



2025

Sustainability
Impact Report





Report Overview

This report includes data and metric information representing our sustainability efforts and achievements from January 1, 2024, through December 31, 2024, unless otherwise noted. In this report, Shorenstein Investment Advisers LLC and Shorenstein Realty Services, L.P. are collectively referenced as “Shorenstein.”



The Mart, San Francisco, CA

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Building Our Legacy

Company Overview

Shorenstein is a fully integrated owner and operator of high-quality office, multifamily residential, and mixed-use properties across the United States. Our objective is to transform environments to create distinctive tenant experiences. As part of our long-standing commitment to sustainability, this report reflects our ongoing efforts to integrate environmental programs throughout our operations and investment practices—demonstrating our belief that purpose-driven real estate management can create enduring value for our real estate investments and investors.



International Plaza 2, Dallas, TX

Company Composition

OPERATING PORTFOLIO



- 15.37M Total Office SF
- 0.76M Total Mixed-Use SF
- 2.3M Total Multifamily SF
- 61,500 Total Retail SF



- 55 Office Assets
- 9 Multifamily Assets
- 2 Mixed-Use Assets
- 4 Retail Assets

LAND HOLDINGS



9North
Seattle, WA



80 West Broadway
Boston, MA



6450 Sunset
Los Angeles, CA

This report reflects business operations as of year-end 2024. See more under **Disclaimers and Disclosures**.

Message from Brandon

At Shorenstein, we believe sustainability and resilience are key drivers that are essential to the future success of real estate. They are vital elements of our core strategy. Since 2008, Shorenstein's sustainability efforts have influenced how we operate, invest, and innovate at our properties. We seek to create healthy, vibrant workspaces for our tenants to thrive while enriching the communities where we live and work.

Our teams have consistently taken steps over the last year to reduce our environmental impact through our operating principles. These efforts have helped improve energy efficiency, decrease water use, reduce GHG emissions, and better waste diversion rates. We continue striving to provide healthy environments and are proud to have earned the WELL Health-Safety™ Rating for 18 properties in 2024. In addition to 21 ENERGY STAR® certifications awarded in 2024, we achieved our first ENERGY STAR NextGen® certification and will keep challenging our properties to meet our goals for enhancing energy efficiency and procuring renewables. These accomplishments and the many more included in this report demonstrate our commitment to creating spaces

that are both responsible and resilient while applying operational standards that aim to positively impact the environment and community.

Looking forward, we are resetting our sustainability targets to align with the CRREM pathways at each asset and aim to expand our use of renewable energy, identify and implement energy efficiency projects, and further strengthen our climate resilience strategy. We seek to deliver lasting value for our investors and remain committed to transparency, collaboration, and meaningful action as we continue our sustainability journey.

I am pleased to present our latest Sustainability Impact Report and highlight the great work our teams continue to do. We invite you to learn about all our latest milestones as we persist in our efforts aimed at reducing carbon emissions, enhancing building health and performance, and preparing our properties for climate resilience. I am grateful to all Shorenstein employees, partners, and stakeholders whose collaboration continues to propel our sustainability commitment. Together, we can shape a more sustainable built environment for generations to come.



Brandon J. Shorenstein

Chairman and Chief Executive Officer

You can find more information about our priorities and performance at shorenstein.com/sustainability

Sustainability at Shorenstein

At Shorenstein, we view sustainability as a potential driver of enhanced returns, and we strive to incorporate sustainable and resource-efficient practices across all aspects of our business, where relevant.

We aim to be disciplined, responsible investors by striving to integrate certain sustainability considerations into investment management processes and ownership practices, where appropriate and consistent with our fiduciary duties.

“We view sustainability as an ever-evolving opportunity to create value while aiming to mitigate our impact on the environment and the communities where we operate. We believe integrating sustainability considerations can benefit our investors by enhancing asset performance, operational resilience, risk management, and business governance.”

Colby Wick

Deputy Chief Investment Officer

Managing Risk, Protecting Value

Our approach prioritizes evaluating and managing material climate risk to build resilience, understanding transition risks, and conducting thorough due diligence. Risk findings are reviewed by the Investment Committee and incorporated into investment strategies, capital expenditure planning, and asset management.



Learn more about **Shorenstein’s performance-driven, relationship-focused business strategy**



Building Resilience Through Performance

Shorenstein acknowledges the commercial real estate industry's critical role in addressing climate change. We remain committed to proactive mitigation and adaptation strategies.



“As regulatory requirements and investor scrutiny intensify, our transparent, data-driven approach informs our risk management and positions Shorenstein to remain competitive.”

Tony Calabrese
Chief Operating Officer



Powering Sustainable Energy Solutions



ENERGY STAR Certification^o: A Core Driver of Energy Efficiency

As part of our commitment to high-performance buildings and efficient operations, we pursue and maintain ENERGY STAR certifications where feasible. This helps ensure our properties meet rigorous operational performance standards.

POTENTIAL BENEFITS



Reducing emissions



Lowering operating costs



Enhancing tenant satisfaction

ACHIEVED ENERGY STAR CERTIFICATION^o IN 2024

21

PROPERTIES

8.3+

MILLION SQUARE FEET

Spotlight

188 Spear Street, San Francisco, CA



ENERGY STAR NextGen Certification^o

214,898 SF Office



Installed energy-efficient electric water heaters to replace end-of-life gas water heaters



Operates on 100% renewable electricity, resulting in zero market-based scope 2 emissions



LEED^o Platinum^o



WELL Health-Safety Rating^o

In 2025, 188 Spear Street became the first property in our portfolio to earn the ENERGY STAR NextGen certification. This designation recognizes high-performance commercial buildings that excel in energy efficiency, maintain low greenhouse gas emissions, and source a significant portion of energy from renewables. To qualify, buildings must meet key criteria, including an ENERGY STAR score of 75 or higher, stringent direct emissions limits, and at least 30% renewable energy use.

To support building health and occupant safety as well as reduce scope 1 emissions, outdated gas water heaters were replaced with efficient electric models. New mixing valves and automated controls maintain safe water temperatures at points of use, while enabling regular high-temperature flushing to ensure system-wide cleanliness and hygiene, as part of our ASHRAE^{o1} water management strategy.



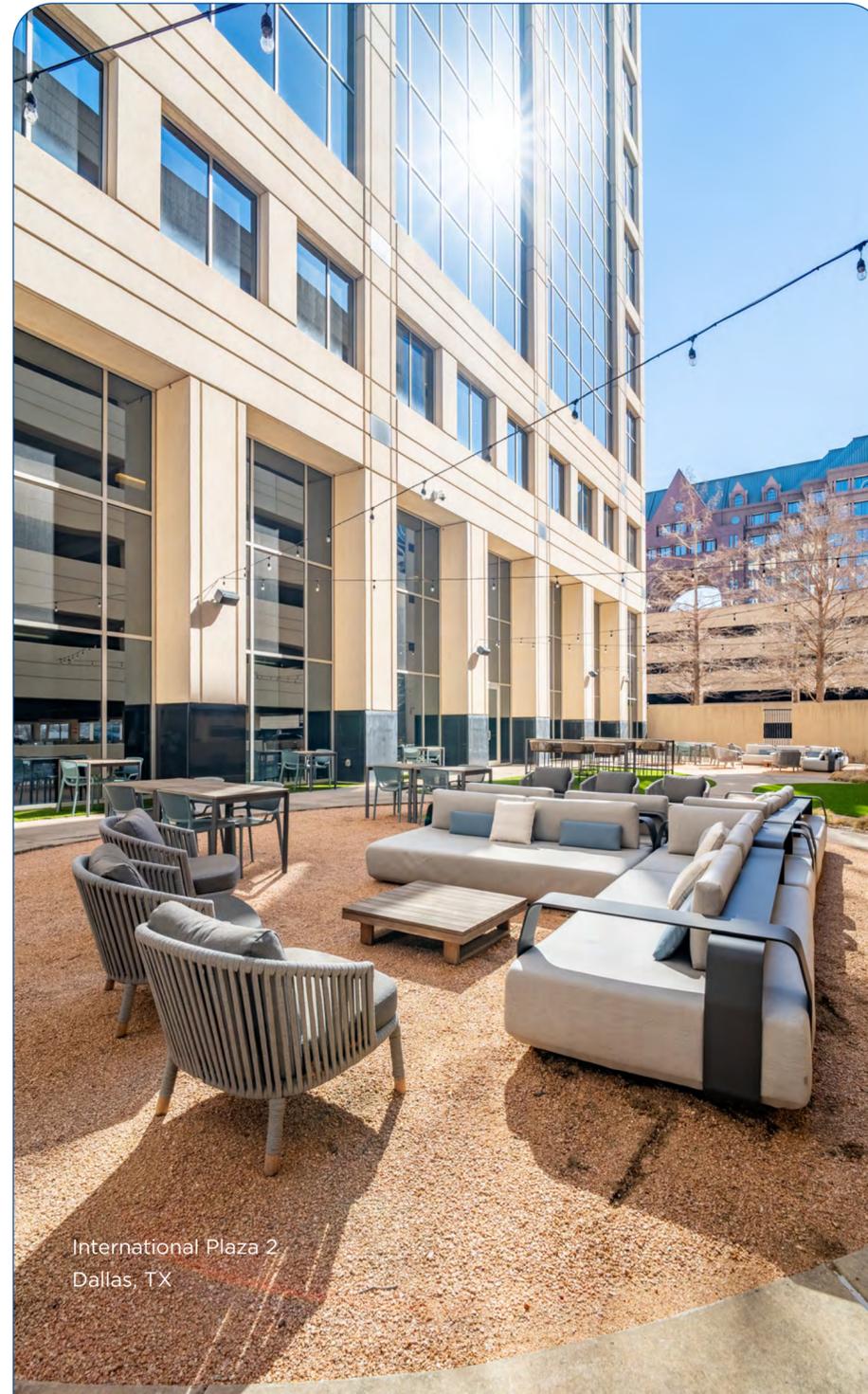
1. American Society of Heating, Refrigerating, and Air-Conditioning Engineers.

Powering Sustainable Energy Solutions

ADVANCING EV CHARGING INFRASTRUCTURE

43 OPERATING SITES HAVE ELECTRIC VEHICLE (EV) CHARGERS INSTALLED

Expanding access to increasingly in-demand EV infrastructure helps us support the transition to cleaner transportation while enhancing building performance and tenant appeal.



International Plaza 2
Dallas, TX

PURSUING NET ZERO WITH RENEWABLE SOLUTIONS

Shorenstein is striving to achieve operational net zero carbon emissions by 2050. Some of our strategies include:

- Advancing a diversified renewable energy strategy that includes both on-site and off-site solutions
- Exploring off-site renewable energy opportunities in markets where feasible
- Pursuing renewable energy procurement more aggressively in jurisdictions with regulatory drivers
- Assessing new opportunities for renewable integration to drive measurable tenant-focused outcomes

5.95 MILLION SF OF THE PORTFOLIO PROCURE OFF-SITE RENEWABLE ENERGY

Potential Benefits

 Reducing operational emissions

 Reinforcing shared sustainability goals

Powering Sustainable Energy Solutions

Spotlight

50

50 California Street, San Francisco, CA

Prioritizing Peak Performance at 50 California

741,500 SF, 36-story commercial office and retail tower

Located in San Francisco’s Financial District, 50 California sources all of its electricity from renewable power. It also participates in the Peak Day Partners program, a grid demand response initiative. The building’s advanced water-side economizer system—well suited to San Francisco’s mild climate—provides pre-chilled water using cooling towers, minimizing reliance on energy-intensive chillers. By combining real-time energy monitoring with strategic load shedding—such as turning off unneeded elevators or HVAC in unoccupied zones—the property can deliver measurable operational savings while supporting grid resilience.



Runs on 100% renewable electricity, resulting in zero market-based scope 2 CO₂ emissions



Uses 90% passive cooling and real-time energy monitoring to mitigate energy demand spikes during peak load periods



LEED Platinum[®]



WELL Health-Safety Rating[®]



THE ROLE OF ENERGY EFFICIENCY

As we advance our decarbonization strategy, Shorenstein seeks to integrate energy efficiency solutions across building operations, as appropriate and applicable to the particular investment.

We are striving to mitigate material climate-related risks and drive long-term investment value and cost savings through:



Carbon reduction



High-performance certifications



Regulatory compliance



Renewable energy integration

LEED CERTIFIED BUILDINGS[®]

37

PROPERTIES

11.4

MILLION SF COVERED

“With the majority of our portfolio located in markets with evolving building performance standards, our energy strategy is designed to be both resilient and responsive to the transition toward a lower-carbon economy.”

Kevin Kirk,

Senior Vice President, Engineering Services and Sustainability

Powering Sustainable Energy Solutions

STAYING AHEAD OF BUILDING PERFORMANCE STANDARDS

We partner with experienced consultants to monitor and interpret changes to building performance standards (BPS) and local ordinances impacting our portfolio.

- Annual portfolio-wide analysis to track regulatory updates and deadlines
- Property-level benchmarking compliance monitored in Measurabl® and handled by the Chief Engineer, with third-party support as needed to help ensure accuracy and timeliness

100%

OF OPERATING PORTFOLIO IS ENERGY STAR BENCHMARKED — 70 PROPERTIES COVERING 18.5M SF

Spotlight



The Mart SF: 1355 Market Street & One Tenth Street, San Francisco, CA

Historic Charm Meets Modern Design

1,082,350 SF combined, 11-story commercial and retail complex

Originally constructed in 1937 and 1974, respectively, these two connected buildings have been transformed into a more resource-efficient asset fully powered by renewable energy sources. The buildings' HVAC and lighting are controlled by digital BMS systems with automatic demand-limiting capabilities. The site's recent upgrade of three HVAC air handlers to fan wall technology with variable frequency drive (VFD) motors is expected to reduce power consumption by 5-10% in normal operating conditions. With an emphasis on continuous improvement, The Mart complies with California's and San Francisco's stringent building standards as it continues to evolve as a sustainable landmark.



100% renewables-sourced electricity, resulting in zero market-based scope 2 emissions



11-station EV charging infrastructure, including a Level 3 fast charger



LED lighting retrofit across 33,000 SF of tenant space at 1355 Market



Smart irrigation sensors and bio-retention landscaping



Zero-waste program includes recycling, composting, and participation in San Francisco's Waste Audit Cycle



LEED-aligned green lease language and tenant engagement events



LEED Gold[®]



WELL Health-Safety Rating[®]

Tracking & Reporting

2024 SUSTAINABILITY PERFORMANCE

Driving Impact at the Asset Level

Across our portfolio, Shorenstein's property teams are working to drive improvements that make a measurable sustainability impact. As a company, we aim to uphold our commitment to reducing greenhouse gas (GHG) emissions, improving energy and water efficiency, and aligning with evolving building performance standards.

- Conserving resources
- Enhancing operational performance
- Demonstrating progress in sustainability practices

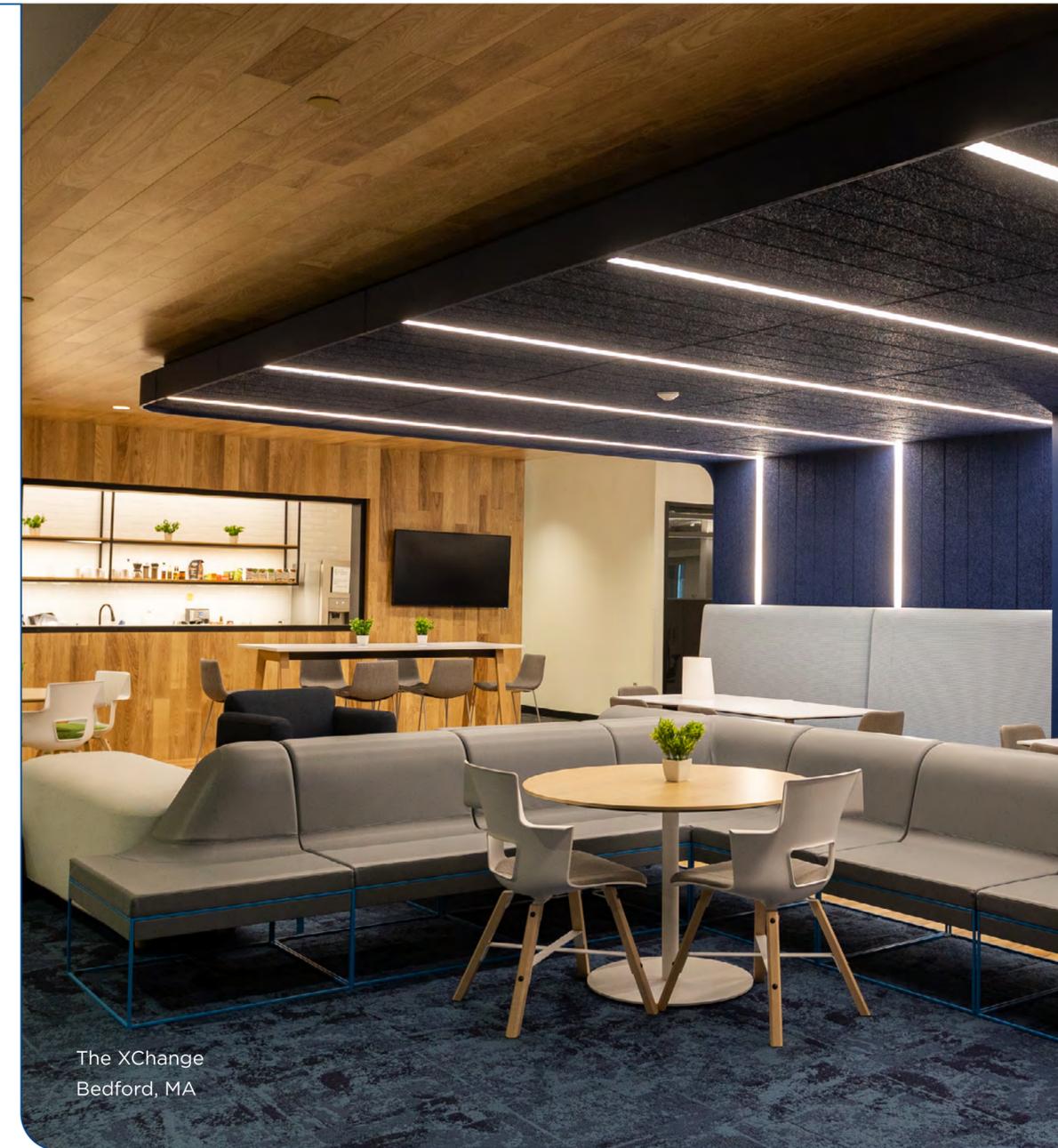
TRACKING PROGRESS TOWARD PERFORMANCE AND NET ZERO GOALS

Monitoring the progress of our sustainability investments helps us understand our performance against asset-level key performance indicators and corporate decarbonization goals. We disclose annual progress toward these targets against our 2018 baseline.

For the first time, we achieved our 2025 reduction goal for scope 2 carbon emissions intensity and continued to meet our reduction goal for energy intensity, but opportunities remain for meeting our water intensity, scope 1 carbon intensity, and waste diversion goals. To help achieve these goals, our teams are working to improve our tenant education efforts, stakeholder engagement programs, efficiency measures, and water and waste management processes.

FORWARD-LOOKING PERFORMANCE TARGETS

Looking forward, we are re-evaluating our portfolio's long-term performance targets to align with third-party standards CRREM[®] (Carbon Risk Real Estate Monitor) and ASHRAE, to move towards forward looking—rather than retrospective—targets. We intend to monitor compliance with these targets at the asset level in order to track progress towards our decarbonization goals, as well as to identify high priority assets that are lower performing and/or may be located in jurisdictions with building performance standards¹.



The XChange
Bedford, MA

1. Our approach is informed by global frameworks, including the Global Reporting Initiative (GRI[®]) and Science-Based Targets initiative[®] (SBTi).

Tracking & Reporting

KEY PERFORMANCE INDICATORS¹

Energy Intensity



2025 goal: **25%** reduction from 2018 baseline
Data Coverage: **94%**

Water Intensity²



2025 goal: **40%** reduction from 2018 baseline
Data Coverage: **92%**

Carbon Intensity (Scope 1)



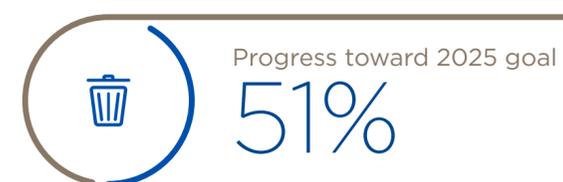
2025 goal: **25%** reduction from 2018 baseline
Data Coverage: **94%**

Carbon Intensity (Scope 2)



2025 goal: **50%** reduction from 2018 baseline
Data Coverage: **94%**

Waste Diversion



2025 goal: **75%** waste diversion
Data Coverage: **88%**

Progress Toward Science Based Targets Initiative Goals

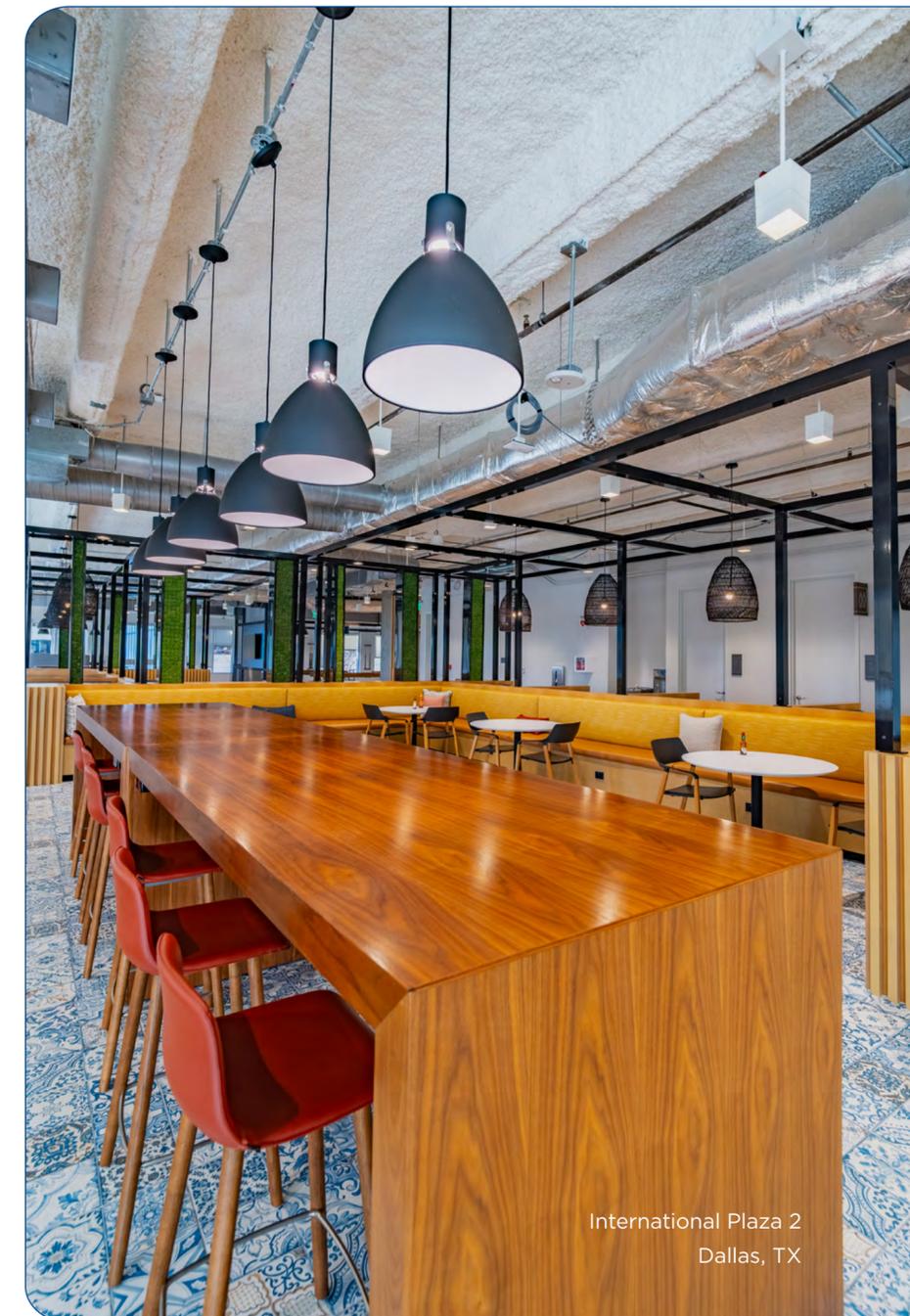


1. Key Performance Indicators based on a 2018 baseline.

2. Increased water consumption in 2024 compared with the three prior years reflects increased occupancy rates since the COVID-19 pandemic.

3. Location-based emissions reflect grid-average emission factors.

4. Market-based emissions account for emission factors from contractual instruments, such as off-site renewables plans.



International Plaza 2
Dallas, TX

Tracking & Reporting



100%

of properties have interior LED lighting, in some capacity

90%

of properties have energy-saving window technology

37%

of properties have high-efficiency, low-flow/dry plumbing fixtures

95%

of properties have a recycling program in place

49%

of properties participate in demand response programs

96%

of properties have on-site bike storage as an amenity

39%

of properties have drought-resistant landscaping

90%

of properties have technology to monitor and optimize air quality

3%

of properties use solar photovoltaic panels for renewable energy

70%

of properties have a leak detection system for building interior/systems

34%

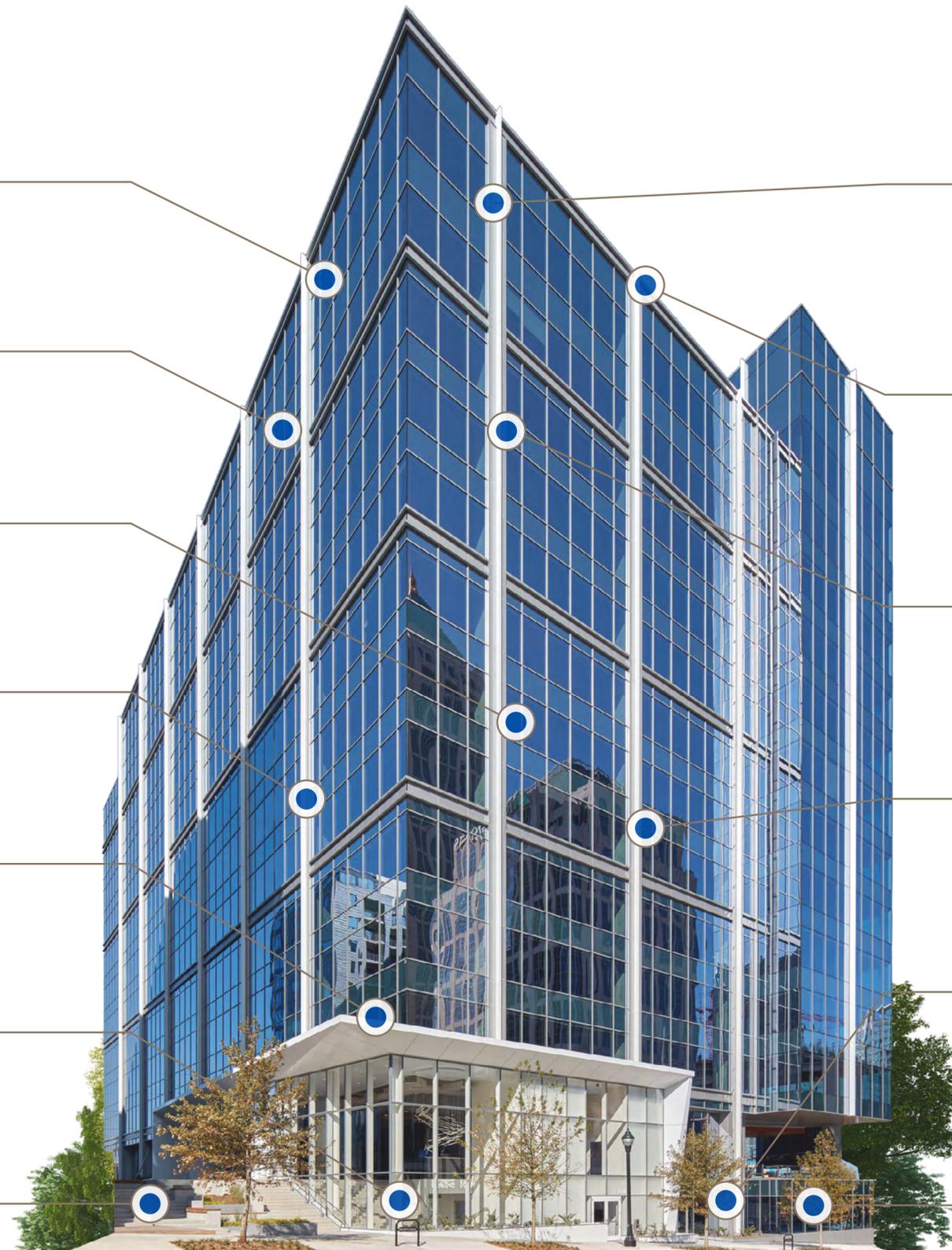
of properties have a composting program

70%

of properties have e-waste drives

77%

of properties have EV charging stations on site



Healthy Buildings

Prioritizing the overall positive experience of our tenants, we strive to maintain healthy, safe, comfortable, and resilient buildings across our portfolio, with robust operational protocols that support occupant well-being.



Enhanced maintenance standards



Indoor air and water quality monitoring



Wellness-focused policies

WELL HEALTH-SAFETY RATED BUILDINGS (WELL HSR)[®]

18

PROPERTIES

8.4

MILLION SF

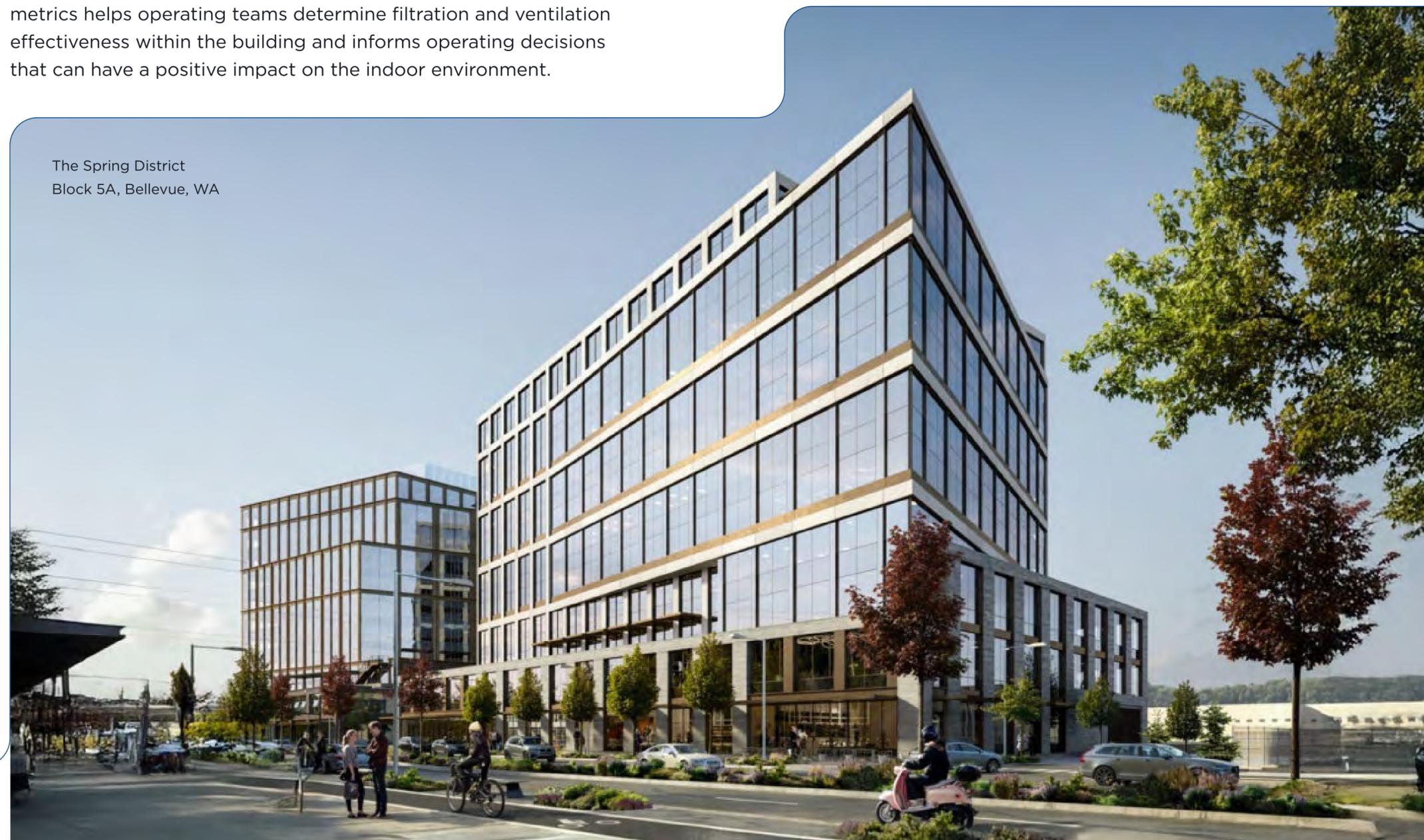
INDOOR AIR QUALITY

Indoor air quality is a key component of Shorenstein's Healthy Buildings program. Monitoring elements such as Carbon Dioxide (CO₂), Particulate Matter (PM), and other Indoor Air Quality (IAQ) metrics helps operating teams determine filtration and ventilation effectiveness within the building and informs operating decisions that can have a positive impact on the indoor environment.

WATER MANAGEMENT

Meeting our water reduction goals requires closely tracking usage across our properties.

The Spring District
Block 5A, Bellevue, WA



Healthy Buildings

Spotlight

110 East Boulevard, Charlotte, NC

Refined Design for Smart Sustainability

371,289 SF commercial office tower

Tenant amenities, sky lobby, and ground-level retail



Built on a remediated brownfield in Charlotte’s vibrant South End district, 110 East Boulevard was designed with sustainability in mind. The property features premium tenant amenities and prioritizes water conservation alongside other efficiency efforts. The team engages tenants in driving sustainability performance through educational programming and events. With its sophisticated operations, 110 East demonstrates what is possible when technology, wellness, and resource management are thoughtfully integrated in the built environment.



Smart building systems to monitor real-time energy and water use trends



Stormwater reuse via underground cistern for rainwater capture and purification



Transit-oriented development: 96 Walk Score®, 52 Transit Score®, 61 Bike Score®



Optimized air compressor cycling



20-head EV charging station



WELL HSR and LEED Gold certifications from construction°



WiredScore Platinum° certification 2024-2025



Recognized as the County’s Most Intelligent Office Building 2024



Fitness center with luxury locker rooms



Sky lobby with outdoor amenity deck



Bike room

In 2024, the Spring District property team won the Seattle-Bellevue 2030 District Transportation Vision Award, for its innovative Transit-Oriented Development.



Seattle-Bellevue 2030 District Transportation Vision Award



Building Community Engagement

Shorenstein actively engages with the communities where we live and work, aiming to address community needs through partnership and active participation. This tradition started with our founder, Walter Shorenstein, whose commitment to community philanthropy continues to shape our organization's values.

14th & Spring
Atlanta, GA



“Enriching the areas where we live and work remains a core focus of the organization. Through sustained investment in people and places, Shorenstein seeks to create lasting, generational impact.”

Ashia Derksen
Chief Financial Officer





Community Impact

SHORENSTEIN SERVICE IN ACTION

In 2024, we supported a wide range of charitable organizations across the country through both acts of service and financial contributions, including local food banks, environmental non-profits, youth education programs, and diversity-focused initiatives.



VOLUNTEER PROGRAM

132

TOTAL VOLUNTEER HOURS IN 2024

DONATION MATCHING PROGRAM

\$64,750

IN COMBINED EMPLOYEE + MATCHED DONATIONS

122

ORGANIZATIONS SERVED

16

HOURS OF VOLUNTEER PAID TIME OFF AVAILABLE PER YEAR

Community Impact



Corporate teams

SAN FRANCISCO, CA

- Packed grocery delivery bags for residents in need with San Francisco-Marin Food Bank
- Packaged tailored meals for critically ill, disabled, and elderly adults with Project Open Hand
- Participated in J.P. Morgan Corporate Challenge Race to raise money for Eat.Play.Learn.

NEW YORK, NY

- Hosted career day event with Breakthrough New York

SUPPORTING STUDENTS THROUGH SEO SCHOLARS

Shorenstein is proud to partner with Sponsors for Educational Opportunity (SEO®). The SEO Scholars program is a free, eight-year academic initiative designed to help under-resourced public high school students gain admission to and successfully graduate from college. The program also aims to build confidence, develop career readiness skills, and close opportunity gaps by offering mentorship, professional exposure, and sustained guidance through college.

Property teams

ATLANTA, GA

- Our 14th & Spring property team donated space to host a Sass & Swag fundraiser for The Ascent Project, which assists underserved communities in urban areas undergoing transformation.

PHOENIX, AZ

- Our Fountainhead Plaza property team conducted a food drive in partnership with BOMA® Greater Phoenix and St. Vincent de Paul®.

PORTLAND, OR

- The team at Lincoln Center donated art pieces to Community Warehouse furniture bank, which assists neighbors overcoming adversity.
- Our Willow property team raised money for St. Jude Children's Research Hospital and won the Lake Oswego Chamber of Commerce's 2025 Beautification Award.



The **Walter H. Shorenstein & Stanley L. Berger Memorial Scholarship Program** awarded educational scholarships to four qualified children of our employees for the 2024-2025 school year.

Tenant Engagement

Tenant engagement is essential to achieving our sustainability goals. Shorenstein's progress depends not only on operational action, but on tenants understanding and embracing environmental best practices. By fostering participation across our properties, we aim to amplify impact, accelerate progress toward key performance indicators, and advance our shared commitment to protecting the planet.

EMPOWERING TENANTS THROUGH ENVIRONMENTAL EDUCATION

Environmental education plays a vital role in engaging tenants in our sustainability performance and advancing sustainability awareness across the portfolio.

Examples of Tenant Engagement:

- Bi-monthly “green tips” posted to tenant websites
- Campaign-specific messaging aligned with health, wellness, and climate-related observances
- Environmental awareness campaign materials shared with property teams via newsletters
- Dedicated sustainability hub on each property website, providing access to the following:



Green scorecards



Local recycling and composting guidelines



Certification and rating information



Tenant Sustainability Action Guide

Shorenstein property teams further advance these efforts through on-site programming—hosting events such as Earth Day activities, educational pop-ups, and strategic signage.



International Plaza 2
Dallas, TX

Tenant Engagement

CELEBRATING EARTH DAY & BUILDING COMMUNITY FROM COAST TO COAST

From recycling drives to biodiversity education, each Earth Day event is designed to engage our communities, inspire dialogue and participation, and highlight our tenants' vital role in our broader decarbonization and waste reduction efforts.



U.S. Bank Tower, Sacramento, CA



The Mart, San Francisco, CA



188 Spear, San Francisco, CA



Spring District, Bellevue, WA



Lincoln Center, Portland, OR



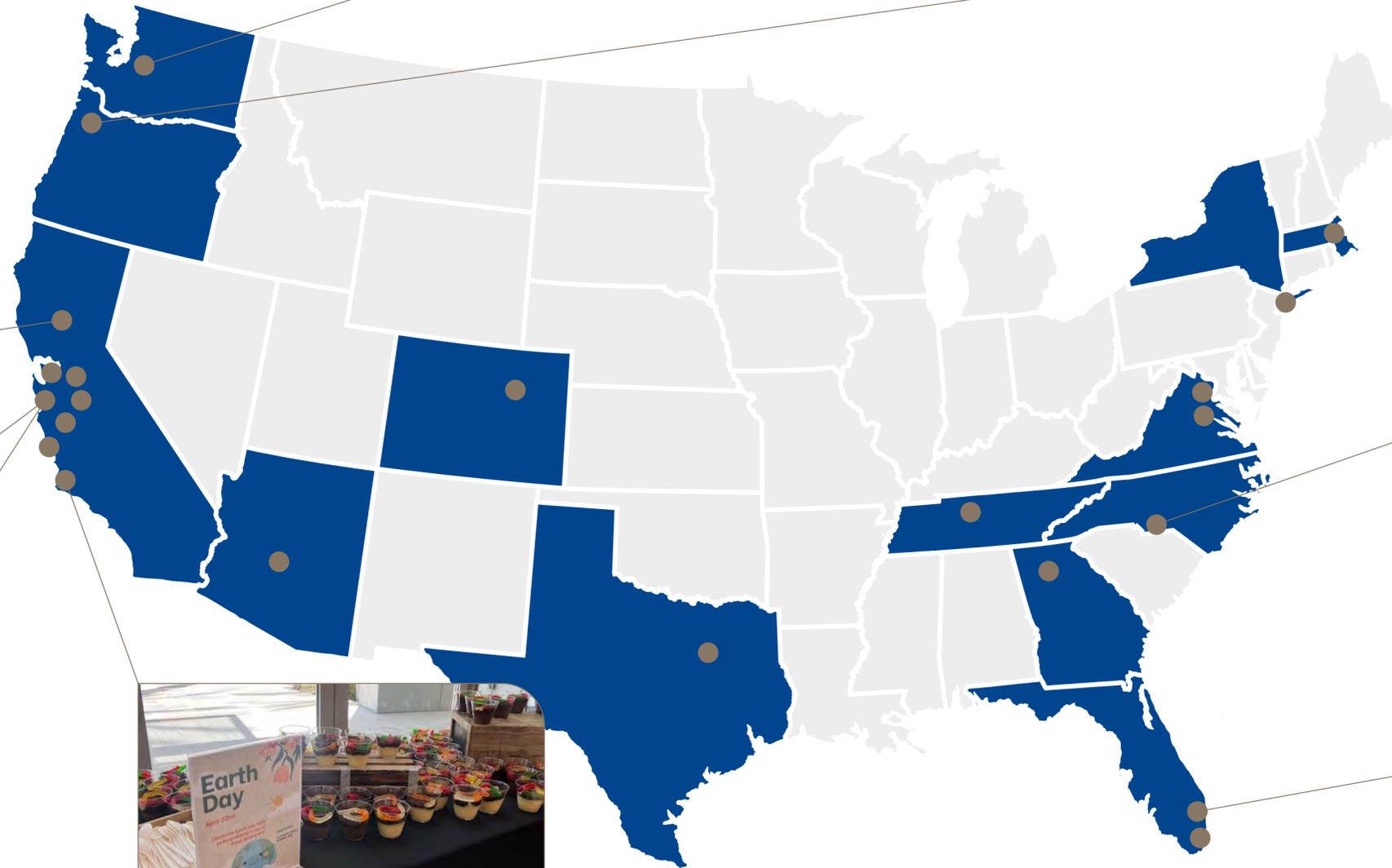
110 East, Charlotte, NC



The Main, Fort Lauderdale, FL



America Center, San José, CA



This map represents Shorenstein's portfolio as of December 1, 2025.



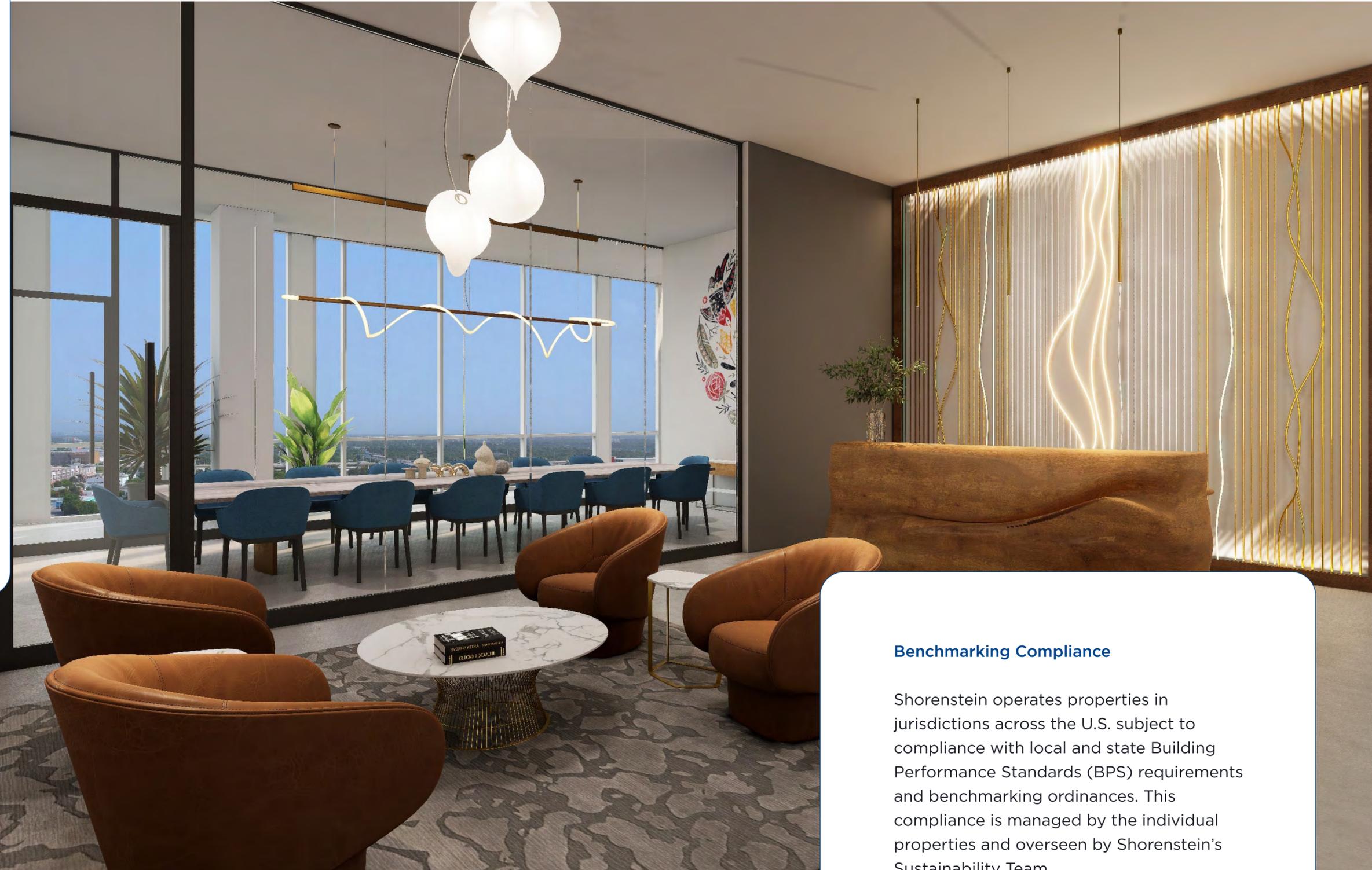
Appendix

Public Disclosures

DATA AND REPORTING METHODOLOGY

This report's performance indicators utilize absolute portfolio data, composed of properties that were owned for the entire 2024 calendar year. To ensure that the data reported herein is accurate and meaningful, we utilize the following reporting procedures.

Data is collected, verified, and reported using Measurabl and ENERGY STAR Portfolio Manager®. We have partnered with external consultant Sustainable Investment Group for third-party data verification and quality assurance.



Benchmarking Compliance

Shorenstein operates properties in jurisdictions across the U.S. subject to compliance with local and state Building Performance Standards (BPS) requirements and benchmarking ordinances. This compliance is managed by the individual properties and overseen by Shorenstein's Sustainability Team.

The Wynwood Plaza
Miami, FL

Public Disclosures

LETTER OF ASSURANCE



May 23, 2025

External Assurance of 2024 Environmental Performance Data for Shorenstein Properties, LLC

Introduction

Sustainable Investment Group (SIG) has been engaged by Shorenstein Properties, LLC (hereafter referred to as 'Shorenstein') to perform third-party verification and external assurance of energy, water and waste consumption and Scope 1 and Scope 2 Emissions (hereafter referred to as 'Emissions') data for the period January 1 to December 31 of 2024.

Boundary of Verification

The organizational boundaries for the environmental data inventory are as follows:

1. Aggregate Energy consumption data
2. Aggregate Water consumption data
3. Aggregate Waste production data
4. Aggregate Emissions Data

Responsibilities

The preparation and presentation of the selected information is the sole responsibility of the management of Shorenstein.

SIG's responsibilities were to:

- Determine if the measurements of the energy, water, waste and emissions data have been appropriately and accurately prepared, and
- Form an independent conclusion based on the assurance procedures performed and evidence obtained.

Assessment Standard

SIG applied a limited level of assurance to this verification exercise to meet the intended use of public disclosure of environmental performance data.

This level of assurance assesses the environmental data disclosure including energy, water, waste and emissions data and determines its material correctness.

The report has been prepared in accordance with ISO 14064-3: 2019 for quantification, monitoring, and reporting.

Summary of Work Performed

As part of its independent verification, SIG used a combined data and controls testing approach.

Evidence-gathering procedures included but were not limited to:

- Inspect the completeness of the inventory.
- Assess data management controls utilized by the entity: Measurabl, and internal accounting.
- Review a sample of the consumption and production data against the corresponding source documentation provided by Shorenstein.



May 23, 2025

Assurance Opinion and Summary

Upon the completion of SIG's review of Shorenstein's Environmental Performance data for the 2024 calendar year, we have externally assured the data for environmental data disclosure. We apply an unmodified opinion in accordance with ISO 14064-3: 2019 and assert that there is no evidence that the environmental data disclosure including energy, water and emissions data are not materially correct or are not a fair representation of consumption details.

Our additional findings regarding the data and supplementary comments are as follows:

- The boundaries of the scope were clearly defined and included as part of the sustainability reporting.
- Assumptions and estimations made are appropriate.

Amy D'Angelo
Sustainable Investment Group (SIG)
Senior Director Customer Experience
Director of ESG
(404)-343-3835

Public Disclosures

GRI CONTENT INDEX

The Global Reporting Initiative (GRI) is a leading organization in global sustainability reporting. GRI promotes the use of sustainability reporting as a way for organizations to become more sustainable and contribute to sustainable development. In using the GRI Standards, Shorenstein demonstrates its commitment to providing accurate, timely, and standardized data. This report has been prepared with reference to the GRI Standards. Data in this report reflects properties where Shorenstein maintains direct operational control. Data from subsidiaries, leased facilities, outsourced operations, and other entities have not been included in this report. For more information, please visit the [GRI website](#). This report has been prepared with reference to the GRI Sustainability Reporting Standards: Core option. The following table outlines the locations of key information requested by the GRI Standards.

GRI 1: FOUNDATION 2021

Statement of Use	Shorenstein Realty Services has reported the information cited in this GRI context index for the period January 1, 2024 - December 31, 2024 with reference to the GRI Standards.
GRI 1 Used	GRI 1: Foundation 2021

GRI INDICATOR

#

REPORT REFERENCE

GRI 2: General Disclosures 2021

2-1	Organizational details	<u>3</u>	Company Profile: shorenstein.com About Us: shorenstein.com/about/strategy
2-2	Entities included in the organization's sustainability reporting	<u>2, 13</u>	The 2024 Sustainability Report reporting boundary is consistent with its 2024 GRESB submittal, in that it includes all operating investor fund properties and non-fund office properties owned at any point during January 1, 2024 - December 31, 2024. The approach across the disclosures in this Standard and across material topics is consistent among the properties included in this reporting boundary.
2-3	Reporting period, frequency, contact point	<u>2, 24</u>	The period for our Sustainability Report aligns with our full year 2024 financial results, which are reported each quarter on a calendar year basis. Any exceptions are noted in the report.
2-4	Restatements of information		Shorenstein has not made any restatements in the reporting period.
2-4	External assurance	<u>21-22</u>	Appendix
2-9	Governance structure and composition		Team: shorenstein.com/team
2-28	Membership associations	<u>13</u>	Tracking & Reporting

Public Disclosures

GRI CONTENT INDEX

The Global Reporting Initiative (GRI) is a leading organization in global sustainability reporting. GRI promotes the use of sustainability reporting as a way for organizations to become more sustainable and contribute to sustainable development. In using the GRI Standards, Shorenstein demonstrates its commitment to providing accurate, timely, and standardized data. This report has been prepared with reference to the GRI Standards. Data in this report reflects properties where Shorenstein maintains direct operational control. Data from subsidiaries, leased facilities, outsourced operations, and other entities have not been included in this report. For more information, please visit the [GRI website](#). This report has been prepared with reference to the GRI Sustainability Reporting Standards: Core option. The following table outlines the locations of key information requested by the GRI Standards.

GRI INDICATOR		#	REPORT REFERENCE
GRI 302: Energy 2016			
302-1	Energy consumption within the organization	<u>12</u>	Tracking & Reporting
302-3	Energy intensity	<u>12</u>	Tracking & Reporting
302-4	Reduction of energy consumption	<u>12</u>	Tracking & Reporting
GRI 303: Water and Effluents 2018			
303-5	Water consumption	<u>12</u>	Tracking & Reporting
GRI 305: Emissions 2016			
305-1	Direct (Scope 1) GHG emissions	<u>12</u>	Tracking & Reporting
305-2	Energy indirect (Scope 2) GHG emissions	<u>12</u>	Tracking & Reporting
305-4	GHG emissions intensity	<u>12</u>	Tracking & Reporting
305-5	Reduction of GHG emissions	<u>12</u>	Tracking & Reporting
GRI 306: Waste 2020			
306-3	Waste generated	<u>12</u>	Tracking & Reporting
306-4	Waste diverted from disposal	<u>12</u>	Tracking & Reporting
GRI 403: Occupational Health and Safety			
403-6	Promotion of worker health	<u>14-15</u>	Healthy Buildings
GRI 404: Training and Education 2016			
404-2	Programs for upgrading employee skills and transition assistance programs	<u>18-19</u>	Community Impact Environmental Education
GRI 413: Local Communities			
413-1	Operations with local community engagement, impact assessments, and development programs	<u>17-20</u>	Community Impact

Public Disclosures

DISCLAIMER AND DISCLOSURE

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