Sustainability and Social Responsibility Report

Jamestown Green

2025 Performance Update

REPORT PROFILE

This report outlines the core elements of Jamestown's Sustainability and Social Responsibility program—performance targets, operations, stakeholder engagement, policies, benchmarking, and reporting. ESG topics and metrics are integrated throughout, and color coding identifies the Environmental (E), Social (S), and Governance (G) themes in each section, while icons indicate alignment with our Targets and Commitments. The report summarizes portfolio-wide 2025 data, highlights a few of our flagship projects, and demonstrates our progress against sustainability targets and commitments. It has been prepared with reference to the Global Reporting Initiative (GRI) Universal Standards (2021), a widely used sustainability reporting framework, to enhance transparency into how we assess, prioritize, and manage sustainability at Jamestown.

DISCLAIMER

No representation or warranty is given in respect of the information contained herein, and Jamestown L.P. (hereinafter "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.

WATERFRONT PLAZA / San Francisco, CA

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IDB LISBON / Lisbon, Portugal

Letter From Leadership

Going Deeper & Building Pride in our Work

Each year, we reflect on our progress and renew our focus on what matters most: creating places that are resilient, inclusive, and built for long-term performance. Our commitment to sustainability and social responsibility continues to be foundational to how we invest in and operate our properties, and partner with our communities.

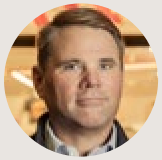
We operate with an Environmental, Social, and Governance (ESG) lens because we believe it improves our assets, delivers value, and makes them better for everyone who interacts with them. Efficient, healthy buildings help manage operating costs, reduce risk, and enhance the tenant and consumer experience. Strong community partnerships and transparent governance build trust and resiliency. Together, these practices contribute to durable performance across our geographies.

Our teams take real pride in this work, and it is reflected in this year's report where we take an in-depth review of select projects to show how all elements of ESG converge to revitalize communities and deliver lasting results. We share our approach to breathing life into older buildings, showcasing how we avoided between 20-40% of whole life cycle emissions through strategic refurbishments in Amsterdam and Cologne. At Levi's Plaza in San Francisco, we tell the story of how and why we achieved net zero carbon operations. We believe that this comprehensive approach helped catalyze leasing momentum across the Northern Waterfront—not only at Levi's Plaza, but also at the adjacent Waterfront Plaza. These are just a few of the stories in this year's report, illustrating how integrated environmental performance makes sense for us, our investors, and our communities.

In 2026 and beyond, we remain committed to creating great places that bring people together in real life. We see this in our work advancing mixed-use, walkable districts like Inman Quarter in Atlanta and Navy Yard Charleston—designed to connect work, retail, culture, and open space. We are also working to evolve sports and entertainment districts into year-round destinations with integrated retail, hospitality, and public realm experiences that serve local communities and visitors alike. We will continue to reimagine grocery-anchored shopping centers as welcoming community hubs, thoughtfully integrating health and wellness, local offerings, and essential services through inclusive programming and design.

Across all of this work, our path forward remains the same: embed thoughtful sustainability and resilience into our projects, deepen engagement with our stakeholders, and maintain the discipline and creativity that have defined our approach from the beginning. We are grateful to our teams and stakeholders around the world whose dedication and ingenuity bring this vision to life.

Matt Bronfman
Principal,
Chief Executive Officer



Michael Phillips
Principal,
President

Chris Kopecky
Principal,
Chief Financial Officer

Fabian Spindler
Principal

$40B+
in executed transactions

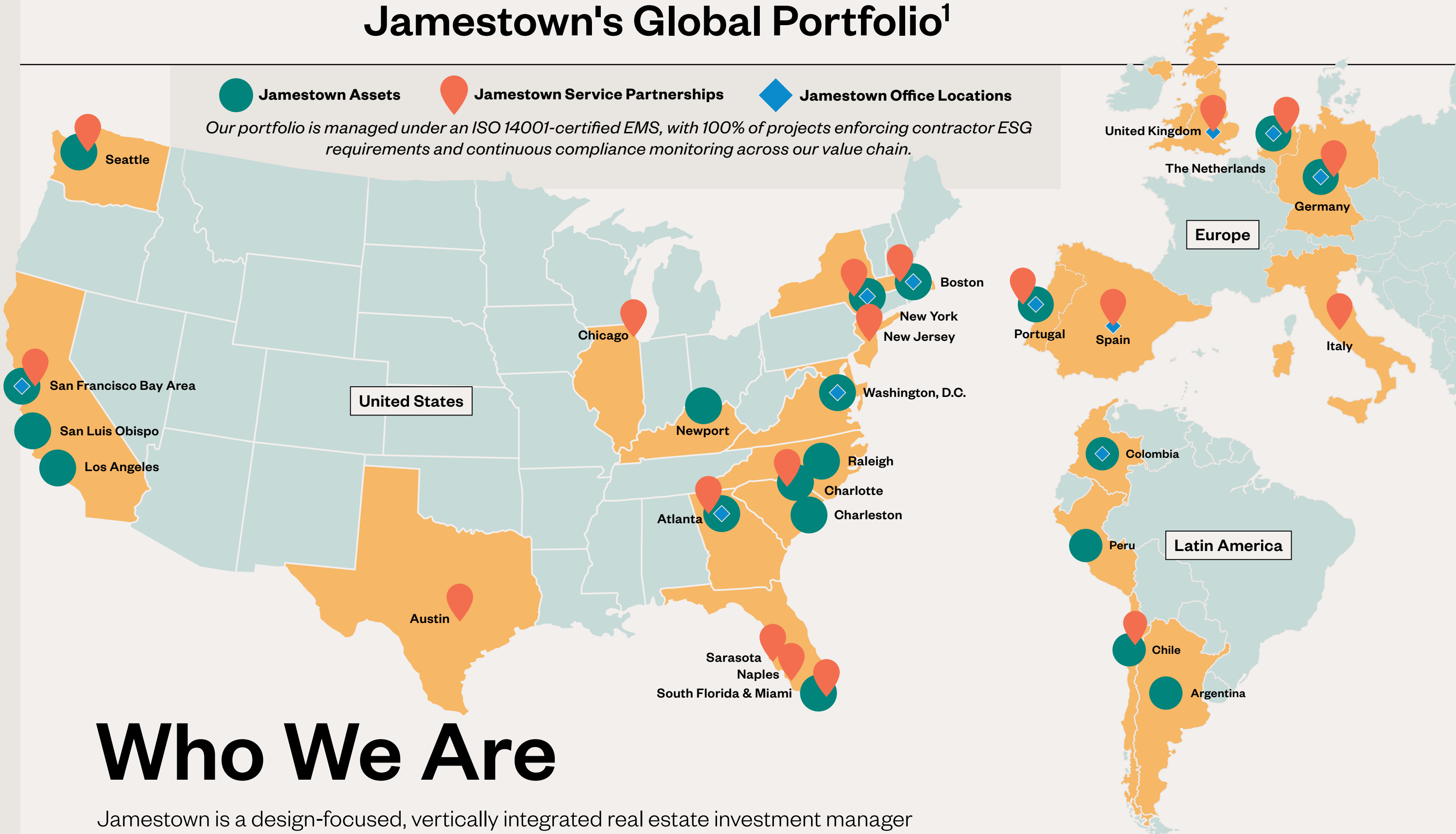
$14.1B
assets under management as of December 31, 2025[2]

600+
employees worldwide

11
offices globally

40+
years' experience

Jamestown's Global Portfolio[1]



Who We Are

Jamestown is a design-focused, vertically integrated real estate investment manager and service provider with over 40 years of experience and a mission to create long-term value by growing income through disciplined investment and operational excellence. Jamestown differentiates itself through its enhanced vertical integration. In addition to experience in the traditional functions of a real estate management company, Jamestown possesses extensive internal expertise to bring added value to additional aspects of the real estate business, including Development & Construction, Architecture & Design, Retail Leasing, Tech & Innovation, Creative & Marketing, and Food & Beverage Curation. Current and previous projects include One Times Square and Chelsea Market in New York, Industry City in Brooklyn, Ponce City Market in Atlanta, Levi's Plaza in San Francisco, the Innovation and Design Buildings in Boston and Lisbon, and Groot Handelsgebouw in Rotterdam.

1. As of 12/31/25; for the purposes of environmental utility data, placemaking, and other statistics referenced throughout this report, our references to Jamestown's portfolio excludes timberlands.
2. Assets under management includes the investment advisors' regulatory assets under management, as well as real estate investments for which Jamestown is the operator, manager, or developer that are not otherwise included in the definition of regulatory assets under management. Assets under management are calculated at gross asset value. The investment advisors' regulatory assets under management were $7,055,603,661 as of December 31, 2025.

17+ Years of ESG Strategy

2008-2016

In 2008, Jamestown Green was founded. In 2011, Jamestown completed its strategic plan, establishing a five-year roadmap and publicly committing to tracking key environmental indicators. In 2014, we established Jamestown Green guiding principles and began benchmarking against new short term sustainability targets. In 2015, Jamestown began third-party assurance for portfolio environmental data, and Jamestown's Atlanta headquarters at Ponce City Market was certified LEED Gold. In 2016, Jamestown submitted our first GRESB response for our open-end institutional fund.

2017 – 2018

Launched Innovation Ideas, a global program where anyone in the organization can submit an idea to diligence and pilot. 38% of the 709 ideas received through 2025 have been related to ESG, with 70 of those ideas piloted or implemented, ranging from urban farming concepts to mother's rooms and environmental data platforms.

2019 – 2020

Achieved 20% energy and greenhouse gases (GHGs) reduction targets four years ahead of schedule. Earned first Fitwel Certifications for both buildings at Ballston Exchange (Arlington, VA). Earned first ENERGY STAR Partner of the Year Award.[1]

2021 – 2022

Earned another ENERGY STAR Partner of the Year Award[2] and a PREA ESG Momentum Award.[3] Integrated Innovation and Sustainability teams to scale solutions globally.

2023

Signed five power purchase agreements (PPAs) with Wunder Capital at Levi's Plaza and The Exchange at Larkspur Landing, marking the commencement of our West Coast solar expansion.

2024

Opened 619 Ponce (LEEDv4 C&S, Fitwel), the first mass timber project in Georgia to use timber produced and distributed through a regional supply chain.

Opened Maskaant Park at Groot Handelsgebow in Rotterdam, converting an arterial driveway into a vibrant 10,000 square foot greenspace that hosts events, enhances leasing efforts, and features more than 500 native and drought-tolerant plants.

2025

Made progress toward our goal of achieving net-zero operational carbon emissions by 2050. Levi's Plaza was recognized as the first large-scale, existing campus in San Francisco to achieve net-zero.

Achieved or maintained a total of 73 sustainability ratings and certifications, bringing the company's certification totals to:

- 28 LEED
- 16 ENERGY STAR
- 2 NextGen ENERGY STAR
- 11 Fitwel
- 3 BOMA 360
- 1 BREEAM
- 10 EU Energy Labels ≥A
- 1 American Tree Farm System
- 1 Sustainable Forestry Initiative

1. Award received on 1/31/2021 for the period of 1/1/2020 to 12/5/2020 by the U.S. EPA. Jamestown pays $25 to submit an award application.
2. Award received on 1/31/2023 for the period of 1/1/2022 to 12/5/2022 by the U.S. EPA. Jamestown pays $25 to submit an award application.
3. Given on 3/23/2022 to Jamestown's open-end institutional fund for the period of for the period of 1/1/2021 to 12/15/2021 by the Pension Real Estate Association. Jamestown paid to be a member of PREA.

Carrie Denning Jackson
Director of Innovation and Sustainability

"Our aim is clear: pair innovation with accountability to deliver healthy, resilient, high-performing places that create durable value for investors, tenants, and communities."

Refreshed Approach to ESG

In 2025, we refreshed our ambitions and approach to focus on where Jamestown creates the most value: disciplined execution, data-driven decision-making, and projects that differentiate our portfolio. We reaffirmed our long-term goal of net zero operational carbon by 2050 and streamlined our existing 79 targets to three measurable targets around carbon, water, and waste, and six commitments around embodied carbon, healthy spaces, local communities, inclusive design, future-proofing, and refined corporate practices.

In 2025, we continued to demonstrate solid progress with our energy and carbon intensities reducing by 2–3% compared to 2024, mostly driven by solar and energy efficiency initiatives. In addition to this, our commitment to ESG is reinforced by our 2025 ESG Materiality Survey sent to stakeholders including institutional investors, lenders, valuers, leasing brokers, tenants, and Jamestown employees.[1] Ninety-five percent said ESG will be important in the next 2–3 years (rising to 97% by 2030–2040); 81% of tenants would pay a premium for sustainable, healthy space; and 92% of investors and lenders consider ESG when deciding to work or invest with real estate managers like Jamestown.[2] These insights confirm ESG as a value driver—from tenant demand to proactive risk management.

WESTSIDE PROVISIONS DISTRICT / Atlanta, GA

1. The materiality survey was distributed to 160 internal and external stakeholders, yielding 62 completed responses (39% response rate).
2. Tenant demand informed by input from 7 leasing brokers and 4 tenants. Investor and lender sentiment informed by input from 4 investors and 9 lenders / debt brokers.

2025 Focus Areas:

Each year, alongside our targets, commitments, and ongoing workstreams, we define a set of priority focus areas with our global teams to address evolving company needs and the ever-changing landscape.

Focus Area 1

Refresh Our ESG Framework, rethinking how we integrate with our teams across the building life cycle, from acquisition to disposition making sure everyone understands not just what we do, but why it matters.

Focus Area 2

Develop and Execute Against a Path to Net Zero Operational Carbon, focusing on where we can reduce energy use intensity, increase renewables, and improve data coverage with an emphasis on expanding solar capacity and further enhancing our data collection and analytics.

Focus Area 3

Stay Ahead of Regulations and Market Sentiment through our continued engagement with forums like the Urban Land Institute's Greenprint and the Real Estate Roundtable's Sustainable Policy Action Committee, as well as understanding market sentiment, including learnings from our Materiality Survey.

Focus Area 4

Reduce Embodied Carbon and Prioritize Green and Healthy Materials by telling the story of our adaptive reuse projects and their carbon benefits, while partnering with groups like Habitable to integrate best practices for healthy and green materials selection throughout our portfolio.

What's Next:

In 2026, our priority is rigorous execution where it makes sense for our investors and tenants: considering ESG in investment and operating decisions, scaling in retrofits and adaptive reuse, expanding renewable energy coverage, and strengthening data collection and disclosures to meet evolving standards. Our aim is clear: pair innovation with accountability to deliver healthy, resilient, high-performing places that create durable value for investors, tenants, and communities.

How We Work

HOME PLATE CENTER/ Seattle, WA

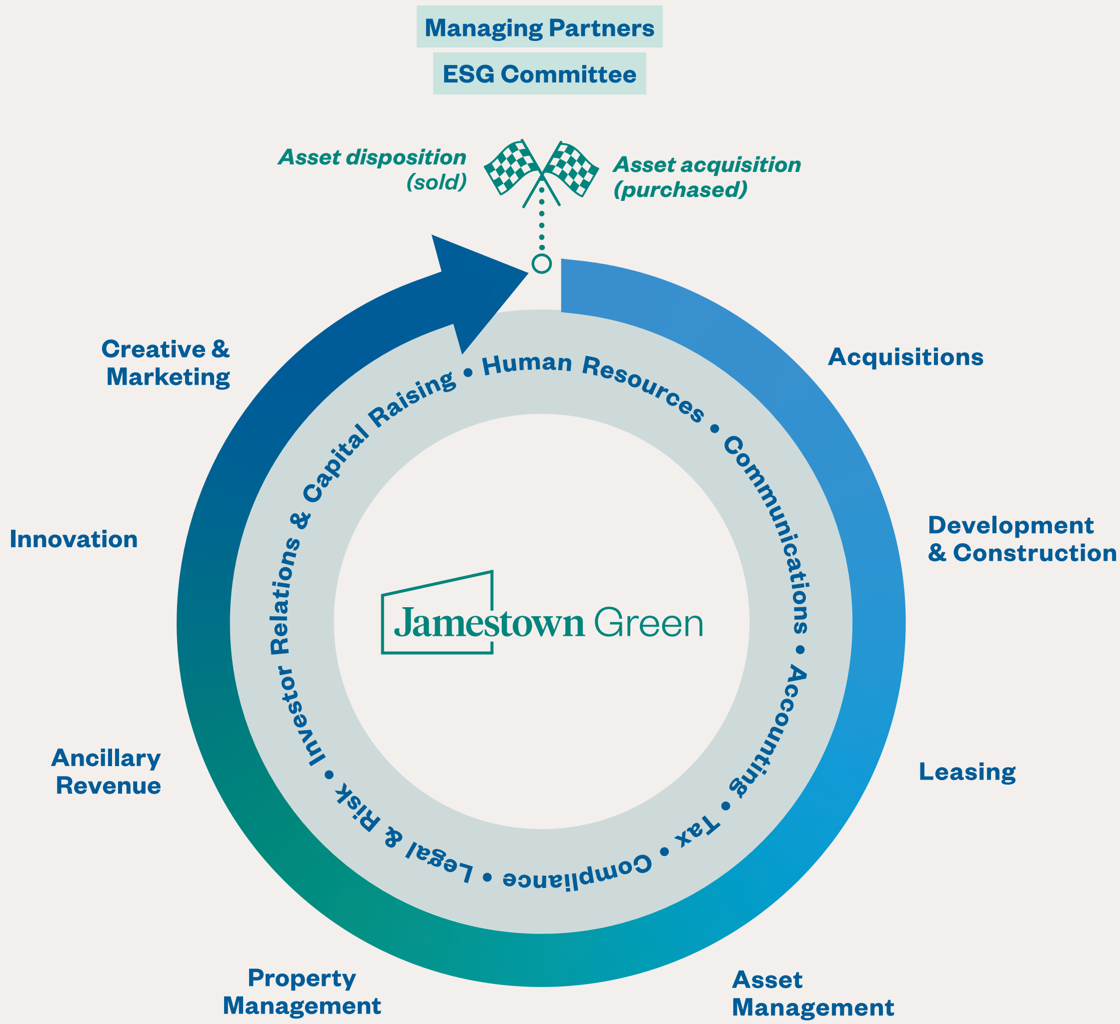
Driving Sustainability Across the Building Life Cycle

The principles of sustainability are embedded in Jamestown's business decision-making at all levels and continuously refreshed. Our data-driven approach aligns sustainability with value creation, and is grounded in measurable outcomes, stakeholder engagement, and transparent reporting. At each stage in the building life cycle: Acquisition → Operations → Disposition, the Jamestown Green Framework and the Sustainability team consistently work to ensure progress toward environmental targets and ESG commitments.

> **Sustainability isn't a separate workstream. It is how we underwrite, how we operate, and how we hand off assets. It runs through everything we do.**

– **FABIAN SPINDLER**
Principal

JAMESTOWN GREEN — ORGANIZATIONAL ECOSYSTEM



ESG is integrated across the building lifecycle.

How We Learn

1

Listen to Stakeholders + Refine Targets & Commitments

Jamestown establishes our broad ESG ambitions and specific Targets and Commitments by listening to our stakeholders, understanding our existing portfolio, and having an eye to future strategies. To help us get there, every three years we conduct a materiality survey, identifying key priorities, risks, and opportunities for internal stakeholders, including employees and managers, and external stakeholders, such as investors, lenders, brokers, valuers/appraisers, and industry peers. We use these results to inform our Targets and Commitments, reinforcing how we work cross-functionally across the asset life cycle to ensure we are mitigating environmental and social impacts and creating great places around the world.

2

Prioritize & Align Around Annual Focus Areas

After recalibrating our Targets and Commitments, we set company-wide priority focus areas annually. These focus areas complement our day-to-day work like reporting and data coverage; they are strategic initiatives that require cross-department engagement. Examples include our work on healthy, green materials and on solar and energy resilience in response to changing policy and market dynamics. As our portfolio and the broader landscape evolve, we revisit these focus areas each year to keep us on track toward our Targets and Commitments while remaining agile.

3

Establish Roadmaps & Execute with Teams

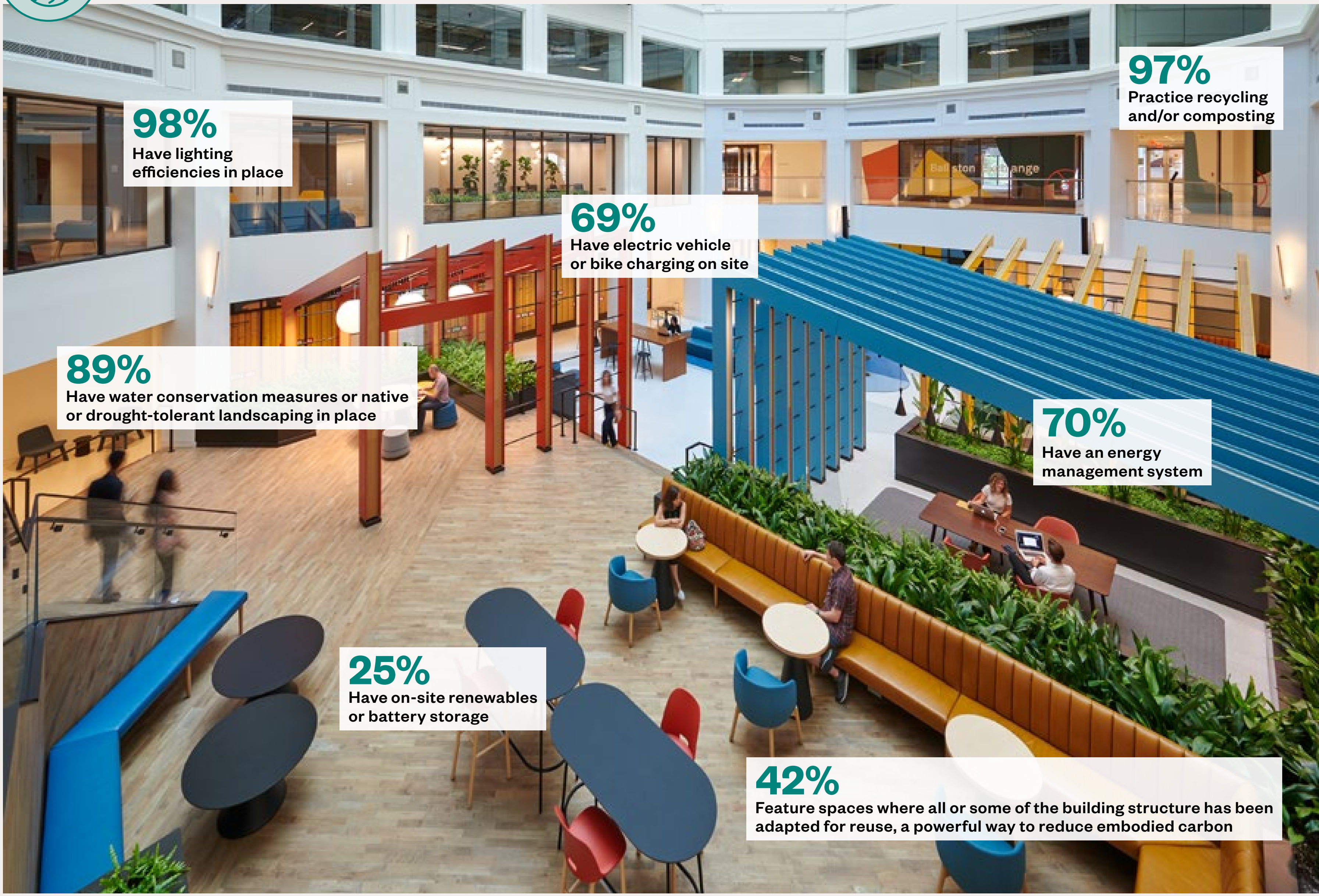
Jamestown embeds a comprehensive ESG strategy and governance into its processes, from acquisitions through to property management. Each acquisition includes sustainability due diligence to identify physical climate and transition risks and maps sustainability opportunities. Engaging with operating assets is a core workstream. We look at end-of-life replacement schedules and capital planning to develop and execute net zero carbon roadmaps and resource-efficiency measures, as well as key projects such as rooftop solar—leveraging incentives where available.

4

Educate Stakeholders

Jamestown provides tenant and employee education in two ways: basic, foundational understanding and targeted integration into key workflows. Foundational engagement builds a shared ESG baseline. Success here means tenants are familiar with Jamestown's ESG program and why it's important. For employees, it is about a clear sense of purpose and pride. Outside of this baseline, we embed ESG into key workflows using a range of policies, playbooks, and checklists across acquisitions, leasing, property operations, and more. We define success as: faster alignment, fewer surprises, and higher-value discussions.

Environmental Highlights



BALLSTON EXCHANGE / Arlington, VA

98%
Have lighting efficiencies in place

69%
Have electric vehicle or bike charging on site

97%
Practice recycling and/or composting

89%
Have water conservation measures or native or drought-tolerant landscaping in place

70%
Have an energy management system

25%
Have on-site renewables or battery storage

42%
Feature spaces where all or some of the building structure has been adapted for reuse, a powerful way to reduce embodied carbon

Note: Percentage statistics reflect the proportion of Jamestown's real estate portfolio that meets the requirement

Social Highlights

NEWPORT ON THE LEVEE / Newport, KY

Celebrating Local Community

100%
Hold resident, tenant, or community events

Promoting Healthy Spaces and Designing for Inclusivity

96%
Have green space on site or within a ~five-minute walk

83%
Offer health and/or well-being amenities on site

98%
Follow green cleaning practices

Governance Highlights

Future-proofing our portfolio and refining corporate practices

100%
Received a climate risk assessment in the past three years

$80,000
Raised from employees globally in support of DEI-focused and humanitarian relief initiatives

THE ELLINGTON / Washington, D.C.

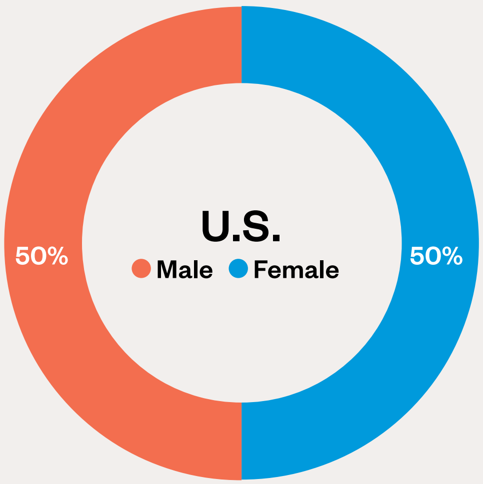
FOURTH STREET BERKELEY / Berkeley, CA

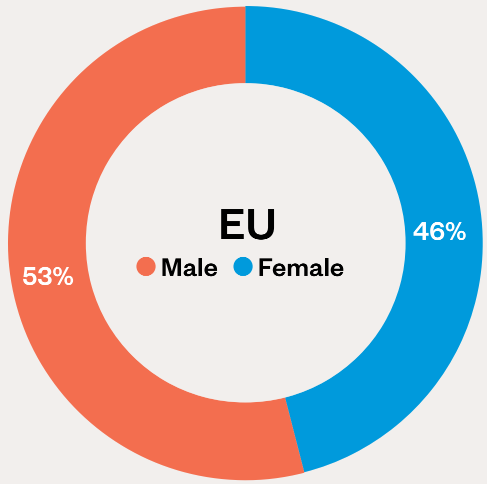
Our People and Culture

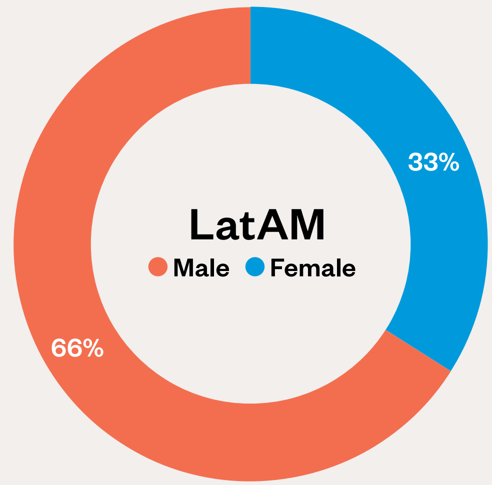
Jamestown believes our people are central to everything we do. We invest in a workplace where employees feel valued, supported, and connected through engagement initiatives like DEI programming, affinity and culture groups, wellness challenges, and ongoing education and training.

GLOBAL GENDER BREAKDOWN

Total Employees *(As of 12/31/2025)*







U.S.-ONLY STATISTICS[1]

Ethnicity	
Asian	7%
Black or African American	15%
Hispanic or Latino	15%
Two or more races	7%
White	61%

Senior Leaders & Managers[2] *(As of 12/31/2025)*

Gender Identity	
Female	52%
Male	48%

Ethnicity	
Asian	7%
Black or African American	13%
Hispanic or Latino	12%
Two or more races	0%
White	68%

1. In keeping with privacy norms in respective countries, we only collect ethnicity data and detailed gender data in the U.S.
2. Includes individuals holding the title of Vice President or above

Volunteer Service

Jamestown's mission to transform spaces into innovation hubs and community centers relies on being integrated into the communities where we operate. Jamestown has a long history of volunteerism to foster connections between employees and the neighborhoods we serve.

OUR 2025 IMPACT INCLUDES:

1,974
Hours of DEI training completed[1]

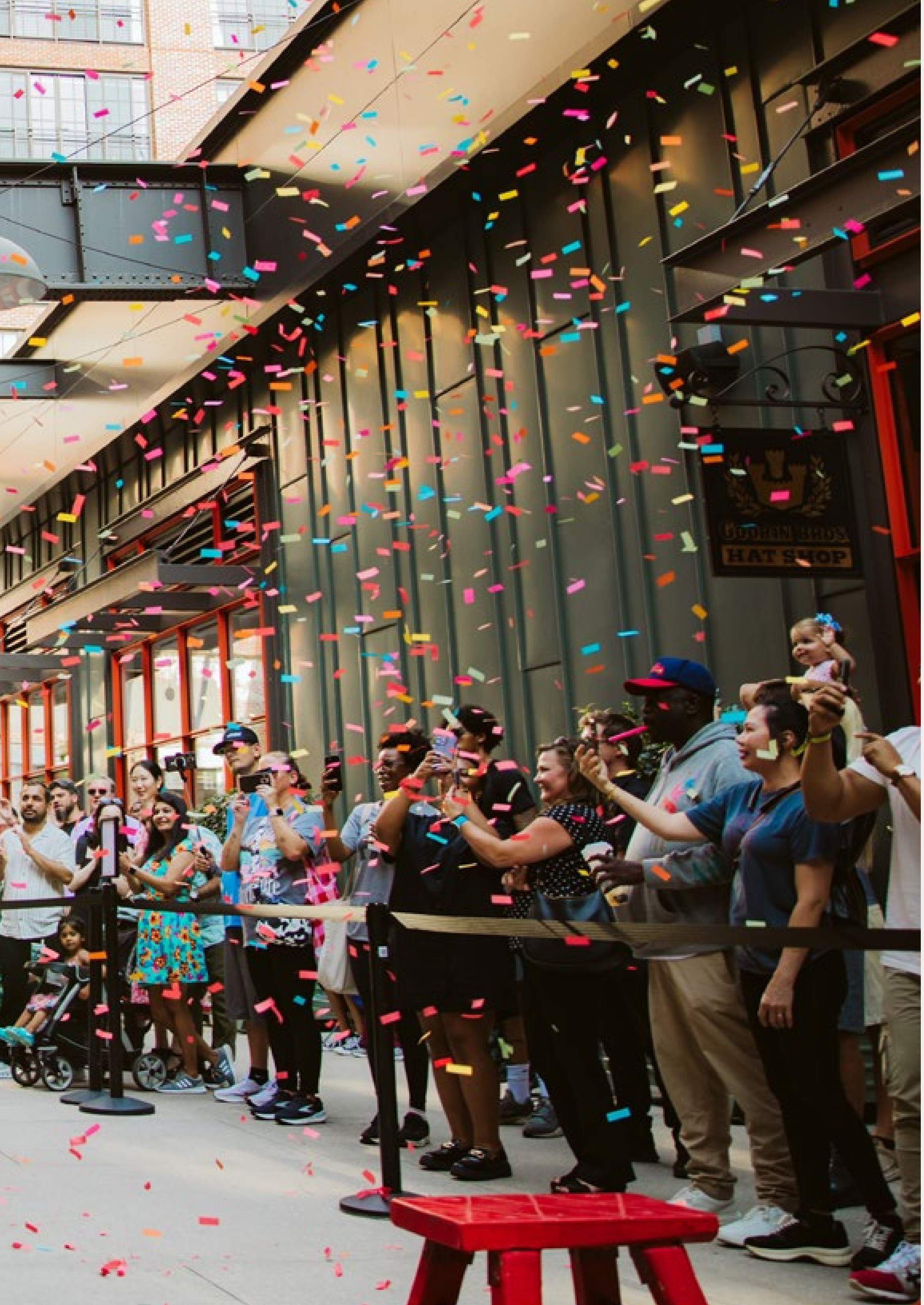
3,208
Hours of volunteer service completed[1]

16+
Volunteer projects held globally

1. DEI training and volunteer service hours reported for U.S. region only

1. **VOLUNTEERING WITH BILLION OYSTER PROJECT** / New York, NY
2. **SUPPORTING RETHINK FOOD'S SUSTAINABLE COMMUNITY KITCHEN** / New York, NY
3. **WEEDING INVASIVE SPECIES WITH THE RECREATION & PARKS DEPARTMENT** / San Francisco, CA

PONCE CITY MARKET / Atlanta, GA



DEI Highlights

8

Hours of DEI training required of each U.S. Jamestown Employee

18

Hours of educational programming planned and executed by our internal programming subcommittee

38

DEI/ESG investor questionnaires responded to, representing 10% of all investor questionnaires

Results & Awards

GRESB[1]

In addition to being recognized as a Green Star for absolute performance on GRESB for the 12th consecutive year, the Premier Property Fund has earned a GRESB 4-Star or 5-Star rating each year since the GRESB Rating launched in 2016 to recognize the top 40% and 20% entities globally.

UNPRI

Jamestown signed on to the United Nations Principles for Responsible Investment (UNPRI) in 2015, and each year we are required to report on our activity via the PRI reporting framework. In 2025, Jamestown earned a 4-Star rating for the Policy, Governance, and Strategy module, Direct Real Estate module, and Confidence Building Measures module.[2]

GREEN LEASE LEADER

Jamestown was recognized by the Institute for Market Transformation as a Platinum-level Green Lease Leader.[3] Green Lease Leaders set the global standards for green lease and performance-based lease language that fosters collaboration between landlords and tenants. Such leases break down the split-incentive barrier and fairly align financial and environmental benefits of sustainability initiatives between both parties. Jamestown has been involved since the program was launched in 2014 as part of the inaugural cohort of Green Lease Leaders.

1. Most recent 4-Star rating received on 10/01/2025 for the period of 1/1/2024 to 12/31/2024 by GRESB. Jamestown pays an annual fee to be a GRESB member and participates in GRESB's annual Real Estate Assessment for certain Jamestown fund vehicles.
2. Rating received on 11/24/2025 for the period of 1/1/2024 to 12/31/2024 by PRI. Jamestown pays an annual fee to be a UNPRI signatory.
3. Award received on 4/2/2024 for the period of 1/10/2024 to 12/31/2026. Green Lease Leaders was developed by the Institute for Market Transformation (IMT) with support from the U.S. Department of Energy. Jamestown pays an annual fee to be part of IMT's Green Lease Leaders program.

> **The breadth of these certifications reflects something harder to measure than any single score: ESG fluency across every team in the business, rooted in a shared belief that sustainability matters to our stakeholders, investors, and the broader community.**

– **MATT BRONFMAN**
Principal, CEO

THE INNOVATION AND DESIGN BUILDING / Boston, MA

Jamestown-owned properties earned or maintained **73 ratings and certifications**, bringing the portfolio totals to:

28 LEED certifications and recertifications	**16** ENERGY STAR ratings
2 NextGen ENERGY STAR ratings	**11** Fitwel Certifications
1 BREEAM Certifications	**3** Boma 360 Certifications
10 EU Energy Label (≥A)	**1** American Tree Farm System
1 Certified Under Sustainable Forestry Initiative® Forest Management Standard (SFI)[1]	

1. SFI marks are registered marks owned by the Sustainable Forestry Initiative Inc.

RIALTO / San Francisco, CA

Progress Against Targets

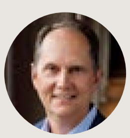
This year's results reflect steady progress across a portfolio that is always in motion—with energy retrofits, shifting occupancy, weather patterns, evolving data coverage, and portfolio changes, such as acquisitions and dispositions. We analyze the data to find the optimal places to drive impact year-over-year across carbon emissions, waste diversion, and water use. In 2025, the results demonstrated:

1. **Meaningful reduction in energy and carbon.** We achieved a reduction in Energy Use Intensity (2.58%) and Greenhouse Gas Intensity (2.97%) across the portfolio; supporting lower operating costs, stronger NOI, and future-proofing assets against regulations.

2. **Office portfolio outperforms energy efficiency benchmarks.** Our office portfolio continues to sit well below the industry median for energy use intensity demonstrating our continuous efforts in energy efficiency strategies as shown in Figure 2.

3. **Improved data reliability for reporting.** Energy data coverage (+10%) and water coverage (+15%) improved year-over-year as shown in Figure 3, giving us a more complete picture of portfolio performance, as well as where missing data may continue to uncover opportunities.

> **Every year the portfolio shifts. We acquire new assets, the weather changes, and occupancy fluctuates. Our job is to cut through that noise and find where real improvement is happening.**



– **CHRIS KOPECKY**
Principal, CFO

2050 Targets

- Net zero operational carbon (scopes 1, 2, 3)
- 50% reduction in water use intensity from a 2018 baseline
- 75% waste diversion

IMPACT METRICS

ENERGY USE INTENSITY:
62.41 kBtu/sf

2.58% reduction from 2024

29% below 2018 baseline

GREENHOUSE GAS INTENSITY:
0.0052 MTCO_2e/sf

2.97% reduction from 2024

20% below 2018 baseline

WATER USE INTENSITY:
0.0066 kGal/m³

1.37% reduction from 2024

11% below 2018 baseline

WASTE DIVERSION[1]:
3-point decrease from 2024

30% diverted from landfill

1. Beginning in 2025, Jamestown transitioned to actual tonnage-based waste diversion reporting, with 2024 figures restated on a consistent basis. Prior reports reflect average building scores and may show different figures for the same periods.

Our Performance in Context[1]

We evaluate intensities—utility usage per square foot—to compare building performance regardless of portfolio size, using only buildings with 100% data coverage. To contextualize performance, we benchmark these intensities against market medians by property type, where data coverage exceeds 50%. This shows where we stand in the market and where interventions may have the most impact.

Figure 1: Energy Data Coverage by Asset Class

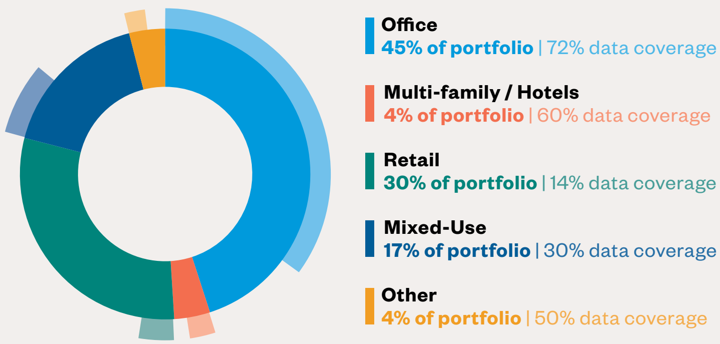
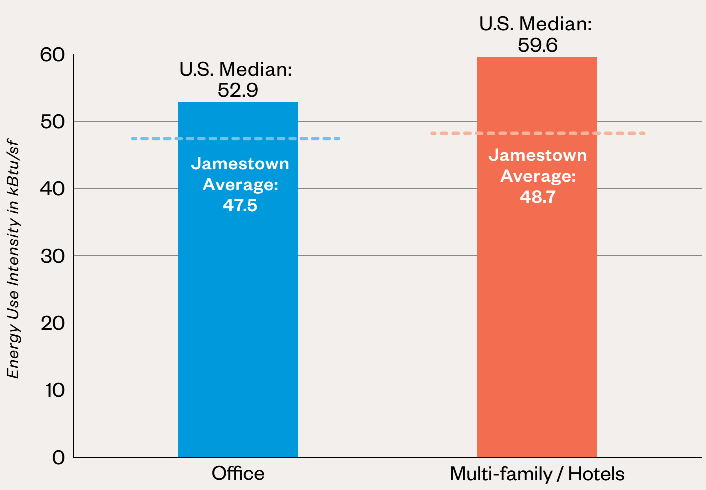


Figure 2: Energy Use Intensities Compared to Medians[2]



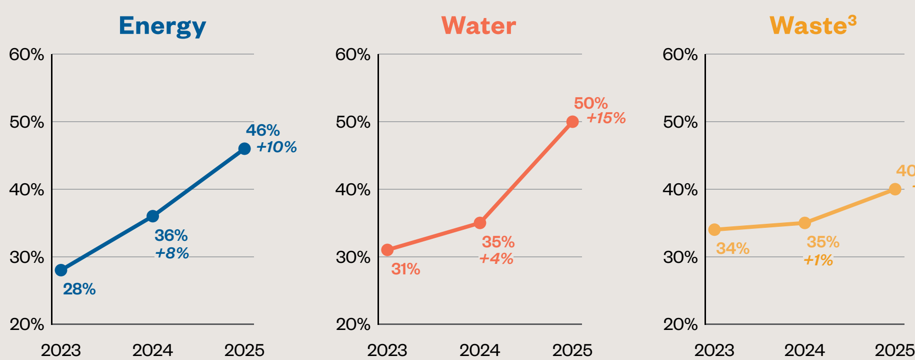
You Can't Manage What You Can't Measure

Whole-building data coverage is hard to obtain, particularly in triple-net or tenant-controlled spaces where utility data-sharing requires annual tenant consent, or in buildings with older metering infrastructure. These challenges are less prominent in office, hotel, and even multifamily assets where landlords control utilities, but are common in mixed-use and retail assets where tenants manage their own accounts.

In 2025, our team prioritized improving data quality for regulatory preparedness and transparency, onboarding a new data management platform and working to identify and resolve anomalies. Where gaps in coverage exist, we pursue green lease clauses, submetering, and utility data-sharing agreements, supported by close relationships with property managers and tenants.

Accurate floor areas are equally important, as intensities are measured per square foot, and they shift as spaces are reconfigured or renovated. Expanded coverage and floor area accuracy provide continued opportunities for improvement, make year-over-year progress clearer, and guides our focus over time.

Figure 3: Data Coverage Trends



1. Data coverage in this section is based on building count of 100% data coverage for energy, not GFA; inclusive of assets where we have 100% energy data coverage for both gas and electricity. Proportion of portfolio metrics are also by building count, not GFA.
2. US-only assets compared to a US-only median from ENERGY STAR.
3. Beginning in 2025, Jamestown transitioned to actual tonnage-based waste diversion reporting, with 2024 figures restated on a consistent basis. Prior reports reflect average building scores and may show different figures for the same periods.

Performance Against Commitments

Our six Commitments guide the more qualitative, people- and place-centered work that sits alongside our quantitative targets. Each Commitment below is paired with 2025 highlights and near-term next steps—spanning how we build, what materials we specify, and how we show up for the communities around our assets. Together, they reflect a simple belief: efficient buildings are not enough.

COMMITMENT	2025 PROGRESS & NEXT STEPS
1 **Reduce Embodied Carbon:** Minimize impact in our development and construction process	– Published adaptive reuse vs. new-build embodied carbon case study (two life cycle analyses) and engaged employees and investors on findings. Refer to page 26 for more details. – After the success of 619 Ponce, which achieved a net negative of 1,266 tons of carbon emissions, our Development & Construction teams are actively assessing and pursuing mass timber opportunities in Atlanta and beyond.
2 **Promote Healthy Spaces**: Design with nature, wellness, and activity in mind to create places where people thrive	– Deepened ESG collaboration with the Development & Construction team to embed nature, wellness, and healthy materials into projects. For example, we conducted a mineral paint pilot at Ponce City Market and the Innovation and Design Building in Lisbon, trialing Kiem and Alkemis paints, which do not release chemicals into the air, also known as offgassing. – Amplified industry leadership via podcasts and conferences, such as Director of Innovation and Sustainability Carrie Denning Jackson's participation on a panel at CREtech—Building Healthy and Sustainable Spaces While Achieving Measurable ROI—alongside industry leaders. – Hosted an all-staff Earth Month talk, with Dr. Aruni Bhatnagar from the University of Louisville, who led the first clinical trial assessing the health benefits of tree canopy through a multi-year study of a four square-mile area of Louisville, Kentucky. – For more on the promotion of healthy spaces, see page 34.
3 **Celebrate Local Community:** Build partnerships with neighborhood organizations and businesses, and maintain regular feedback loops with all stakeholders to inform decisions	– Proudly supporting local businesses at Jamestown assets. In 2025, 49% of retail tenants portfolio-wide were locally-owned businesses. – Hosted Fantastic Negrito—an Oakland-based Grammy award-winning singer-songwriter—for the 4th annual Plaza Palooza event at Levi's Plaza. – Kicked off the Piazza expansion at Mercato in Naples, Florida, which will be tripling its size to create a more walkable, pedestrian-friendly greenspace. Upon completion, the Piazza will serve as a vibrant neighborhood gathering spot. – Hosted numerous events and fundraisers in partnership with local nonprofits. For example, more than 2,000 runners gathered for Peachtree Corners' annual Light Up The Corners 5k at The Forum. The event supports the local Fowler YMCA, raising over $100,000. – Hosted the 4th annual block party in the Schinkel District in Amsterdam, with over 500 revelers celebrating the area's new, vibrant community. – For more on our engagement with the community, see page 40.

THE FORUM / Peachtree Corners, Georgia

COMMITMENT	2025 PROGRESS & NEXT STEPS
4 **Design for Inclusivity:** Continue to design spaces that welcome people of all ages, backgrounds, and abilities	– Prepared and sent a Kingsley tenant experience survey to 46 assets, soliciting feedback from nearly 1,000 tenants to help understand how to make our assets more welcoming and inclusive. – Launched a tenant wayfinding survey at IDB Lisbon to improve tenant experience and orientation. – Piloted inclusivity-focused initiatives at Urbil, including a catheter friendly bathroom and a disabled cleaning staff initiative with GUREAK, a nonprofit that supports labor inclusivity. – Upcoming: Piloting Hear to There, a program focused on accessible navigation solutions for the blind and visually impaired, building momentum for future scaling.
5 **Future-Proof Our Portfolio:** Develop and maintain a resilient and sustainable portfolio that adapts to climate risks, ESG compliance, and regulatory preparedness	– Deployed Scaler, an environmental data platform and completed data cleanup to enhance quality and transparency in reporting. – Implemented a new EU acquisitions process further embedding ESG, and began the process for implementation with the US team. Simultaneously launched a procurement process for a physical and transition climate-risk tool. – For more on future-proofing our portfolio, see page 36.
6 **Refine Corporate Practices:** Ensure we are a healthy and sustainable company as we seek to retain key talent and drive long-term success	– Continued to abide by our Guiding Principles: Integrity, Excellence, Innovation, Passion, and Responsibility. All Jamestown employees are asked to reflect on these principles during their annual reviews, and subsequent goal-setting. – Completed an ESG Materiality Survey, including both internal and external stakeholders, to identify high-priority topics, which will be embedded into our 2026 work and beyond. – The Jamestown Charitable Foundation hosted two Sunday Supper events that included a combined 470 guests and raised over $530k in support of the James Beard Foundation as well as regional organizations supporting local communities. For more on JT Charitable Foundation, see page 40.

ONE TIMES SQUARE / New York, NY

2025 Flagship Projects

In the flagship projects that follow, we detail the strategies, partnerships, and outcomes that show how Jamestown is translating our pledges into measurable progress across our portfolio.

Use the legend below to see at a glance how each project aligns with our Targets and Commitments.

ENVIRONMENTAL

- *Reduce Energy Use*
- *Reduce GHG Emissions*
- *Reduce Water Usage*
- *Increase Waste Diversion*
- *Reduce Embodied Carbon*

SOCIAL

- *Celebrate Local Community*
- *Promote Healthy Spaces*
- *Design for Inclusivity*

GOVERNANCE

- *Future-proof Our Portfolio*
- *Refine Corporate Practices*

 Reduce Embodied Carbon | Reduce GHG Emissions | Increase Waste Diversion | Celebrate Local Community

Breathing New Life into Existing Buildings

Across our markets, many buildings have strong bones and untapped potential. Adaptive reuse—bringing existing buildings back to life—is one of several strategies we evaluate alongside new builds. We choose the strategy that delivers the best risk-adjusted outcome based on each asset's characteristics, and this strategy is not limited to historic buildings; we apply it across asset classes and vintages, from major refurbishments through to energy retrofits.

For adaptive reuse to be considered, two conditions should be met: a high proportion of the structure must be suitable for retention and there must be a compelling business case.

Why We Value Adaptive Reuse

- **Product Differentiation:** We believe that distinctive, character-rich buildings stand out in markets dominated by uniform new construction. Good bones, such as high ceilings, unique architecture, and historical significance, paired with upgraded performance helps create iconic assets where tenants and communities want to be.
- **Construction and Permitting Efficiencies:** Retrofits can compress delivery timelines and reduce permit risk by sidestepping the need for potentially lengthy approvals often required for new builds.
- **Historical Buildings:** In some cases, demolition is not possible or desirable, and creative reuse can unlock value within permitting confines.
- **Market and Regulatory Demand:** Where current building performance is non-compliant, not future-proofed, or the risk of vacancy or obsolescence is high, targeted upgrades can reposition the asset.

WHY WE CHOSE TO REUSE

Schinkel, 1-15 Pilotenstraat
Amsterdam
61,785 sf Office[1]

Permitting Efficiencies and Unique Product

$16.6m repositioning of 1950s warehouse:

- ↓ 4.5-month permit approval
- ↓ 21% whole life cycle carbon[2]
- ↑ Energy label G → A++

One Times Square
New York
150,000 sf Immersive Entertainment[1]

Zoning And Site Constraints (Subway)

$550m repositioning of 1900s tower:

- ↑ 29% more floor area vs new build (15 FAR zoning cap)
- ↑ Reactivate vacant space
- ↑ Targeting LEED Gold

Schanzenstrasse 24
Cologne
17,115 sf Office[1]

Future-Proof Non-Compliant Heritage Building

$15.6m major refurbishment:

- ↓ 43% whole life cycle carbon[2]
- ↑ 37% in GLA (attic converted to office)

The Innovation and Design Building
Boston
1,347,700 sf Office & Labs

Meet Demand for Life Sciences Space

$183.1m repositioning of 427k sf of office into labs (completed 2025):

- ↑ 3 iterations of use type (drydock, office, labs)
- ↑ 328k sf labs let at increased rents
- ↑ Future-proofed against local law (BERDO)

Lochrin
Edinburgh
31,421 sf Office

Meet Edinburgh Demand for Sustainable A-Grade Office

$3.1m energy upgrades (completed 2023):

- ↓ 55% energy use
- ↑ 26,813 sf (85% GLA) leased post renovations
- ↑ Energy label C → A

1. Project not yet complete. Construction in progress as of the date of this document.
2. Figures based on whole-life cycle assessments completed by third-party consultants, comparing Jamestown's adaptive reuse strategy (based on design documentation) against hypothetical new construction scenarios of equivalent use, size and standard.

The Hidden Sustainability Benefits of Adaptive Reuse

Reusing existing buildings creates value; delivering a differentiated product, reducing delivery risk, and positioning assets ahead of frameworks increasingly focusing on embodied carbon. The sustainability benefits are also compelling:

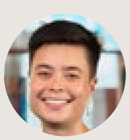
Lower Construction Carbon ("upfront embodied carbon"[1]): reusing existing structures avoids demolition waste and the carbon-intensity of manufacturing new materials; reducing emissions before operations.

Lower Operating Emissions and Costs ("operational carbon"[2]): refurbishment creates an opportunity to electrify and improve energy efficiency.

Community & Social Value: adaptive reuse preserves local history and creates spaces that re-engage the surrounding community.

1. Upfront Embodied Carbon: Emissions from materials required for construction
2. Operational Carbon: Emissions from energy consumption during the building's use (e.g., heating, cooling, lighting).

> Retaining existing buildings is one of the most effective ways to decarbonize real estate while creating distinctive places. Our case study on two EU assets showed ~**20–40% lower whole-life carbon** for adaptive reuse versus a hypothetical new build.



– **RENEE SHEARY**
Vice President of ESG
of Jamestown Europe

ADAPTIVE REUSE: RETHINKING CARBON IMPACT CASE STUDY

Pilotenstraat 1-15 – Schinkel District, Amsterdam, Netherlands
Vacant Warehouse → Creative Office
Constructed in 1950 – Refurbished in 2025 | 61,785 sf

Starting Point

Vacant Warehouse

Hypothetical Scenario

Demolish and New Build

High construction emissions due to demolition waste and new building materials.

Strategy Implemented

Adaptive Reuse

≈ 60% Structure Retained

- **New premium office**
- **New insulated roof & slabs**
- **Energy efficient HVAC**

62%
lower construction emissions compared to new build

21%
life-cycle carbon emissions avoided over 50 years

G → A++
Energy EPC label

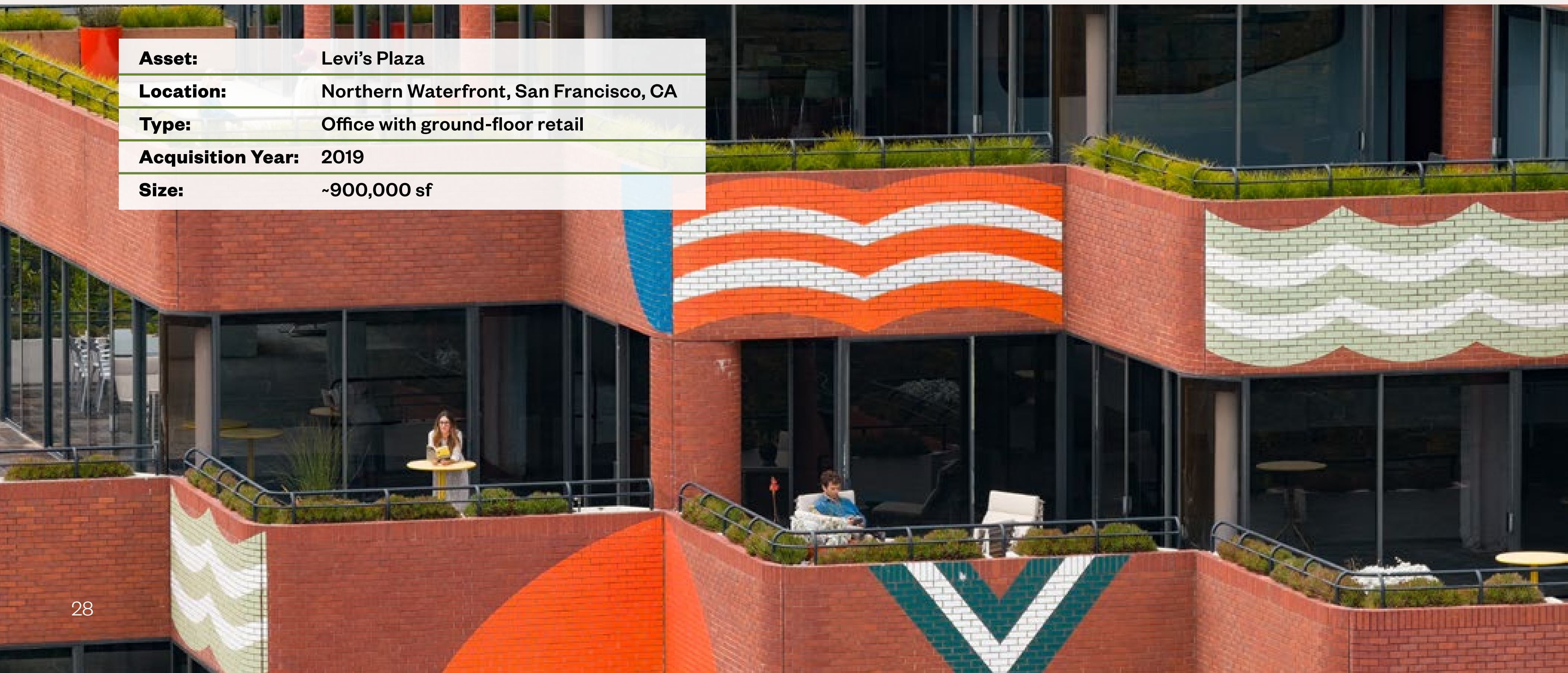
More than Net Zero

A Comprehensive Approach to Placemaking and Environmental Stewardship

From the 80s to Now: the Draw of Levi's Plaza

Levi's Plaza is a landmark office campus in the Northern Waterfront of San Francisco, spanning nearly 900,000 square feet. Under Jamestown ownership and management, the campus underwent a major retrofit to electrify operations—becoming the first existing, large-scale commercial campus in San Francisco to achieve net zero operational carbon. From the outset, sustainability and placemaking were advanced together, with the goal of creating a campus where environmental performance and human experience reinforce each other.

That philosophy had a strong foundation to build on. The historic landscape—designed by renowned Bay Area landscape architect Lawrence Halprin—provides shade, biodiversity, and an inviting public realm buzzing with life, from community members on lunch breaks to pollinators from our on-site bee program. Street-level tenants like Huckleberry Bikes, Xica, and the Levi's store and museum, alongside a full calendar of events and weekday food trucks, anchor daily activity. The result is a campus that blends indoors with outdoors, pays homage to the city's natural beauty, and draws tenants and community members alike.



Asset:	Levi's Plaza
Location:	Northern Waterfront, San Francisco, CA
Type:	Office with ground-floor retail
Acquisition Year:	2019
Size:	~900,000 sf

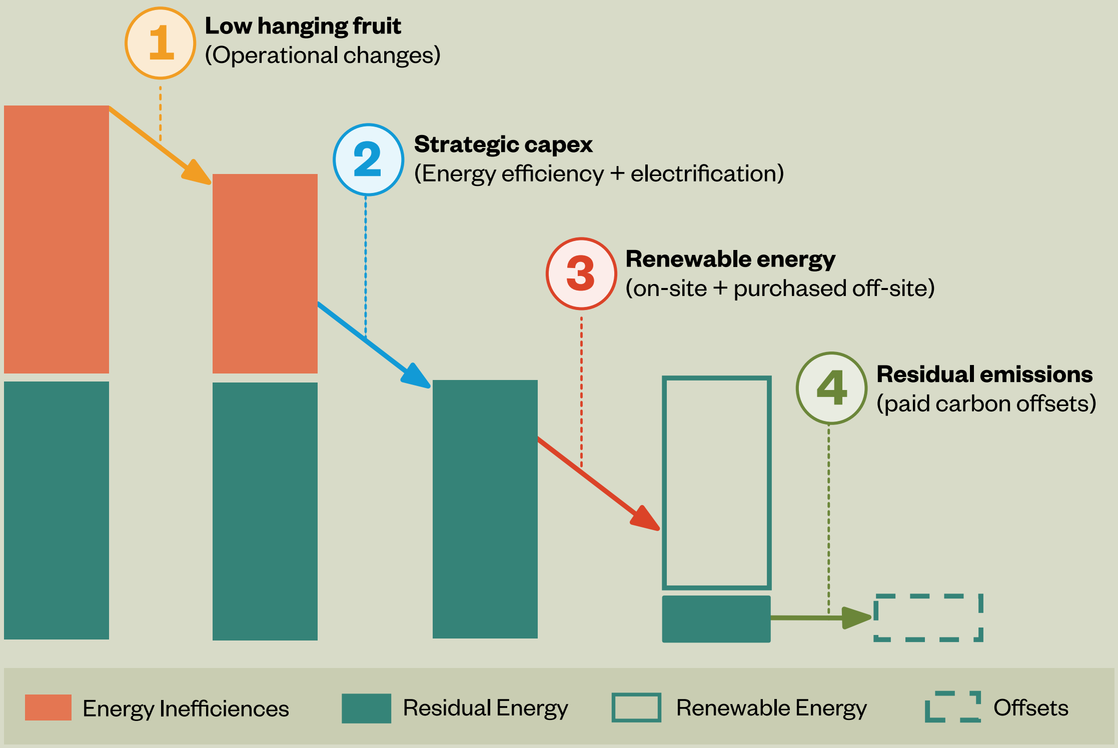
Path to Net Zero

Net zero operational carbon entails achieving a balance where a building's energy-related carbon emissions (heating, cooling, lighting, and equipment) equal zero through a combination of direct energy reductions, electrification, renewable energy sources, and offsets. The electrification upgrades over the last few years were timed with life cycle replacements and, paired with a few other key projects, designed to holistically future-proof the asset, improve its environmental performance, and enhance the existing features of the unique campus.

WE ACHIEVED NET-ZERO OPERATIONAL CARBON THROUGH A PHASED APPROACH, PULLING VARIOUS LEVERS AT STRATEGIC POINTS.

1 **Low hanging fruit**
Reduce energy use through operational efficiencies and light touch capital upgrades like smart controls and LED lighting replacements.

2 **Strategic capex**
Electrification is crucial to enable the building to be powered by renewables. At Levi's, this included the replacement of gas boilers reaching end of life with electric heat pumps, eliminating reliance on burning fossil fuels on site.



3 **Renewable energy**
The energy load is supplied with renewables via on-site solar as well as renewable energy procured through CleanPowerSF's SuperGreen program, verified via bundled RECs.[1]

4 **Residual Emissions**
Residual emissions (such as triple-net leases and the natural gas burned at our onsite restaurant) are neutralized on an ongoing basis through high-quality offsets.[2]

1. Program through PG&E that ensures energy procured is being sourced from renewables by the utility
2. Carbon credits are US-based and verified by leading US carbon market registries. These registries vet carbon removal projects such as afforestation or reforestation, carbon capture and storage, and methane recovery. We buy carbon credits to match ton for ton of CO2 emitted by operations at Levi's including tenant emissions at triple net buildings

Why Net Zero?
Why Now?

Levi's Plaza pursued net zero operational carbon primarily to stay ahead of emerging electrification requirements, prioritizing regulatory preparedness and resilience. This reduces compliance risk and risk of superfluous costs to replace equipment before the end of its useful life, and also reduces exposure to fossil-fuel price volatility, grid reliance, and gas-related seismic hazards (e.g., reduction of fire risk during a major earthquake). The work was timed with end-of-life upgrades and, rather than like-for-like swaps, aging natural gas boilers were replaced with high-efficiency electric systems, folding decarbonization into scheduled capital spend. The result is a net zero, future-proofed asset with sustainability credentials as strong as its design and location. The sustainability work was part of a broader investment in the campus—one designed to amplify what already made Levi's Plaza distinctive, deepening the qualities that had always set it apart and giving visitors more reasons to return and stay longer.

1. Avoided carbon calculations use a 2019 baseline. Jamestown acquired Levi's Plaza in July 2019; full-year baseline data was sourced from the prior owner's reporting in ENERGY STAR Portfolio Manager.
2. LEED v5 is the U.S. Green Building Council's newer, more stringent standard for certification
3. Year-over-year change, 2024 to 2025

NET ZERO IMPACT METRICS:

10,753
urban trees worth of carbon avoided every year (419 tons of CO2e)[1]

1160 Battery was among the
FIRST 20
buildings worldwide to earn a LEED v5 Gold[2]

PLACEMAKING IMPACT METRICS[3]:

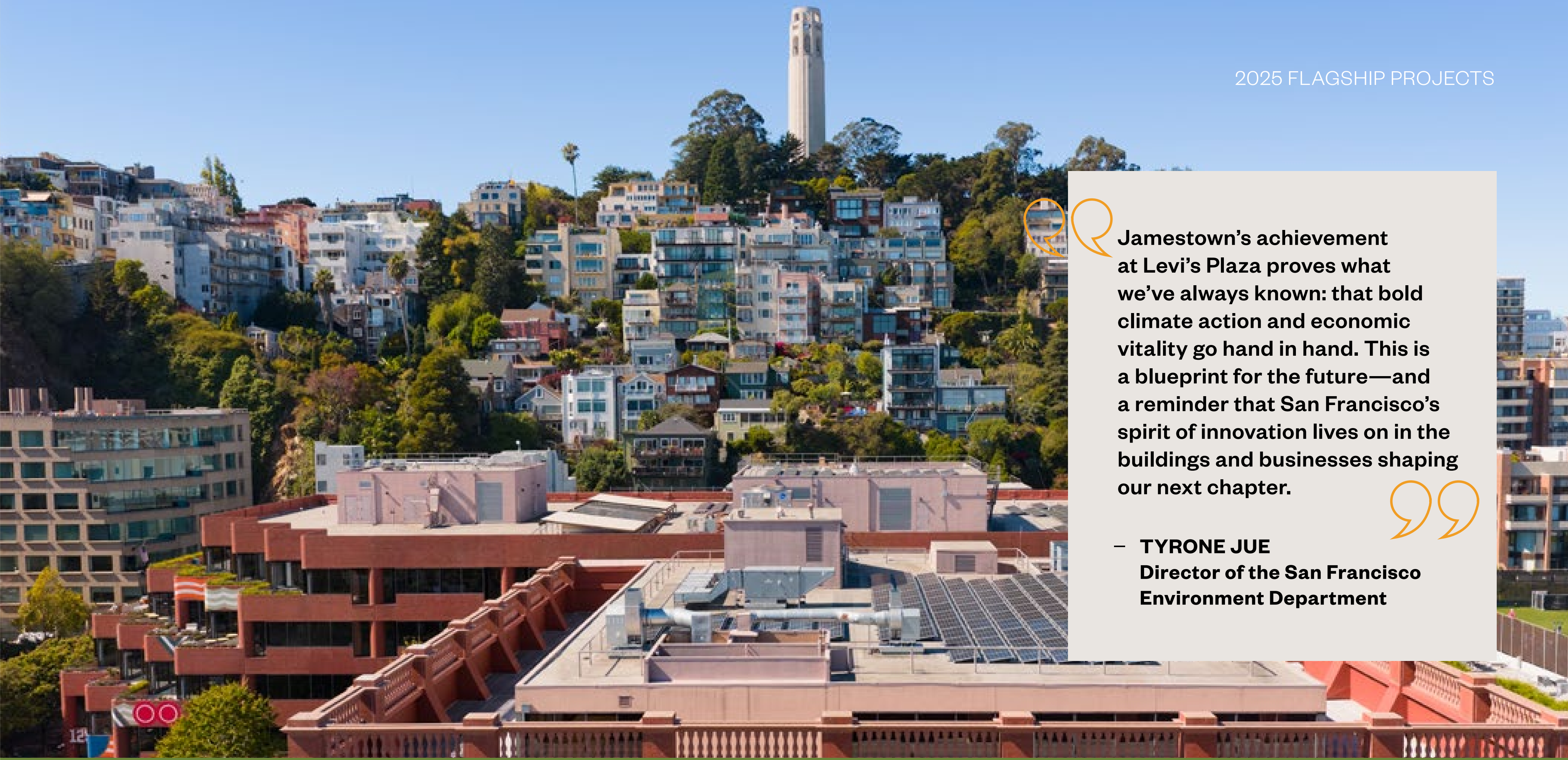
10K
additional visits

16.4%
increase in visit frequency

12%
increase in dwell time

> **Net zero operational carbon isn't just an environmental milestone—it is a competitive positioning strategy. Modern companies are actively seeking places that align with their own ESG goals and our work at Levi's Plaza positions the property to meet that desire. As we see more AI startups and innovation companies choosing the Northern Waterfront, this investment ensures we're aligned with the businesses that will be significant players in San Francisco's next economic chapter.**

– **MICHAEL PHILLIPS**
Principal and President



> Jamestown's achievement at Levi's Plaza proves what we've always known: that bold climate action and economic vitality go hand in hand. This is a blueprint for the future—and a reminder that San Francisco's spirit of innovation lives on in the buildings and businesses shaping our next chapter.
>
> – **TYRONE JUE**
> **Director of the San Francisco Environment Department**

Looking Ahead and Scaling Impact

Our roadmap for the Jamestown portfolio targets net zero operational carbon by 2050, and Levi's has presented an excellent case study for understanding where and how we might be able to gain traction to move toward our goals. While the work at Levi's is ongoing—continually shaping placemaking to the community, optimizing operations, and expanding nature-based initiatives such as local pollinator habitats—it also provides a blueprint for elements that we could reproduce across the portfolio.

The Jamestown Sustainability team is in the process of outlining net zero roadmaps for assets in high-regulation markets—Boston, New York, D.C., Seattle, and Berkeley—where a lifecycle based replacement could position the asset to perform better, more efficiently, more cheaply, and with less regulatory risk. Our team also participated in the San Francisco Climate Innovation Committee to share our learnings with industry leaders and innovators, and accelerate paths and incentives to replication. The goal is to translate Levi's Plaza's lessons into repeatable models for reducing overall GHG emissions by scaling elements of Levi's full journey, across the entire portfolio.

Solar: Tailored to the Asset and Market

Across our portfolio, solar deployment is the result of a deliberate, asset-by-asset assessment. To date, solar installations in California (USA) and San Sebastián (Spain) are generating on-site energy for consumption, and delivering meaningful savings on utility bills. These locations share conditions that make solar pencil: strong sunlight, elevated electricity prices yielding faster return on investment, and policies that favor renewable energy. We connect these systems “behind the meter,” meaning that the solar feeds directly into our buildings, providing direct savings in our utility bills. The outcome is straightforward: lower and more predictable energy costs.

Not every asset is a solar candidate, and we consider each opportunity carefully. Long-term asset strategy comes first: installed panels have a useful life of approximately 20 years, and should not preclude other high-value uses for an asset’s rooftop, such as a tenant amenity that would better serve the asset or community. Physical feasibility follows: roof condition and age, structural capacity, available area and shading, energy load profiles, and interconnection feasibility determine viable system size and design. Finally, control structure matters: tenant vs. landlord metering and lease language determine where both energy and savings will flow, and what commercial structures are viable.

IMPACT METRICS THROUGH 2025:

2,196,891
lifetime kWh produced with solar on Jamestown rooftops

35%
growth YoY in total capacity

40%
saved per kWh of solar compared to utility rates, on average

THE EXCHANGE AT LARKSPUR LANDING / Larkspur, CA

When an asset clears those hurdles, we think in two broad categories: CapEx and No CapEx. In practice, this has led us to prioritize three procurement paths:

	CAPEX PROCUREMENT	NO CAPEX PROCUREMENT	NO CAPEX ROOF RENTAL
Financial Model	Landlord invests the capital to develop the panels	Landlord works with a solar developer that invests the capital to develop the panels	Solar developer invests the capital and pays rent to the landlord
Considerations	Tax implications for the landlord	Need to assume utility rate will not catch up to solar rate	Can help develop solar in our communities where on-site consumption does not make sense
Landlord Investment	✓	×	×
Landlord Owns, Operates, and Maintains Solar Panels	✓	×	×
Landlord Receives Roof Rent	×	×	✓
Landlord Receives Renewable Energy	Yes, for free	Yes, generally via an agreement with set rates for a 20-year period	No, generally developed for community solar or other distribution
Tax Risks	Possible	Possible	×
Energy Cost Savings	High	Low-Medium	None

EXAMPLE SOLAR PROJECTS PURSUED BY JAMESTOWN[1] CURRENTLY IN THE PORTFOLIO

Urbil[2] Usurbil, Spain	**The Exchange at Larkspur Landing** Larkspur, CA	**Levi's Plaza** San Francisco, CA
– CapEx Procurement – 222kWdc; installed 2023 – 1,365 lifetime MWhs through end of 2025 **Supplied 25.2% of Urbil's annual electricity**	– No CapEx Procurement – 350kWdc, installed 2024 – 691 lifetime MWhs through end of 2025 **18% reduction in GHG emissions from 2024 to 2025**	– No CapEx Procurement – 200kWdc; installed 2025 – 141 lifetime MWhs through end of 2025 **Average cost is 31% below utility rates per kWh**

The installations above represent 772 kWdc of combined capacity. With an additional 490 kWdc coming online at Waterfront Plaza in 2026, our Jamestown-led solar footprint will grow by over 63% in one year.[3] This signals our continued commitment to scaling renewable energy across the portfolio, and Jamestown intends to explore new markets in the coming years.

1. Includes projects originated and implemented by Jamestown that remain in the portfolio as of December 2025. Excludes assets acquired with pre-existing solar and projects Jamestown developed but has since sold.
2. This property is managed by Jamestown on behalf of a third party owner.
3. kWdc is a measure of the maximum theoretical power capacity the solar panels can produce (in kW) at any single instant under ideal sunlight conditions.

Healthy Spaces, Healthy People: 619 Ponce & Raleigh Iron Works

Our Approach to Health

At Jamestown, ESG is not just about reducing our environmental footprint—it is also about our responsibility to the people who live in, work in, and visit our buildings. We focus on creating places that support people's health and well-being, including through biophilic design that strengthens everyday connections to nature.

Why is this Important?

According to the U.S. EPA, people spend roughly 90% of their time indoors, so it is our responsibility to create spaces where people can feel and perform their best. That means ample air flow, exposure to daylight, and access to nature—whether through views, materials, or outdoor spaces—as well as thoughtfully designed environments and programming that bring people together.

Healthy buildings also support leasing demand, tenant retention, and rental premiums. Studies show approximately 4-7% higher rents for healthy buildings[1], and our 2025 materiality survey confirms that trend with health and well-being ranking among top priorities for stakeholders.

1. "The Financial Impact of Healthy Buildings." MIT Real Estate Innovation Lab, December 1, 2020.

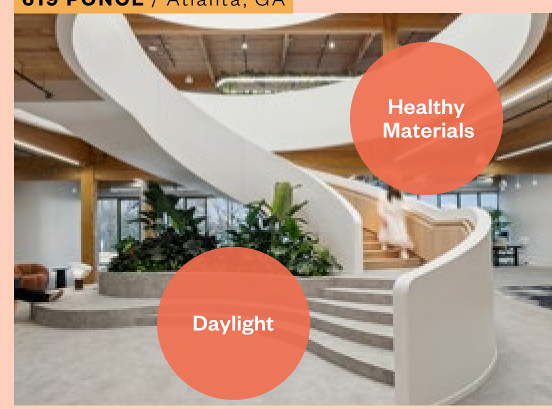
A Day in a (Healthy) Life

Design decisions shape how people feel and perform every day. At Jamestown, we focus on a few core elements that consistently support well-being.

- **Movement:** Health starts with how people arrive and move through a space. Providing bike parking and supportive infrastructure encourages active commuting—associated with lower risk of cardiovascular disease—and helps people start and end their day feeling better.
- **Daylight:** Access to natural light improves sleep, mood, and overall quality of life. Office workers with daylight exposure have been shown to sleep longer and report higher well-being.
- **Healthy Materials:** Reducing exposure to harmful chemicals supports better indoor air quality for occupants and healthier outcomes across the supply chain.
- **Connection to Nature (Biophilia)**: Access to trees, planting, and natural materials—whether through views, landscapes, or interiors—can reduce stress and support focus and restoration.
- **Community:** Thoughtful spaces and programming help people connect, addressing growing concerns around loneliness and supporting a stronger sense of belonging.

RALEIGH IRON WORKS / Raleigh, NC

619 PONCE / Atlanta, GA



HOW WE DESIGN FOR HEALTH

A Healthy Indoors: 619 Ponce

Exposed mass timber built from locally sourced Southern Yellow Pine brings natural materials into everyday workspaces. Floor-to-ceiling windows, three balconies per floor, and an open-air courtyard maximize daylight and fresh air. Bike parking, showers, and MERV 13 filtration round out the healthy building features.

The Yellow Pine also does double duty on carbon: the material has lower embodied carbon than concrete, and the trees store captured carbon during their lifecycle, storing carbon within the wood itself. The project is LEED Gold certified.

A Healthy Indoors: Raleigh Iron Works

Native grasses, wildflowers, trees, and vines create shaded outdoor spaces designed for everyday use and make the common areas more comfortable year-round. The planting also reduces stormwater by allowing water to infiltrate naturally rather than overwhelming municipal systems.

On-site bike facilities and direct access to the Raleigh Greenway—part of a 100+ mile interconnected trail network—make it easy for tenants and visitors to build movement and time outdoors into their routines. Together, these elements contributed to the asset earning LEED Gold for Neighborhood Development.

Tenants don't rent square feet; they choose how they want to feel. Sunlight, nature, and shared spaces make a building feel like home.

– **MELITA ISSA**
Senior Vice President, Head of Creative & Marketing, Americas and Europe

Scaling Impact:

Scout Living and Signal House: We are working with Habitable, a leading healthy building nonprofit, to assess the health of the two recently completed multifamily buildings at Ponce City Market. We are using these results to improve our decision-making and harmonize best practices across our teams.

Groot Handelsgebow:
We transformed the arterial loading bay at Groot Handelsgebow in Rotterdam, NL into a public park with over 500 different plant species, and places to sit, eat, and hold community events. In a city with minimal open green space, Maaskant Park is a community and tenant amentity that is supporting leasing, with ~100,000 square feet of recent leases citing it as a key factor.

Avenue East Cobb:
Community is an integral part of health, and this property has become a neighborhood hub, with exercise classes, book clubs, and afternoon kids' playtime.

Global Policy Approach:
Across our assets, we mandate green cleaning, and we are in the process of developing a landscaping playbook with standards for selecting native and drought-resistant plants, avoiding pesticides, and recommending irrigation approaches that minimize water use.

Future-Proofing Our Portfolio

Jamestown's Approach to Climate Risk

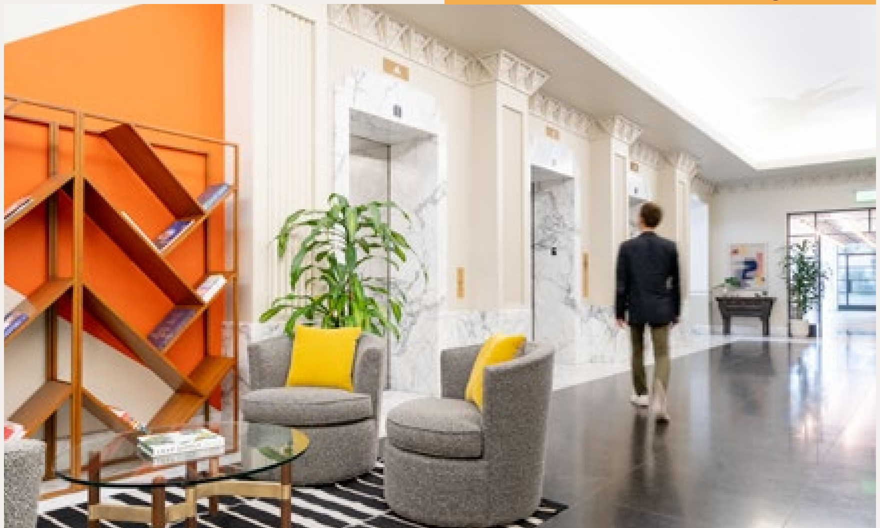
Jamestown recognizes that climate change brings both risks and opportunities for our investors and other stakeholders. We are committed to building resilience across our portfolios and future-proofing our assets through innovation, strong operations, and efficient use of resources. We also believe that being transparent about our exposure to these risks and opportunities is essential to maintaining stakeholder trust.

What is Climate Risk?

Climate risk includes both the challenges and the opportunities that come with a changing climate, and these risks can be broken into the following:

- ***Transition Risks:*** Arise from evolving regulations, technology, market sentiment, and energy volatility as we adjust to a lower carbon economy. For example, assets that fail to meet compliance thresholds may face leasing and exit challenges.
- ***Physical Risks:*** Include damage to property from catastrophic weather-related events (e.g., fires, flooding, hurricanes) and longer-term stresses like drought, sea-level rise, and shifts in temperature and precipitation.

BRUNSWIG SQUARE / Los Angeles, CA



Our approach and process to assessing and managing climate risk

Jamestown manages climate risks and pursues opportunities with an integrated, proactive approach. We factor climate considerations into strategic decisions from new acquisitions through to operations. Our Sustainability team, with input from leadership and our ESG Committee, help identify the risks and provide recommendations to enhance resilience in all strategic decisions.

How we prioritize climate risk decision making

Acquisitions

Jamestown uses internal assessments and third-party climate risk software to identify climate risk for potential acquisitions and shares material findings in Investment Committee memos.

In 2025, the Sustainability team refined our internal process for assessing climate risks and other sustainability considerations in the pre-due diligence and due diligence phase for all new acquisitions. The new process assesses major ESG risks and opportunities (including climate and insurance risk) enabling integration of ESG considerations into the investment thesis early on.

In addition to this, in 2025-2026, the Sustainability team ran a request for proposal to source the best climate risk modeling tool. After demoing several platforms, the team identified an industry-leading solution that offered highly granular natural hazard and climate risk data, coverage of both acute and chronic risks, and the ability to assess exposure across multiple future climate scenarios and time projections. With this tool, the Sustainability team will be able to provide the Acquisitions team with more targeted climate risk modeling.

Jamestown is actively collaborating with the City of Boston on resiliency in the Seaport district

Portfolio Operations

Every three years, Jamestown conducts a portfolio-wide risk assessment, using Shared Socioeconomic Pathways (SSP) climate scenarios to evaluate each asset's exposure and vulnerability to relevant climate hazards based on site conditions and building structures. Hazards are scored on a five-level scale and assets assigned risk profiles from No Risk to Very High Risk.

With these assessments from acquisitions through to portfolio operations, Jamestown prioritizes the most common and highest-impact risks, particularly those affecting property insurance premiums. As needed, we implement capital upgrades (e.g., securing rooftop equipment and designing flood-ready landscapes) alongside operational measures (e.g., energy audits and solar assessments).

Our Approach to Climate Risk in Action

Our 2025 Assessment illustrates our climate risk approach and process in action. Across our portfolio, a number of hazards were identified, with drought, flooding, sea level rise, and tornadoes being the most significant risks globally. These findings are considered holistically as part of our ongoing capital planning and asset management decision-making. *The below table is a sample snapshot of physical climate hazards, their financial impact, and potential resilience measures.*

Risk Assessment & Adaptation Measures

Our property teams assess resilience through annual inspections, address findings by implementing proven resilience measures, and provide regular education and preparedness drills for tenants and residents.

HAZARD		FINANCIAL IMPACT	RESILIENCE MEASURES
Acute	Flood	– Building damage – Business interruption – Loss of population in impacted areas – Increased insurance costs & limited access to future insurance or financing – Impacted pricing at sale	– Elevated mechanical equipment – Drainage systems – Retention or detention ponds – Flood proofing – Local laws and regulations
	Tornadoes		– Reinforced refuge areas – Impact-resistant glazing, doors, and cladding – Roof systems strengthened for uplift resistance – Rooftop and exterior equipment anchored – Debris sources removed; wind-resilient landscaping maintained – Emergency power and mass notification systems – Mitigation plans, training, and drills
Chronic	Sea Level Rise	– Damage to site, building structures, and systems – Loss of interiors, contents, and tenant improvements – Business interruption and lost rent – Higher insurance premiums/deductibles or loss of insurance access – Adaptation CapEx – Declining property values – Financing impacts – Regulatory / Transition risks	– Mechanical, electrical, and IT equipment elevated; corrosion-resistant materials specified – Site grading, permeable surfaces, detention/retention basins – Emergency response and business continuity plans – Municipal adaptation strategies (seawalls, levees, raised streets, stormwater upgrades)
	Drought		– Native and drought-tolerant landscaping – High-efficiency irrigation – Water efficiency technologies – Alternative water: rainwater harvesting, greywater reuse, condensate recovery – Cooling optimization – Leak detection – Shade structures and reflective/permeable surfaces – Backup water sources for emergencies

Key Findings

119

Buildings assessed globally; 107 in the U.S. and 12 in Europe

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18

Total perils assessed, with drought identified as the greatest risk overall

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15

Assets identified with exposure to high severity climate hazards, which have been incorporated into Jamestown's climate resilience strategy for priority engagement

GROOT HANDELSGEBOUW / Rotterdam, Netherlands

JT Charitable Foundation: Spotlight on West Side Community Fund

1. WSCF 2025 Grantee Celebration
2. Michael Phillips speaking at the 2025 Grantee Celebration
3. Food Insecurity Round Table

Founded in 2012, the Jamestown Charitable Foundation (JTCF) was established as a 501(c)(3) public charity to support nonprofits that make our cities more desirable places to live and work. JTCF has identified five focus areas for giving: Sustainable & Local Food Movements; Alternative Transportation & Transit; Parks & Green Space; Design; and Diversity, Equity, & Inclusion.

Leading our cross-sector impact is West Side Community Fund (WSCF), a nonprofit consortium of businesses and firms that have come together to support neighborhood initiatives in the west side of Manhattan. Through a bi-annual microgrants program, WSCF supports initiatives that deliver services to under-resourced residents in Chelsea, Hudson Yards, and Hell's Kitchen. Key impact areas include food security, education and economic empowerment, community improvement, and health and wellness. The Fund fills a critical void on the west side by offering microgrants to hyper-local initiatives, including groups that are often overlooked by other philanthropic sources (e.g., those without 501(c)(3) nonprofit status). Since its founding in 2018, WSCF has distributed more than $1,400,000 over eleven grant cycles, collectively funding 160+ initiatives and supporting 80+ local organizations.

Jamestown was a founding member of WSCF, is an ongoing donor, and has an active leadership role in the organization. Michael Phillips, President and Chairman, serves as the President of the WSCF Board, and Julia Verbrugge, Director of Strategy & Operations and manager of the Jamestown Charitable Foundation, is the Secretary. Verbrugge and her team also provide ongoing oversight and support of the Fund's daily operations.

In 2025, WSCF distributed a total of $200,000 to 38 local initiatives, which collectively supported over 26,000 community members through 12,000 hours of programming.

The West Side Community Fund demonstrates the powerful outcomes that can be achieved when private companies and community partners unite behind a shared vision.

– JULIA VERBRUGGE
Director of Strategy & Operations and Manager of the Jamestown Charitable Foundation

> **Now I don't have to choose between feeding the boys or paying the electric bill.**
>
> – **MARISOL**
> **Grandmother, Fulton Houses**

WSCF GRANTEE HIGHLIGHT

Gotham Food Pantry

In 2025, Gotham Food Pantry, in partnership with Fulton Houses Tenant Association, expanded their food rescue and distribution service for residents of the NYCHA Fulton Houses in Chelsea. With WSCF grant funds allocated towards transportation and logistics, the program delivered 5,000 pounds of food each week. During a time of rising food costs and limited options, the project provided consistent access to fresh produce, proteins, and pantry staples for hundreds of households.

One resident, Marisol, who is raising her two grandsons, shared that before Gotham Food Pantry's distributions began, she needed to skip meals to stretch her SNAP benefits through the month. "Now," she said, "I don't have to choose between feeding the boys or paying the electric bill. The fresh fruit alone means so much—they hadn't had peaches this good since we moved here."

Access to nutritious food extends beyond hunger relief; it restores dignity, strengthens community ties, and empowers residents to play an active role in sustaining their own food systems. Tenant leaders helped organize bi-weekly distributions and coordinate volunteers, and local grocery stores, restaurants, and wholesalers supplied the initiative with surplus food. Over the course of the program, eight new donors were added, growing the network of support for residents. Food distributions became moments of mutual aid and connection. Hector, a longtime tenant leader, noted how the project transformed community spirit: "People don't just come for the food. They stay to help unload, to check in on each other. It has brought back a sense of connection we lost during the pandemic."

Scaling Impact:

Sunday Supper North and South: These two annual fundraisers, one in New York and one in Atlanta, raise funds for JTCF and the James Beard Foundation (JBF) supporting scholarships for rising chefs from disadvantaged communities as well as other initiatives.

Friends of the High Line: Jamestown has long supported Friends of the High Line, a nonprofit conservancy responsible for maintaining and operating the High Line park for the community.

Billion Oyster Project: As part of Earth Day efforts across the organization, Jamestown partners with the Billion Oyster Project on Governors Island in New York. Volunteer work includes washing and bagging oyster shells and cleaning the shell pile.

SUNDAY SUPPER NORTH / Chelsea Market, New York, NY

SCHANZENSTRASSE / Cologne, Germany

Appendices

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APPENDIX I – ASSURANCE STATEMENT

ISOS Group

Independent Assurance Statement
Provided by ISOS Group, Inc.

To the Management Team of Jamestown:

ISOS Group, Inc. ["ISOS" or "we"] were engaged by Jamestown ["Client" or "Jamestown"] to conduct moderate level type 2 assurance of environmental data to be reported in its 2025 ESG Report ["Reported Information"], covering the period beginning January 1, 2025, and ending December 31, 2025 ("CY25").

We have performed our moderate assurance engagement in accordance with the AccountAbility 1000 Assurance Standard v3 ("AA1000AS"). Our review was limited to the Reported Information comprising of:

- Energy consumption (332,964 MWh)
- Scope 1 and 2 location-based GHG emissions (85,958 MT CO_2e)
- Scope 3; category 13 GHG emissions (10,511 MT CO_2e)
- Renewable energy purchased (27,002 MWh)
- Water use (4,272,417 m3)
- Waste management (9,524 MT)

We have not performed any procedures with respect to other sustainability-related information and, therefore, no conclusion on information outside of this scope of work is expressed.

Boundary

Organizational Boundary	Jamestown L.P. is a U.S.-based vertically integrated real estate investment manager and service provider with properties primarily in the U.S., but also in Europe and Latin America.
Assurance Boundary	The boundary of assurance included 114 operational assets in Jamestown's entire portfolio.
GHG Emissions Consolidation Approach	The GHG emissions boundary followed the operational control methodology.

Jamestown's responsibilities

The Company's management are responsible for:

- Preparing the data in accordance with generally accepted reporting practices,
- The accuracy and completeness of the information reported,
- The design, implementation and maintenance of internal controls relevant to the preparation of the report to provide confidence that the report is free from material misstatement, whether due to fraud or error,
- Ensuring the data performance is fairly stated in accordance with the applicable criteria and for the content and statements contained therein.

Methodology and Criteria

The assurance procedures undertaken were to determine the strength of the systems in place and the quality and reliability of the Reported Information. ISOS Group:

- Engaged a sample of individuals responsible for performance measurement,
- Evaluated the organization's sustainability data management and governance systems and adherence to AA1000 AccountAbility Principles, and
- Validated alignment to standard reporting protocols to ensure accurate claims to the methodology and approach used.
- To verify quantitative claims, both at the aggregate level and on a sample basis, and test accuracy, consistency, completeness, and reliability, ISOS Group:
    1. Conducted a portfolio assessment analyzing performance results to uncover any errors, misstatements, gaps, or performance anomalies,
    2. Selected a group of properties for detailed testing and analysis, including cross-reference to source data to uncover variances and address any exclusions and other limitations, and
    3. Brought all findings to the Client's attention to address and confirmed resolution of any material misstatements.

Limitations and Exclusions

The following limitations and exclusions regarding the Reported Information were observed during the engagement. It was determined that these do not materially impact the performance criteria or assurance conclusion.

- Greenhouse gas quantification is unavoidably subject to inherent uncertainty because of both scientific and estimation uncertainty and for other non-financial performance information the precision of different measurement techniques may also vary. Furthermore, the nature and methods used to determine such information, as well as the measurement criteria and the precision thereof, may change over time.
- Some scope 1 GHG emission sources (i.e., refrigerant releases, mobile combustion sources, emergency generators) have been excluded from this review.
- There were instances where annual performance is reported in the aggregate, limiting the opportunity for data analysis and the ability to uncover data errors, gaps, or anomalies. Additional evidence was gathered to support the data reported.
- Reviews pertaining to the completeness and capture of all utility meters at properties, particularly those attributed to tenant spaces, is limited to what is disclosed in data management systems.
- No visit to the Client's headquarters or facilities was conducted throughout this engagement.

Findings and Conclusions

Based on the process and procedures conducted regarding the quality and reliability of the Reported Information, there is no evidence that the Reported Information is not materially correct and provides a fair representation of the Client's environmental impacts to stakeholders for the stated period and reporting boundary.

Findings and conclusions concerning adherence to the AA1000 AccountAbility Principles include:

Inclusivity	Jamestown engages various stakeholders in several ways. The company engages employees, tenants, investors, community members, government agencies, and investment partners through surveys, feedback mechanisms, educational programs, and ongoing stakeholder outreach. Stakeholder engagement is integrated into corporate and asset-level decision-making processes, with feedback informing policies, strategies, operations, and property improvement plans. Oversight of these efforts is led by senior leadership and supported by established sustainability and social impact goals. Through community programming, employee development, tenant engagement, and transparent reporting, Jamestown promotes accountability, advances diversity, equity, and inclusion, and works to create positive social and community impact across its portfolio.
Materiality	Jamestown identifies and prioritizes material ESG topics through a formal materiality assessment conducted every three years, most recently in 2025. The process incorporates input from a broad range of internal and external stakeholders, including leadership, employees, tenants, lenders, vendors, and industry peers, to evaluate the significance, risks, opportunities, and business impacts of key environmental, social, and governance issues. Assessment results are used to prioritize topics based on stakeholder importance and potential operational impact, informing strategic planning, risk management, and sustainability initiatives. Findings are communicated internally to guide decision-making and externally through annual reporting and industry disclosure frameworks, supporting transparency and accountability to stakeholders.
Responsiveness	Jamestown manages material ESG topics through a structured governance process led by its Director of Innovation and Sustainability, who oversees the integration of these priorities into risk management, compliance, and strategic planning activities. Progress against ESG objectives is monitored through quarterly performance reviews and annual leadership assessments, with results used to refine strategies and improve outcomes. Performance and progress are communicated internally through committee reviews, leadership meetings, and company-wide updates, and externally through annual reporting, investor communications, and industry disclosure frameworks. Ongoing feedback from employees, tenants, investors, and other stakeholders is gathered through surveys, meetings, and direct engagement, helping ensure the company's ESG priorities remain responsive to stakeholder expectations and evolving business needs.

Impact	Jamestown assesses its environmental and social impacts through a data-driven approach that tracks KPIs across its portfolio, including energy and water consumption, greenhouse gas emissions, waste generation, community engagement, and health and well-being outcomes. Impact assessment results are integrated into risk management, strategic planning, budgeting, and investment decision-making processes, with ESG considerations evaluated alongside other material business factors throughout due diligence and asset management activities. Progress toward environmental and social objectives is monitored regularly through collaboration between sustainability, asset management, and property teams, with annual targets aligned to the United Nations Sustainable Development Goals. Performance is communicated through sustainability reports, and investor updates.

Observations and Recommendations

Observations and recommendations include:

- We recommend that in the future, Jamestown adjust to using emissions factors that are at the eGRID region level (vs. the average at the country level), to more accurately report asset-specific emissions

Restriction of use

This assurance report is provided exclusively to the Client under the terms of our engagement, including agreed disclosure arrangements, and may only be reproduced in its entirety. Our work is intended solely to address the matters outlined in this moderate assurance report and is not intended for any other purpose. Any third party, accessing or relying on this report, does so at its own risk. To the fullest extent permitted by law, we disclaim any responsibility or liability to any party other than the Client for our work, this report, or the conclusions stated herein.

Statement of Competency and Independence

ISOS Group is an independent professional services firm that specializes in the provision of external assurance services. Our team of experts have the technical expertise and competency to conduct assurance to the AA1000 assurance standard, which meets the criteria for assurance of sustainability information. The assurance team has extensive experience in conducting assurance engagements over sustainability-related information, systems and processes.

No member of the assurance team has any business relationship with the Client, its directors or managers beyond the scope of this assignment. We conducted this assurance independently and, to our knowledge, without any conflicts of interest. ISOS Group upholds a strong code of ethics, ensuring high professional standards in all business activities.

Signed on behalf of ISOS Group: San Diego, California – USA, June 30, 2026.

Marya Skotte
Senior Sustainability Consultant

Lauren Anderson
Sustainability Director, LCSAP

ISOS Group

AA1000
Licensed Report
000-284/V3-HDBOV

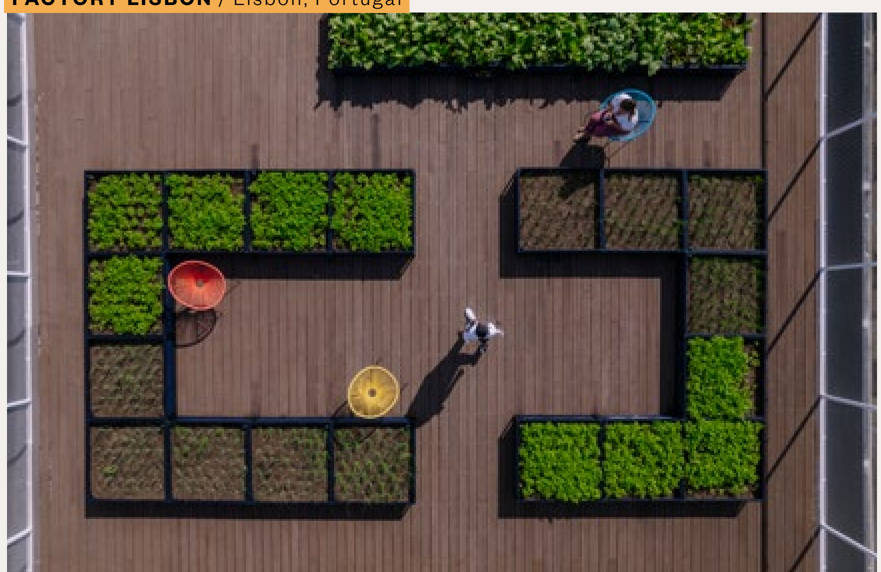
ISOS Group, Inc. | 1000 Elm Street, 17F, Manchester, NH, 03105 | www.isosgroup.com Page 3 of 3

AMERICA'S SQUARE / Washington, D.C.

APPENDIX II – ANNUAL PERFORMANCE METRICS[1]

2025 Greenhouse Gas Emissions (MTCO2e)	2025 Performance
Scope 1 Emissions	11,300
Scope 2 Emissions	74,658
Scope 3 Emissions	10,511
Total GHG	96,468
2024-25 Like-For-Like Change	-5.67%
GHG Intensity (MTCO2e/sf)	0.0052
2024-25 Intensity Change	-2.97%
Reduction from 2018 Baseline	-20%

FACTORY LISBON / Lisbon, Portugal



BUCKHEAD VILLAGE DISTRICT / Atlanta, GA

2025 Electricity (kBtu)	2025 Performance
Total Electricity Consumption	803,682,301
2024-25 Like-For-Like Change	-1.44%

2025 Energy (kBtu)	2025 Performance
Total Energy Consumption	1,144,098,410
2024-25 Like-For-Like Change	-4.11%
Energy Intensity (kBtu/sf)	62.41
2024-25 Intensity Change	-2.58%
Reduction from 2018 Baseline	-29%

2025 Fuel (kBtu)	2025 Performance
Total Fuel Consumption	229,304,822
2024-25 Like-For-Like Change	-10.35%

2025 Water (m3)	2025 Performance
Total Water Consumption	4,272,417
2024-25 Like-For-Like Change	-1.27%
Water Intensity (m3/sf)	0.066
2024-25 Intensity Change	-1.37%
Reduction from 2014 Baseline	-11%

2025 Waste (MT)	2025 Performance
Total Waste Generated	9,524
Total Waste Diverted	2,905
Average Diversion Rate	48%

SCHINKEL PORTFOLIO / Amsterdam, Netherlands

COLONY SQUARE / Atlanta, GA

1. **Key Notes On Our Data**
   - The total values for each metric represent all properties with whole building data available.
   - The Like-for-Like (LFL) figures represent properties that have 24 months of whole building data and were owned and operational for 24 months ending December 31, 2025.
   - Jamestown's 2025 data coverage for EU and U.S. was 46% Energy, 50% Water, and 40% Waste. We work to increase our data coverage each year. Beginning in 2025, Jamestown reports data coverage as the percentage of buildings with complete 12-month whole-building data for the reporting year. This reflects the properties included in annual intensity calculations, rather than absolute data coverage. Prior-year figures may have included properties with partial-year or incomplete whole-building data. Therefore, coverage percentages may differ from those reported previously and reflect a more rigorous standard of data completeness.

APPENDIX III – 2025 CERTIFICATIONS, RATINGS, & RISK ASSESSMENT SCORES

The projects presented in this section represent all buildings owned by Jamestown that held a rating or certification in 2025. Jamestown assesses climate risk every three years through Verdani Partners. The most recent climate risk assessment was performed in 2025.

RISK ASSESSMENT SCORE LEGEND

Energy Benchmarking Law / Energy Performance Credit ✓

Walk Score (0-100)

Water Risk Score
- Low (0-1)
- Low-Medium (1-2)
- Medium- High (2-3)
- High (3-4)
- Extremely High (4-5)

Air Quality Index
- Good (0-50)
- Moderate (51-100)
- Unhealthy for Sensitive Groups (101-150)
- Unhealthy (151-200)
- Very Unhealthy (201-300)
- Hazardous (301+)

U.S. West Coast

SAN FRANCISCO, CA

The Exchange at Larkspur Landing
700 Larkspur
LEED v4.1 O+M: Existing Buildings, Platinum
ENERGY STAR (98 rating)
BOMA 360
✓ | 52 | 2-3 | Moderate

900 Larkspur
LEED v4.1 O+M: Existing Buildings, Gold
ENERGY STAR (97 rating)
BOMA 360
✓ | 67 | 2-3 | Moderate

1100 Larkspur
LEED v4.1 O+M: Existing Buildings, Gold
ENERGY STAR (85 rating)
BOMA 360
✓ | 52 | 2-3 | Moderate

Rialto on New Montgomery
LEED v4 O+M: Existing Buildings, Platinum
ENERGY STAR (98 rating)
✓ | 96 | 1-2 | Moderate

Levi's Plaza
1105 Battery
ENERGY STAR (96 rating)
96 | 1-2 | Moderate

1155 Battery
LEED v2009 ID+ C: Commercial Interiors, Gold
ENERGY STAR (88 rating)
✓ | 96 | 1-2 | Moderate

1160 Battery
LEED v5 O+M: Existing Buildings, Gold
BOMA 360
ENERGY STAR (82 rating)
✓ | 96 | 1-2 | Moderate

1255 Battery
LEED v4.1 O+M: Existing Buildings, Gold
✓ | 95 | 1-2 | Moderate

1265 Battery
LEED v4.1 O+M: Existing Buildings, Gold
ENERGY STAR (92 rating)
BOMA 360
✓ | 95 | 1-2 | Moderate

Waterfront Plaza
50 Francisco
LEED v4.1 O+M: Existing Buildings, Gold
✓ | 92 | 1-2 | Moderate

1700 Montgomery
LEED v4.1 O+M: Existing Buildings, Gold
ENERGY STAR (89 rating)
✓ | 88 | 0-1 | Moderate

55 Francisco
ENERGY STAR (77 rating)
✓ | 89 | 1-2 | Moderate

SAN LUIS OBISPO, CA

Monterey Street
LEED v2009 BD+C: Core and Shell, Certified
✓ | 99 | 2-3 | Good

LOS ANGELES, CA

Brunswig Square
LEED v2009 BD+ C: Core and Shell, Gold
ENERGY STAR (83 rating)
✓ | 96 | 3-4 | Moderate

CONCORD, CA

Concord Tech Center
ENERGY STAR (76 rating)
✓ | 96 | 1-2 | Moderate

U.S. East Coast

BOSTON, MA

The Innovation and Design Building
Boston Design Center
LEED v4.1 O+M: Existing Buildings, Gold
✓ | 65 | 1-2 | Good

Bronstein Center
LEED v4.1 O+M: Existing Buildings, Gold
✓ | 53 | 1-2 | Good

Constitution Wharf
1 Constitution Wharf
Fitwel v2.1 Workplace: MTBB, 2-Star Rating
✓ | 78 | 1-2 | Good

2 Constitution Wharf
Fitwel v2.1 Workplace: MTBB, 2-Star Rating
✓ | 86 | 1-2 | Good

18 Tremont
ENERGY STAR (77 rating)
Fitwel v2.1 Workplace; MTBB, 3-Star Rating
✓ | 99 | 1-2 | Good

NEW YORK, NY

63 Madison
LEED v4.1 O+M: Existing Buildings, Silver
✓ | 100 | 0-1 | Moderate

200 Madison
LEED v4.1 O+M: Existing Buildings, Gold
ENERGY STAR (83 Rating)
✓ | 99 | 0-1 | Moderate

Industry City
LEED v2009 ID+C Commercial Interiors, Silver
✓ | 87 | 2-3 | Moderate

WASHINGTON, D.C.

America's Square
300 New Jersey
LEED v2009 BD+C: Core and Shell, Gold
ENERGY STAR NextGen (76 Rating)
✓ | 91 | 1-2 | Good

One Metro Center
LEED v4.1 O+M: Existing Buildings, Gold
ENERGY STAR NextGen (86 Rating)
✓ | 99 | 0-1 | Good

700 Penn
LEED v2009 BD+C: Core and Shell
✓ | 98 | 1-2 | Good

ARLINGTON, VA

Ballston Exchange
4121 Wilson Boulevard
Fitwel v2.1 Workplace: MTBB, S-Star Rating
97 | 1-2 | Good

4201 Wilson Boulevard
LEED v4 BD+C: Core and Shell, Silver
Fitwel v2.1 Workplace: MTBB, 2-Star Rating
ENERGY STAR (76 Rating)
97 | 1-2 | Good

RALEIGH, NC

Raleigh Iron Works
LEED v4 BD+C: Core and Shell, Gold
48 | 2-3 | Good

ATLANTA, GA

Ponce City Market
Main Building
LEED v2009 ID+C: Commercial Interiors, Gold
LEED v2008 BD+C: Multifamily Midrise, Gold
LEED v2009 BD+C: Core and Shell, Gold
✓ | 89 | 1-2 | Moderate

619 Ponce
LEED v4 BD+C: Core and Shell, Gold
Fitwel v2.1 Multifamily Residential, 2-Star Rating
✓ | 96 | 1-2 | Moderate

Signal House
Fitwel v2.1 Multifamily Residential, 2-Star Rating
✓ | 89 | 1-2 | Moderate

Scout Living
Fitwel v2.1 Multifamily Residential, 2-Star Rating
✓ | 96 | 1-2 | Moderate

Colony Square
100 Colony Square
LEED v4.1 O+M: Existing Buildings, Gold
Fitwel v2.1 Workplace: MTBB, 1-Star Rating
✓ | 88 | 1-2 | Moderate

300 Colony Square
Fitwel v2.1 Workplace: MTBB, 1-Star Rating
✓ | 88 | 1-2 | Moderate

400 Colony Square
LEED v4.1 O+M: Existing Buildings, Gold
Fitwel v2.1 Workplace: MTBB, 1-Star Rating
✓ | 88 | 1-2 | Moderate

500 Colony Square
ENERGY STAR (76 rating)
✓ | 88 | 1-2 | Moderate

Europe

ROTTERDAM, NETHERLANDS

Groot Handelsgebouw
BREEAM NL 4 star
Energy Label A
✓ | 0-1

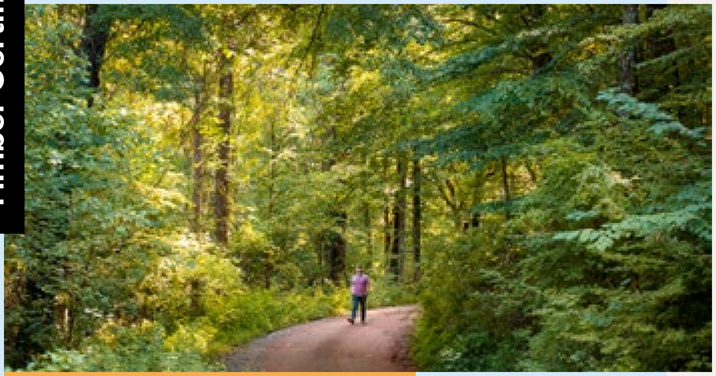
AMSTERDAM, NETHERLANDS

Schinkel Portfolio
9 x Energy Label ≥A
✓ | 0-1

Timber Certifications

Timberlands
American Tree Farm System (ATFS) Certified

JT Timberland
Sustainable Forestry Initiative Certified



OXBOW BEND PROPERTY / Alabama

APPENDIX IV - FURTHER ORGANIZATIONAL CONTEXT

This appendix provides additional context requested under the Global Reporting Initiative (GRI) Standards (2021) and is presented "in reference to" GRI 2: General Disclosures and GRI 3: Material Topics. It outlines Jamestown LP's reporting boundary and period; the roles of the highest governance body and committees; delegation to management and integration of ESG into operations; and processes for handling conflicts of interest and critical concerns, while also introducing our approach to identifying and prioritizing material topics.

Reporting Boundary and Period

The information cited in this Sustainability and Social Responsibility report references the activities of Jamestown LP at the entity level from January 1 to December 31, 2025, covering corporate and property operations in the U.S. and Europe. Joint ventures follow Jamestown's policies where contractually applicable.

Highest Governance Body, Committees, and Role in Sustainability Reporting

The Principals and Managing Directors are responsible for overseeing strategy and ESG management at the highest level. The Managing Partners lead decision-making on ESG priorities, climate-related risks and opportunities, and human capital issues. The Managing Partners are supported by the Managing Directors, who provide ongoing oversight to ensure alignment with the firm's sustainability objectives.

The ESG Committee, established to guide and monitor the company's ESG strategy, plays a critical role in reviewing target-setting, annual workstreams, and climate-related risks and opportunities. Membership, appointed by Carrie Denning Jackson and the Partners, includes the Partners and Jamestown's managing directors, as well as the directors of Property Management, Construction, Human Resources, and Creative & Marketing.

Investment Committees also consider climate and other ESG factors in their decision-making processes, including underwriting, due diligence, and capital allocation, further embedding ESG into the firm's core operations.

Together, these three bodies play a role in sustainability reporting. Senior leaders review and provide feedback on the firm's annual Sustainability and Social Responsibility Report, as well as its annual submissions to GRESB and UNPRI. The ESG and Investment Committees are consulted, advised and help hold the firm's collective knowledge as it relates to matters related to ESG.

Delegation to Management, Reporting Lines and Responsibility for Managing Impacts

Day-to-day management of ESG initiatives is delegated to the Sustainability team, led in 2025 by Carrie Denning Jackson, the Director of Innovation and Sustainability. This team manages corporate and property-level ESG activities, supported by two full-time employees as well as dedicated U.S. and EU consulting teams for data collection and strategic implementation.

The Sustainability team collaborates closely with other key leaders, including the Vice President of Risk Management, who provides input on climate-related risks and insurance considerations, and the Director of Human Resources, who oversees human capital strategy.

To ensure accountability and structured communication, the Sustainability team reports quarterly to senior leadership on ESG performance, climate risks, and program progress. Briefings to the ESG Committee occur on an as-needed basis, with the most recent briefing noted as February 2026.

Scope of Authority and Integration into Operations

1. <u>Strategy and budgeting:</u> ESG considerations are embedded in acquisitions, business plans, and annual capital budgets. Sustainability due diligence is performed for new acquisitions to identify physical climate risks and sustainability opportunities.

2. <u>Systems and policies:</u> An ISO 14001-certified Environmental Management System guides environmental targets and implementation; governance, environmental, and social policies apply across the firm and its properties.

3. <u>Performance and incentives:</u> ESG factors are embedded in annual performance targets for relevant personnel.

Committee Composition and Functional Representation

The ESG Committee includes members from departments such as Investor Relations, Creative & Marketing, Acquisitions, Development & Construction, Asset Management, and Property Management. This cross-departmental representation is supported by external consultants when necessary, ensuring diverse expertise and alignment with the firm's overarching ESG objectives.

Handling of Conflicts of Interest and Communication of Critical Concerns

Jamestown has a robust process to monitor, disclose, and address conflicts of interest in alignment with its ESG goals. To support the firm's commitment to creating a working environment in which management and staff participate in open and ongoing communication regarding all issues without fear of retaliation or reprisal is supported by its Anti-Retaliation Policy, with an anonymous, third-party Compliance Hotline available for reporting potential conflicts of interest and other critical concerns. In addition, Jamestown's Crisis Communications Manual outlines a structured approach to communicating critical concerns externally, including ESG-related incidents. The procedure ensures timely and accurate dissemination of information to key stakeholders, minimizing risks and ensuring transparency.

How the Firm Identifies and Prioritizes ESG Materiality

With the reporting boundary, governance accountabilities, and management processes established above in line with GRI 2: General Disclosures (2021), we now turn to GRI 3: Material Topics (2021). The following explains how these structures guide our assessment of materiality and how we prioritize the ESG topics most significant to Jamestown.

As discussed throughout the report, Jamestown routinely leverages a materiality survey to assess which common ESG topics matter most to internal and external stakeholders. Our most recent stakeholder survey, completed in December 2025, identified a number of environmental, social, and governance topics stakeholders prioritized as material. These include energy and water efficiency, renewable energy, resilience to climate change, pollution reduction, decarbonization, green building certifications, resident, tenant, and employee satisfaction, resident and tenant health and wellbeing, employee education and training, healthy buildings, cybersecurity and privacy, transparency, ethics and anti-corruption, and regulatory compliance.

WATERFRONT PLAZA / San Francisco, CA

ESG MATERIALITY TOPICS, RANKED BY IMPORTANCE

We took the ESG Materiality survey results, and scored each based on a weighted average of three, using response criteria: not important, important, and extremely important.

ENVIRONMENTAL		SOCIAL		GOVERNANCE	
Energy efficiency	2.79	Resident or tenant satisfaction	2.75	Cybersecurity and privacy	2.66
Renewable energy	2.55	Health, safety, and well-being for employees, residents/tenants	2.68	Transparency	2.60
Water efficiency	2.53	Employee satisfaction	2.58	Ethics and anti-corruption	2.57
Pollution reduction	2.45	Employee education and training	2.57	Regulatory compliance	2.53
Decarbonization	2.42	Healthy buildings	2.51	Risk management	2.47
Resilience to climate change	2.39	Employee compensation	2.43	Corporate sustainability report	2.13
Green building certifications	2.38	Stakeholder engagement	2.42	Public policy engagement	2.08
Green Leasing & Tenant Collaboration	2.36	Human rights	2.36	Third-party corporate/fund ESG ratings	2.06
Waste diversion and recycling	2.23	Community impact from development (e.g., gentrification)	2.36	Anti-competitive behavior	1.91
Environmentally sustainable supply chain management	2.15	Inclusive/accessible design	2.34		
Circularity	2.13	Diversity, equity, and inclusion	2.19		
Biodiversity	1.85	Socially responsible supply chain management	2.11		
		Contractor/supplier diversity	1.87		
		Corporate giving and volunteerism	1.85		

Prioritize = above 2.5

'Nice to Have' = 2.0 to 2.5

Future Priority = below 2

Results are out of 3 based on weighted average (response criteria; not important, important and extremely important)

APPENDIX V - GRI INDEX

Jamestown has reported the information cited in the below GRI content index for the period of January 1, 2025 to December 31, 2025 with reference to the GRI Standards (2021).

Statement of use	Jamestown has reported the information cited in this GRI content index for the period 01/01/25-12/31/25 with reference to the GRI Standards.
GRI 1 used	GRI 1: Foundation 2021

GRI STANDARD	DISCLOSURE	LOCATION (PAGE #)
GRI 2: General Disclosures 2021	2-1 Organizational details	6
	2-2 Entities included in the organization's sustainability reporting	6
	2-3 Reporting period, frequency, and contact point	50-51
	2-4 Restatements of information	20-21, 46-47
	2-5 External Assurance	44-45
	2-6 Activities, value chain and other business relationships	6-7
	2-7 Employees	14
	2-8 Workers who are not employees	Not Reported
	2-9 Governance structure and composition	50-51
	2-10 Nomination and selection of highest governance body	Not Reported
	2-11 Chair of the highest governance body	Not Reported
	2-12 Role of the highest governance body in overseeing the management of impacts	50-51
	2-13 Delegation of responsibility for managing impacts	50-51
	2-14 Role of the highest governance body in sustainability reporting	50-51
	2-15 Conflicts of interest	50-51
	2-16 Communication of critical concerns	50-51
	2-17 Collective knowledge of the highest governance body	50-51

GRI STANDARD	DISCLOSURE	LOCATION (PAGE #)
GRI 2: General Disclosures 2021	2-18 Evaluation of the performance of the highest governance body	50-51
	2-19 Remuneration policies	Not Reported
	2-20 Process to determine remuneration	Not Reported
	2-21 Annual total compensation ratio	Not Reported
	2-22 Statement on sustainable development strategy	5, 8-11
	2-23 Policy commitments	8-11, 22-23, 36-37
	2-24 Embedding policy commitments	8-11
	2-25 Process to remediate negative effects	50-51
	2-26 Mechanisms for seeking advice and raising concerns	50-51
	2-27 Compliance with laws and regulation	36-39
	2-28 Membership Associations	18-19
	2-29 Stakeholder engagement	8-11, 22-23, 50-52
	2-30 Collective bargaining agreements	Not Reported
GRI 3: Material Topics 2021	3-1 Process to determine material topics	8-11, 50-51
	3-2 List of material topics	52

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APPENDIX VI - TASK FORCE FOR CLIMATE-RELATED FINANCIAL DISCLOSURES

Jamestown has addressed climate risk for several years, completing our first 3rd party climate risk assessment in 2019 and our most recent in 2025. We believe that the Task Force for Climate-Related Financial Disclosures (TCFD) recommendations provide a useful framework to increase transparency on climate-related risks and opportunities within financial markets, and as such, have included a table summarizing our progress on the recommended disclosures of the TCFD.

INDEX REQUIREMENT	DESCRIPTION
GOVERNANCE	
(a) Describe the board's oversight of climate-related risks and opportunities.	Jamestown's Director of Innovation & Sustainability is responsible for leading the integration of ESG efforts throughout the firm. She periodically provides updates to leadership and an ESG Committee, which comprises Jamestown's managing directors and representatives which includes Jamestown's managing directors, including the CFO, and representatives from key departments. The Investment Committee and CEO are responsible for approving climate- and resilience-related initiatives, as well as providing guidance on high-level ESG initiatives. This includes participating in decision-making processes and offering feedback to the Sustainability team regarding both overarching goal setting and specific investment decisions.
(b) Describe management's role in assessing and managing climate-related risks and opportunities.	The integration of ESG efforts and approval of climate mitigation strategies are the responsibility of Jamestown's Investment Committee and ESG Committee. The ESG Committee is responsible for developing and implementing the climate risk strategy. The Investment Committee reviews and approves the implementation of climate-related strategies at investment properties to ensure alignment with overall business objectives. Together, the committees evaluate and make decisions regarding the implementation of strategies across the firm. By actively engaging in risk assessment, analysis, and management, Jamestown's management ensures a proactive approach to addressing climate-related risks and opportunities for sustainable practices and resilience.
STRATEGY	
(a) Describe the climate-related risks and opportunities the organization has identified over the short, medium, and long term.	Jamestown has established specific targets across multiple time horizons, as well as broad objectives to guide our strategic efforts. These targets encompass all the United Nations Sustainable Development Goals (SDGs) and are revised periodically as part of Jamestown's ongoing improvement process. Jamestown adopted its current targets in 2025 and updated its baseline year from 2014 to 2018 to better align with 2030 commitments under ULI Greenprint's Better Climate Challenge and the Science-Based Targets Initiative (SBTi). These will be supported through internally tracked annual KPIs designed to quantify and measure progress against a rigorous program of targets and commitments.
(b) Describe the impact of climate-related risks and opportunities on the organization's businesses, strategy, and financial planning.	Jamestown made a formal commitment to achieve net zero operational carbon emissions portfolio-wide by 2050 and adopted the United Nations Sustainable Development Goals. This commitment, along with other ESG initiatives, is integrated into our business practices, strategy, and financial planning. In 2021, Jamestown completed the SBTi assessment and submitted our targets for official validation. We also ensure that each property has an emergency plan and communication system in place. Additionally, we communicate all our key strategies to our employees and Investment Committee for mitigating climate-related transition, physical, and social risks.

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INDEX REQUIREMENT	DESCRIPTION
(c) Describe the resilience of the organization's strategy, taking into consideration different climate related scenarios, including a 2°C or lower scenario.	Jamestown's risk assessment encompasses both regional and asset-level indicators, as well as a comprehensive analysis of various sea level scenarios aligned with the Shared Socioeconomic Pathways (SSPs 1-2.6, 2-4.5, 3-7.0, and 5-8.5). These scenarios consider sea level rise projections for different time frames from 2030 to 2150. To enhance our internal assessments, Jamestown leverages S&P Global's Climanomics platform for reports on transition and physical risks and opportunities in financial terms. These tools enable us to assign site-level climate risk scores, prioritize high-risk assets, and identify opportunities for resilience and value creation.
RISK MANAGEMENT	
(a) Describe the organization's processes for identifying and assessing climate-related risks.	Jamestown approaches resiliency through a process of assessment, evaluation, and implementation. Every three years, Jamestown conducts a comprehensive portfolio-wide risk assessment to understand the potential impact of climate-related risks on each asset. This assessment considers over 44 resilience indicators and is conducted by different departments, including Risk Management, Sustainability, Property Management, and Asset Management. The risk assessment enables Jamestown to identify and prioritize risks by assigning a site-level score for climate indicators, thus helping us identify the most significant risks to our portfolio. Once risks are identified, Jamestown analyzes and manages them by creating action plans, conducting additional on-site risk assessments, and allocating budgets for implementing resilience strategies.
(b) Describe the organization's processes for managing climate-related risks.	Jamestown manages climate-related risks through an integrated, property-to-portfolio process embedded in underwriting, due diligence, operations, and emergency preparedness. We conduct portfolio- and site-level assessments with Verdani Partners and use site-specific climate indicator scores (e.g., heat, flood, drought, water supply, sea level rise, biodiversity) to prioritize risks and guide CapEx, investment, and refinancing decisions. We enhance due diligence with Phase I environmental studies, structural evaluations, retro-commissioning, and ASHRAE energy audits. We also track social/community indicators (Air Quality Index, livability, crime heatmaps, housing affordability, transit access) to address compounding risks. Asset-level mitigation includes securing rooftop equipment, flood-ready landscaping/drainage, xeriscaping, energy audits/retrofits, and code compliance. We proactively right-size flood insurance during underwriting and monitor weather-related losses via claims data. Our Building Resilience and Climate Change Guide ensures property emergency plans, drills, and communication systems; we train teams on insurance provisions and communicate key strategies to employees and the Investment Committee. We monitor health and safety incidents and policy changes and update action plans accordingly.
(c) Describe how processes for identifying, assessing, and managing climate-related risks are integrated into the organization's overall risk management.	Jamestown's risk management program aims to minimize risk to our properties and ensure the health, safety, and well-being of our employees, tenants, and communities. We achieve this through strong governance, stakeholder education on emergency preparedness, tracking health and safety incidents, assessing climate risks, and other activities. Our systematic process reviews physical risks across the portfolio through integrated assessments for new acquisitions and existing investments. Ongoing monitoring and tracking of financial outcomes reveal direct impacts like increased capital costs from property damage due to weather events, and indirect impacts such as higher insurance premiums, operating expenses, and negative effects on tenants. To monitor potential financial impacts of floods, Jamestown keeps an eye on flood policy pricing and utilizes reports from insurance carriers as well as from climate-risk modeling softwares. When evaluating new investments and asset sales, Jamestown takes these risks into account. If direct and/or indirect impacts cannot be effectively mitigated through our resilience program, early disposition strategies may be considered for standing assets.

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INDEX REQUIREMENT	DESCRIPTION
METRICS AND TARGETS	
(a) Disclose the metrics used by the organization to assess climate-related risks and opportunities in line with its strategy and risk management process.	Jamestown's risk assessment process involves evaluating 44 resilience indicators that encompass physical, social, and transition risks at both the asset and portfolio levels. Our process includes the following metrics: 1. **Resilience Indicators:** Jamestown evaluates a broad set of 44 resilience indicators, encompassing physical, social, and transition risks at both asset and portfolio levels. 2. **Physical Risks:** Metrics include assessments of flooding, drought, water risks, sea level rise, wildfires, earthquakes, heat stress, and hurricanes. 3. **Scenario Analysis:** Physical scenario analyses are conducted using models aligned with Shared Socioeconomic Pathways (SSPs 1-2.6, 2-4.5, 3-7.0, and 5-8.5), considering sea level rise scenarios through 2100. 4. **Portfolio-wide Indicators:** Metrics tracked include ENERGY STAR Scores, data coverage, building certifications, property attributes, audits, and projects at the property level. 5. **Performance Metrics:** Energy use and intensity, water use and intensity, and greenhouse gas emissions and intensity are utilized for monitoring and guiding property-level recommendations. Jamestown integrates this data into its ESG data platforms and a database management system to support its resilience strategy and risk management process.
(b) Disclose Scope 1, Scope 2, and, if appropriate, Scope 3 greenhouse gas (GHG) emissions, and the related risks.	Jamestown has committed to the Science Based Targets initiative (SBTi), pledging to reduce its Scope 1 (property-generated) and Scope 2 (landlord-generated) greenhouse gas emissions by 30% by 2030, from a 2018 base-year, and to measure and reduce its Scope 3 (third party-generated) emissions. Find total GHG emissions for 2025 on page 46.
(c) Describe the targets used by the organization to manage climate-related risks and opportunities and performance against targets.	Jamestown's targets are as follows: – Net zero operational carbon (Scopes 1, 2, 3) – 50% reduction in water use intensity from a 2014 baseline – 75% waste diversion Performance against these targets is included in pages 20-21 of the report.

APPENDIX VII - UNITED NATIONS SUSTAINABLE DEVELOPMENT GOALS

As an owner and operator of commercial real estate, Jamestown has the opportunity to help address environmental issues and improve sustainability in many interrelated areas. In 2025, we refreshed our Targets and Commitments. Together, these support the United Nations Sustainable Development Goals (SDGs). Below is a table that shows alignment between the content of this report and UN SDGS in 2025.

ICON	INDICATOR	LOCATION (PAGE #)
	No Poverty: To End poverty in all its forms everywhere by 2030	40-41
	Zero Hunger: End hunger, achieve food security and improved nutrition and promote sustainable agriculture	40-41
	Good Health and Well-Being: Ensure healthy lives and promote well-being for all at all ages	34-35
	Quality Education: Ensure inclusive and equitable quality education and promote lifelong learning opportunities for all	Not Reported
	Gender Equality: Achieve gender equality and empower all women and girls	14
	Clean Water and Sanitation: Ensure availability and sustainable management of water and sanitation for all	20-21, 46-47
	Affordable and Clean Energy: Ensure access to affordable, reliable, sustainable and modern energy for all	20-21, 32-33
	Decent Work and Economic Growth: Promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all	22-23
	Industry, Innovation and Infrastructure: Build resilient infrastructure, promote inclusive and sustainable industrialization and foster innovation	26-27

ICON	INDICATOR	LOCATION (PAGE #)
	Reduced Inequalities: Reduce inequality within and among countries	Not Reported
	Sustainable Cities and Communities: Make cities and human settlements inclusive, safe, resilient and sustainable	26-41
	Responsible Consumption and Production: Ensure sustainable consumption and production patterns	20-21, 26-27, 46-47
	Climate Action: Take urgent action to combat climate change and its impact	20-21, 28-33, 36-39
	Life Below Water: Conserve and sustainably use the oceans, seas and marine resources for sustainable development	Not Reported
	Life on Land: Protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests,combat desertification, and halt and reverse land degradation and halt biodiversity loss	34-35, 49
	Peace, Justice and Strong Institutions: Promote peaceful and inclusive societies for sustainable development, provide access to justice for all and build effective, accountable and inclusive institutions at all levels	Not Reported
	Partnerships for the Goals: Strengthen the means of implementation and revitalize the Global Partnership for Sustainable Development	18-19

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