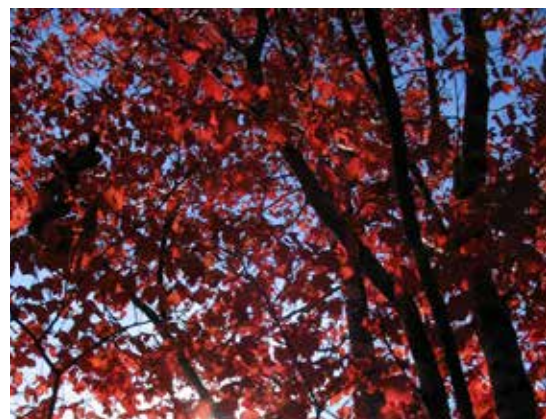
- Explore opportunities for mass timber construction
- Pursue sustainable forest certification offered by three internationally recognized programs used in North America: Sustainable Forestry Initiative®, Forest Stewardship Council®, American Tree Farm System (ATFS)
- Complete supply chain assessment for all tier 1 suppliers

MEDIUM-TERM TARGETS
(2025 THROUGH 2034)

- Third-party verify the carbon sequestered by Jamestown's timberland Funds, and utilize those credits to offset Jamestown's building CO₂ emissions
- Conduct a life cycle assessment on 10% of Jamestown's building portfolio

LONG-TERM TARGETS
(2035 THROUGH 2050)

- Construct a project using mass timber construction



Timber: Benefits of Modern Forestry

CASE STUDY

Since 2009, Jamestown has owned and managed timberlands in the southeastern United States through a series of closed-end funds and an institutional open-end fund launched in 2019. Consistent with the asset's long-term investment horizon, Jamestown utilizes modern forestry practices that help achieve forward-thinking management goals. Jamestown recognizes that healthy forests provide clean air, clean water, recreation and economic opportunities for a variety of stakeholders. In 2019, Jamestown planted over 1.2 million trees on its timberland properties.

Tree growth is an important part of reducing our carbon emissions, and products that are made from sustainably managed forests are seeing increased interest and demand. An example of the carbon-sequestering properties of trees is the adoption of mass timber as a renewable building solution in the U.S. Organizations are increasingly including renewable wood materials in the suite of material options for consideration, offering the construction and development sector a progressive and creative method to transform structures into carbon vaults. Furthermore, mass timber allows building occupants and visitors to be surrounded by natural, elemental materials that inspire and keep them connected to the natural environment. Indeed, mass timber represents another way that forests are integral to society and continues to be a welcome part of Jamestown's real asset portfolio.

ESG IMPACT AREA

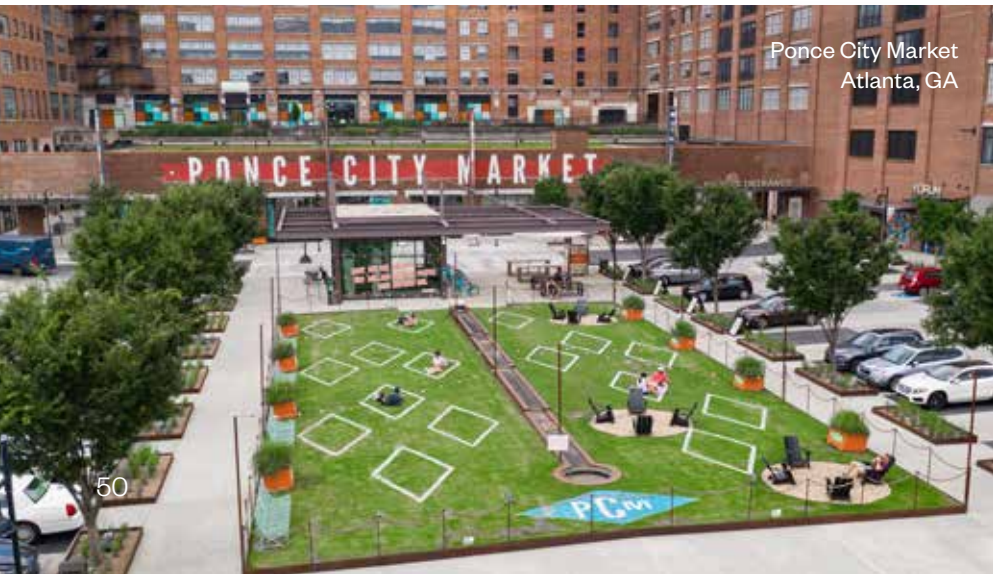
TRANSPARENCY AND DISCLOSURE



Transparency and disclosure are becoming increasingly important to a variety of stakeholders within the real estate industry. With voluntary reporting programs on the rise, this is due in part to a number of municipalities adopting energy benchmarking and transparency laws. Additionally, owners are facing increasing demands from tenants, investors and consumers. In 2019, for example, 1,005 entities completed the GRESB Real Estate Assessment, representing over 100,000 assets and over \$4.1 trillion in asset value.

ACHIEVEMENTS

- ✓ Tracked diversity metrics for 100% of employees
- ✓ Increased the number of ENERGY STAR ratings and LEED certifications by evaluating all assets for eligibility annually
- ✓ Ensured all properties are in compliance with local benchmarking and energy audit requirements



America's Square
Washington, D.C.

SHORT-TERM TARGETS
(PRESENT THROUGH 2024)

- Track diversity for all tier 1 suppliers (suppliers, vendors, contractors)
- Evaluate all properties for a sustainability or health and wellness certification
- Evaluate and consider adopting Science-Based Targets at the corporate level
- Narrow gender pay gap disparities

MEDIUM-TERM TARGETS
(2025 THROUGH 2034)

- Earn a sustainability or health and wellness rating for 75% of eligible properties

LONG-TERM TARGETS
(2035 THROUGH 2050)

- Earn a sustainability or health and wellness rating for 100% of eligible buildings

An Integrated Approach for Compliance with Climate Regulations

CASE STUDY

Over the past decade, cities have seen a rapid evolution of policies to measure and manage energy use and carbon emissions in commercial real estate and the public sector. While the exact regulations have varied between different municipalities, more recent policies go even deeper to limit energy consumption and GHG emissions over time, and help ensure that landlords have a clear path to reach short-, medium-, and long- term municipal targets.

Jamestown is committed to using these regulations and updated requirements to take a strategic approach to reaching internal energy goals. As a first step, Jamestown completed a portfolio assessment to benchmark each property against the applicable compliance milestones. Then, Jamestown hosted trainings on the regulations for Washington D.C. and New York. After each training, sustainability staff are able to support property teams in completing their own compliance roadmap, taking account of strategic opportunities for improvement such as lease turnover and planned capital improvements.

ESG IMPACT AREA

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.

ACHIEVEMENTS

- ✓ Ensured all properties have smoke-free building policies and asbestos-free interiors
- ✓ Offered health risk assessments to all employees
- ✓ Conducted annual indoor air quality testing at LEED-certified properties
- ✓ Conducted annual cooling tower water quality testing

JAMESTOWN INITIATES IAQ PILOT TO BUILD ON ANNUAL TESTING PROGRAM

During the COVID-19 crisis, Jamestown fast-tracked a pilot of stationary indoor air quality monitors in a number of strategic locations. Jamestown will use the sensors to complement annual IAQ testing, and will evaluate the effectiveness of continuous IAQ monitoring at all sites.

SHORT-TERM TARGETS
(PRESENT THROUGH 2024)

- Promote access to healthy food and beverages
- Increase percentage of employees that complete annual physicals
- Include bike storage at all properties
- Conduct an indoor air quality assessment at 100% of office properties

MEDIUM-TERM TARGETS
(2025 THROUGH 2034)

- Conduct an indoor air quality assessment at 100% of properties
- Provide on-site spaces for physical activity and mental rejuvenation at all office and mixed-use properties
- Ensure all workspaces have access to daylight, views, and operable shading
- Prioritize a walkability score over 75 and transit access for all new acquisitions

LONG-TERM TARGETS
(2035 THROUGH 2050)

- Install continuous indoor air quality monitoring technology at 100% of office and residential properties

Ballston Exchange Earns Two Fitwel Ratings

CASE STUDY / BALLSTON EXCHANGE, ARLINGTON, VA

Ballston Exchange is officially certified by Fitwel for its support of a healthier workplace environment and improved occupant health and productivity. This award recognizes Ballston for its promotion of several evidence-based design and policy strategies that support the physical, mental, and social health of all building occupants. Ballston scored high marks for proximity to nearby amenities such as public transit and grocery stores, outdoor facilities which include extensive vegetated courtyards with numerous seating areas, and providing tenants with a convenient connection to the outdoors. Investments in workplace design also provide building occupants with ample access to daylight and views for the majority of workspaces. Incorporating these elements can increase productivity and wellbeing, while reducing stress and sickness-related absence. Out of a possible 3 stars, 4121 Wilson Boulevard was awarded a 1 Star Rating and 4201 Wilson Boulevard was awarded a 2 Star Rating.

Additional strategies that enabled Ballston Exchange to achieve Fitwel certification include:

- Access to active workstations, such as standing desks
- A walkability score of 90 or above, signifying connectivity to key businesses such as dry cleaners and restaurants
- Pedestrian route between main building and public transit (within ½ mile of building entrance)
- Open stairwells to encourage taking the stairs instead of the elevator
- Exercise room and fitness facility
- Alternative compliance for:
 - » Walking trail
 - » Outdoor fitness equipment
 - » Farmers market
 - » Healthy food and beverage standard with “choice architecture”



Ballston Exchange
Arlington, VA

ESG IMPACT AREA

SOCIAL AND COMMUNITY IMPACT



At Jamestown, we take it upon ourselves to foster a sense of community at our properties and surrounding neighborhoods. In recognition of the impact that our assets can have at the local level, many properties serve as community gathering places for individuals of all economic backgrounds. We pride ourselves on creating inclusive and safe environments that all can enjoy, and invest in community amenities such as farmers markets, fitness classes, and other seasonal events.

ACHIEVEMENTS

- ✓ Distributed wellness survey to all employees
- ✓ In 2019, Jamestown and the Jamestown Charitable Foundation made charitable gifts totaling over \$1.2 million
- ✓ Adopted the UN Sustainable Development Goals
- ✓ Raised over \$126,000 in 2019 for the Jamestown Charitable Foundation from Jamestown employee donations, thanks to a 4-1 match from the Jamestown principals

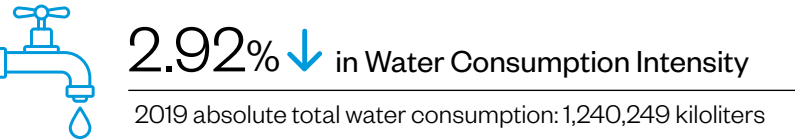
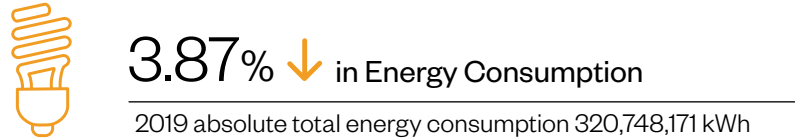


ESG IMPACT AREA / SOCIAL AND COMMUNITY IMPACT

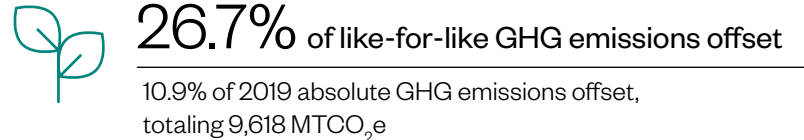
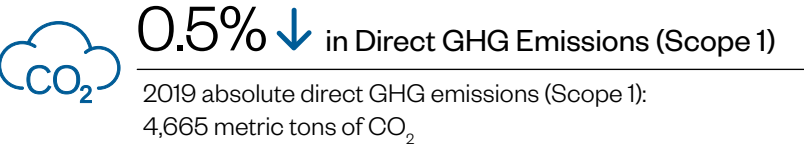
SHORT-TERM TARGETS (PRESENT THROUGH 2024)	MEDIUM-TERM TARGETS (2025 THROUGH 2034)	LONG-TERM TARGETS (2035 THROUGH 2050)
<ul style="list-style-type: none">• Increase employee participation in wellness survey to 50%• Complete at least one community outreach program at each property annually• Evaluate 100% of projects for pollinators or edible landscapes• Recruit and retain more minority employees• Offer implicit bias training to all employees annually• Achieve 25% employee participation in Jamestown Charitable Foundation giving• Assess vendor commitment to engaging minority-owned and female-owned businesses, and phase out unaligned vendors• Assess and increase the number of BIPOC and women-owned businesses at our properties	<ul style="list-style-type: none">• Achieve a 65+% employee satisfaction rating• Complete at least five community outreach programs at each property annually• Offer Green Janitor Education training at all properties• Achieve 50% employee participation in Jamestown Charitable Foundation giving• Increase the number of BIPOC and women-owned businesses at our properties	<ul style="list-style-type: none">• Achieve a 75+% employee satisfaction rating

ANNUAL PERFORMANCE INDICATORS
(2018-2019)

The performance indicators below represent mixed-use, office, and retail assets that were owned at the end of 2018 and 2019. 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.



When carbon offsets are included, Jamestown realized a total like-for-like **emissions reduction of 3.6%** from 2018 – 2019. That is an emissions reduction equivalent of 114 single family homes not using electricity for one year.



BENCHMARKING AND DATA MANAGEMENT
METHODOLOGY

Jamestown has assembled a best-in-class set of software platforms for benchmarking and data management. For a majority of the portfolio, landlord-paid utility bills are automated through a partnership with Schneider Electric. This program has streamlined the accounts payable process and added additional layers of analysis of Jamestown's utility expenses through the Resource Advisor Platform.

The foundation for tracking monthly utility bills is ENERGY STAR Portfolio Manager, a tool from the Department of Energy which Jamestown uses to track whole building energy, water, and waste performance, where feasible. In 2019, Jamestown submitted 30 ENERGY STAR benchmark reports to local municipalities and earned ten 2019 ENERGY STAR labels with an average score of 85 out of 100.

Measurabl is an environmental management platform that Jamestown utilizes through ULI Greenprint to manage and report on portfolio environmental data. 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.

To help oversee this process, Jamestown utilizes the expertise of Verdani Partners, a full-service sustainability consulting firm that supports the Jamestown portfolio on environmental data management, certifications, and reporting. Verdani analyzes the data supplied for programs such as ENERGY STAR, Leadership in Energy and Environmental Design (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.

THIRD-PARTY ASSURANCE

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, and 2018-2019 reporting periods for the Premier Property Fund.

To ensure our progress and data are accurately captured within this report (covering the 2018-2019 reporting period), we have included DNV-GL as a third-party verifier for our 2018-2019 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 Appendix III and includes: total greenhouse gas emissions (Scopes 1 and 2), total water, and waste consumption.

REPORTING

In 2019, Jamestown completed five voluntary reports including submittals to: GRESB, UNPRI, Better Buildings Challenge, ULI Greenprint, and the 2018 Jamestown Sustainability and Corporate Social Responsibility Report, which was compiled in reference to the GRI 2016 Guidelines.



CERTIFICATIONS, RATINGS,
AND RISK ASSESSMENT SCORES

The map 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. Sample risk assessment 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



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



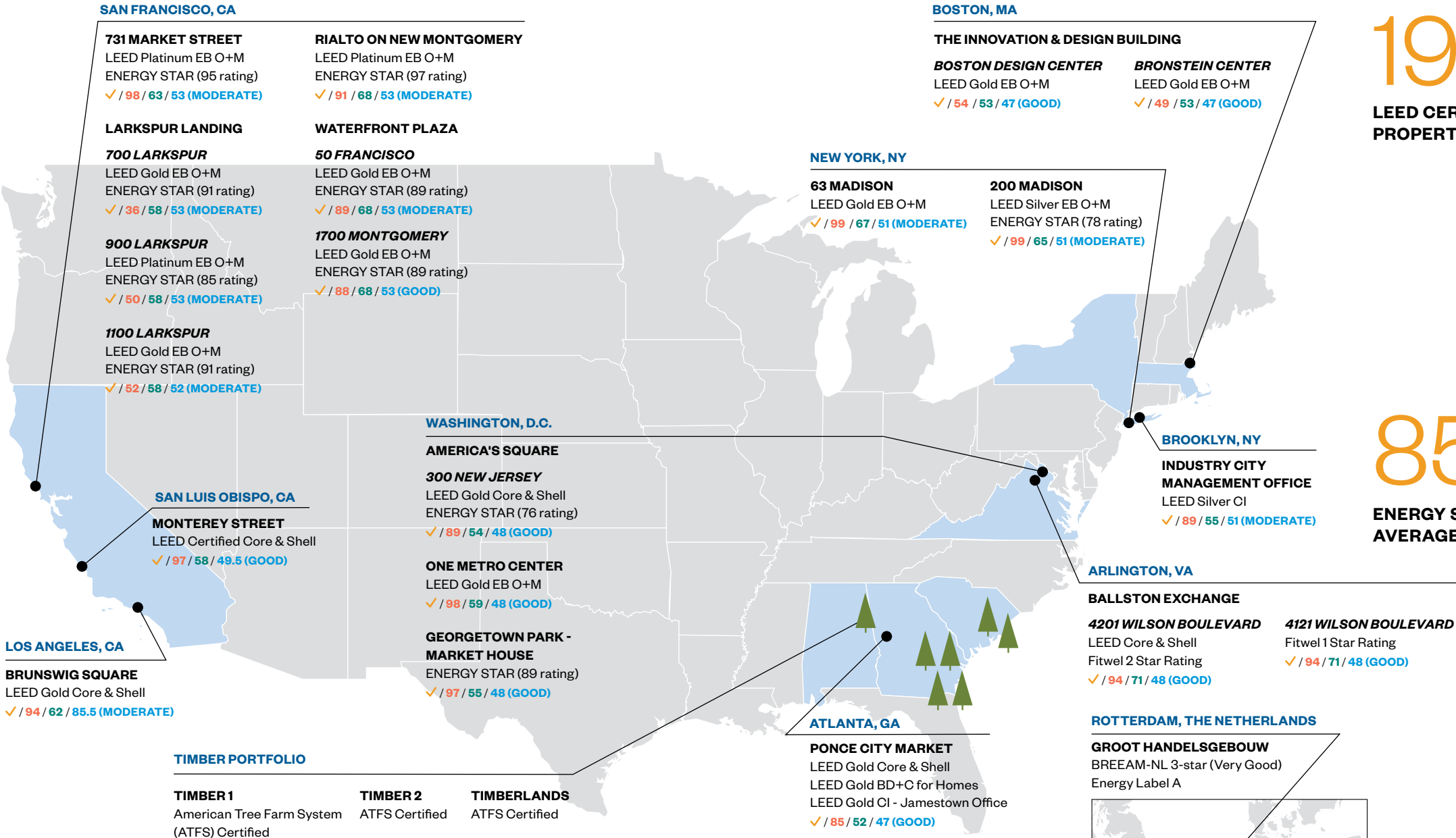
LIVABILITY INDEX SCORE ●

Provides a 1-100 score based on housing affordability and access, neighborhood access to life, work, and play, safe and convenient transportation options, clean air and water, health access and quality, civic and social engagement, and the degree to which a community embraces diversity and offers opportunities to residents of all ages and backgrounds



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



19

LEED CERTIFIED
PROPERTIES

85

ENERGY STAR
AVERAGE SCORE

CERTIFIED PROJECTS

LEED CERTIFICATIONS

The 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 12/31/2019, there were 19 LEED certified projects within the Jamestown portfolio.

ENERGY STAR RATINGS

ENERGY STAR is a third-party rating system sponsored by the U.S. 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 75 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. In 2018, the underlying ENERGY STAR models for a majority of building types were updated from a 2006 reference data set to a 2012 reference data set. As a result of the increased efficiency of the data set, many properties experienced a reduction in scores from 2018 to 2019, as the baseline was re-set.

As of 12/31/2019, there were ten buildings with a 2019 ENERGY STAR rating in the Jamestown portfolio, with an average score of 85.



Brunswig Square
Los Angeles, CA

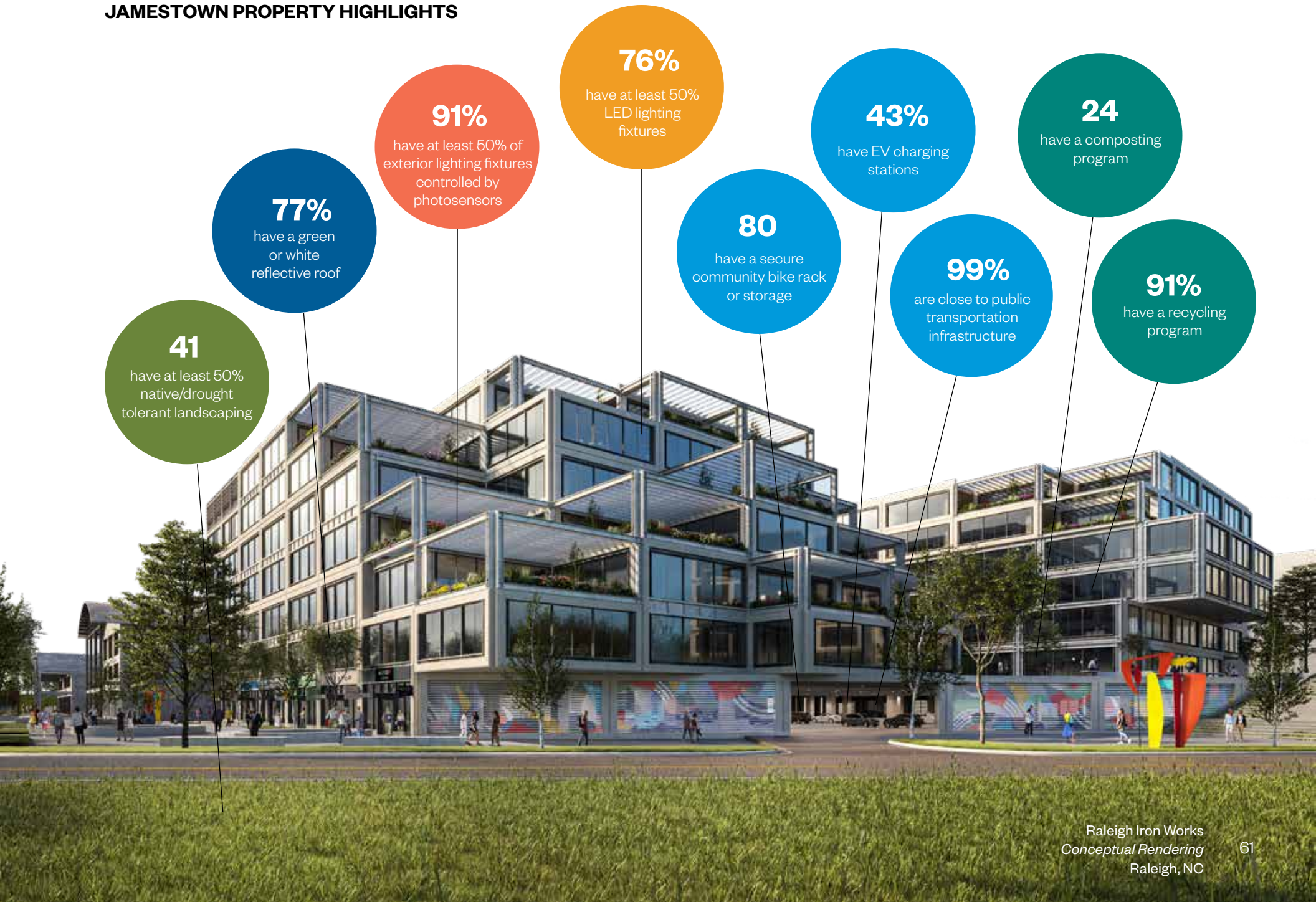
SUSTAINABILITY ATTRIBUTES

As part of our continued work to optimize our existing properties, Jamestown distributed a comprehensive survey to 103 individual buildings to better understand their sustainability features and practices. The survey collected sustainability information across a variety of categories including roof efficiency, lighting, energy efficiency, water efficiency, waste management, and transportation, among many others.

The goal was to better understand the existing sustainability features, attributes, and initiatives at our properties to target areas for improvement. The results were analyzed to identify the leaders and laggards of the portfolio, as well as to prioritize efficiency capital projects.

The survey responses also highlighted the diverse and unique properties in the Jamestown portfolio, with variations in the presence of landscaping and 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.

JAMESTOWN PROPERTY HIGHLIGHTS



Raleigh Iron Works
Conceptual Rendering
Raleigh, NC

Alternative Transportation Recognition

**CASE STUDY / BALLSTON EXCHANGE, ARLINGTON, VA
& PONCE CITY MARKET, ATLANTA, GA**

Property level partnerships are an important way to ensure that Jamestown-owned properties are making positive impacts on our communities. Ballston Exchange has served as a leader of alternative transportation efforts. The property was recognized as a 2019 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 in 2018. In addition, the property earned the Bronze Level Bicycle Friendly Business designation in 2020. The League of American Bicyclists recognized Ballston Exchange for its efforts such as bicycle parking and shower facilities for bike commuters.



Ballston Exchange
Arlington, VA



Ponce City Market
Atlanta, GA



Ballston Exchange team members Jess Carlin, Doug Hoffman, Dave Tran, and Mark Witschorik attend the ATP Awards Banquet



Jamestown's Ponce City Market earned a Silver Level Bicycle Friendly Business designation in 2020. This award is an important milestone in an effort that began during the redevelopment of the property. Before the Atlanta BeltLine was bustling with activity, Jamestown had a vision that many Ponce City Market tenants and visitors would be arriving by bike. After the unprecedented installation of over 500 bike parking spaces and Atlanta's first bike valet, the property has had to continue to add bike racks to accommodate an ever-growing number of cyclists. In addition to common amenities such as bike storage, a repair station, showers for bicycle commuters, and elevators and hallways that can accommodate bikes, Ponce City Market hosts bike safety events and participates in Bike to Work Day to help encourage safe cycling. Jamestown has also focused on programming to make cycling a more attractive commute option. Through Jamestown's Clean Commute Program, employees can receive a subsidy for cycling to work and are eligible for a monthly bike share membership if used for business purposes.

"When places make it easier for people to choose to bike, they are building safer, stronger, and better-connected communities. The League of American Bicyclists is thrilled when organizations like Jamestown join us in this movement to build a more Bicycle Friendly America. When more people are biking to work or shop, life is better for everyone," says Executive Director Bill Nesper of the League of American Bicyclists.

Ponce City Market, Atlanta, GA

ACHIEVEMENTS

- ✓ \$50 million small business restart effort
created for tenants related to COVID-19
- ✓ 4-1 match from the Jamestown partners
for employee donations to the Jamestown Charitable Foundation
- ✓ \$1,251,654 in charitable contributions
made through corporate sponsorships, the Jamestown Charitable Foundation, and properties owned and managed by Jamestown

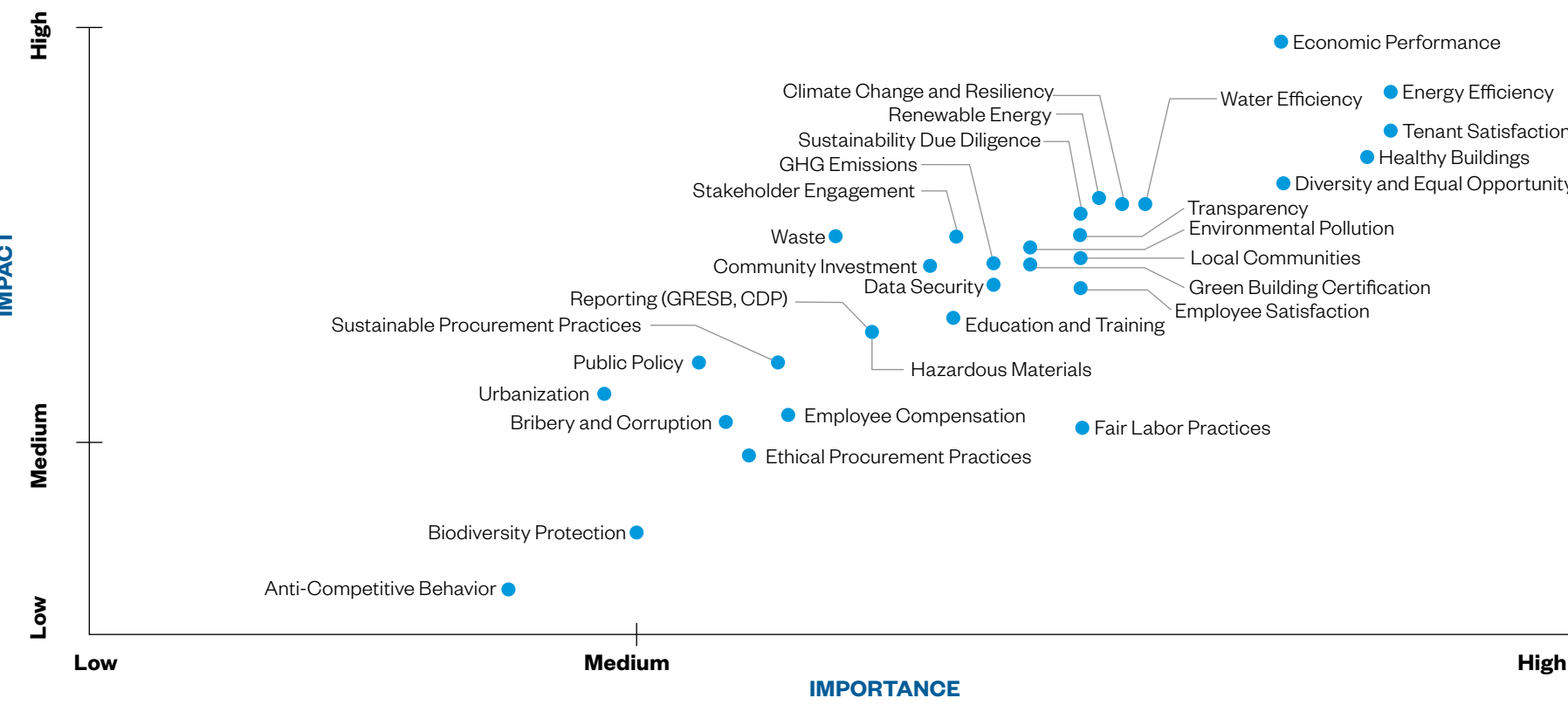


Materiality Assessment Guides Stakeholder Engagement

CASE STUDY

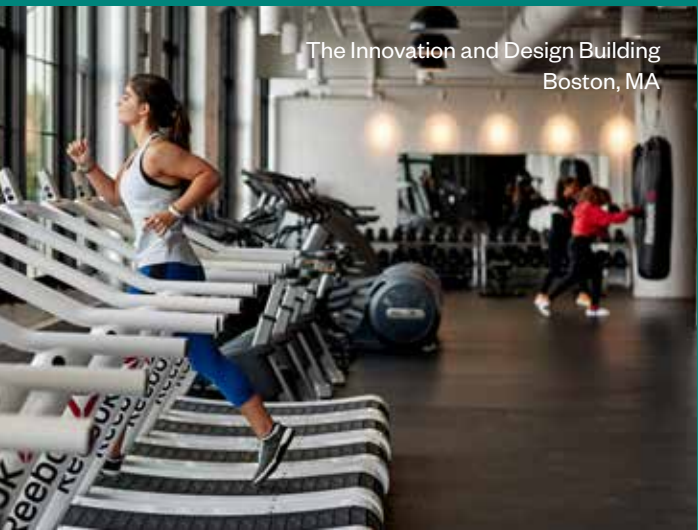
There are many ESG factors that impact the business of commercial real estate and are important to our internal and external stakeholders. Jamestown conducted a formal materiality assessment in order to identify key sustainability issues that both the company and our stakeholders have deemed important. The resulting matrix helped us understand potential negative social and environmental impacts that our operations may have on the communities in which we live and work, which puts Jamestown in a better position to mitigate those risks and and, in some cases, re-frame them as opportunities.

Since the initial assessment was completed in 2016, Jamestown has worked to address the top 10 material issues. In 2020, Jamestown repeated a similar materiality assessment process, which includes a survey completed by a representative sample of internal and external stakeholders. Jamestown intends to repeat this process bi-annually in order to best understand issues of material importance to our stakeholders and to our overall business operations.



STAKEHOLDER ENGAGEMENT: COMMITMENT TO OUR PEOPLE

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 PRIORITIZES EMPLOYEES HEALTH AND WELLNESS

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 learns, healthy in-office snacks, and on-site wellness rooms. In 2019, employees and their dependents were reimbursed for forty-eight 5k and 10k races. In addition, Jamestown strives to improve the comfort and wellbeing of employees by identifying and correcting ergonomic risk factors in the workplace. In the Atlanta office, employees are periodically offered the opportunity for a chair massage to relax and reenergize, and can reserve time to work at a standing desk available to all employees.



2019/2020 WELLNESS CHALLENGES

Jamestown hosts periodic wellness challenges to encourage employees to get active and form other healthy habits such as healthy eating and mindfulness practices. In 2019 and to date in 2020, three wellness challenges were hosted, with 287 total participants. At the end of the 2020 Coast-to-Coast challenge, participants answered a series of questions about health and wellbeing, including: access to exercise and opportunities to reduce the amount of time spent seated (gyms, parks, trails, standing desks, etc.), access to healthy food and beverage options, suggestions for improving health and wellbeing at work, and participation in volunteer activities. This valuable feedback was reviewed by Human Resources and Office Management teams in order to see what refinements could be made.



EMPLOYEE FEEDBACK

Having a culture where employees feel engaged and appreciated is important, and employee feedback is an essential part of employee engagement. Jamestown receives feedback through a suggestion box, the “Idea Bank,” which is conveniently located for employees to provide anonymous feedback. Additionally, Jamestown executives have an “open door” policy, and senior leadership hosts periodic town hall meetings to update the employees and encourage direct dialogue. To provide structured feedback to employees, each employee completes an annual performance review which is based on Jamestown’s Guiding Principles and performance goals established by managers and employees.



CLEAN COMMUTE PROGRAMS

In 2015, Jamestown launched a company-wide clean commute benefits program to decrease our dependence on automobiles and promote alternative, sustainable commuting. The program varies slightly by location, but enables bike, transit, carpool, vanpool, and pedestrian commuters to receive a monthly subsidy in exchange for logging their commutes each month. Additionally, clean commuters who log their commutes are eligible for quarterly and annual prizes.



BeeDowntown - Ponce City Market

In April 2020, Ponce City Market celebrated the one-year anniversary of their honey bee hives in partnership with BeeDowntown. In addition to a number of informative hive tours, in November, Jamestown employees were treated to a honey harvest event. The Ponce City Market hives are home to approximately 180,000 honey bees, that work to pollinate 18,000 acres within the Atlanta community.



BOOK CLUB

Jamestown's book club was established in 2014 to increase a sense of community by providing a forum to share insights towards personal and professional growth in addition to reading some really great books. In 2019, Jamestown employees read three books and participated in three employee-led discussions.



DATA SECURITY

The Jamestown IT and Compliance teams work to ensure employees are familiar with best practices for data security in their professional and personal lives. In addition to ongoing training and phishing campaigns, the team alerts employees of public data breaches and is available to advise on how to improve the security of employees’ personal data. Since 2018, the department has worked to ensure the firm is compliant with the EU General Data Protection Regulation (GDPR), which regulates data protection and privacy for all EU citizens and also addresses the export of personal data outside of the EU.



EDUCATION AND TRAINING

Jamestown supports employee professional development and hosts a variety of workshops and training sessions throughout the year.



FINANCIAL ADVISORS

As part of Jamestown's robust benefits package, all employees have access to a financial advisor to help plan their financial health.



SUSTAINABILITY COMMUNICATIONS

A number of communication strategies are used to engage employees in sustainability topics. In addition to memos sent from office management, the employee intranet, JT Connect, is used as a way to share information and celebrate achievements.



CULTURE GROUPS

Culture groups were established in 2015 as a way to reinforce the importance of community at Jamestown and foster cross-department relations. Each year, Managing Directors and department leaders hold a variety of culture group meetings with employees - taking advantage of restaurants and other destinations near Jamestown’s corporate offices.

Jamestown Women's Initiative

CASE STUDY

A Women's Initiative Committee was formed in 2015, addressing topics that are relevant to women in the workplace and establishing comradery between female employees. Past topics have included how to navigate a more inclusive workplace, as well as a panel discussion led by female senior executives. In addition to celebrating International Women's Day, recent events included Jamestown's first ever "Whiskey Business" event in the Atlanta and New York offices. Aimed to address implicit bias, the event challenged attendees to recalibrate their connotations of a whiskey social hour. The event featured female bartenders, a selection of local whiskeys, and opportunities to answer questions regarding gender representation in the real estate industry. For another activity, Jamestown employee Ceci Venker led a group of employees through a spin class for all levels sponsored by the Jamestown Women's Initiative. Here are some other recent Women's Initiative opportunities:



United Way Women's Leadership Breakfast

A group of Jamestown employees attended the United Way Women's Leadership Breakfast. The event, sponsored by the Women's Initiative, honored Sally Yates, former US Attorney General and Partner at King & Spalding, as the Woman of Excellence. Keynote speakers included Abby Wambach and her partner, Glennon Doyle. All event proceeds went to support the Women United Advancement Initiative to eliminate the barriers for women to access and maintain good, quality employment, ensuring a more stable and thriving household.



International Women's Day - Atlanta Office

The Atlanta office celebrated International Women's Day and supported this year's theme of #EachforEqual. This luncheon event was the culmination of the month-long March for Equality corporate campaign to promote diversity awareness. Pictured here are team members posing with signs illustrating ways to foster equality.



International Women's Day - Ponce City Market

In observance of International Women's Day, Ponce City Market produced a video to honor the wildly inspiring female leaders who own and operate 28 (40%) of the businesses at Ponce City Market. Jamestown celebrates those who champion women of all backgrounds, and those who dare to innovate, lead, and uplift others towards a more equal and inclusive workplace. Pictured here is Sarah Donjuan, owner of JJ's Flower Shop and Truck.

Jamestown Together

Jamestown Together Unites Employees Working from Home

CASE STUDY

In March of 2020, Jamestown launched "Jamestown Together" as a way to keep employees connected while working remotely during the COVID-19 crisis. Activities were open to all employees and scheduled to accommodate all global employees. Fun, employee-led activities provided moments to step away from the routine, learn something new, and get to know colleagues from around the world.

ACTIVITIES INCLUDED:

- Mindfulness Meditation
- Book Club, but with Movies
- Random Happy Hour
- Shaken, not Stir Crazy Cocktail Classes
- Jamestown Together Coloring Book
- Quarantunes Playlist
- Support Group for Parents
- Refrigerator Roulette Cooking Demonstrations
- Lego Construction
- Jamestown Words with Friends Tournament
- Desk-ercise: Simple Stretches to Keep You Moving Throughout the Day
- Cultural Coffee Talk: Latin American Traditions
- Earth Day Discussion and Earth Day Poster Coloring Sheets
- Book Club, but with Art
- Learn to Braid a Horse's Mane for Equestrian Competition





**JAMESTOWN NAMED A TOP WORKPLACE FOR 2020
BY THE ATLANTA JOURNAL CONSTITUTION**

For the 10th year, The Atlanta Journal Constitution conducted a survey to determine the Atlanta area's Top Workplaces, an accolade based exclusively on employee feedback. For the 2020 rankings, nearly 3,000 companies were nominated or asked to participate in the survey, which covers: organizational health factors relating to workplace culture, employee engagement, company leadership, pay, benefits, flexibility, and training and expectations. Jamestown was honored to be named a Top Workplace thanks to the feedback from Jamestown employees.



**RIALTO ON NEW MONTGOMERY
SAN FRANCISCO, CA**

12%
REDUCTION IN
ENERGY USE FROM
2018 TO 2019

4.26%
ANNUAL AVERAGE
PERFORMANCE IMPROVEMENT
(AAPI) DURING JAMESTOWN'S
THREE YEARS OF OWNERSHIP

89
ENERGY STAR
SCORE

EMPLOYEE SPOTLIGHT

Every day, employees and partners across the portfolio contribute to Jamestown's sustainability efforts. Each year, we recognize individuals and teams that lead by example with their ESG-related activities.



ENERGY STARS

Rialto on New Montgomery Team

Rialto on New Montgomery may be a historic building, but it is also a leader in sustainability within the Jamestown portfolio. In 2018, the building was one of the first to earn LEED Platinum certification, which it has maintained annually through ongoing benchmarking, air quality testing, and waste audits. The property also upgraded its bicycle amenities with a bike room and shower facilities available for tenants. Without central air conditioning, opportunities for improving energy performance are limited. As a result of lobby lighting upgrades and efficient tenant buildouts, the property realized a 12% reduction in energy use from 2018-2019, and 4.26% AAPI during Jamestown's three years of ownership. The property also earned a 2019 ENERGY STAR rating with a score of 89, which means it is more efficient than 89% of similar buildings.



WELLNESS WARRIORS

Ballston Exchange Team

Prioritizing health and wellness in our buildings is not new to Jamestown, but the emergence of health and wellbeing focused rating systems has provided an opportunity to seek third-party verification of a property's efforts. During its recent re-development, the Ballston Exchange team not only committed to a Fitwel certification on top of a LEED Core and Shell certification, but they jumped into the effort and used it as an opportunity to learn more about the rating system and focus on promoting health and wellness within the building management team and for tenants and visitors. The building now serves as an example for other properties in the portfolio seeking to integrate similar strategies.



RISKY BUSINESS

Emily Aho, Risk Manager

Part of Jamestown's strength lies in our cross-departmental approach to identifying risks and opportunities. In 2019, Jamestown sought to build on its existing physical risk management program to better understand the potential financial impacts of climate related risks. Emily and the Risk Management team provided valuable data to help inform a third-party climate risk assessment. Then, after receiving the results, Emily led the conversation around methods to customize the results and further add value based on Jamestown's risk mitigation efforts to date.



WALK THE WALK

Anna Frost, Architecture Associate

This annual award recognizes a Jamestown employee whose work embodies our commitment to making our world a better place. Anna Frost supports the Development and Construction team as an Architecture Associate, and has developed an expertise in the area of green building and sustainable design. In addition to participating in company sponsored activities, Anna has been eager to dive deeper and share her knowledge in sustainable design principals with her colleagues. In 2019, Anna earned her LEED Green Associate credential, which will support Jamestown's integration of sustainable design principals into all projects.

STAKEHOLDER ENGAGEMENT: COMMITMENT TO OUR TENANTS

Jamestown’s tenants have operational control over most of the spaces in our properties, making tenant support a crucial part of increasing the sustainability 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.



Ghirardelli Square
San Francisco, CA

Supporting our Tenants
Throughout the COVID-19
Crisis and Recovery

CASE STUDY

As cities began to focus on restarting businesses, Jamestown recognized that our small business community will need individualized support to reopen and continually adapt to the larger economic recovery. As a landlord, Jamestown partnered with our small business owners, particularly our restaurateurs and local retailers, to find a “new normal” that was right for them.

We knew that there was no one-size-fits-all solution in those uncertain times. To ensure our teams had the resources needed to support our tenants and their efforts, Jamestown created a \$50 million restart program. This funding was a critical resource as small business owners coordinated with their local Jamestown teams to restart operations and adapt their premises to the evolving regulatory requirements. In addition, we also updated the online business resource guide to include more information on the CARES Act and provide a collection of best practices for reopening restaurants from industry experts and Jamestown’s in-house food and beverage team. As always, Jamestown will continue to leverage its national hospitality partnerships to help local businesses reimagine their operations in the weeks and months to come.

The healthiest communities are vibrant, multi-dimensional, and layered. Great neighborhoods thrive with local restaurants and retailers. Jamestown is committed to helping our small business communities restart and to bringing a critical mass back to our neighborhoods.



Fourth Street Berkeley

Women Made is a concept store that highlights women owned businesses, designers, and artists. The 4th street pop-up shop in Berkeley partners with local makers to host DIY activities and workshops for the community.



Industry City

Mercado Global empowers rural Latin American women to become entrepreneurs. For the past 15 years it has transformed the lives of women, their families, and their communities through business education and leadership programs. At the start of the pandemic, Mercado Global quickly pivoted its product focus to the creation of face masks. Through its 1-to-1 match, sales have led to 55,000 masks being donated throughout the U.S. and Latin America to hospitals and retirement homes, postal workers, housing authority residents, migrant farmworkers in California, Black Lives Matter in Brooklyn, and indigenous communities in Guatemala.



Ghirardelli Square

Look out, pigeons - there's a new guard in town and there's no more messing around. Ghirardelli Square's resident falcon makes the rounds a few times a week to remind pigeons that ice cream and chocolate are not for the birds.



TENANT COMMUNICATION

Jamestown uses signage, tenant memos, and even an art poster series to keep tenants engaged in sustainability topics. In 2015, 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.

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 savings 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. Where applicable, the findings during the Night Walk are communicated to tenants along with other energy efficiency tips. During COVID-19, property teams took advantage of reduced occupancy to complete preventative maintenance and other activities that are best completed without the possibility of tenant disruption.

EMERGENCY PREPAREDNESS

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. In 2020, the COVID-19 crisis tested Jamestown's in-place policies. In response, Jamestown created property-specific pandemic plans to streamline property operations and re-occupancy plans as much as possible.

“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 on 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. Jamestown has been involved with Green Lease Leaders since it was established in 2014. Most recently, Jamestown was named a 2020 Gold Level Green Lease Leader by the Institute for Market Transformation and the U.S. DOE 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.

EARTH HOUR AND EARTH DAY

Since Earth Hour's global launch in 2008, cities and buildings around the world have participated in turning off nonessential lights for one hour as a symbol of commitment to the health of our planet. In years past, Jamestown has darkened our properties, from the iconic marquee signage at Ponce City Market in Atlanta and Ghirardelli Square in San Francisco to the string lights in the courtyards of Industry City in Brooklyn. In 2020, with our properties closed in observance of social distancing and with ourselves working from home offices and kitchen tables, we decided to bring Jamestown's Earth Hour participation home. Jamestown engaged users on social media to join Jamestown employees coming together in this global call to and turn off the lights in their homes, and created a video of Jamestown employees “going dark” for Earth Hour.



Earth Day 2020 marked the 50th Anniversary of the first Earth Day, and was an opportune time to think about both the progress that has been made, as well as opportunities for the future. In honor of Earth Day 2020, Jamestown Green issued 350 limited-edition screen-printed posters to tenants encouraging them to “Add More To Your Bouquet of Life” through simple choices that are good for our health and for the environment. This was the 6th annual poster issued in honor of Earth Day, and Jamestown also shared coloring book pages of each Earth Day poster on social media as a positive distraction during the COVID-19 shelter-in-place period.

TENANT FEEDBACK

Property teams interact with tenants on a day-to-day basis and are available to discuss tenant issues, however, it is also beneficial to designate time for formal feedback from tenants. In 2019, 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 industry-wide indicators provided by Kingsley. 86% of office tenant respondents and 80% of retail tenant respondents indicated that sustainability was “important” or “very important” to their company. Additionally, for the 4th year in a row, the top reasons that office tenant companies were interested in sustainability included: having a healthier work environment, corporate responsibility goals and initiatives, and cost savings. Retail tenant respondents also cited customer and community engagement as a reason for interest in sustainability. The survey also identified additional areas of interest, including e-waste recycling, indoor air quality, recycling, energy conservation, and green cleaning.

GREEN OFFICE CHALLENGE

In December of 2019, a three-month tenant engagement campaign culminated with Jamestown's Green Office Challenge. The Challenge consisted of a simple survey to allow tenants to share some of the sustainability practices that they have implemented in their own spaces related to corporate policies, office design, energy conservation, waste management, indoor air quality, communication and reporting, and health and wellbeing. The goal of the challenge was to build on our annual Kingsley Survey results to better understand the goals of our tenants and identify priority areas where Jamestown can provide additional support. Of the 35 tenants that responded, we would like to acknowledge the four companies with the top three scores:

Environmental Defense Fund
18 Tremont, Boston, MA

BCCI Construction Company
Constellation Brands
Levi's Plaza, San Francisco, CA

MGH Institute of Health Professions
Constitution Wharf, Boston, MA



STAKEHOLDER ENGAGEMENT: COMMITMENT TO OUR COMMUNITY

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

COMMUNITY EVENTS



Fall Activations at Jamestown-owned Properties

Jamestown properties like to get creative when it comes to seasonal events. A number of properties took full advantage of the 2019 season, including two Halloween Dog Costume Contests (at Ghirardelli Square and at PCM with Doggies on the BeltLine). Other sites hosted pumpkin carving contests (Ballston Exchange and Georgetown Park), and some properties even found creative ways to dispose of the pumpkins at the end of the season (Chelsea Market pumpkin smash at Hudson River Park). At the Innovation and Design Building, tenants enjoyed an Oktoberfest themed event, completed with costumes and beer from tenant Boston Lager.

Slow Fashion Symposium (Ponce City Market, Atlanta, GA)

In 2018, PCM's COCO + MISCHA held a sold-out panel discussion on slow fashion. In 2019, the Slow Fashion Symposium grew into a multi-day community gathering to educate participants about the merits of slow fashion via styling, brand awareness, and sustainability advocacy. The event inspired conscious consumerism in those new to the concept, and reinvigorated those already practicing it. Other PCM retailers espousing slow fashion include Citizen Supply, Elk Head, Amour Vert, Cobbler Union, and more.



Urban Agriculture Award (Buckhead Village District, Atlanta, GA)

The 2019 Outstanding Urban Arboriculture Grand Award was presented to the Shops Buckhead Atlanta and Jamestown Properties for their commitment and investment in the proper care of their urban tree canopy. The property has also been working to provide community spaces for visitors to enjoy. The Engineering and Janitorial teams have been working together to complete a lane widening project that will accommodate additional traffic flow for forthcoming common area spaces and provide ample room for al fresco patio dining.



Lending Library (88 Leonard, New York, NY)

Multi-family property 88 Leonard pioneered the Jamestown model for a "Lending Library": a common space for tenants to rent and share repair, cleaning, and utility tools. Modern amenities like this challenge traditional ownership models and create more sustainable and efficient consumer behavior.



JAMESTOWN CHARITABLE FOUNDATION
Great Cities, Great Spaces

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.

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



1. Sustainable and Local Food Movements



2. Alternative Transportation and Transit



3. Parks and Green Space



4. Design



5. Diversity, Equity and Inclusion



1. 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.

SUPPORTING SUSTAINABLE AND LOCAL FOOD INITIATIVES DURING THE COVID-19 CRISIS

Food Fight GA

As restaurants began to temporarily restrict their operations, Jamestown began looking for solutions to support local farmers and restaurants while helping to feed impacted community members and front-line workers. The Jamestown Charitable Foundation was able to leverage an existing relationship with Georgia Organics and their Farm-to-Restaurant team to launch Food Fight GA. The program secures free weekly Farm Boxes for restaurant workers unable to work due to the COVID-19 pandemic, with a goal of “Championing Our Farmers & Feeding Our Restaurant Family.” By providing seed funding and serving as founding partners, the Jamestown Charitable Foundation and Ponce City Market, supported the first three pilot weeks of this program. Since launching in April, Food Fight GA has distributed over 3,000 farm boxes to restaurant workers and has put over \$90,000 in the hands of Georgia farmers. Restaurant participants include: Miller Union, The Deer and The Dove, Staplehouse, Twisted Soul Cookhouse & Pours, Wrecking Bar Brewpub, Gunshow, and Murphy's.



Operation Feed Brooklyn

Operation Feed Brooklyn was started during the COVID-19 crisis to solve two needs; to organize regular meal deliveries to front line workers at local Brooklyn hospitals and to help struggling local restaurants get back to work. It began as a fundraiser on March 19, 2020, first through a personal Venmo and then through a GoFundMe site. Thanks to an introduction from an Industry City tenant, several IC restaurants reopened their doors and a few IC employees began volunteering to make meal deliveries. The Jamestown Charitable Foundation was able to connect Operation Feed Brooklyn to an existing partner, Wellness in the Schools, who offered to serve as their fiscal sponsor for larger contributions. In addition to a donation from the Jamestown Charitable Foundation to cover over 800 meals, this partnership unlocked additional funding that allowed Operation Feed Brooklyn to continue their effort and solicit tax-deductible donations through Wellness in the Schools. The program has ordered meals from a variety of Industry City tenants, which helped to keep individuals paid and make the eventual ramp up to reopening easier. As of May 2020, the organization provided over 16,000 meals, 12,000 coffees, 1,500 snacks and worked with over 30 Brooklyn restaurants.

Community Farmers Markets

Ponce City Market has partnered with nonprofit operator Community Farmers Markets since 2015 to host a weekly farmers market in the Shed adjacent to the Atlanta BeltLine. There were 35,000 visitors to the weekly farmers markets during the 2019 market season. At those markets, over \$2,000 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. During the COVID-19 crisis, Community Farmers Market shifted to an online ordering format to continue to provide income to farmers and other vendors, as well as provide local food to consumers. Ponce City Market was proud to serve as a contact-free pickup location for community members, offering a safer alternative to visiting more crowded grocery stores.



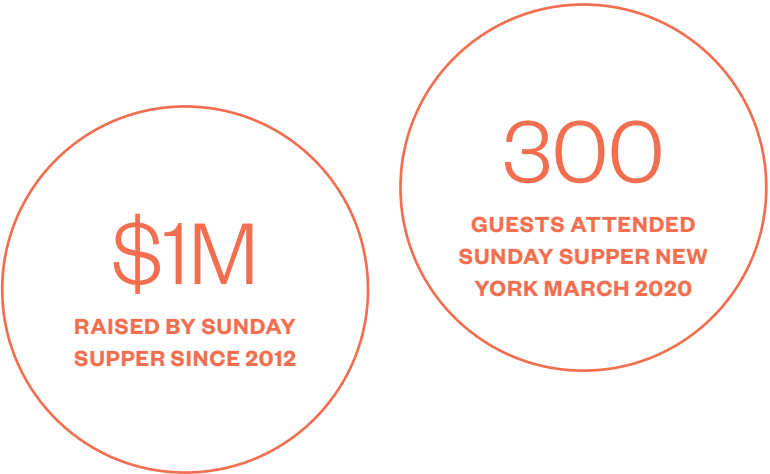
SUPPORTING FOOD-FOCUSED ORGANIZATIONS

Sunday Supper South

The 2019 Sunday Supper South brought together a collection of the South's most distinguished culinary icons to host a family-style Friends of James Beard Benefit Dinner featuring award-winning chefs from across the region. Guests gathered around intimate communal tables on the second floor of Ponce City Market's Central Food Hall to share an exclusive meal led by Atlanta's Anne Quatrano. The annual event raises funds through the Jamestown Charitable Foundation and benefits the James Beard Foundation, as well as other local and regional nonprofits dedicated to clean eating, local food choices, and furthering nutritional education.

Sunday Supper New York

On March 8, 2020, 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 benefited the James Beard Foundation and the Jamestown Charitable Foundation. For the last 12 years, Sunday Supper has proudly raised over \$1 million towards a common goal of creating healthy urban communities through positive impact and culinary scholarships.



JamesBeard
Foundation

The 2020 Sunday Supper New York fell on International Women's Day, with the funds raised going towards advancing women in the culinary industry through the Jamestown Charitable Foundation and the James Beard Foundation's Women Leadership Program. The event also included honorary event chairs made up of notable women entrepreneurs.





**2. 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 under development in stages as a multi-use trail that will ultimately connect 45 in-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 every parking session to the BeltLine, the property has also funded bike lanes along Ponce De Leon Avenue to help build alternative transportation infrastructure.



HIGH LINE



3. 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. 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.



Videos highlight species such as the Barred Owl, and offer corresponding Activity Sheets for children to complete.

Since 2018, the Jamestown Charitable Foundation has supported the Georgia Forestry Foundation through their Center for Working Forest Education. This funding allowed the group to establish and grow their partnerships and bring engaging programming to the metro Atlanta community. While the COVID-19 crisis made the path forward for direct (face-to-face) engagement uncertain, the Jamestown Charitable Foundation funding allowed the organization and their program partner, Chattahoochee Nature Center, to transition their in-school and after-school programs to a virtual format in support of Georgia's 1.2 million school children that transitioned to distance-learning.

\$275k

**CONTRIBUTED TO
FRIENDS OF THE
HIGH LINE SINCE
2014**

1.2M

**SCHOOL CHILDREN
SUPPORTED THROUGH
VIRTUAL LEARNING
FORMAT**

\$350k

**PROVIDED TO FUND
THE ATLANTA
BELTLINE**



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 our communities.

Fundraising events such as Sunday Supper, Sunday Supper South and WantedDesign Brooklyn at Industry City raise funds to support nonprofit programs improving our communities. Through proceeds from WantedDesign Brooklyn, Industry City was able to partner with Cooper Hewitt to offer free summer design programming for children in Sunset Park.

Museum of Design Atlanta (MODA) is the only museum in the Southeast devoted exclusively to the study and celebration of all things design. Jamestown has supported MODA since 2014. In 2019, Jamestown supported four Food by Design panel discussions covering topics such as food for good, urban farming, and restaurant design. In 2020, Jamestown and Ponce City Market are supporting MODA's Year of Climate & Change. Like many organizations, MODA is pivoting in-person events to a virtual format.



**5. DIVERSITY, EQUITY,
AND INCLUSION**

In 2020, the Jamestown Charitable Foundation added a new focus area to support organizations working to eliminate racial injustice. Through this focus area, the Jamestown Charitable Foundation will support organizations working to bring positive change in to America and the world. Support will be given to organizations focused on dismantling structural racism, as well as organizations active within one of the other Foundation focus areas, but specifically working on issues within minority communities.

Within a month of adding "Diversity, Equity, and Inclusion" as a philanthropic focus area in 2020, Jamestown employees were able to leverage a 4 to 1 match from the Jamestown partners to raise over \$874,000 for organizations working to dismantle systemic racism



VOLUNTEER SERVICE

Jamestown’s mission, to transform spaces into innovation hubs and community centers, is centered on being integrated into the communities where we operate.

Employee volunteerism fosters connections between employees outside of the office and normal working teams, but also helps to create a meaningful connection to nonprofit organizations doing critical and inspiring work in our neighborhoods. 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.

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. In 2020, Jamestown’s Earth Day volunteer projects were rescheduled due to COVID-19. In 2019, 102 Jamestown employees contributed over 310 hours of volunteer service to our communities in honor of Earth Day. Here are some photos of our teams supporting local parks and other organizations working to break the cycle of homelessness and poverty.

310
HOURS OF VOLUNTEER
SERVICE IN 2019

102
EMPLOYEES
PARTICIPATED
IN 2019



STAKEHOLDER ENGAGEMENT: COMMITMENT TO OUR PARTNERS

Industry partnerships serve as collaboration platforms to both share and learn from other leaders from all market sectors working on ESG topics that are material to the real estate industry. Below are some examples of industry partnerships that 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 DOE 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.



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.



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 Committee.

JAMESTOWN EARNS 2020 ENERGY STAR PARTNER OF THE YEAR

In 2020 Jamestown was named an ENERGY STAR Partner of the Year in the Energy Management Category. The highly competitive award is based on Jamestown’s support of the ENERGY STAR program. Jamestown has applied for this award since 2016, and worked to strategically increase ENERGY STAR engagement across a diverse portfolio with many historic and adaptive reuse buildings that are not always eligible for a 1-100 ENERGY STAR score due to their mixed-use nature. In addition to earning more ENERGY STAR ratings each year, Jamestown has enhanced communications through internal trainings, tenant outreach, and social media.



Ponce City Market
Atlanta, GA

Jamestown Completes First Triple Bottom Line ESG Analysis

CASE STUDY

Each of Jamestown’s properties has a financial, social, and environmental impact. In 2019, Jamestown partnered with Autocase, an Innovation Partner of ULI Greenprint, to complete a pilot project to evaluate the triple bottom line impact of one of Jamestown's adaptive reuse redevelopments, Ponce City Market. The benefit analysis focused on the 550,000 square feet of office space, and used a design valuation software to generate a business case across different design features. For the Ponce City Market analysis, the team assessed the benefits of the sustainable and healthy building design elements implemented to support the mixed-use building’s LEED Gold Core and Shell certification. These elements included energy and water efficient technologies, ventilation and indoor air quality standards, thermal comfort, a green roof and state of the art bicycle facilities. Over a 25-year study period (2015-2040), the project will save a total of 24,662 metric tons of GHG emissions, the equivalent of driving over 61 million miles in an average passenger vehicle. This is in addition to the community benefit of reducing over 188,941 pounds of Criteria Air Contaminants (carbon monoxide, lead, nitrogen dioxide, ozone, particulate matter, and sulfur dioxide). Jamestown will continue to evaluate tools to quantify the impact of our projects, including the social and environmental impacts for occupants and the broader community.

STAKEHOLDER	CATEGORY	IMPACT NAME	MEAN VALUE
Owner	Financial	Financial Savings from Electricity	\$1,471,000
Owner	Financial	Financial Savings from Water	\$2,475,000
Occupant	Social	Productivity	\$15,698,000
Occupant	Social	Occupant Health	\$299,300
Occupant	Social	Cycling Health Benefit	\$6,077,000
Community	Social	Vehicle Usage	\$4,206,000
Community	Social	Heat Island Effect	\$12,654
Community	Social	Flood Risk	\$1,666
Community	Environmental	Social Value Air Pollution	\$5,211,000
Community	Environmental	Social Value GHGs	\$1,182,500
Community	Environmental	Social Value of Water	\$2,870
Financial NPV			\$3,946,000
Social NPV			\$26,294,620
Environmental NPV			\$6,396,370
Total TBL-NPV			\$36,636,990



Jamestown Buildings Earn 2020 TOBY Awards

CASE STUDY



Each year, local BOMA Chapters and BOMA International host The Outstanding Building of the Year (TOBY) & Industry Awards to recognize the best and brightest in property management, building operations and service in the real estate industry. There are 17 categories for TOBY Awards, and 10 categories for the Industry Awards. Since the TOBYs are nationally recognized, the local winners move on to regional competition, and finally, international competition.

BRUNSWIG SQUARE / LOS ANGELES, CA

The Brunswick Square Property Management team took home the BOMA Greater Los Angeles TOBY Award for recognition of superior design, operations, and management of a commercial office building in the 100,000-249,000 square feet category. The LEED Gold building’s sustainable design features and operational practices include: secure bicycle storage and shower facilities, efficient water fixtures that save over 423,000 gallons annually, energy efficient LED lighting and variable frequency drives, and increased ventilation rates more than 30% above ASHRAE 62.1-2007 requirements. The interior floors were also designed for occupants to be comfortable – over 91% of all regularly occupied seated spaces have direct line of site views.

THE INNOVATION AND DESIGN BUILDING / BOSTON, MA

BOMA Boston has one of the largest local TOBY Awards programs in the nation, and in 2019 the Jamestown team was thrilled to accept the Historical Building Award for The Innovation and Design Building. The historic, 1.4 million square foot mixed-use complex is located in the Innovation District of Boston’s Seaport neighborhood, and dates back to 1918 when it was the South Boston Army Base and served as a communications and logistics center for Boston and the military port.

The Innovation and Design Building was acquired by Jamestown in 2013, and earned LEED Gold certification in 2016. It is home to a diverse mix of companies and entrepreneurs, including architects and engineers, skilled makers and craftspeople, research and development firms, and technology start-ups. Reebok, America’s Test Kitchen, Autodesk, Continuum, Living Proof, Boston Design Center, Ginkgo Bioworks, Neoscapes, Elkus Manfredi Architects, and The Boston Beer Company are just some of the tenants employing over 3,200 people at the building.

LOOKING FORWARD:
JAMESTOWN’S COMMITMENT TO THE FUTURE

Despite unprecedented disruptions from the COVID-19 crisis, Jamestown is as committed as ever to serving as a supportive partner and collaborator. Our strategic integration of ESG practices has already made our organization more resilient, and we will continue to adapt and innovate as we all return to a new normal in a post-COVID world.

Here are some things that we are focused on and excited about in the year ahead:



MONITORING ESG PROGRESS

We will be monitoring progress towards our refreshed ESG targets, and ensuring that we have the tools and processes in place to quantify our efforts.



INNOVATIVE TECHNOLOGY SOLUTIONS

We will continue to test and deploy innovative technology solutions, using our diverse portfolio to determine what tools are most effective for the health, safety, and success of our building occupants.



IMPACTFUL HEALTH & WELLNESS MEASURES

We will continue to integrate health and wellness measures into our buildings, with a strategic focus on indoor air quality to improve health and productivity.



ANALYZING OUR SUPPLY CHAIN

We will take the first steps in analyzing our supply chain, focusing both on cost analytics but also considering the social and economic impact of our supply decisions.



EVALUATING MATERIAL TARGETS & DISCLOSURES

We will continue to evaluate environmental standards such as Science-Based Targets, as well as integrated reporting standards such as the Task Force for Climate Related Financial Disclosures.

We firmly believe that our focus on contingency planning and adaptability has allowed us to lean-in to our creative strengths, and put Jamestown in a unique position in today’s reality of disruptive changes to our societal norms. We welcome your partnership on these initiatives, and appreciate the opportunity to support you in your own path to success.



Ghirardelli Square
San Francisco, CA

I. GLOBAL REPORTING INITIATIVE

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

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

NUMBER	DESCRIPTION	PAGE NUMBER	REFERENCE
FOUNDATION			
101.3	Materiality	66	Materiality Assessment Guides Stakeholder Engagement
STRATEGY			
102-14	Statement from senior decision maker	2	Letter from Jamestown's Leadership
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II. SUSTAINABLE DEVELOPMENT GOAL ALIGNMENT

In adopting the UN Sustainable Development Goals, Jamestown has identified how our work can support each SDG target and has aligned our own short-, medium-, and long-term targets to support the goals. The following table summarizes how Jamestown’s targets are aligned with the SDGs.

SDG TARGET	SDG TARGET GUIDANCE	JAMESTOWN ESG IMPACT AREA	JAMESTOWN TARGET
1. NO POVERTY			
1.1	By 2030, eradicate extreme poverty for all people everywhere, measured as people living on less than \$1.90 a day	Social and Community Impact	1. Complete at least one community project at each property annually 2. Achieve 25% employee participation in Jamestown Charitable Foundation giving
1.2	By 2030, reduce at least by half the proportion of men, women and children of all ages living in poverty in all its dimensions according to national definitions	Social and Community Impact	1. Complete at least one community project at each property annually 2. Achieve 25% employee participation in Jamestown Charitable Foundation giving
2. ZERO HUNGER			
1.1	By 2030, end hunger and ensure access by all people, in particular the poor and people in vulnerable situations, including infants, to safe, nutritious and sufficient food all year round	Health and Wellbeing Social and Community Impact	1. Promote access to healthy food and beverages 2. Achieve 25% employee participation in Jamestown Charitable Foundation giving 3. Complete at least two community projects at each property annually
1.2	By 2030, end all forms of malnutrition, including achieving, by 2025, the internationally agreed targets on stunting and wasting in children under 5 years of age, and address the nutritional needs of adolescent girls, pregnant and lactating women and older persons	Health and Wellbeing Social and Community Impact	1. Promote access to healthy food and beverages 2. Achieve 25% employee participation in Jamestown Charitable Foundation giving 3. Complete at least two community projects at each property annually
1.2	By 2030, ensure sustainable food production systems and implement resilient agricultural practices that increase productivity and production, that help maintain ecosystems, that strengthen capacity for adaptation to climate change, extreme weather, drought, flooding and other disasters and that progressively improve land and soil quality	Social and Community Impact Resilient Site Selection and Design	1. Evaluate 100% of projects for pollinators or edible landscapes 2. Identify and implement five projects at the most at-risk properties to improve resilience related to climate risks

SDG TARGET	SDG TARGET GUIDANCE	JAMESTOWN ESG IMPACT AREA	JAMESTOWN TARGET
3. GOOD HEALTH AND WELL-BEING			
3.3	By 2030, end the epidemics of AIDS, tuberculosis, malaria and neglected tropical diseases and combat hepatitis, water-borne diseases and other communicable diseases	Social and Community Impact	1. Achieve 25% employee participation in Jamestown Charitable Foundation giving
3.4	By 2030, reduce by one third premature mortality from non-communicable diseases through prevention and treatment and promote mental health and well-being	Health and Wellbeing	1. Provide on-site spaces for physical activity and mental rejuvenation at all office and mixed-use properties 2. Ensure all workspaces have access to daylight, views, and operable shading
3.8	Achieve universal health coverage, including financial risk protection, access to quality essential health-care services and access to safe, effective, quality and affordable essential medicines and vaccines for all	Health and Wellbeing	1. Offer health risk assessments and annual physicals to all employees 2. Increase percentage of employees that complete annual physical
3.9	By 2030, substantially reduce the number of deaths and illnesses from hazardous chemicals and air, water and soil pollution and contamination	Waste Management Emissions	1. Provide recycling for batteries, electronics, and light bulbs at all properties 2. Conduct at least one e-waste recycling event at all office and residential properties annually 3. Reduce carbon emissions 2% annually across the portfolio, and reduce carbon emissions by 20% across the portfolio by 2024
3.A	Strengthen the implementation of the World Health Organization Framework Convention on Tobacco Control in all countries, as appropriate	Health and Wellbeing	1. Ensured that all properties have smoke-free building policies and asbestos-free interiors
4. QUALITY EDUCATION			
4.7	By 2030, ensure that all learners acquire the knowledge and skills needed to promote sustainable development, including, among others, through education for sustainable development and sustainable lifestyles, human rights, gender equality, promotion of a culture of peace and non-violence, global citizenship and appreciation of cultural diversity and of culture's contribution to sustainable development	Social and Community Impact	1. Offer Green Janitor Education training at all properties

SDG TARGET	SDG TARGET GUIDANCE	JAMESTOWN ESG IMPACT AREA	JAMESTOWN TARGET
5. GENDER EQUALITY			
5.1	End all forms of discrimination against all women and girls everywhere	Transparency and Disclosure	1. Narrow gender pay gap disparities
5.5	Ensure women’s full and effective participation and equal opportunities for leadership at all levels of decision-making in political, economic and public life	Transparency and Disclosure	1. Track diversity for all tier 1 suppliers (suppliers, vendors, contractors) 2. Narrow gender pay gap disparities
5.C	Adopt and strengthen sound policies and enforceable legislation for the promotion of gender equality and the empowerment of all women and girls at all levels	Transparency and Disclosure	1. Track diversity for all tier 1 suppliers (suppliers, vendors, contractors) 2. Narrow gender pay gap disparities
6. CLEAN WATER AND SANITATION			
6.1	By 2030, achieve universal and equitable access to safe and affordable drinking water for all	Water Efficiency	1. Reduce water use by 20% across the portfolio by 2024 (from a 2014 baseline)
6.3	By 2030, improve water quality by reducing pollution, eliminating dumping and minimizing release of hazardous chemicals and materials, halving the proportion of untreated wastewater and substantially increasing recycling and safe reuse globally	Waste Management	1. Provide recycling for batteries, electronics, and light bulbs at all properties 2. Conduct at least one e-waste recycling event at all office and residential assets annually
6.4	By 2030, substantially increase water-use efficiency across all sectors and ensure sustainable withdrawals and supply of freshwater to address water scarcity and substantially reduce the number of people suffering from water scarcity	Water Efficiency	1. Reduce water use by 20% across the portfolio by 2024 (from a 2014 baseline)
6.6	By 2020, protect and restore water-related ecosystems, including mountains, forests, wetlands, rivers, aquifers and lakes	Waste Management	1. Provide recycling for batteries, electronics, and light bulbs at all properties 2. Conduct at least one e-waste recycling event at all office and residential assets annually
6.B	Support and strengthen the participation of local communities in improving water and sanitation management	Water Efficiency	1. Conduct water assessment for 100% of properties

SDG TARGET	SDG TARGET GUIDANCE	JAMESTOWN ESG IMPACT AREA	JAMESTOWN TARGET
7. AFFORDABLE AND CLEAN ENERGY			
7.1	By 2030, ensure universal access to affordable, reliable and modern energy services	Energy Efficiency Resilient Site Selection and Design	1. Pilot three energy-saving technologies for JT's innovation program 2. Complete an energy resilience assessment and action plan for all properties
7.2	By 2030, increase substantially the share of renewable energy in the global energy mix	Emissions	1. Complete a portfolio-wide solar assessment and increase renewable energy investment by 2% annually 2. Increase entire solar portfolio to 3MW
7.3	By 2030, double the global rate of improvement in energy efficiency	Energy Efficiency	1. Reduce energy use 2% annually across the portfolio, and reduce energy use by 20% across the portfolio by 2024 (from a 2014 baseline)
8. DECENT WORK AND ECONOMIC GROWTH			
8.4	Improve progressively, through 2030, global resource efficiency in consumption and production and endeavor to decouple economic growth from environmental degradation, in accordance with the 10-year framework of programs on sustainable consumption and production, with developed countries taking the lead	Materials and Supply Chain	1. Pilot three energy-saving technologies for JT's innovation program 2. Complete an energy resilience assessment and action plan for all properties
8.5	By 2030, achieve full and productive employment and decent work for all women and men, including for young people and persons with disabilities, and equal pay for work of equal value	Transparency and Disclosure	1. Complete a portfolio-wide solar assessment and increase renewable energy investment by 2% annually 2. Increase entire solar portfolio to 3MW
8.7	Take immediate and effective measures to eradicate forced labor, end modern slavery and human trafficking and secure the prohibition and elimination of the worst forms of child labor, including recruitment and use of child soldiers, and by 2025 end child labor in all its forms	Social and Community Impact	1. Reduce energy use 2% annually across the portfolio, and reduce energy use by 20% across the portfolio by 2024 (from a 2014 baseline)

SDG TARGET	SDG TARGET GUIDANCE	JAMESTOWN ESG IMPACT AREA	JAMESTOWN TARGET
8.8	Protect labor rights and promote safe and secure working environments for all workers, including migrant workers, in particular women migrants, and those in precarious employment	Social and Community Impact Health and Wellbeing	1. Increase employee participation in wellness survey to 50% 2. 75+% employee satisfaction rating by 2050 3. Conduct an indoor air quality assessment at 100% of office and residential properties
9. INDUSTRY, INNOVATION AND INFRASTRUCTURE			
9.1	Develop quality, reliable, sustainable and resilient infrastructure, including regional and transborder infrastructure, to support economic development and human well-being, with a focus on affordable and equitable access for all	Resilient Site Selection and Design	1. Identify material ESG factors and assess ESG risks and opportunities, including environmental, legal, and regulatory compliance, as a standard part of the investment and the asset/portfolio management processes 2. Identify and implement ten projects at the most at-risk properties to improve resilience related to climate risks 3. Calculate climate risk scores for each site
10. REDUCED INEQUALITIES			
10.2	By 2030, empower and promote the social, economic and political inclusion of all, irrespective of age, sex, disability, race, ethnicity, origin, religion or economic or other status	Transparency and Disclosure	1. Track diversity for all tier 1 suppliers (suppliers, vendors, contractors) 2. Narrow gender pay gap disparities
10.4	Adopt policies, especially fiscal, wage and social protection policies, and progressively achieve greater equality	Transparency and Disclosure	1. Track diversity for all tier 1 suppliers (suppliers, vendors, contractors) 2. Narrow gender pay gap disparities
11. SUSTAINABLE CITIES AND COMMUNITIES			
11.6	By 2030, reduce the adverse per capita environmental impact of cities, including by paying special attention to air quality and municipal and other waste management	Transparency and Disclosure Emissions Waste Management	1. Track diversity for all tier 1 suppliers (suppliers, vendors, contractors) 2. Narrow gender pay gap disparities
11.7	By 2030, provide universal access to safe, inclusive and accessible, green and public spaces, in particular for women and children, older persons and persons with disabilities	Health and Wellbeing Resilient Site Selection and Design Transparency and Disclosure	1. Provide on-site spaces for physical activity and mental rejuvenation at all office and mixed-use properties 2. Ensure that all properties are accessible by alternative transportation and transit 3. Evaluate all properties for a sustainability or health and wellbeing certification

SDG TARGET	SDG TARGET GUIDANCE	JAMESTOWN ESG IMPACT AREA	JAMESTOWN TARGET
11.B	By 2020, substantially increase the number of cities and human settlements adopting and implementing integrated policies and plans towards inclusion, resource efficiency, mitigation and adaptation to climate change, resilience to disasters, and develop and implement, in line with the Sendai Framework for Disaster Risk Reduction 2015-2030, holistic disaster risk management at all levels	Transparency and Disclosure	1. Achieve net zero operational carbon emissions by 2050 2. Reduce energy use 2% annually across the portfolio, and reduce energy use by 20% across the portfolio by 2024 3. Reduce water use by 20% across the portfolio by 2024 4. Increase waste diversion rates to 40% by 2024 5. Identify material ESG factors and assess ESG risks and opportunities, including environmental, legal, and regulatory compliance, as a standard part of the investment and the asset/portfolio management processes 6. Calculate climate risk scores for each site 7. Identify and implement ten projects at the most at-risk properties to improve resilience related to climate risks
12. RESPONSIBLE CONSUMPTION AND PRODUCTION			
12.2	By 2030, achieve the sustainable management and efficient use of natural resources	Materials and Supply Chain Water Efficiency Resilient Site Selection and Design	1. Pursue Timberland certification for at least one property 2. Purchase materials, appliances, and fixtures with an environmental rating such as: ENERGY STAR, WaterSense, Greenguard, recycled content, Green Label Plus, Sustainable Forestry Initiative (SFI), etc. 3. Complete supply chain assessment for all tier 1 suppliers 4. Conduct a life cycle assessment on 10% of Jamestown's building portfolio 5. Reduce water use by 20% across the portfolio by 2024 6. Evaluate the use of rainwater harvesting for all new development projects
12.3	By 2030, halve per capita global food waste at the retail and consumer levels and reduce food losses along production and supply chains, including post-harvest losses	Waste Management	1. Evaluate and price out a composting program for all office, mixed-use, and residential properties 2. Increase waste diversion rate to 40% by 2024
12.5	By 2030, substantially reduce waste generation through prevention, reduction, recycling and reuse	Waste Management	1. Increase waste diversion rate to 40% by 2024 2. Provide recycling for batteries, electronics, and light bulbs at all properties 3. Conduct at least one e-waste recycling event at all office and residential properties annually

SDG TARGET	SDG TARGET GUIDANCE	JAMESTOWN ESG IMPACT AREA	JAMESTOWN TARGET
12.7	Promote public procurement practices that are sustainable, in accordance with national policies and priorities	Materials and Supply Chain	1. Purchase materials, appliances, and fixtures with an environmental rating such as: ENERGY STAR, WaterSense, Greenguard, recycled content, Green Label Plus, Sustainable Forestry Initiative (SFI), etc. 2. Pursue Timberland certification for at least one property 3. Earn a sustainability or health and wellness rating for 75% eligible buildings by 2050
12.8	By 2030, ensure that people everywhere have the relevant information and awareness for sustainable development and lifestyles in harmony with nature	Social and Community Impact	1. Track diversity for all tier 1 suppliers (suppliers, vendors, contractors) 2. Narrow gender pay gap disparities
13. CLIMATE ACTION			
13.1	Strengthen resilience and adaptive capacity to climate-related hazards and natural disasters in all countries	Resilient Site Selection and Design	1. Identify material ESG factors and assess ESG risks and opportunities, including environmental, legal, and regulatory compliance, as a standard part of the investment and the asset/portfolio management processes 2. Calculate climate risk scores for each site 3. Identify and implement ten projects at the most at-risk properties to improve resilience related to climate risks
13.2	Integrate climate change measures into national policies, strategies and planning; Improve education, awareness-raising and human and institutional capacity on climate change mitigation, adaptation, impact reduction and early warning	Social and Community Impact	1. Complete at least one community outreach program at each property annually 2. Offer Green Janitor Education Training at all properties
13.B	Acknowledging that the United Nations Framework Convention on Climate Change is the primary international, intergovernmental forum for negotiating the global response to climate change.	Social and Community Impact	1. Adopted the UN Sustainable Development Goals
14. LIFE BELOW WATER			
14.1	By 2025, prevent and significantly reduce marine pollution of all kinds, in particular from land-based activities, including marine debris and nutrient pollution	Waste Management	1. Increase waste diversion rate to 40% by 2024

SDG TARGET	SDG TARGET GUIDANCE	JAMESTOWN ESG IMPACT AREA	JAMESTOWN TARGET
14.2	By 2020, sustainably manage and protect marine and coastal ecosystems to avoid significant adverse impacts, including by strengthening their resilience, and take action for their restoration in order to achieve healthy and productive oceans	Resilient Site Selection and Design	1. Assess storm-water and other environmental impacts of each site
14.A	Increase scientific knowledge, develop research capacity and transfer marine technology, taking into account the Intergovernmental Oceanographic Commission Criteria and Guidelines on the Transfer of Marine Technology, in order to improve ocean health and to enhance the contribution of marine biodiversity to the development of developing countries, in particular small island developing States and least developed countries	Resilient Site Selection and Design	1. Assess storm-water and other environmental impacts of each site
14.B	Provide access for small-scale artisanal fishers to marine resources and markets	Social and Community Impact	1. Complete at least one community outreach program at each property annually
15. LIFE ON LAND			
15.1	By 2020, ensure the conservation, restoration and sustainable use of terrestrial and inland freshwater ecosystems and their services, in particular forests, wetlands, mountains and drylands, in line with obligations under international agreements	Resilient Site Selection and Design	1. Assess storm-water and other environmental impacts of each site 2. Pursue Timberland certification for at least one property
15.2	By 2020, promote the implementation of sustainable management of all types of forests, halt deforestation, restore degraded forests and substantially increase afforestation and reforestation globally	Materials and Supply Chain	1. Purchase materials, appliances, and fixtures with an environmental rating such as: ENERGY STAR, WaterSense, Greenguard, recycled content, Green Label Plus, Sustainable Forestry Initiative (SFI), etc. 2. Pursue Timberland certification for at least one property
15.5	Take urgent and significant action to reduce the degradation of natural habitats, halt the loss of biodiversity and, by 2020, protect and prevent the extinction of threatened species	Materials and Supply Chain	1. Implement integrated pest management (IPM) at 100% of properties 2. Assess storm-water and other environmental impacts of each site
15.8	By 2020, introduce measures to prevent the introduction and significantly reduce the impact of invasive alien species on land and water ecosystems and control or eradicate the priority species	Resilient Site Selection and Design	1. Implement integrated pest management (IPM) at 100% of properties 2. Replace turf landscapes with native and drought tolerant species where feasible

SDG TARGET	SDG TARGET GUIDANCE	JAMESTOWN ESG IMPACT AREA	JAMESTOWN TARGET
15.9	By 2020, integrate ecosystem and biodiversity values into national and local planning, development processes, poverty reduction strategies and accounts	Transparency and Disclosure	1. Evaluate all properties for a sustainability or health and wellbeing certification
15.A	Mobilize and significantly increase financial resources from all sources to conserve and sustainably use biodiversity and ecosystems	Social and Community	1. Achieve 50% employee participation in Jamestown Charitable Foundation giving
16. PEACE, JUSTICE AND STRONG INSTITUTIONS			
16.2	End abuse, exploitation, trafficking and all forms of violence against and torture of children	Transparency and Disclosure	1. Complete supply chain assessment for all tier 1 suppliers
16.6	Develop effective, accountable and transparent institutions at all levels	Transparency and Disclosure	1. Track diversity metrics for 100% of employees 2. Track diversity for all tier 1 suppliers (suppliers, vendors, contractors) 3. Narrow gender pay gap disparities
16.7	Ensure responsive, inclusive, participatory and representative decision-making at all levels	Transparency and Disclosure	1. Tracked diversity metrics for 100% of employees
16.B	Promote and enforce non-discriminatory laws and policies for sustainable development	Transparency and Disclosure	1. Ensure all properties are in compliance with local benchmarking and energy audit requirements 2. Track diversity metrics for 100% of employees 3. Track diversity for all tier 1 suppliers (suppliers, vendors, contractors) 4. Narrow gender pay gap disparities
17. PARTNERSHIPS FOR THE GOALS			
17.16	Enhance the global partnership for sustainable development, complemented by multi-stakeholder partnerships that mobilize and share knowledge, expertise, technology and financial resources, to support the achievement of the sustainable development goals in all countries, in particular developing countries	Social and Community Impact Transparency and Disclosure	1. Adopted the UN Sustainable Development Goals 2. Evaluate and consider adopting Science-Based Targets at the corporate level
17.17	Encourage and promote effective public, public-private and civil society partnerships, building on the experience and resourcing strategies of partnerships	Social and Community Impact	1. Adopted the UN Sustainable Development Goals



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