



Sustainability and Social Responsibility Report

Jamestown Green

LETTER FROM JAMESTOWN'S LEADERSHIP:
REFLECTIONS ON A DECADE OF ESG

July 2021

As we reflect on another unprecedented year, Jamestown remains focused on how we can emerge from the challenges brought by COVID-19 as a stronger and more resilient firm. We are intensely focused on the future of work, retail, and built environments, and believe our integrated environmental, social, and governance (ESG) strategy will be a core component of our future success.

This report outlines Jamestown's progress over the last decade. While Jamestown has a 38-year track record, we believe our work over the last 10 years illustrates the evolution of our ESG commitment and performance. Major achievements in the last decade include:

Environmental In addition to ongoing LEED certification projects and ENERGY STAR ratings, we are proud to have doubled down on our commitments in 2020. After achieving our 20% energy and GHG reduction targets ahead of our target, Jamestown set a new goal of net zero carbon emissions by 2050. Additionally we set short-, medium-, and long-term targets across nine ESG impact areas, and will track progress against those goals annually. Together, these targets support all 17 United Nations Sustainable Development Goals. Tech and innovation is an integral part of our ESG strategy. In addition to our ongoing building information and management systems, we are completing energy assessment and efficiency projects

and deep energy retrofits across the portfolio to help us meet our net zero goal.

Social We are extremely proud of the culture Jamestown has built across our global offices, and the return to the offices gives us all the opportunity to consider a more healthy and productive working environment. The pandemic has underscored the importance of safe and healthy buildings and will be at the forefront for tenants and employers as they return to work and evaluate their overall space needs in a post-pandemic world. We expect to see a flight-to-quality as properties like ours that are best equipped to implement and prioritize healthy design and operations initiatives will capture a greater market share. We continue to pursue Health and Wellness certifications across the portfolio and have taken measures across the portfolio to promote occupant health and safety.

Governance Jamestown has received numerous accolades, which are the result of years of hard work across the organization. When the ESG program was established in 2008, we had to start from scratch to benchmark utility data across the portfolio. Since then, we've built a best-in-class environmental management system and achieved eight consecutive years of top ratings on the Global Real Estate Sustainability Benchmark (GRESB).

Our ESG strategy is central to our success as a company and a key part of our formula for creating places that inspire.

Volume 9 | 2020



Christoph Kahl
Principal,
Chairman



Matt Bronfman
Principal,
Chief Executive Officer



Michael Phillips
Principal, President

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This report highlights Jamestown's ESG achievements over the last 10 years. For more information on the topics included, a full PDF of the associated reference documents can be at https://uqr.to/112yx or by scanning the QR code to the right.



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: Environmental, Social, and Governance. The performance data in this report covers Jamestown's sustainability efforts through the end of the 2020 calendar year (unless otherwise noted) and is a follow-up to our 2019 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

No representation or warranty is given in respect of the information contained herein, and Jamestown, L.P. ("Jamestown") is under no obligation to (and expressly disclaims any obligation to) update any of the information provided in this report. Market and industry information throughout the report has been provided by sources other than Jamestown that are believed to be reliable. However, this information has not been independently verified, and no assurances can be given by Jamestown regarding the accuracy or completeness of this information. This report does not constitute an offer to sell or a solicitation of an offer to buy any securities and may not be used or relied upon in evaluating the merit of investing in a Jamestown-sponsored fund or product.

COMPANY PROFILE

Jamestown is a global design-focused real estate investment and management firm with a 38-year track record and a mission to transform spaces into innovation hubs and community centers. Current and previous projects include Chelsea Market in New York City, Industry City in Brooklyn, Ponce City Market in Atlanta, Ghirardelli Square in San Francisco, the Innovation and Design Building in Boston, and Groot Handelsgebouw in Rotterdam. The company has grown its portfolio in key markets throughout the U.S. and expanded its investment footprint to South America and Europe.

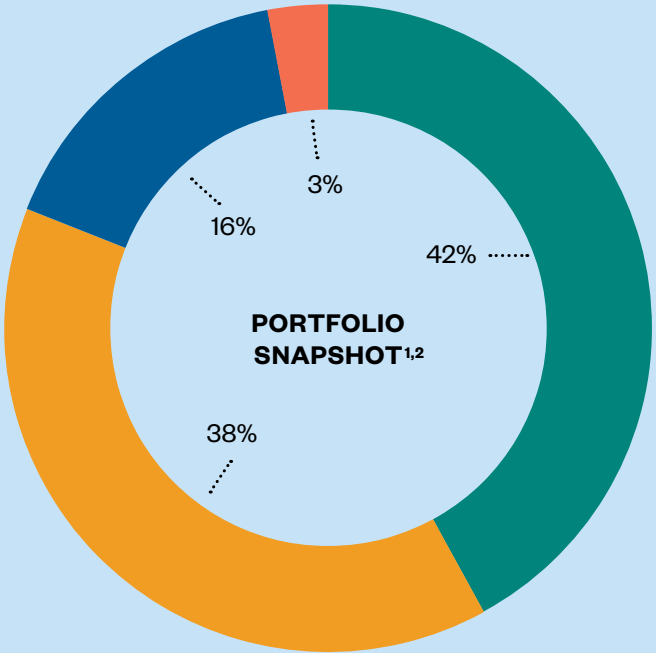
Jamestown employs more than 400 people worldwide with headquarters in Atlanta and Cologne, and has offices in Amsterdam, Bogotá, Boston, London, Los Angeles, Madrid, Milan, New York, San Francisco, and Washington, D.C. Since its founding in 1983, Jamestown has executed transactions in excess of \$35 billion. As of June 30, 2021, the company had assets under management of \$12.4 billion.

Jamestown differentiates itself through its enhanced vertical integration. In addition to specializing in the traditional functions of a real estate management firm, Jamestown possesses extensive creative capabilities and offers a range of services that includes architecture and design as well as food and beverage curation.

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 individual investors in the U.S. Jamestown Europe, based in Cologne and Amsterdam, is focused on acquiring and managing large scale, industrial, adaptive reuse projects in major cities across Europe.

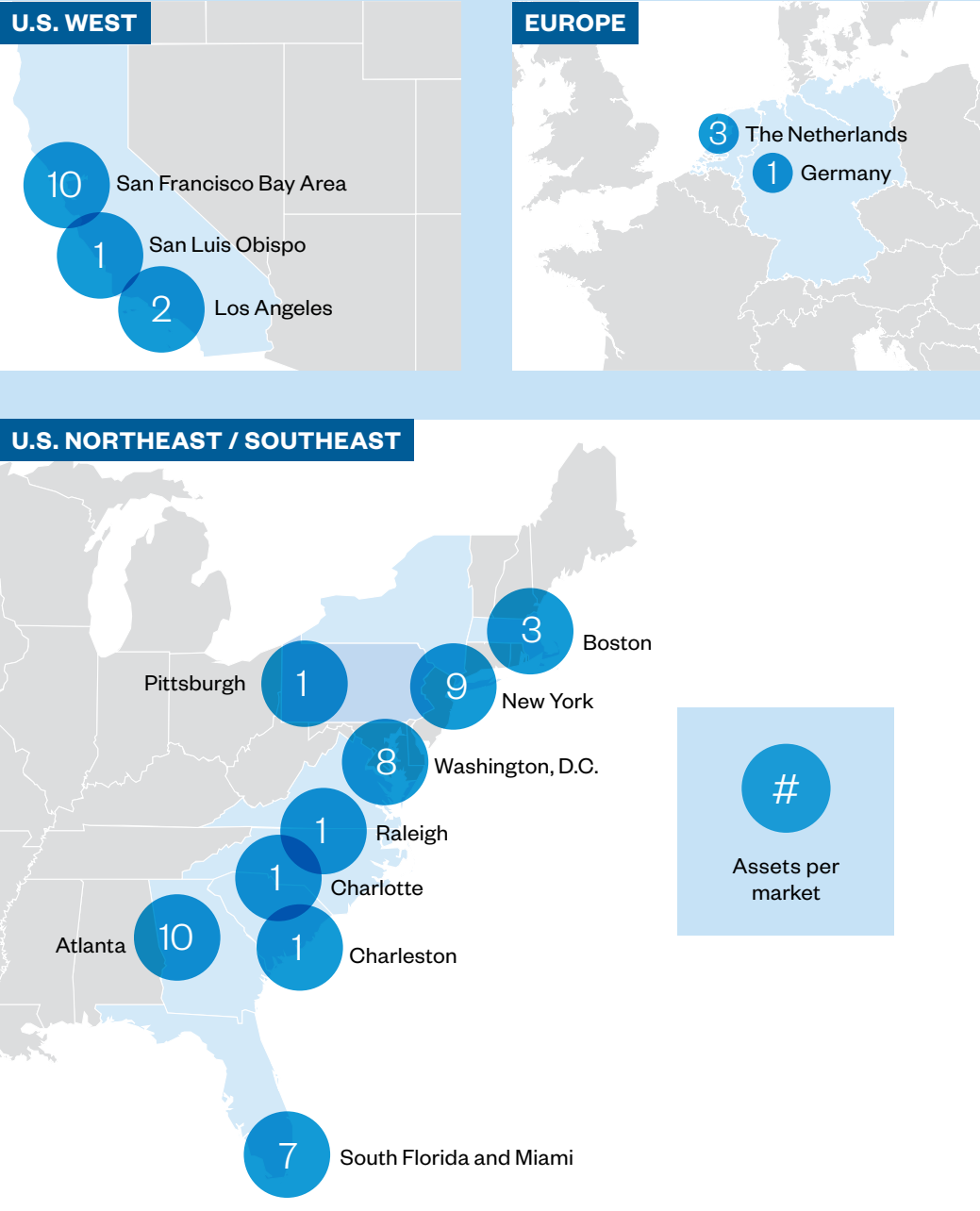


PORTFOLIO SUMMARY



Mixed-use ³ 10,966,482 sf	Retail 4,345,125 sf
Multi-family 748,677 sf	Office ⁴ 11,847,362 sf







1. Assets as of 12/31/2020
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



Constitution Wharf
Boston, MA

Environmental

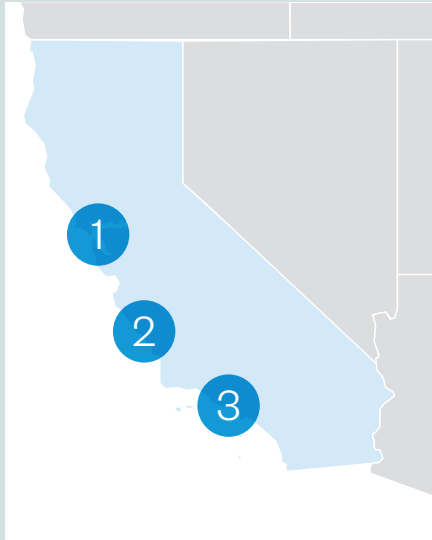
A DECADE OF ENVIRONMENTAL MILESTONES AND ANNUAL PERFORMANCE METRICS

Reduction in energy use intensity (Kbtu/sf)	Baseline Year	-3.30%				-6.71%	-3.20%	-9.20%	-7.95%	-24.37%
Reduction in energy consumption (kWh) ¹	Baseline Year	-2.30%				-4.74%	-3.20%	-8.60%	-3.87%	-19.66%
Reduction in water consumption intensity (m3/sf)	Baseline Year	3.00%				-0.33%	-10.00%	-2.20%	-2.92%	-30.32%
Reduction in total GHG emissions ¹	Baseline Year	-3.70%				-5.53%	-3.20%	-9.20%	-4.12%	-20.30%
Reduction in direct GHG emissions (Scope 1) ¹	Baseline Year	-16.90%				-8.30%	-3.80%	-9.20%	-0.50%	-17.80%
Percentage of GHG emissions offset	8.00%	9.00%				4.41%	4.91%	27.14%	26.70%	2.00%
<p><i>Jamestown began benchmarking in 2008, but quickly learned that work would need to be done to expand the coverage and data accuracy of our benchmarking program. Over the years, Jamestown has developed a best-in class suite of software tools and data partners to help ensure effective data collection that can be used for both reporting and internal analysis.</i></p>			<p><i>We reset our baseline to 2014, which was the first year that we felt our data quality was high enough to publish our performance results. As a diversified, dynamic portfolio, we continued to find ways to validate and clarify our data, and better tell the story of how each of our buildings and our overall portfolio is performing.</i></p>							
2010 – 2011	2012	2013	2014	2015		2016	2017	2018	2019	2020
<p>Achieved LEED EBOM Gold certification at 1250 Broadway</p> <p>Acquired the historic 93 year-old former Sears, Roebuck and Company building in Atlanta, and committed to revitalizing the property into a sustainable mixed-use destination</p>	<p>Completed Jamestown Green strategic plan and five-year road map</p> <p>Publicly committed to tracking asset and portfolio level energy, carbon, water, and waste key performance indicators</p> <p>Retrofitted lighting at Chelsea Market, resulting in annual energy savings of \$24,473</p>	<p>Established Jamestown Green guiding principles and sustainability targets</p>	<p>Invested \$1,106,900 in projects supporting energy and water efficiency at our properties, with an anticipated annual savings of over \$339,910</p> <p>Completed LEED Gold Certification at 22 4th Street in San Francisco, CA</p>	<p>Launched a company-wide clean commute benefits program to decrease auto dependence and promote sustainable commuting</p> <p>Began 3rd party assurance for portfolio environmental data</p>		<p>Awarded LEED Gold Certification for Jamestown's Ponce City Market Headquarters</p>	<p>Began using the LEEDv4.1 Performance Path through Arc for all operations and maintenance certifications</p>	<p>Enrolled 21 buildings in the BOMA Water and Waste (W²) Challenge</p>	<p>Achieved 20% energy and GHG reduction targets four years ahead of schedule</p> <p>Earned first two Fitwel Certifications at Ballston Exchange</p>	<p>Jamestown Green supported sustainability budgeting and planning for 43 properties representing over 18 million square feet</p> <p>Achieved ENERGY STAR Partner of the Year Award</p>
										

1. Like-for-like

CERTIFICATIONS, RATINGS, AND RISK ASSESSMENT SCORES

Third-party green building rating and certification programs are recognizable standards that demonstrate design and operational sustainability to tenants and investors and are validated using objective metrics. The projects below represent all buildings owned by Jamestown that held a rating or certification in 2020. Jamestown utilizes various rating and certifications, including LEED, ENERGY STAR, Fitwel, and BREEAM. Additionally, Jamestown's timberland portfolio currently utilizes the American Tree Farm System certification. Please refer to the reference document for more information on the rating and certification systems utilized by Jamestown, as well as more detail on Jamestown risk assessment scores for Jamestown's properties.



1. SAN FRANCISCO, CA

731 MARKET STREET
LEED Platinum EB O+M
ENERGY STAR (84 rating)
✓ | 98 | 0-1 | 44 (Good)

LARKSPUR LANDING
700 LARKSPUR
LEED Platinum EB O+M
ENERGY STAR (89 rating)
✓ | 36 | 1-2 | 44 (Good)

900 LARKSPUR
LEED Gold EB O+M
ENERGY STAR (80 rating)
✓ | 50 | 1-2 | 44 (Good)

1100 LARKSPUR
LEED Gold EB O+M
ENERGY STAR (84 rating)
✓ | 52 | 1-2 | 44 (Good)

RIALTO ON NEW MONTGOMERY
LEED Platinum EB O+M
ENERGY STAR (90 rating)
✓ | 95 | 0-1 | 44 (Good)

LEVI'S PLAZA
1155 BATTERY
ENERGY STAR (84 rating)
✓ | 93 | 0-1 | 44 (Good)

1160 BATTERY
ENERGY STAR (75 rating)
✓ | 96 | 0-1 | 44 (Good)

1255 BATTERY
ENERGY STAR (83 rating)
✓ | 95 | 0-1 | 44 (Good)

1265 BATTERY
ENERGY STAR (88 rating)
✓ | 93 | 0-1 | 44 (Good)

WATERFRONT PLAZA
50 FRANCISCO
LEED Gold EB O+M
ENERGY STAR (81 rating)
✓ | 92 | 0-1 | 44 (Good)

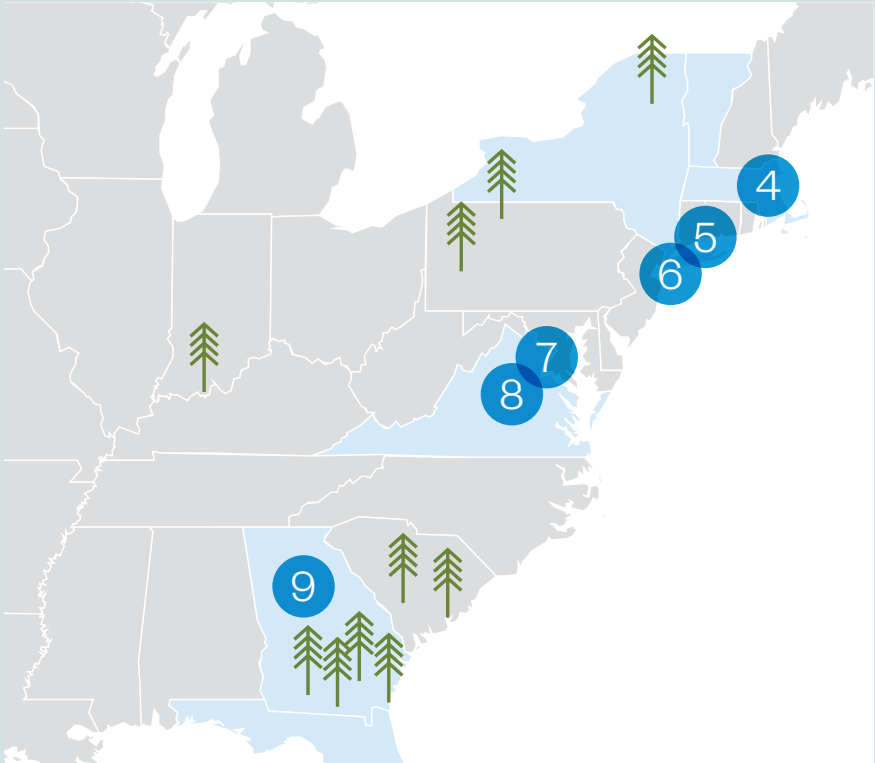
1700 MONTGOMERY
LEED Platinum EB O+M
ENERGY STAR (87 rating)
✓ | 87 | 0-1 | 44 (Good)

2. SAN LUIS OBISPO, CA

MONTEREY STREET
LEED Certified Core & Shell
✓ | 97 | 0-1 | 48 (Good)

3. LOS ANGELES, CA

BRUNSWIG SQUARE
LEED Gold Core & Shell
✓ | 94 | 3-4 | 83.5 (Moderate)



4. BOSTON, MA

INNOVATION & DESIGN BUILDING
BOSTON DESIGN CENTER
LEED Gold EB O+M
✓ | 64 | 1-2 | 42 (Good)

BRONSTEIN CENTER
LEED Gold EB O+M
✓ | 64 | 1-2 | 42 (Good)

18 TREMONT
ENERGY STAR (78 rating)
✓ | 97 | 1-2 | 42 (Good)

5. BROOKLYN, NY

INDUSTRY CITY MANAGEMENT OFFICE
LEED Silver CI
✓ | 93 | 2-3 | 47 (Good)

6. NEW YORK, NY

63 MADISON
LEED Gold EB O+M
✓ | 100 | 0-1 | 47 (Good)

200 MADISON
LEED Silver EB O+M
✓ | 100 | 0-1 | 51 (Moderate)

7. WASHINGTON, D.C.

AMERICA'S SQUARE
300 NEW JERSEY
LEED Gold Core & Shell
✓ | 88 | 0-1 | 43 (Good)

ONE METRO CENTER
LEED Gold EB O+M
✓ | 95 | 0-1 | 47 (Good)

GEORGETOWN PARK - MARKET HOUSE
✓ | 97 | 0-1 | 43 (Good)

8. ARLINGTON, VA

BALLSTON EXCHANGE
4201 WILSON BOULEVARD
LEED Core & Shell
2-Star Fitwel Rating
✓ | 95 | 0-1 | 43 (Good)

9. ATLANTA, GA

PONCE CITY MARKET
LEED Gold Core & Shell
LEED Gold BD+C for Homes
LEED Gold CI - Jamestown Office
✓ | 94 | 1-2 | 44 (Good)

TIMBER CERTIFICATIONS

TIMBER 1
American Tree Farm System (ATFS) Certified

TIMBER 2
ATFS Certified

TIMBERLANDS
ATFS Certified



10. ROTTERDAM, THE NETHERLANDS

GROOT HANDELSGEBOUW
BREEAM-NL 3-star (Very Good)
Energy Label A

SCORE LEGEND

Energy Benchmarking Law	✓
Walk Score	(0-100)
Water Risk Score	Low (0-1) Low-Medium (1-2) Medium- High (2-3) High (3-4) Extremely High (4-5)
Air Quality Index	Good (0-50) Moderate (51-100) Unhealthy for Sensitive Groups (101-150) Unhealthy (151-200) Very Unhealthy (201-300) Hazardous (301+)

JAMESTOWN PROPERTY HIGHLIGHTS



91%

Have at least 50% exterior lighting fixtures controlled by photosensors

24

Have a composting program

91%

Have a recycling program

76%

Have at least 50% LED lighting fixtures

77%

Have a green or white reflective roof

99%

Are close to public transportation infrastructure

80

Have a secure community bike rack or storage

43%

Have EV charging stations

41

Have at least 50% native or drought tolerant landscaping

ANNUAL PERFORMANCE INDICATORS (2019 – 2020)

Jamestown realized a total like-for-like **emissions reduction of 20.3%** from 2019 – 2020. That is an emissions reduction equivalent to 1,104 single family homes not using electricity for one year.



↓ 24.37% in Energy Use Intensity (EUI)

2020 average EUI: 56.07 kBtu/sf



↓ 20.30% in Total GHG Emissions

2020 absolute total GHG emissions: 80,428 metric tons of CO₂



↓ 19.66% in Energy Consumption

2020 absolute total energy consumption: 997,951,183 kBtu



↓ 17.8% in Direct GHG Emissions (Scope 1)

2020 absolute direct GHG emissions (Scope 1): 13,148 metric tons of CO₂



↓ 30.32% in Water Consumption Intensity

2020 absolute total water consumption: 915,491 kiloliters



↓ 2% of like-for-like GHG emissions offset

.90% of 2020 absolute GHG emissions offset, totaling 721.91 MTCO₂e

The performance indicators above represent mixed-use, office, and retail assets that were owned at the end of 2019 and 2020. 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. where whole-building data is available.

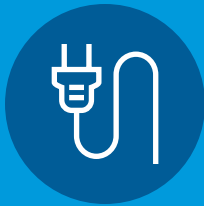
ENVIRONMENTAL, SOCIAL,
AND GOVERNANCE
IMPACT AREAS

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. Together, these targets support all 17 United Nations Sustainable Development Goals (SDGs).

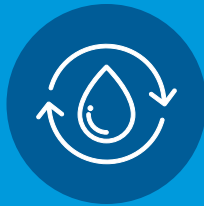
Jamestown's ESG targets are revised periodically as part of our ongoing improvement process. We adopted refreshed targets in 2020, and look forward to providing progress updates in future reports. While progress on many of our short-term targets is well underway, we anticipate additional revisions to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



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

SUSTAINABLE DEVELOPMENT GOALS

Stakeholders are increasingly demanding investments that drive financial returns through creating social and environmental value. To this end, the 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 aligned our targets (shown on pages 11-20 of the reference document) with the applicable UN SDG targets.

For a full list of how Jamestown's targets are aligned with the SDGs, please refer to section IX of the reference document.



The Innovation & Design Building
Boston, MA

1NO POVERTY

2ZERO HUNGER

3GOOD HEALTH AND WELL-BEING

4QUALITY EDUCATION

5GENDER EQUALITY

6CLEAN WATER AND SANITATION

7AFFORDABLE AND CLEAN ENERGY

8DECENT WORK AND ECONOMIC GROWTH

9INDUSTRY, INNOVATION AND INFRASTRUCTURE

10REDUCED INEQUALITIES

11SUSTAINABLE CITIES AND COMMUNITIES

12RESPONSIBLE CONSUMPTION AND PRODUCTION

13CLIMATE ACTION

14LIFE BELOW WATER

15LIFE ON LAND

16PEACE, JUSTICE AND STRONG INSTITUTIONS

17PARTNERSHIPS FOR THE GOALS

THE GLOBAL GOALS
For Sustainable Development

LEVI'S PLAZA

Levi's Plaza is committed to becoming a net zero carbon campus by 2025, a first in the Jamestown portfolio and an important step towards the firm's portfolio-wide goal of net zero operational carbon emissions by 2050.

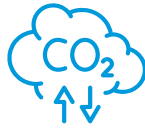
Beyond being good for the environment, the Net Zero Carbon goal will meet or exceed the ESG requirements of large tenants in California for reducing carbon consumption and promoting sustainability via:

Driving innovation through sourcing of materials and energy, waste, and water management

Effectively eliminating the use of fossil fuels and fulfilling electricity needs via newly-installed solar panels and purchasing 100% carbon-free electricity from the grid

Partnering with the City of San Francisco, Department of Energy and Urban Land Institute as a pilot project

Executing green leases for shared alignment between Jamestown and tenants in reducing energy usage



EMISSIONS

SHORT-TERM TARGETS (PRESENT-2024)

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

PROGRESS

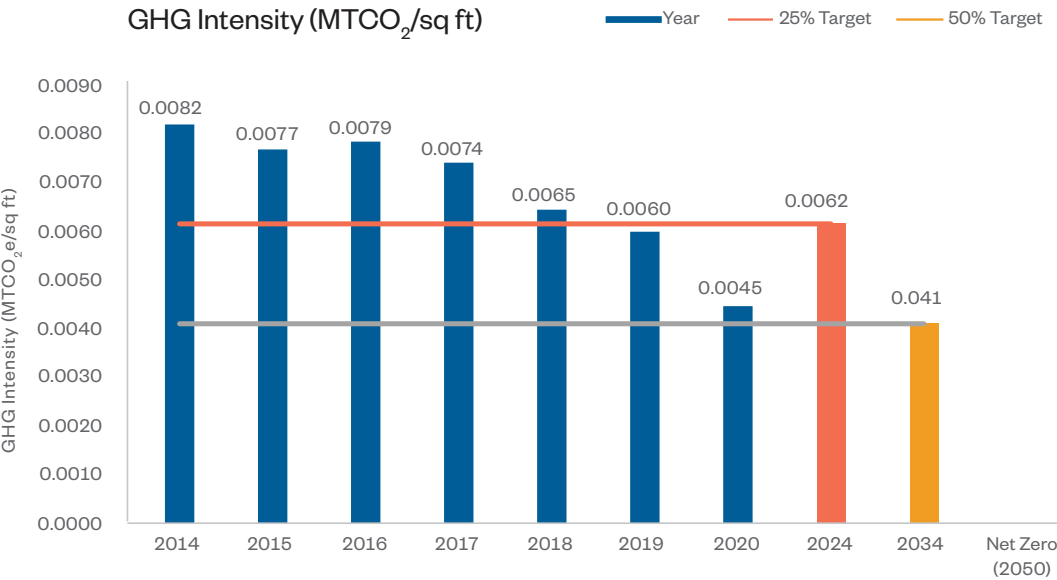
Jamestown's timberland division is a unique part of our real estate operation that provides significant ecosystem services, including carbon sequestration. In 2020, Jamestown-owned timberlands **sequestered 4,030,932 metric tons of carbon dioxide** equivalent (CO₂ e) through standing timber and 133,356 metric tons of CO₂ e in annual growth. The absolute emissions for the building portfolio were 80,428 metric tons of CO₂ e, meaning that the annual growth of Jamestown-owned timberlands alone sequestered **over one and a half times the amount of CO₂ e emitted by Jamestown-owned buildings in 2020.**

0.9%

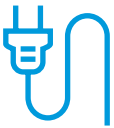
OF PORTFOLIO'S 2020 GHG EMISSIONS
OFFSET BY VER CREDITS

46%

GHG INTENSITY REDUCTION WITH OFFSETS
(2014-2020)



ENERGY EFFICIENCY



SHORT-TERM TARGETS (PRESENT-2024)

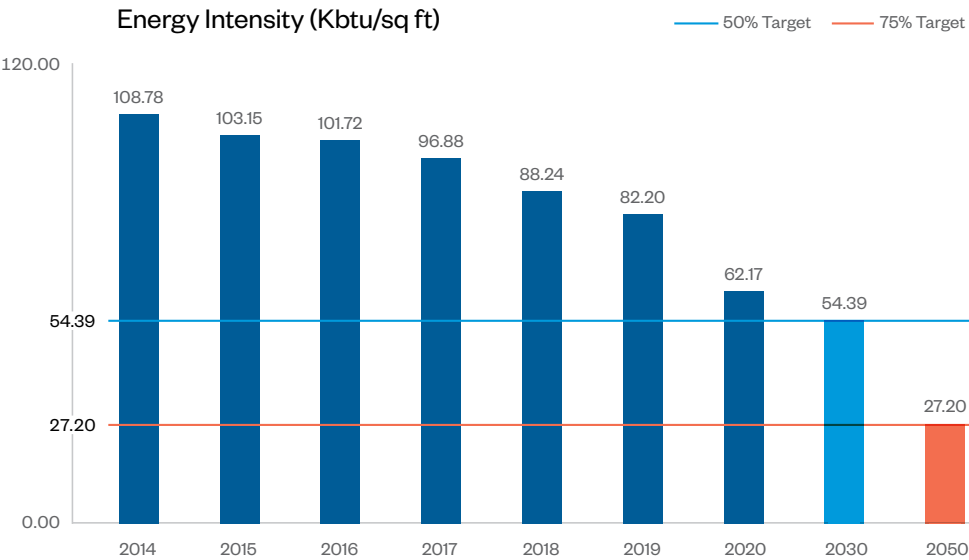
- 1 Drive energy efficiency improvements of approximately 3% per year
- 2 Pilot three energy-saving technologies for Jamestown's innovation program
- 3 Install building-level energy management software in 100% of eligible office properties
- 4 Complete a portfolio-wide solar assessment and increase renewable energy production by 2% annually
- 5 Conduct energy audits for 100% of properties and establish an emissions / energy reduction plan for 100% of properties

PROGRESS

Reduced occupancy during the COVID-19 pandemic catalyzed a **24% decrease in energy used** per square foot, as well as the opportunity to fine-tune building operations using existing monitoring tools and implement efficiency projects without tenant interruption.

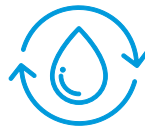
This decrease in energy use is the **equivalent to the greenhouse gas emissions reduction from taking over 4,350 passenger vehicles off the road** for one year, or driving from New York to Los Angeles and back over 9,000 times.

Additionally, Jamestown **completed due diligence on multiple building level energy management tools**, which will be implemented across different geographies in 2021. This includes solar assessment as well as other efficiency technologies which will be piloted in 2021.



Georgetown Park
Washington, D.C.

WATER EFFICIENCY



SHORT-TERM TARGETS (PRESENT-2024)

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

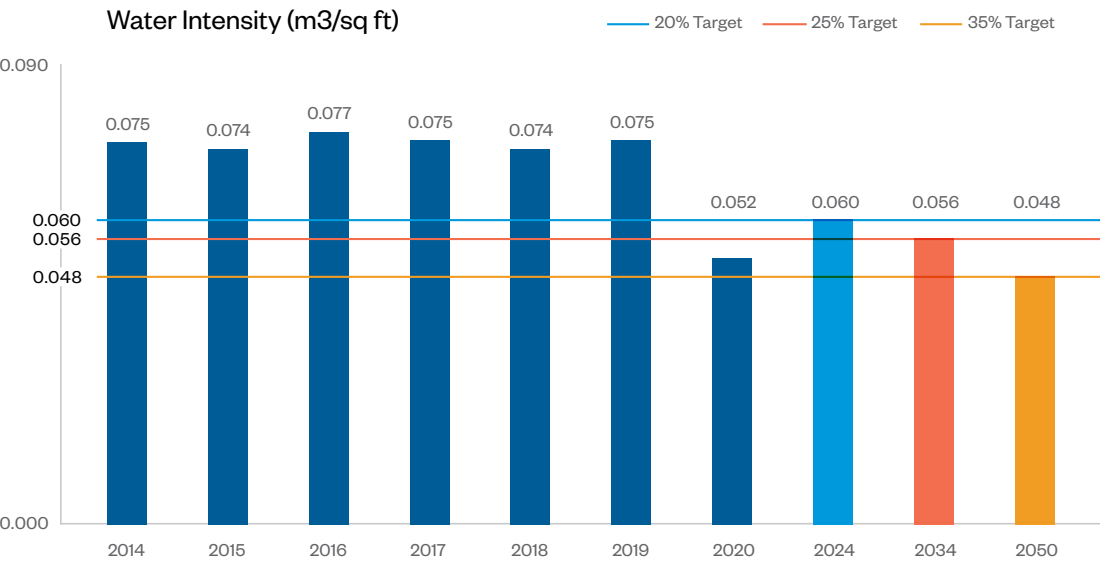
PROGRESS

Reduced foot traffic due to COVID-19 resulted in a **30% decrease in water used per square foot** at Jamestown's office and mixed-use assets. This achievement is the equivalent of saving enough water to fill nearly 130 Olympic size swimming pools.

Water use will continue to be a challenge at mixed-use assets with many daily visitors. In addition to high efficiency plumbing fixtures for all renovations, Jamestown has **implemented advanced water tracking and leak detection technology** at multiple properties and is prioritizing properties for expansion based on their water-use intensity.



San Luis Obispo Collection
San Luis Obispo, CA



WASTE MANAGEMENT



SHORT-TERM TARGETS (PRESENT-2024)

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

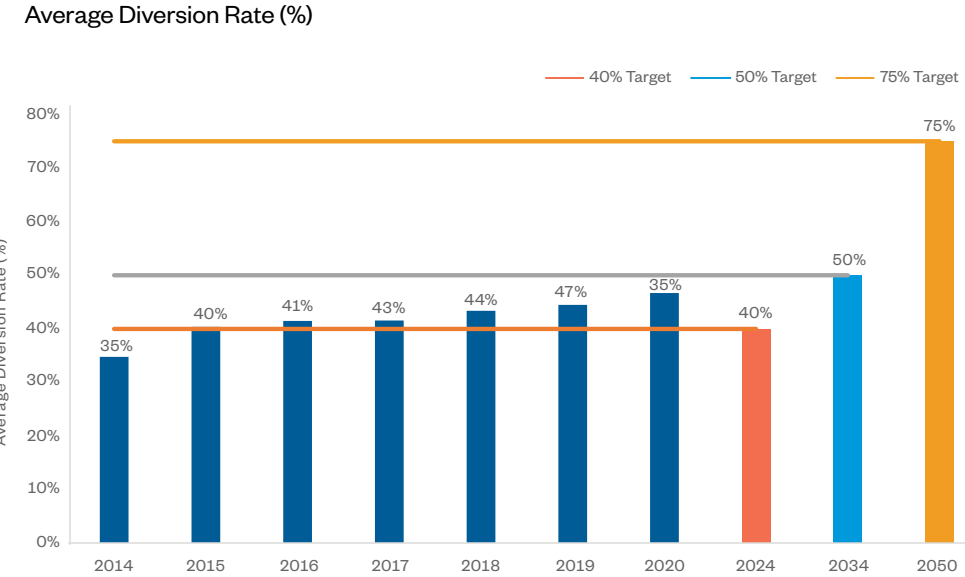
PROGRESS

Within Jamestown's diversified portfolio, our property teams have experienced first-hand the nuances of waste management and recycling across our portfolio.

Our **average diversion rate has increased year over year**, however as tenants and visitors return to our buildings, we remain focused on ways to educate and engage stakeholders on proper recycling practices.

This also includes hosting events such as e-waste recycling days to make it easier to properly recycle electronics and other hard to recycle materials.

Jamestown is a proud participant in the two-year Better Buildings Initiative Waste Reduction Pilot, which has **facilitated knowledge sharing across industries** regarding targets and strategies to properly monitor and reduce the amount of waste sent to the landfill.



Waterfront Plaza
San Francisco, CA



RESILIENT SITES



SHORT-TERM TARGETS (PRESENT-2024)

- 1 Pilot responsible outdoor lighting at five retail properties with parking lot lighting
- 2 Identify and implement five projects at the most at-risk properties to improve resilience related to climate risks
- 3 Evaluate the use of rainwater harvesting for all new development projects
- 4 Complete an energy resilience assessment and action plan for all properties

PONCE CITY MARKET MASS TIMBER

Jamestown has unveiled expansion plans for Ponce City Market, a mixed-use redevelopment along the Atlanta BeltLine in the heart of the city. The project is **designed to incorporate environmentally thoughtful initiatives** and focus on efforts to reduce environmental impact while supporting the community. The office portion of the project will be built utilizing cross-laminated timber (CLT), and the desire is for the timber to be sourced from trees grown on Jamestown's land base here in Georgia. In addition to reducing embodied carbon, the commitment also supports the broader use of mass timber as a construction material.

The **100,000-square-foot building, which is targeting LEED certification**, will offer its tenants light-filled, customizable floorplates with an option to create outdoor, private balconies. The ground floor will house 25,000 square feet of retail and restaurant space, and offer a seamless, direct connection to the new courtyard and neighborhood. These plans keep sustainability top of mind with ample outdoor space, new technologies, green materials, and design that draws on the beauty of nature, while honoring the history of Ponce City Market.



Malibu Village
Malibu, CA



Ponce City Market
Atlanta, GA

MATERIALS AND SUPPLY CHAIN



SHORT-TERM TARGETS (PRESENT-2024)

- 1 Explore opportunities for mass timber construction
- 2 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)
- 3 Complete supply chain assessment for all Tier 1 suppliers

PROGRESS

In addition to finding opportunities to utilize mass timber construction, Jamestown’s timber team has taken the initial steps to pursue **certification for our timberland portfolio**. In 2021, Jamestown will conduct a feasibility assessment for Sustainable Forestry Initiative Certification and will also begin third-party verification for the timberlands emissions data.

Separately, in an initiative led by the DEI committee, Jamestown is utilizing our **vendor management software to analyze our supply chain** to set reasonable goals for engaging with our suppliers to improve diversity and better understand the overall impact of our purchasing decisions.



TRANSPARENCY AND DISCLOSURE



SHORT-TERM TARGETS (PRESENT-2024)

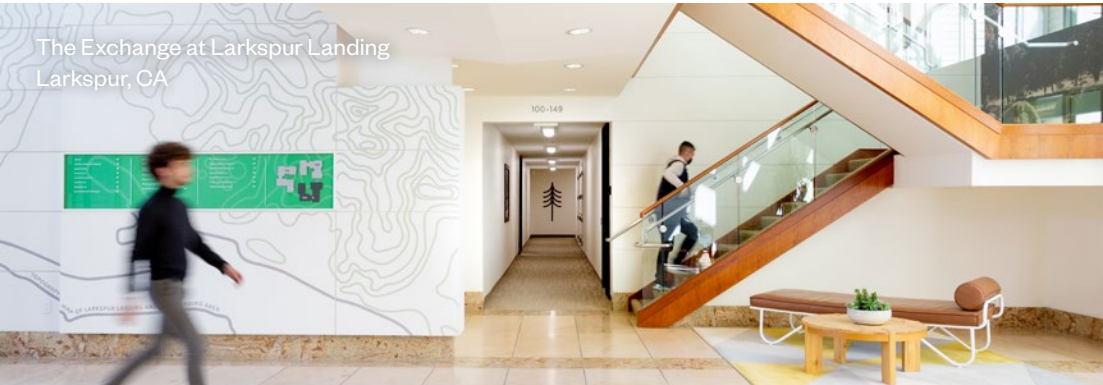
- 1 Track diversity for all tier 1 suppliers (suppliers, vendors, contractors)
- 2 Evaluate all properties for a sustainability or health and wellness certification
- 3 Evaluate and consider adopting Science-Based Targets at the corporate level
- 4 Promote pay equality

PROGRESS

Jamestown remains committed to transparency around our ESG efforts, and is proud of the expansion of our disclosure efforts over the past decade.

As part of our commitment to Net Zero Operational carbon by 2050, Jamestown is proud to announce that we have committed to the Science Based Targets initiative (SBTi), which means that **Jamestown commits to reduce absolute scope 1 and scope 2 GHG emissions 30% by 2030** from a 2018 base-year, and to measure and reduce our scope 3 emissions. This will complement Jamestown’s existing 2030 target, which is a 50% reduction from a 2014 baseline.

The Science Based Targets initiative (SBTi) is a collaboration between Carbon Disclosure Project, the United Nations Global Compact (UN Global Compact), World Resources Institute (WRI) and the World Wide Fund for Nature (WWF) and is one of the We Mean Business Coalition commitments. The initiative champions science-based target setting as a powerful way of boosting companies’ competitive advantage in the transition to the low-carbon economy. Science-based targets are greenhouse gas emissions reduction targets that are in line with the level of decarbonization required to meet the goals of the Paris Agreement – to **limit global warming** to well below 2°C above pre-industrial levels and pursue efforts to limit warming to 1.5°C.



HEALTH AND WELLBEING



SHORT-TERM TARGETS (PRESENT-2024)

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

PROGRESS

The COVID-19 pandemic has underscored the importance of safe and healthy buildings and will be at the forefront for tenants and employers as they return to work and evaluate their overall space needs in a post-pandemic world.

Jamestown believes that our portfolio is well equipped to implement and prioritize healthy design and operations initiatives. This will allow us to better promote health and wellbeing in our buildings, through strategies such as:

Pursuing Well Health and Safety for all office properties, and continuing to pursue Fitwel certifications where practical.

Technology pilots in certain assets to determine portfolio-wide feasibility, including: utilizing HqO app as a tenant communication tool, testing air quality sensors, installing touchless access, conducting thermal checks, occupancy monitoring, and virtual touring and marketing.

Utilizing **MERV 13 filters** across all assets.



SOCIAL AND COMMUNITY IMPACT



SHORT-TERM TARGETS (PRESENT-2024)

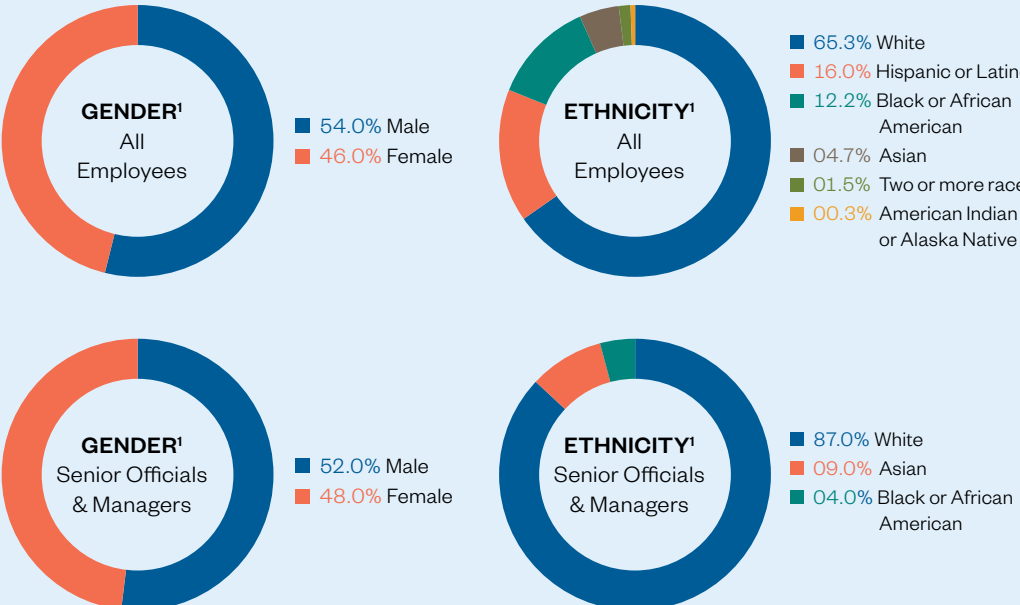
- 1 Increase employee participation in wellness survey to 50%
- 2 Complete at least one community outreach program at each property annually
- 3 Evaluate 100% of projects for pollinators or edible landscapes
- 4 Recruit and retain more employees from underrepresented groups
- 5 Offer implicit bias training to all employees annually
- 6 Achieve 25% employee participation in Jamestown Charitable Foundation giving
- 7 Assess current use of BIPOC and women-owned businesses as vendors
- 8 Assess and increase the number of BIPOC and women-owned businesses at our properties



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.

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 U.S. 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.



1. As of 3/31/2021

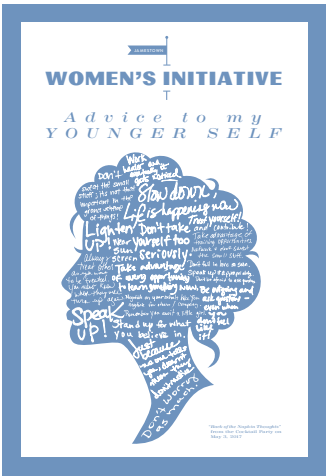


Ghirardelli

Ghirardelli Square
San Francisco, CA

Social

A DECADE OF SOCIAL MILESTONES



2010–2011

2012

2013

2014

2015

2016

2017

2018

2019

2020

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

Created the Jamestown Charitable Foundation, a 501(c)(3) public charity

Identified focus areas for annual giving were sustainable and local food movements, parks and green space, and alternative transportation and transit

Completed first year of annual company-wide service in honor of Earth Day

Established the Book Club to increase a sense of community by providing a forum for employers to share insights towards personal and professional growth

Launched Jamestown Green's Art Poster Series to engage tenants around sustainability topics

Expanded Green Works engagement program to be tenant-facing at each property, portfolio-wide

80,547 miles of alternative commute trips logged by New York- and Atlanta-based employees

Women's Initiative hosted three panel events

Managing Directors held 20 culture group meetings

Engaged Kingsley Associates to complete annual tenant satisfaction assessments

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

5th year of company-wide service in honor of Earth Day, with over 88 employees completing 271 hours of service

Began publicly reporting the firm's diversity and inclusion metrics (gender ratio and racial diversity)

Over 300 hours of volunteer service donated to our communities in honor of Earth Day, with over 100 employees participating in service projects in Atlanta, Boston, Los Angeles, New York, and San Francisco

Formed Diversity, Equity, and Inclusion Committee

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

Created a \$50 million small business restart effort in recognition of the fact that our small business tenants will need long-term, flexible support to reopen their businesses after the pandemic

Developed and hosted the first ever virtual New Year's Eve celebration in lieu of an in-person event, utilizing an experiential technology platform that reached more than three billion viewers



VOLUNTEER SERVICE

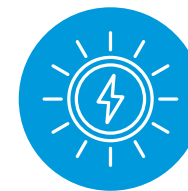
Jamestown's mission, to transform spaces into innovation hubs and community centers, is centered on being integrated into the communities where we operate.

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 and 2021, Jamestown was able to work within COVID-19 restrictions to schedule multiple volunteer events in honor of Earth Day. More than 100 Jamestown employees contributed over 310 hours of volunteer service to our communities.

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.



88 LEONARD TEAM

Betsy Marger, Jonathan Jackson (Rose Associates), Jesse Avalos (Rose Associates)

In 2020, the 88 Leonard team worked with Logical Buildings to deploy and onboard 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 based on a secure cloud-to-cloud integration into the utility smart meter network. This program will help to identify strategies to reduce electricity costs at 88 Leonard through simple operational changes and uses predictive analytics to guide and reward building operators as they manage their properties more efficiently.



LEVI'S PLAZA TEAM

Josh Callahan, Jill Machi (JUM), Harjot Skelton (JUM)

Levi's Plaza doubled down on its sustainability leadership within the portfolio by committing to becoming a Net Zero Carbon campus by 2025. This initiative, which supports Jamestown's 2050 Net Zero Carbon goal, will be achieved through aggressive HVAC upgrades and a transition to electric infrastructure in support of the City of San Francisco's electrification goals. Additionally, the property has transitioned to 100% renewable power from the grid and will supplement additional consumption with on site solar panels. This initiative is in addition to other sustainability projects, such as LEED certifications, ENERGY STAR ratings, transportation initiatives, and honeybees to support biodiversity and tenant engagement.



ASHLEY AVALON

Associate Manager, Creative and Marketing

While working on Jamestown's Bay Area properties, Ashley Avalon has taken the initiative to prioritize projects supporting Jamestown's sustainability efforts. This includes working to install honeybee hives on a majority of Jamestown's San Francisco buildings' rooftops and supporting the property management teams in integrating other sustainability efforts into tenant communications and external marketing materials.



TIMBER TEAM

Troy Harris, Derek Stanfield, Daniel Rigby

Jamestown's timberlands business is a unique aspect of our operation that is highly synergistic with Jamestown's sustainability efforts. In 2020, in addition to the ongoing sustainable timberland management practices, the timber team explored timberland certifications as well as ways to formalize the carbon sequestered on Jamestown timberlands. Specifically, the team kicked off a gap assessment for Sustainable Forestry Initiative (SFI) certification and engaged a third-party assurance provider to verify the annual amount of carbon sequestered across Jamestown's timberland funds.

Jamestown Charitable Foundation

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:



SUSTAINABLE AND LOCAL FOOD MOVEMENTS




ALTERNATIVE TRANSPORTATION AND TRANSIT



PARKS AND GREEN SPACE



DESIGN



DIVERSITY, EQUITY AND INCLUSION

IN 2020, JAMESTOWN SUPPORTED ORGANIZATIONS INCLUDING THE FOLLOWING:



In 2020, Jamestown, through its properties and the Jamestown Charitable Foundation, contributed over **\$1.87 million** in contributions to non-profit organizations, including \$250,000 directed to **COVID-19 relief** and \$862,000 donated to **55 organizations** working to eliminate racial injustice.



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.



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.



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.



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.



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 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.



The Innovation and Design Building
Boston, MA

Groot Handelsgebouw
Rotterdam, Netherlands

Governance

A DECADE OF GOVERNANCE MILESTONES





Ponce City Market
675 Ponce de Leon Ave NE
7th Floor
Atlanta, GA 30308
www.jamestownlp.com



This report highlights Jamestown's ESG achievements over the last 10 years. For more information on the topics included, a full PDF of the associated reference documents can be at <https://uqr.to/112yx> or by scanning the QR code to the right.

