



**JAMESTOWN SUSTAINABILITY AND  
CORPORATE SOCIAL RESPONSIBILITY REPORT**

VOLUME 4

2015



## LETTER FROM THE CEO

September 2016

I am proud to present our most recent Sustainability and Corporate Social Responsibility Report. As an owner, operator, investor and fiduciary with a long-term view, these subjects are integral to our guiding principles and inform our decision-making.



This report is divided into three sections:

**Environment:** We have better standardized and expanded our data collection and our planning around sustainability. We also have better integrated sustainability into our acquisitions process. The results of these efforts can be seen in our portfolio performance as we have reduced our usage of energy, water and our greenhouse gas emissions.

**Social:** We believe good real estate investing is partially about investing in communities. Whether through bike sharing stations or encouraging clean commuting, we are responsible, active members of the communities where we invest. Through internal initiatives, such as volunteer days at local parks, as well as contributions from the Jamestown Charitable Foundation, we have a symbiotic relationship with our surrounding neighborhoods.

**Governance:** We have created a stable and thriving company for the long-term benefit of our employees and investors by embracing our Guiding Principles and promoting a culture of mutual respect and collaboration. We practice transparency in our actions and are proud of our organization.

We firmly believe that our commitment to Sustainability and Corporate Social Responsibility is both the right thing to do and produces the best long-term results for the organization. We welcome the opportunity to share our progress with you.

Matt Bronfman  
CEO, Jamestown, LP



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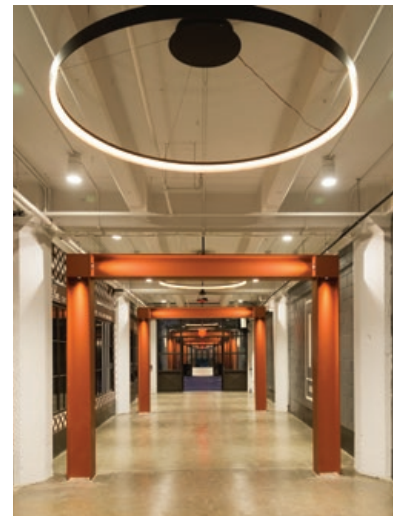
## REPORT PROFILE

This report details the key aspects of our Sustainability and Corporate Social Responsibility Program, including performance targets, operations and stakeholder engagement strategies, policies, and benchmarking and reporting efforts. This report is organized into three main sections: Governance, Environment and Social. The performance data in this report covers Jamestown’s sustainability efforts through the end of the 2015 calendar year and is a follow-up to our 2014 Sustainability and Corporate Social Responsibility Report. The programs and initiatives in this report reflect work done in 2015 and the first half of 2016. Compiled in accordance with the Global Reporting Initiative (GRI) G4 guidelines, this report summarizes data from across the portfolio, showcases our current high performance projects and provides an “at a glance” synopsis of our sustainability initiatives.

GRI is a not-for-profit international organization that promotes the use of sustainability reporting as a way for organizations to disclose the economic, environmental and social impacts of their activities. The GRI guidelines facilitate greater transparency through its Sustainability Reporting Framework, which includes the G4 Sustainability Reporting Guidelines. G4 is developed through a global multi-stakeholder process and offers reporting principles, standard disclosures and an implementation manual for preparation of sustainability reports.

## DISCLAIMER

No representation or warranty is given in respect of the information contained herein, and Jamestown, LP (“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 have 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.



# I. GOVERNANCE

## ORGANIZATIONAL PROFILE

Jamestown was established in 1983 as an investment and management company focused on income producing real estate in the United States. Since 1983, Jamestown has expanded from a regional property investor into a national, vertically integrated real estate operator with approximately \$11.8 billion of assets under management as of June 30, 2016.

Jamestown's vertical integration comprises in-house capabilities encompassing most real estate disciplines including acquisitions, capital markets, property management, asset management, retail leasing, design, sustainability and risk management. Jamestown employs more than 209 professionals in the United States, with its primary headquarters in Atlanta, GA, and additional offices in New York, NY, Boston, MA and San Francisco, CA.

All real estate acquisition and asset management activities are coordinated out of the U.S. offices, as well as fundraising, marketing and investor relations for institutional investors. The related company, Jamestown US Immobilien, has approximately 40 employees based in Cologne, Germany, who are focused on investor relations, fundraising and marketing for European investors.

In 2013, Jamestown Latin America was founded to invest in real estate assets in select Latin American markets. With offices in Bogotá and Atlanta, Jamestown Latin America oversees joint ventures, using its local market knowledge and hands-on asset management experience.

### GUIDING PRINCIPLES

At Jamestown we have adopted principles that guide us as we build a best-in-class real estate investor and fiduciary, resulting in a stable and thriving company for the long-term benefit of our investors, tenants and employees.

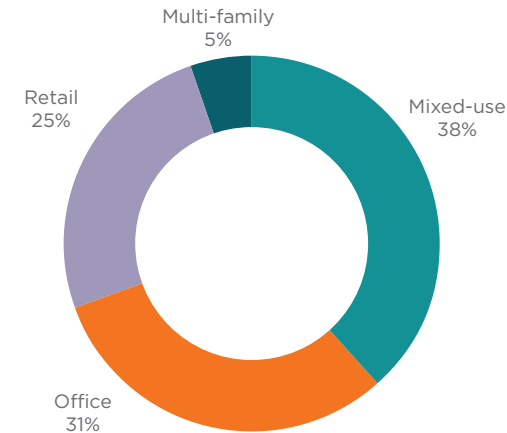
For our investors being a best-in-class real estate investor and fiduciary means we produce superior results, communicate honestly, transparently and are responsive to their needs. For our tenants being best-in-class means we listen to their concerns and support them, create quality spaces, deliver an outstanding experience and foster a sense of community at our properties and surrounding neighborhoods. For our employees being best-in-class requires that we collectively embrace the Guiding Principles and promote mutual respect and collaboration. As a stable and thriving company we must be efficient and profitable in our operations by defining, evaluating and communicating our operational goals, proactively identifying and solving problems and utilizing resources wisely. With our long-term view, we further acknowledge our responsibility to add value to our communities and to implement environmentally-thoughtful initiatives.



### FINANCIAL PERFORMANCE

As an investment manager, Jamestown's primary responsibility is to add economic value to our clients' portfolios. We believe that our emphasis on Environmental, Social and Governance (ESG) factors will have a positive impact on long term performance.

A snapshot of the Jamestown portfolio by property type



\*Assets as of 12/31/2015 classified by property type  
 \*Mixed-use includes assets that are residential/mixed-use  
 \*Office includes assets that are office/retail  
 \*Excludes hotel, land and timber



# TIMBER

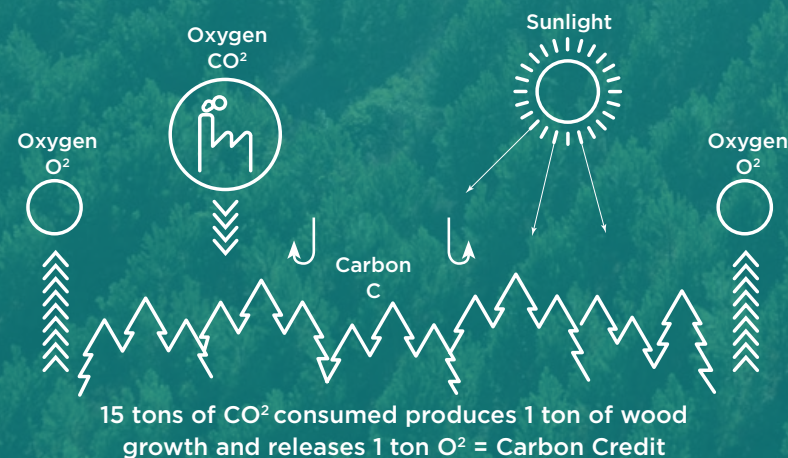
## A long term sustainable investment

Since 2008, Jamestown has owned and managed timberlands in the southeastern United States through a series of closed end funds. Jamestown acquires, owns, operates and sells core timberland properties which are managed primarily for timber production. Jamestown targets established properties that, through intensive management, respond favorably to three sources for timberland returns: biological growth, timber price appreciation and land price appreciation. Jamestown focuses on the robust U.S. South market, due to its established mill infrastructure, along with strong demand drivers comprised by a variety of end users of forest products.

Jamestown works diligently to develop proactive management strategies for its timberlands in order to increase investment productivity and ensure sustainable practices. These include:

- Planting pine species and quality seedlings in accordance with the biological potential of the sites and economic fundamentals of the respective timber market
- Applying fertilizer as needed to achieve faster growth rates
- Implementing timely thinning regimes to ensure healthy forests
- Controlling competition to maximize the productivity of only the targeted tree species
- Proactively managing risk to help ensure healthy forests
- Capturing additional revenue through recreational leases
- Providing opportunities for carbon sequestration
- Ensuring all tracts are third-party certified
- Complying with state best management practices during harvest
- Harvesting sustainably

In 2015, Jamestown-owned timberlands sequestered 1,895,638 metric tons of CO<sub>2</sub> equivalent through standing timber and 108,825 metric tons of CO<sub>2</sub> equivalent in annual growth. The absolute emissions for the building portfolio were 66,570 metric tons of CO<sub>2</sub> equivalent, meaning that Jamestown sequestered over 1.6 times the amount of CO<sub>2</sub> equivalent emitted by Jamestown-owned buildings in 2015.



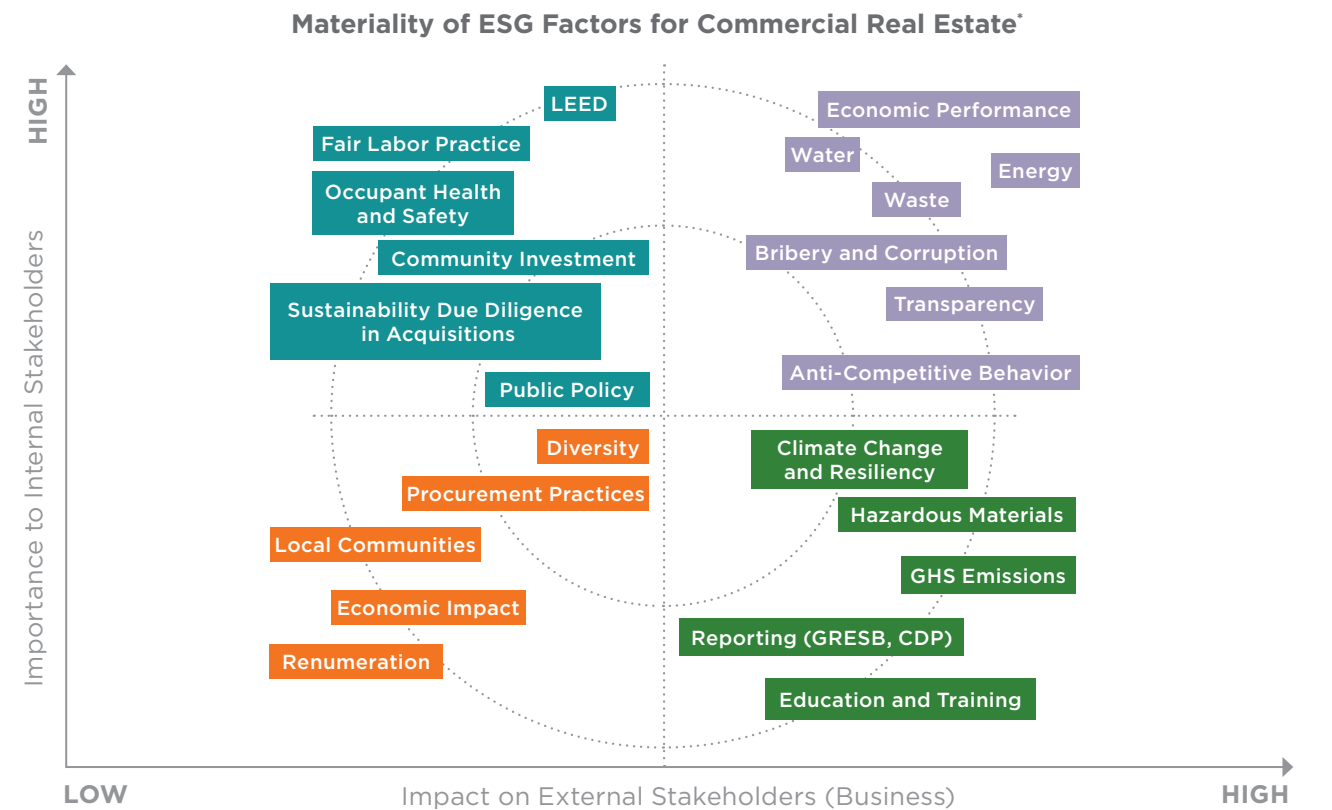
## RISK MANAGEMENT AND INVESTMENT POLICIES

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

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

## MATERIALITY

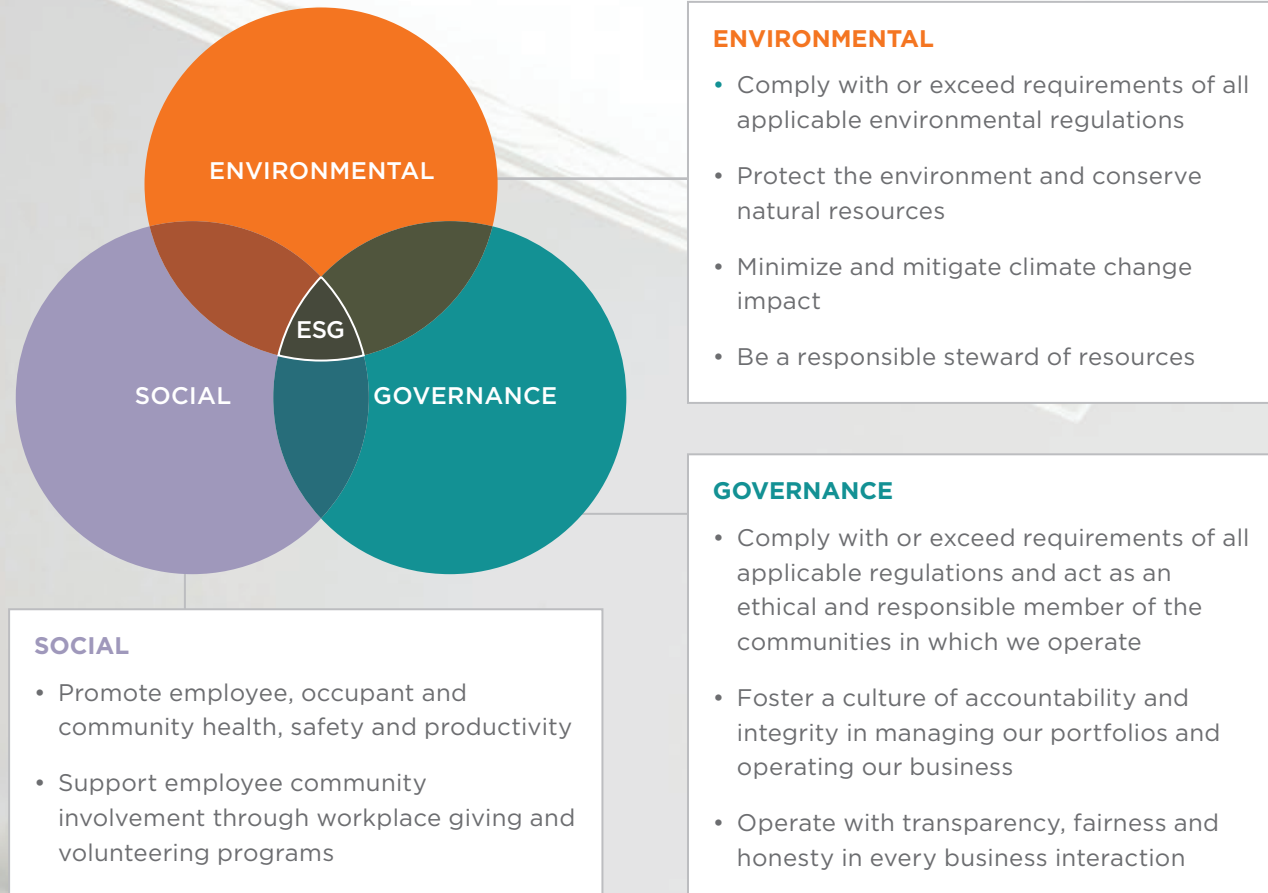
Jamestown has begun to address the concept of materiality, increasingly important in ESG discussions, through a formal assessment process. This process identified key sustainability issues that both the company and our stakeholders have deemed important. This type of assessment allows us to determine the impact each of our identified sustainability factors will have on business operations and future strategic decisions. Furthermore, the results of the materiality assessment will help us understand any potential negative social and environmental impacts that our operations may have on the communities where we live and work, allowing Jamestown to mitigate these risks. We plan to evaluate and improve upon this process each year to successfully understand and monitor the issues of material importance to stakeholders and our overall business operations.



## SUSTAINABILITY COMMITMENT

Jamestown Green is a holistic program that begins at the asset level with acquisitions and remains in place throughout our period of ownership. Jamestown's typical long-term investment horizon is well aligned with efficiency projects where a longer return on investment would not be considered by an investor with a shorter hold period. Many equipment upgrades, for example, can reduce operating expenses, but may require a longer hold period to recoup the initial investment.

We believe that, working with our partners, employees and other stakeholders, we can use resources responsibly while achieving superior results.



## OUR SUSTAINABILITY VISION

We envision a future where investment growth is fully aligned with the principles of sustainable development and operations in a way that respects the environment and our local communities.

### GOALS

#### *Use Resources Responsibly*

Minimize or reduce consumption of energy, water and waste creation through active property management and by engaging our tenants in best practices

#### *Improve Asset Value*

Invest in sustainability initiatives that reduce operating expenses through a combination of capital investment and operational excellence

#### *Enhance Our Communities*

Engage with employees, tenants and other stakeholders to lead by example and be at the forefront of conversations at industry, government and community levels

#### *Create Healthy Spaces*

Create healthier spaces that benefit our building occupants and increase occupancy, retention and lease rates

### JAMESTOWN GREEN POLICIES

Jamestown has adopted numerous policies and programs to support our sustainability and corporate responsibility efforts. They are intended to provide employees, tenants and vendors with clear guidelines to create efficient, healthy and safe work environments, while simultaneously enhancing building performance. Jamestown Green works closely with our property management teams to implement these policies and programs at both the corporate and property levels. Our sustainable policies and best practices address:

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

**JAMESTOWN GREEN PERFORMANCE TARGETS**

Jamestown Green monitors the success of our program through ambitious performance targets. As of December 31, 2015, we were on track or had met the most following targets:

**Energy**



Achieve participation in ENERGY STAR Portfolio Manager Program for 100% of Jamestown office and mixed-use buildings by 2013



Achieve participation in ENERGY STAR Portfolio Manager for all assets by 2016



Reduce company-wide energy use and greenhouse gas emissions by 20% by 2024 (from a 2014 baseline)

**Water**



Maintain all properties' ENERGY STAR profiles with water utility data in Portfolio Manager and report properties' water consumption



Reduce company-wide water use by 20% by 2024 (from a 2014 baseline)

**Waste**



Achieve a 40-75% waste diversion rate by 2024

**ENVIRONMENTAL MANAGEMENT SYSTEMS**

Jamestown Green's Sustainability and Corporate Responsibility program is informed by an Environmental Management System (EMS) that is aligned with ISO 14001 and follows the following structure

**Plan:**

Jamestown's sustainability and corporate responsibility strategy includes a mission, vision, goals and short and long-term performance targets.

**Do:**

Sustainability policies and a comprehensive communication strategy ensure all key stakeholders are engaged and actively participating in our sustainability and corporate responsibility efforts.

**Check:**

Jamestown utilizes ENERGY STAR Portfolio Manager and other tools to monitor key metrics and progress on performance goals and targets.

**Act:**

Jamestown Green implemented a stakeholder and tenant engagement program that helps build relationships, create quality spaces, deliver an outstanding experience and foster a sense of community at our properties and surrounding locations.

# 799 MARKET STREET

## San Francisco, CA

**ASSET OVERVIEW AND INVESTMENT OPPORTUNITY**

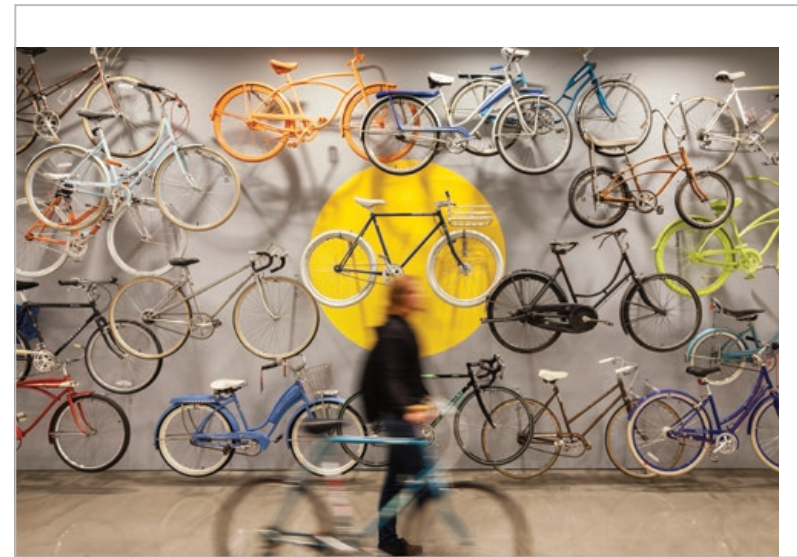
- 142,902 sf eight-story mixed-use asset in a prominent and fast growing office market with barriers to entry.
- Located in the Yerba Buena submarket, half a block from Bay Area Rapid Transit station, with the ability to offer significant retail space on a highly trafficked and visible corner.
- Building infrastructure has ample power and bandwidth supply to support technology tenants and features ceiling heights at an average of 17" and natural light on three sides.

**VALUE CREATION**

- Executed a modest capital improvement plan including improvements to the energy efficiency of the building, a lobby redesign, addition of bike storage and upgrades to common areas to increase the building's appeal to technology sector tenants.
- Re-leased office space at accretive rents, capitalizing on the robust demand in San Francisco market.
- Increased weighted average in-place rent 18.7% over hold period.

**RESULTS**

- Received \$64,574 in rebates and incentives from PG&E to replace the boiler, upgrade the chiller, replace the variable frequency drive (VFD) motors on all chilled water pumps and upgrade the Building Management System (BMS).
- Building realized over \$147,000 and over 300,000 kWhs in annual savings. This is equivalent to the energy-related emissions produced by over 22 homes in a year.
- Between 2014 and 2016, the building has realized a 50% improvement in its ENERGY STAR score and an energy cost reduction of \$127,482 through active energy management strategies, such as peak load analysis and strategic upgrades.





## II. ENVIRONMENT



ENVIRONMENTAL IMPACT AREAS

The built environment is one of the largest drivers of environmental impact, with commercial buildings accounting for roughly 72% of total United States electricity consumption. As an owner and operator of commercial real estate, we have the opportunity to help address environmental issues and improve sustainability in the following interrelated areas:



**SITE DESIGN**  
 Convenient electric vehicle (EV) charging and well-integrated, visible bike racks encourage alternative transportation. Sustainable site design features underscore our commitment to a healthy lifestyle and productive work environment and also promote community resiliency.



**WATER**  
 Low-flow fixtures, native plants and rainwater reclamation reduces the consumption of this precious natural resource.



**ENERGY**  
 Lighting retrofits and motion sensors reduce the energy used in our properties, while advanced energy tracking software identifies opportunities to manage building systems more efficiently.



**MATERIALS**  
 Selecting materials with low volatile organic compound (VOC) content improves indoor air quality in our spaces. When possible, materials sourced locally or regionally reduce the energy needed for transportation to our projects.



**WASTE**  
 Adaptive reuse of existing buildings diverts materials from the landfill and restores inactive sites through anti-sprawl infill development. In addition, robust construction and operational recycling programs maximize diversion rates and send less material to landfills.



SUSTAINABLE OPERATIONS

ADVANCE GREEN

Advance Green includes the evaluation of an asset's sustainability prior to acquisition and the onboarding of new acquisitions into the Jamestown Green program. Potential assets are evaluated based on current sustainability practices, opportunities for certification and whether potential equipment upgrades can decrease operating costs or increase lease rates. Jamestown Green works with each new asset to identify and budget for a meaningful number of green investments which are recommended for the asset's Capital Operating Plans and are tracked in a Sustainability Plan once acquired.

GREEN GAUGE

Through the Green Gauge program, Jamestown monitors and tracks environmental performance at the property, fund and portfolio levels. Research shows that buildings that monitor their energy management benefit from an average of 5% reduction in consumption based on oversight alone.

Between 2014 and 2015 Jamestown's like-for-like energy consumption decreased 2.3% and when normalized for weather, that reduction increases to 2.9%.

In 2015, Jamestown Green completed a pre-acquisition assessment for **5 assets** totaling **2,961,014 sf** and over **\$573,000,000** in asset value

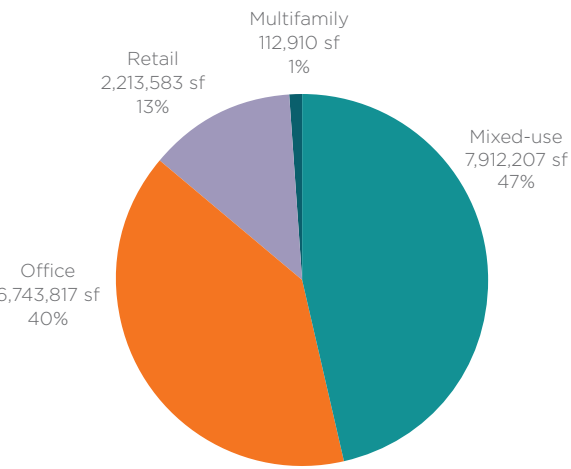
Demand Response and Advanced Energy Monitoring

In addition to tracking ongoing consumption, buildings in certain markets participate in real-time 15-minute interval monitoring and demand response. Advanced energy monitoring is an additional layer of analysis where on-site engineers address problems as they occur (rather than when the bill arrives). Other reports incorporate historical interval data into the forecasts for the next week and prioritize days when peak demand reduction should be the focus of the team. When demand response events are called by the utility providers, our building teams dim the lights and adjust temperatures to ensure that we are doing our part to help conserve energy during times of high energy demand. In exchange for reducing demand, buildings receive capacity payments from the local utility provider.

Green Works

Green Works is the name of our corporate program to improve the sustainable practices of our Jamestown corporate and property management offices. In 2015, Green Works was expanded to be tenant-facing at each of our properties. Accordingly, each asset uses its own Green Works templates to send sustainability-related communications to tenants.

Assets Benchmarked by Use Type



\*Includes all assets tracking utility data

# ADVANCE GREEN

## A Strategic Responsible Investment Process

As part of Jamestown's investment decision-making process, sustainability initiatives are considered and planned throughout an assets lifecycle. This process begins with a per-acquisition due diligence process and continues through disposition. Specific initiatives are identified through strategic assessments conducted during the due diligence phase, which initiates an energy management and sustainability plan for the entire hold period and highlights opportunities for added value.

The starting point for this process is a deal checklist, which is used by the deal team for each potential acquisition. While standard due diligence checklists address a number of environmental factors (including hazardous materials, wetland conditions, flood zones and seismic activity), Jamestown incorporates additional criteria and seeks the review of existing energy and sustainability focused reporting.

Where gaps in information persist, additional studies are considered. There are a variety of tested assessment formats and the most appropriate approach varies from deal to deal; some examples are:

- **Energy and Water Efficiency Addendum to Property Condition Assessment:** an energy and water focused addendum to the Property Condition Assessment (PCA) report at Brunswig Square in downtown Los Angeles helped to identify potential capital upgrades that could support future LEED Core and Shell certification.
- **ASHRAE Level II Audit:** a compliance requirement in some markets, American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) Level II Audits provide a roadmap of energy efficiency projects. Additionally, these audits help earn credit towards LEED Certification.
- **High Level Sustainability Assessment and Roadmap:** prior to the acquisition of Larkspur Landing, a high level sustainability assessment was completed that addressed: energy, water, air quality, landscape, site, location and certification opportunities.
- **LEED Gap Analysis:** for buildings well-suited for LEED certification, completing a gap analysis during due diligence can help confirm a path to LEED and shorten the post-closing certification timeline. At Waterfront Plaza, the gap analysis identified opportunities where LEED credits were easily attainable and where more intensive changes in operations or materials would be necessary.

As Jamestown approaches closing on new acquisitions, a sustainability plan is tailored for each asset to ensure that sustainability goals will be met and that the asset and property management teams are aware of the work already completed. Jamestown continues to tailor this approach, but through these practices, demonstrates a remarkable commitment to sustainable development and operations.



### JAMESTOWN CORPORATE HEADQUARTERS EARNS LEED GOLD CERTIFICATION

In early 2016, the Jamestown Office at Ponce City Market was awarded LEED Gold Certification under the LEED for Commercial Interiors (CI) rating system, earning 70 out of 110 possible credits. This project was the first of three LEED projects underway at PCM to receive certification and is a meaningful achievement for our Atlanta headquarters and the property as a whole.

#### *Highlights in each credit category include:*

**Sustainable Sites** - The project earned 18 points for providing ample bike parking and showering facilities for Jamestown employees, demonstrating easy access to public transportation and connectivity to community services such as banks and grocery stores. Site selection also earned PCM points, which included locating our office in a building with covered parking (reducing the urban heat island effect.)

**Water Efficiency** - 11 of 11 possible points were earned for installing efficient fixtures and sensors that will reduce office water consumption by over 43% beyond City of Atlanta code requirements

**Energy and Atmosphere** - Lighting fixture design, a day-lighting system, occupancy sensors and the equipment and appliances installed in the office all contribute an office energy performance over 30% more efficient than code. The project also earned points for enhanced commissioning, a practice that engages experts to review designs and test the systems to confirm they are functioning as intended. Jamestown also committed to purchasing green power to offset 50% of the energy consumption of our office for 2 years - offsetting the equivalent GHG emissions for over 3,194,900 miles of average passenger vehicle driving!

**Materials and Resources** - Moving into a recycled building was a good start, but additional materials and resources points were earned by executing a long term lease (saving materials that would be used in another build out) and implementing a required office recycling program. A number of materials in the office were re-used from the original building, and many of the new materials we installed (like the Interface carpet tiles used throughout our space) contain recycled content or certified wood.

**Indoor Environmental Quality** - Not allowing smoking indoors and proper ventilation may be standard, but monitoring the delivery of outdoor air and managing indoor air quality during construction earned Jamestown points for the LEED Commercial Interiors (CI) project. Additional points were earned by using adhesives and sealants, paints and coatings, flooring, composite wood products and furniture that are low-emitting. This means that we didn't have that "new furniture" smell, which comes from the slow release of volatile organic compounds (VOCs) that can be toxic or irritating to people with respiratory disease or chemical sensitivities.

**PLAN GREEN**

Each property overseen by Jamestown Green has a Sustainability Plan that outlines opportunities for cost-saving initiatives based on the business plan in an effort to increase lease rates and the overall asset value. An annual Sustainability Plan review allows us to track progress on these initiatives and the performance based targets monitored through Green Gauge, which are also summarized in the plan. Each property team reviews the Sustainability Plan with Jamestown Green staff for budgeting purposes and to finalize goals for the following year. Specific attention is paid to operations and third party certifications are evaluated for each asset. This process allows for continual improvement and ensures a consistent dialogue with the property teams to keep sustainability conversations in the foreground.

**Bicycle Amenities**

Jamestown's assets across the country are positioned in thriving urban markets, most with a bike share in close proximity. To accommodate the bike commuters and casual bikers in our buildings, bikes are typically allowed in office elevators and we retrofit in secure rack rooms & showers where space allows to support alternative transportation. In other instances, Jamestown is able to support the local bike share program by sponsoring a bike share station on site.

**EV Chargers**

Electric Vehicle (EV) charging stations have been installed at many Jamestown properties to meet the growing demand from alternative vehicle owners. Reserved parking spaces equipped with EV charging stations provide owners of eco-friendly, low emissions vehicles such as plug-in hybrids with a convenient way to recharge on the go at Jamestown properties. White Provisions in Atlanta, the Georgetown retail district in Washington, D.C., Lantana in Santa Monica and Ponce City Market in Atlanta all offer EV charging onsite.



Parking lot lighting represents low hanging fruit for efficiency upgrades, and with new technologies available it is easier than ever to balance performance and appearance. For retail centers where the landlord has less common area, lighting projects are often one of the best ways for an owner to invest in efficiency and promote better safety at night.

Village Commons completed a lighting retrofit in 2015, swapping out the original 400 Watt metal halide fixtures with a more efficient LED alternative. With this work completed, the center anticipates a significant reduction in the energy use and cost of exterior lighting.

**PLACEMAKING THROUGH RE-DEVELOPMENT**

The adaptive re-use and re-development of properties across the country allows Jamestown to use a variety of creative approaches to community building and placemaking, while also supporting sustainability.

**PONCE CITY MARKET**

ATLANTA, GA

Originally constructed in 1926, the former Sears, Roebuck, & Co building in Atlanta sat largely vacant for almost two decades until Jamestown purchased the building in 2011. Jamestown redeveloped the property and opened it as a mixed-use community hub in 2015, housing 550,000 square feet of class-A loft office, 330,000 square feet of retail and restaurants, (including an internationally-inspired Central Food Hall) and 259 apartments. Not only has this improved the infrastructure and culture of the neighborhood by activating the adjacent Atlanta BeltLine and helping to fund bike lanes, the project also helps create jobs. National corporate relocations consider PCM's attractive location and creative office space a reason to bring jobs to Atlanta - 400 in the case of Massachusetts-based athenahealth. Not only has this improved the infrastructure and culture of the neighborhood by activating the Atlanta BeltLine and helping to fund bike lanes, the project also creates jobs that can transform the lives of our neighbors. Ponce City Market donates one dollar of every parking session to fund infrastructure on the BeltLine.





## THE FALCHI BUILDING

LONG ISLAND CITY, NY

Constructed in 1922 as a warehouse and distribution facility for the famed Gimbels department store, today Falchi provides an attractive alternative to Manhattan for companies seeking creative work environments in close proximity to Midtown and Brooklyn. The Falchi Building offers flexible layouts for a variety of uses and presents the most interesting office opportunity in the city, positioned at the intersection of the new innovation economy and the rising makers' market. In September 2013, Jamestown kicked off a multi-million dollar capital improvement program which included renovations to the building's façade and lobby. Jamestown is applying its food-focused placemaking experience to Falchi's ground floor concourse, making it a gathering place for building tenants and for the surrounding neighborhood. In October 2015, Jamestown was the first New York City landlord to use a sponsorship program to bring the shared bicycle system, Citi Bike, to the front door of the historic Falchi Building.

"Using bicycles to get around can be a more engaging way to experience an area and can shrink the psychological and physical distances between neighborhoods in a way that is different from riding in a car or a subway train. Having Citi Bike as an option reinforces the development of a neighborhood."

- Michael Phillips  
President, Jamestown, LP



## INNOVATION AND DESIGN BUILDING

BOSTON, MA

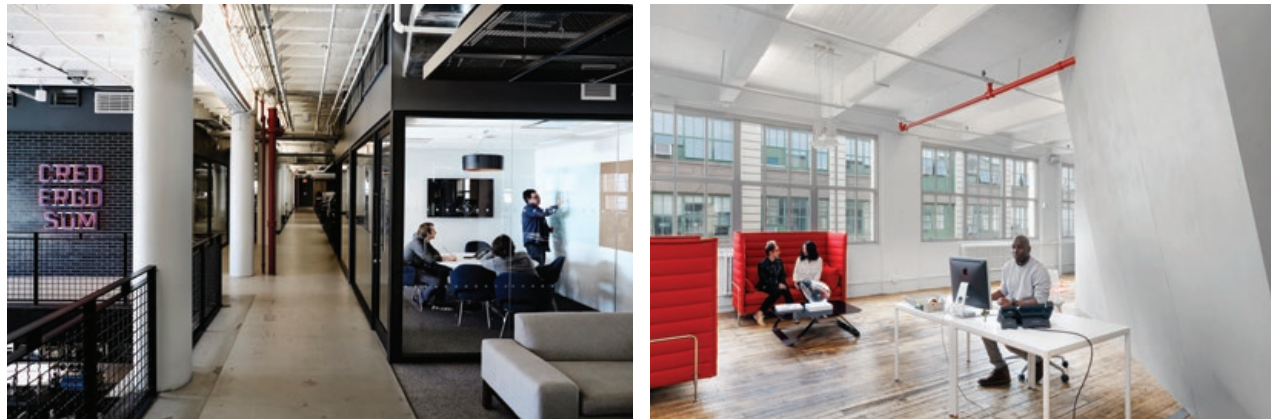
The Innovation and Design Building (IDB) is a 1.4 million square foot mixed-use complex located in the Innovation District in Boston's Seaport neighborhood. The eight-story structure was constructed in 1918 and originally served as a waterside storehouse for the South Boston Army Base. The complex is conveniently located along the MBTA Silver Line route, just minutes from South Station and is flanked by one of the country's largest working dry docks to the north and by the Black Falcon Cruise Terminal to the south. Today IDB's light-filled floors are home to a diverse mix of companies and entrepreneurs, including architects and engineers, skilled makers and craftspeople, research and development firms and technology start-ups. The complex is also home to the Boston Design Center, New England's premier resource for design professionals, with showrooms featuring over 1,200 luxury product lines of fabric, furniture, lighting, antiques, fine art, wall and floor coverings, kitchen and bath components and contract services. Not only has Jamestown created a place to go, but also a way to get there. The property runs a shuttle for tenants and has two Hubway bike share stations on site.



## INDUSTRY CITY

BROOKLYN, NY

Industry City at the historic Bush Terminal is a 6.5-million-square-foot complex of industrial, office and retail space and a bustling creative business hub comprising over 30 acres along Brooklyn’s Sunset Park waterfront in New York City. The property, led by managing partners Jamestown, Belvedere Capital and Angelo, Gordon & Co., houses a diverse mix of businesses that encompass traditional industries, such as textile and other light manufacturing, data centers and warehousing, as well as a growing base of creative businesses. Industry City is dedicated to developing a symbiotic relationship between our tenants and the wider community, attracting and training a quality workforce of local community members to pave the way for successful careers. Through sustainability-focused youth programs and workforce development initiatives, Industry City is developing a community of bright minds with brighter futures.



## PERFORMANCE INDICATORS

The performance indicators below represent mixed-used, office and retail assets that were owned during both 2014 and 2015.



2015 average EUI: 29.31 kWh/sf



2015 absolute total energy consumption: 237,080,799 kWh



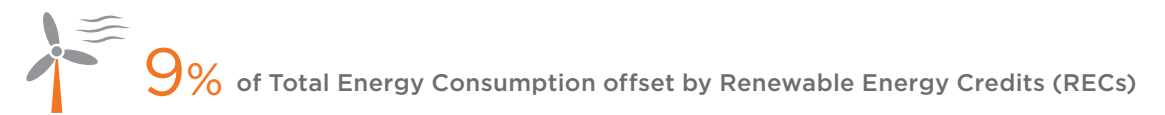
2015 absolute total water consumption: 627,775 Kiloliters



2015 absolute total GHG emissions: 66,570 metric tons CO<sub>2</sub>



2015 absolute direct GHG emissions (Scope 1): 8,987 metric tons CO<sub>2</sub>



20,795,535 kWh of Renewable Energy Credits purchased to offset energy consumption

The Jamestown portfolio realized a **2.3% reduction** in energy consumption from 2014-2015. That’s an emissions reduction equivalent of **293 single family homes** not consuming energy for a year.

# CERTIFIED PROJECTS

Third-party green building certification programs are recognizable standards that demonstrate design and operational sustainability to tenants and investors. The projects below represent all certified buildings owned by Jamestown.

As of June 1, 2016, there were 8 LEED Certified Projects, 3 LEED Certification Projects underway and 1 LEED Recertification Project underway in the portfolio, representing \$2,434,114,423 in gross asset value (GAV).

As of December 31, 2015, 100% of Jamestown's office and mixed use properties are enrolled in Energy Star's Portfolio representing \$2,265,037,662 in GAV. Of those certified by ENERGY STAR, the average score is 82, meaning that the certified Jamestown properties are more efficient than 82% of similar buildings.

## 1. SAN FRANCISCO, CA

- **731 MARKET STREET**  
ENERGY STAR (84 rating)
- **799 MARKET STREET**  
ENERGY STAR (77 rating)
- **RIALTO**  
ENERGY STAR (84 rating)
- **WATERFRONT PLAZA  
50 FRANCISCO**  
ENERGY STAR (84 rating)
- **WATERFRONT PLAZA  
1700 FRANCISCO**  
ENERGY STAR (87 rating)

## 2. SANTA MONICA, CA

- **LANTANA CENTER**  
ENERGY STAR (92 rating)
- **LANTANA SOUTH**  
LEED Gold BD + C  
ENERGY STAR (84 rating)
- **LANTANA WEST**  
ENERGY STAR (80 rating)

## 3. BOSTON, MA

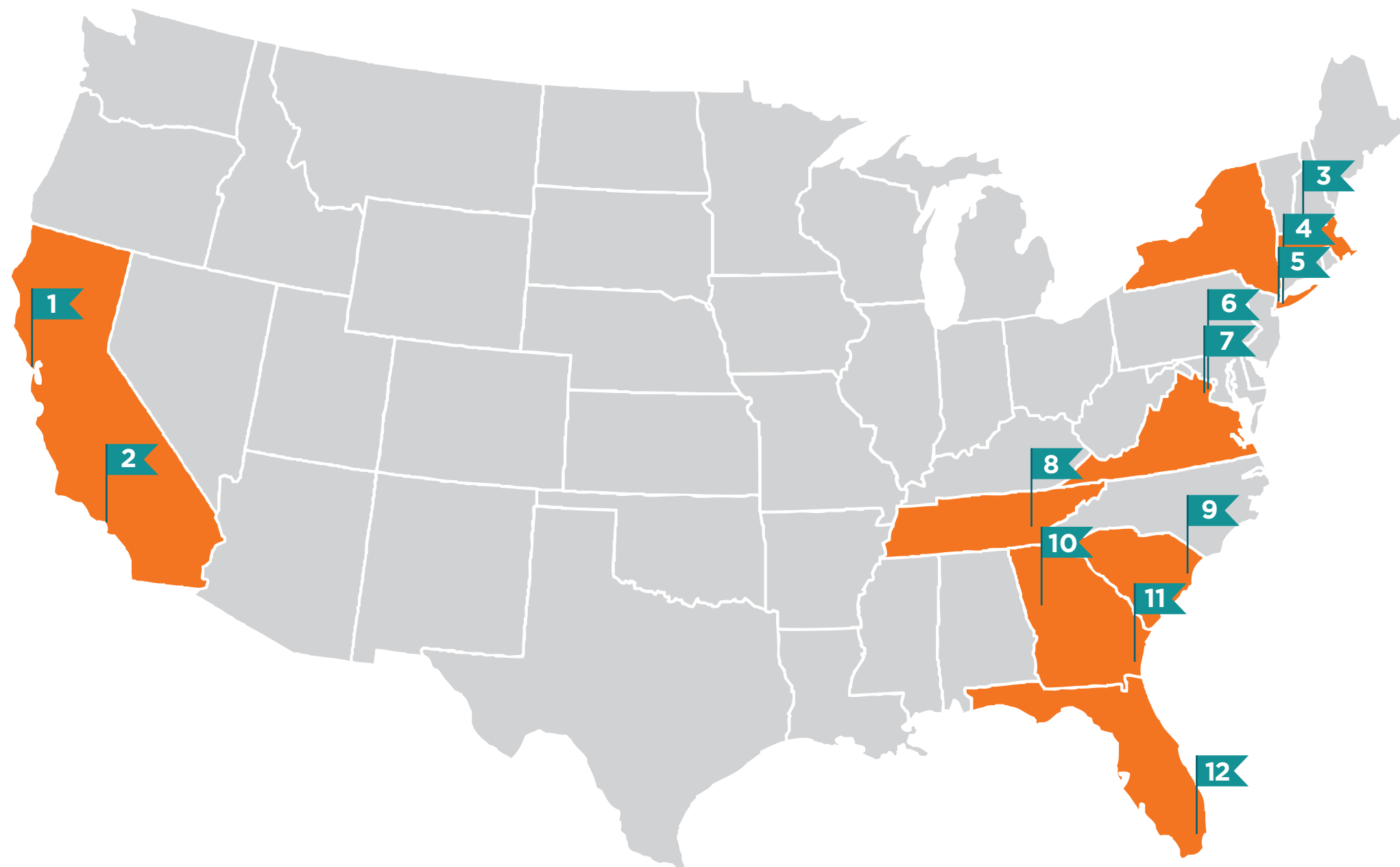
- **DAVENPORT**  
ENERGY STAR (91 rating)

## 4. BROOKLYN, NY

- **INDUSTRY CITY -  
MANAGEMENT OFFICE**  
LEED ID + C

## 5. NEW YORK, NY

- **1250 BROADWAY**  
LEED Gold EB O+M  
ENERGY STAR (80 rating)



## 6. WASHINGTON, DC

- **733 10TH STREET**  
LEED Gold Core & Shell  
ENERGY STAR (76 rating)
- **AMERICA'S SQUARE  
300 NEW JERSEY**  
LEED Gold Core & Shell
- **ONE METRO CENTER**  
LEED Gold EB O+M\*\*  
ENERGY STAR (77 rating)

## 7. ARLINGTON, VA

- **STAFFORD PLACE II**  
ENERGY STAR (80 rating)

## 8. CHATTANOOGA, TN

- **WAREHOUSE ROW**  
LEED Gold ID+C

## 9. CHARLESTON, SC

- **MIXSON**  
LEED for Homes Gold

## 10. ATLANTA, GA

- **PONCE CITY MARKET**  
LEED Gold Core & Shell\*  
LEED for Homes\*  
LEED CI - Jamestown Office

## 11. SAVANNAH, GA

- **ONE WEST VICTORY**  
LEED for Homes Gold

## 12. MIAMI, FL

- **BRIDGES AT KENDALL PLACE**  
NGBS Silver

\* Certification underway  
\*\* Re-certification underway



### III. SOCIAL

## STAKEHOLDER ENGAGEMENT

### EMPLOYEE ENGAGEMENT

Employee engagement increases employee satisfaction and leads to higher retention rates. Below are some of the engagement efforts that make Jamestown a thriving work environment.

#### Health and Wellness

Jamestown is committed to the health and wellness of our employees. One of the ways we support this commitment to wellness is by providing an array of opportunities to encourage healthy and active lifestyles. Our wellness program's benefits include: gym membership reimbursement, 5k/10k race reimbursement, annual on-site health screenings, wellness challenges, incentives, lunch and learns, healthy in-office snacks and on-site wellness rooms.

#### Bright Green Newsletter

A sustainability focused newsletter is sent periodically to all Jamestown employees to share information about our projects as well as to offer ways to live and work sustainably.

#### Volunteer Service

Volunteer service is an important way for employees to form bonds outside of their normal working teams and give back to the community. Jamestown encourages volunteer service through company-wide opportunities and also as a worthwhile activity for employees on their own time. Jamestown keeps an ongoing dialogue with many community partners and connects employees with opportunities to engage in volunteer service throughout the year.



On Earth Day, volunteers in Atlanta embraced the rain to make two walking paths, pick up trash and pull weeds in the Historic Fourth Ward Park (across the street from Ponce City Market). Additional volunteers stayed busy indoors making sandwiches for the Gateway Center, a local homeless shelter.



#### Jeans for Good

When Jamestown moved its Atlanta headquarters to Ponce City Market, it was clear that there were changes in store for office culture. While a typical day at the office still includes traditional business attire, 2015 brought the introduction of Jeans for Good Fridays. Employees have the option to donate \$5 to the Jamestown Charitable Foundation each Friday and wear jeans to work.

#### Book Club

The book club was established in 2014 to increase a sense of community by providing a forum to share insights towards personal and professional growth (in addition to simply reading some really great books!).

#### Education and Outreach

Jamestown supports employee professional development and in addition to hosting a variety of workshops and training sessions throughout the year, training resources are available anytime through the Skillsoft training platform. Additionally, Jamestown's Leadership Development Program requires managers, senior professionals and department leaders to obtain 20 hours of leadership development training annually.

#### Feedback

Jamestown employees are invited to give feedback in a number of ways. A suggestion box, the "Idea Bank," is conveniently located for employees to provide anonymous feedback and our CEO hosts periodic Town Hall meetings to update the employees and encourage direct dialogue. Annually, each employee completes a 360 degree performance review, consisting of the completion of a self-appraisal, accessible online and a face-to-face meeting with the employee's supervisor.

#### Clean Commute Program

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



# CLEAN COMMUTE

"Because being here is even better when you arrive earth-friendly."

"My initial response when Jamestown introduced a transit plan was that I'd give it a try for a couple of days and just see how it went. What did I have to lose? My biggest concern was getting home later. I already spent enough time in traffic and didn't want to get home any later. I wasn't very optimistic at first.

After taking the express bus the first week, I was hooked. My biggest fear about timing was gone. Because the express routes use the carpool lane, I make up most of the time I might spend waiting on the bus. On average it takes me about 15-20 minutes longer to get home. The morning commute is about the same as driving. What's 15 minutes when I can spend the entire trip catching up on news, reading a book, or taking a nap. Many of the things I used to do when I get home are already done now.

There are many other advantages as well. I'm much less stressed. I enjoy my evenings more because I'm not so exhausted from driving in traffic. My back and neck feel better from not having to drive. I only fill my car with gas every two weeks versus every week or more. I'm saving a fortune on gas and car maintenance. Friends and co-workers have even told me that I'm a nicer person taking transit.

I also won a \$25 gift card my first month. This is in addition to the \$100 incentive for trying transit. This is really starting to pay off in a big way. Transit has certainly made my life a little more enjoyable."

- Featured Commuter, Jamestown Employee Paul B.



## 2015 EMPLOYEE AWARDS

### Green Awards

It's important to recognize individual and team contributions toward our sustainability efforts. In 2015, awards were presented to three individuals in different departments, as well as three property teams and one group of program participants:

#### TRASH TALK

Neil M. (Property Management, Chelsea Market)

When Neil M. joined the Chelsea Market property management team, he set out to address ongoing waste management issues in a way that also uses composting to reduce the amount of trash sent to the landfill. As you can imagine, a place like Chelsea Market creates a lot of food waste and Neil worked tirelessly with tenants to address these issues on-site. He worked with the waste hauler to implement an on-site composting solution to handle food waste. All of these efforts helped to reduce the amount of landfill-bound waste and will help support operations at Chelsea Market.

#### WALK THE WALK

Cubby W. (Creative)

This annual award was established to honor our program founder Walter Brown and recognize a Jamestown employee whose work embodies Walter's commitment to making our world a better place. We are thrilled to present the 2015 Walter Brown Walk the Walk Award to Cubby W. Cubby has supported the Jamestown Green program through various design projects, including the sustainability poster series which was launched in 2015. Cubby also walks the walk through personal choices like biking to work (and participating in the Clean Commute program) and using re-chargeable batteries for her magic mouse. On the weekend she spends time gardening and supporting local food initiatives such as Global Growers.

#### ADVANCE GREEN

Sumbul B. (Risk Management)

Sustainability is a moving target, and part of our job is to monitor evolving sustainability topics that may impact our assets and future decision-making. The Advance Green award goes to Sumbul B. in legal and risk management for her assistance in evaluating the topic of resiliency and helping Jamestown incorporate resiliency into our due diligence process and insurance strategy.

#### LOVE WATER, MAKE EVERY DROP COUNT

Lantana Team

Our landscape is changing, and water scarcity in the U.S. (and in California, in particular) has meant that our California properties are re-thinking the plant species used in our landscaping. The Lantana team replaced a turf grass landscape strip with more drought tolerant species. They also redesigned courtyard spaces to better integrate drought tolerant species to reduce water consumption on site.

#### BRIGHT IDEA

Alameda South Shore Center (ASSC) Team

In 2015, the ASSC team invested in an LED parking lot lighting upgrade, which will create over \$47,000 in annual savings for the property and increase safety and night time aesthetics. The project will also have the greenhouse gas (GHG) emissions impact equivalent of removing 30 cars from the road. The ASSC LED upgrade wasn't the only thing the team accomplished: they also creatively re-purposed their "frog pond" water feature to eliminate extra water use, and are working to optimize how trash and recycling is handled on-site.

#### GREEN LEADERSHIP AWARD

1250 Broadway Team

1250 Broadway achieved LEED Gold Recertification in October 2015, the first LEED O+M Project in the Jamestown portfolio to be re-certified. The building received an ENERGY STAR Score of 80, meaning that it is more efficient than 80% of similar buildings. The building team assisted in the re-certification by providing logs, tracking documents and working with the LEED project consultant to ensure that programs such as recycling and green cleaning have remained in place since the initial certification. Congrats to the 1250 Team on your achievement!

#### GET ON THE BUS

Clean Commute Program Participants

The benefits of choosing a clean commute go beyond cleaner air and less traffic congestion. Just ask some of the early adopters of the Clean Commute program who enjoy fresh air, reduced stress and (for those not biking or walking to the office) the ability to sit back and relax on the way to and from work. Studies show that commuting incentives support employee happiness and retention and also leads to greater productivity. We were proud to present the Get on the Bus Award to all of the 2015 participants in the Clean Commute Program.



**TENANT ENGAGEMENT AND EVENTS**

Tenants control a majority of the spaces in our buildings, making tenant support crucial in increasing the performance of a property. Below are some of the ways that we engage our tenants in sustainability efforts.

**Green Lease**

Tenant engagement begins with leasing, and Jamestown is a leader in the use of leases as a tool to support sustainability goals. Each year, Jamestown works to better incorporate green leasing provisions to better align the goals of landlord and tenant. These provisions include cost sharing for energy efficiency projects, sharing of data for municipal reporting requirements and for LEED certification, and requirements for metering. In some cases, leases establish minimum construction standards for lighting and plumbing in the associated work exhibits.

**Art Poster Series**

In 2015, Jamestown Green launched a new way to share important messages with our tenants and visitors by producing a limited edition of art posters. The first one, Be an Earth Hero, commemorates Earth Day. The second poster, Love Water, encourages us to “Make Every Drop Count,” and the third poster encourages ditching your car to “Give Clean Commuting a Try!”



**Night Walks**

Technology can convey many aspects of our buildings' operations, but sometimes all it takes is a simple walk to find savings opportunities. As part of their responsibilities, the engineers perform a Night Walk or midnight inspection on a quarterly basis.

These Night Walks often reveal operational issues that aren't apparent during the day. From a sustainability perspective, the team is able to identify lights that are left on and present opportunities to add sensors and potential HVAC system malfunctions (such as incorrect temperature settings that are more apparent when the building is unoccupied). With these findings, Jamestown is able to reduce energy costs without impacting tenant comfort. Where appropriate, the findings during the Night Walk are communicated to tenants so that everyone benefits from and has an opportunity to act based on the investigation.



**EARTH HOUR - USING POWER TO BRING AWARENESS TO CLIMATE CHANGE**

Earth Hour is an international event that uses power to bring awareness to climate change. The iconic signage at One Times Square, Ponce City Market and Ghirardelli Square, went dark on March 28th to celebrate Earth Hour. By turning off their lights at the designated hour, these buildings, along with 3,394 other buildings worldwide, engaged both tenants and the public to bring awareness to climate change.

**Earth Day**

Many Jamestown Properties host special events on Earth Day and the surrounding weeks. In 2015, Earth Day engagement highlights events included:

**PONCE CITY MARKET** - Ponce City Market hosted a tiny house on site to demonstrate the fun ways that you can reduce your impact through “tiny” living.

**GHIRARDELLI SQUARE** - Ghirardelli Square hosted a PopUp Takover, an outdoor craft fair featuring local, sustainable vendors and live music.

**CHELSEA MARKET AND MILK STUDIOS** - Earth Day shoppers at Chelsea Market and tenants at Milk Studios received re-usable shopping bags to help promote waste reduction.

**PORTFOLIO-WIDE** - Multiple properties hosted electronic waste events to celebrate Earth Day, including One Metro Center and Ponce City Market where 2,547 and 1,156 pounds of electronic waste was collected, respectively.



## COMMITMENT TO THE COMMUNITY

Founded in 2012, the Jamestown Charitable Foundation was established as a § 501(c)(3) public charity to serve as the organizing entity for community events that benefit designated nonprofits. As an investor in properties located in metropolitan centers, the Jamestown Charitable Foundation supports nonprofits that make our cities more desirable places to live and work. Our areas of focus are sustainable and local food movements, parks and green space, alternative transportation and design.



### GREAT CITIES, GREAT SPACES

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

#### 1. Sustainable and Local Food Movements

Access to local food that is grown responsibly and is pesticide-free is of paramount importance in cities and communities with growing populations. Community gardens, farm-to-table projects and scholarships for rising chefs from low-income communities are the types of initiatives that we believe address these critical issues.



#### 2. Parks and Green Space

In the urban environment, parks and green spaces play an important role in providing respite, as well as areas for recreation. Many Jamestown projects are located near important parks and green spaces because we value the importance of these spaces in community life. Through our giving program, we assist conservancies and other caretakers of these spaces.

#### 3. Alternative Transportation and Transit

We support a variety of initiatives and organizations that work to raise public awareness and provide alternatives to car commuting such as transit, cycling and electric vehicles. At our properties we encourage employees and tenants to consider alternative transportation by providing bicycle facilities and amenities to encourage ridership, electric vehicle (EV) charging stations for owners of low emission vehicles and access to public transportation, often through shuttle services that eliminate "last mile" connection problems.

#### 4. Design

Cultural projects can enhance or revive communities by promoting interaction and shared community spirit. In addition, great design inspires creativity and innovative problem solving in the workplace and throughout our communities.

In 2015, Jamestown made gifts from the Jamestown Charitable Foundation and from properties owned or managed by Jamestown to a number of charitable organizations including the following:



### BUILDING COMMUNITY THROUGH SIGNATURE EVENTS

Signature events such as family-style feasts Sunday Supper and Sunday Supper South provide fundraising opportunities for the Jamestown Charitable Foundation. In 2015, the opening of Ponce City Market presented additional opportunities to engage with the Old Fourth Ward neighborhood and the greater Atlanta community.

In 2011, more than 2,000 community members celebrated the future home of Ponce City Market, prior to the start of construction and before the site was closed to the public. Following four years of historic rehabilitation and unprecedented progress, Ponce City Market proudly celebrated the return of Party at Ponce. The unforgettable evening featured live performances by the Indigo Girls, Shawn Mullins and David Ryan Harris, as well as exclusive shopping experiences and tastings from over thirty Atlanta area chefs and the Central Food Hall's impressive lineup of nationally-acclaimed chefs.

These performances took place with the backdrop of the newly renovated Ponce City Market. With chefs and bars in the market hall and courtyard and a stage under the glow of the big neon sign, it was a once-in-a-lifetime event. Funds raised by the Jamestown Charitable Foundation resulted in grants to local organizations such as the Atlanta BeltLine Partnership, Georgia Organics, The Atlanta Bicycle Coalition and the Museum of Design Atlanta (MODA).



## AWARDS AND RECOGNITION

### CORPORATE

- Institute for Market Transformation Green Lease Leader
- GRESB Green Star (2014-2016)

### PROPERTY-SPECIFIC

- Midtown Alliance EcoDistrict Luminary, Jamestown Corporate Office
- Metro Atlanta Chamber E3 Award for the Built Environment, Ponce City Market
- Georgia Commute Options honors Award for Best Overall program, Ponce City Market

## REPORTING AND DISCLOSURE

Jamestown believes in the importance of transparency in operations. As such, we voluntarily report our annual utility consumption data to several third party organizations, such as:

### BETTER BUILDINGS CHALLENGE



The Better Buildings Challenge provides commercial and industrial property owners with research and technical expertise to implement energy savings solutions. The program matches partners with allies to encourage collaboration across market sectors and recognize leadership and innovation in energy solutions. Jamestown is involved with the Better Buildings Challenge in Atlanta and in Washington, D.C. through the Downtown Business Improvement District.

### ENERGY STAR PARTNER



ENERGY STAR is a third-party rating system sponsored by the U.S. Department of Energy and the U.S. Environmental Protection Agency. The voluntary EPA-managed program rates the relative energy performance of new and existing buildings on a 1-100 point scale. ENERGY STAR considers energy use, CO<sub>2</sub> emissions, occupancy and type of use and the location of the building to determine a score. In order to receive the ENERGY STAR label, a building must score a minimum of 75 points, which certifies that the project is more energy efficient than 75% of similar structures in a particular year.

### GRI



The Global Reporting Initiative (GRI) is a leading organization in the sustainability field. GRI promotes the use of sustainability reporting as a way for organizations to become more sustainable and contribute to sustainable development. The GRI framework aims to enable third parties to assess environmental impact from the activities of the company and its supply chain. The standardized reporting guidelines concerning the environment are contained within the GRI Indicator Protocol Set. The Performance Indicators (PI) includes criteria on energy, biodiversity and emissions. There are 30 environmental indicators ranging from EN1 (materials used by weight) to EN30 (total environmental expenditures by type of investment).

### ULI GREENPRINT CENTER FOR BUILDING PERFORMANCE



ULI Greenprint Center for Building Performance is a worldwide alliance of real estate owners, investors, financial institutions and other industry stakeholders committed to reducing carbon emissions across the global property industry. Jamestown utilizes the Greenprint Platform as an environmental management platform and is included annually in the Building Performance Report. Jamestown staff also serve on the Greenprint Performance Committee.



### GRESB

The Global Real Estate Benchmark (GRESB) is an international benchmark with strongest representation from European and Australian investors. Each year, we work to maintain our high-performance standards and to formalize additional policies and programs to help drive projects and increase our performance compared to our peers. Sustainability policies and performance are increasingly important to investors who want to see a comprehensive strategy. To demonstrate our commitment, our Premier Fund assets have participated in GRESB since 2013.

### UNPRI

In addition, Jamestown is a signatory of the United Nations Principles of Responsible Investment (UNPRI). The principles state that, as institutional investors, we have a duty to act in the best long-term interests of our investors.

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

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

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

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

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

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

**Principle 6:** We will each report on our activities and progress towards implementing the Principles. The Principles for Responsible Investment were developed by an international group of institutional investors reflecting the increasing relevance of environmental, social and corporate governance issues to investment practices. The process was convened by the United Nations Secretary-General.

-UNPRI



In 2015, Premier Fund buildings consumed **3.27% less energy** than in 2014. The purchase of Renewable Energy Credits at One Metro Center, One Times Square and 245 First Street **offset the emissions of 13% of the total electricity** consumed by buildings in the Fund. As a result, the Energy Use Intensity (EUI), which represents energy consumed per square foot, was **reduced by 5.15%**. This energy use reduction represents the GHG emissions from **430 passenger vehicles** driven for one year and demonstrates meaningful progress towards Jamestown's portfolio-wide goal of a 20% reduction in energy use and GHG emissions by 2024 (from a 2014 baseline.)

## NATIONAL INDUSTRY PARTNERSHIPS AND CERTIFICATION PROGRAMS

Industry partnerships and certifications at the national level are important to the continued growth of our program. The programs below help provide research, education and a path forward for many of the sustainability challenges that Jamestown Green works to address.



### CLEAN AIR CAMPAIGN

In 2015, Jamestown partnered with the Clean Air Campaign to develop a comprehensive national transportation program for our employees and tenants. Clean commute options and incentives will encourage occupants to take advantage of the many alternative transportation options available, reducing the number of single-occupancy vehicles on the road.



### IMT

The Institute for Market Transformation (IMT) is a Washington, DC-based nonprofit organization promoting energy efficiency, green building and environmental protection in the United States and abroad. IMT works with policymakers, environmental groups and business leaders to address market failures that inhibit investment in energy efficiency and sustainability in the building sector. As part of this work, IMT's Commercial Real Estate Engagement team combines experienced real estate practitioners with green building experts to engage commercial real estate stakeholders on efficiency opportunities in the landlord-tenant relationship.

### LEED

The Leadership in Energy and Environmental Design (LEED) rating system is an internationally accepted standard for the design, construction and operational performance of green buildings. It was established by the US Green Building Council (USGBC) to address the range of development types, including New Construction and Major Renovation, Commercial Interiors, Existing Building and Neighborhood Development. Each rating system uses a scorecard to calculate four different certification levels (Certified, Silver, Gold and Platinum) in addition to including prerequisites in five strategic areas of environmental performance: sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality. The impact of these categories is accounted for through a system of weighted points, with more points allocated to critical areas such as water and energy.



### NATIONAL GREEN BUILDING STANDARD

In 2007, the National Association of Homebuilders (NAHB) and the International Code Council (ICC) partnered to establish a nationally-recognizable standard definition of green building. The resulting ICC 700 National Green Building Standard® is the first and only residential green building rating system to undergo the full consensus process and receive approval from the American National Standards Institute (ANSI).



### USGBC

The US Green Building Council (USGBC) is a membership organization that promotes sustainability and works to change the way buildings are designed, built and operated. Jamestown is a silver member of the USGBC, and sustainability staff also serve in leadership roles at the state level.

## LOCAL PARTNERSHIPS

Local partnerships in the cities and neighborhoods where we operate allow our projects and employees to be engaged with our community and take advantage of a number of programs led by local organizations, including green office programs, workshops and training events and commuting incentives



### DOWNTOWN DC ECODISTRICT

DowntownDC is a nonprofit created by commercial property owners agreeing to tax themselves to fund capital improvements and local services which enhance DC's urban environment. The district aims to keep streets clean and safe, build public private partnerships and promote a vision to improve the quality of life and economic competitiveness of Downtown DC. An ecoDistrict is a neighborhood or district with a broad commitment to accelerate neighborhood-scale sustainability. The DowntownDC ecoDistrict program is committed to helping make Downtown more sustainable by promoting better energy, water, waste and transportation management in building construction and maintenance practices.



### A BETTER CITY BOSTON

A Better City (ABC) is a Boston nonprofit that provides business leadership and guidance for major capital investments in public space and transportation. ABC played an instrumental role in the success of the Big Dig. The organization continues to broker public private partnerships to further the public interest and contribute to the vibrancy and sustainability of Boston as a global city.



### BOMA INTERNATIONAL AND BOMA GEORGIA

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



### MIDTOWN ALLIANCE

Midtown Alliance is a nonprofit membership alliance and a coalition of business and community leaders that work with the private sector to build a livable and sustainable Midtown Atlanta by providing proactive planning and development assistance. At Ponce City Market, Midtown Transportation serves as the Transportation Management Association (TMA) and provides services such as transit pass sales and on site transportation events for tenants and employees.

## APPENDIX

### GLOBAL REPORTING INITIATIVE (GRI)

This report contains Standard Disclosures from the GRI Sustainability Reporting Guidelines. Below is the corresponding GRI Content Index based on the G4 indicators:

Indicator Number	Description	Page Number	Reference
<b>STRATEGY AND ANALYSIS</b>			
G4-1	Executive Message	00	Letter from the CEO
G4-2	Key Impacts, Risks and Opportunities	3	Risk Management and Investment Policies
<b>ORGANIZATIONAL PROFILE</b>			
G4-3	Name	Cover, 00	Cover, Letter from the CEO
G4-4, G4-5, G4-6, G4-7, G4-8, G4-9, G4-15, G-416	Primary Services, Location of HQ, Countries of Operation, Ownership and "legal form," Markets Served, Total Employees	1	Organizational Profile
G4-15, G4-16	Externally developed principles or other initiatives (subscribed or endorsed), List memberships of associations (such as industry associations) and national or international advocacy organizations	3, 24, 32, 34	Risk Management and Investment Policies, Stakeholder Engagement, Reporting and Disclosure, National Industry Partnership and Certification Programs
<b>STAKEHOLDER ENGAGEMENT</b>			
G4-24	Stakeholder Groups Engaged	25, 35	Stakeholder Engagement
<b>REPORT PROFILE</b>			
G4-28, G4-29, G4-30	Reporting Period, Date of Most Recent Report, Reporting Cycle	0	Report Profile
G4-31	Point of Contact	36	Appendix
G4-32	In Accordance Option	0, 36	Report Profile, Appendix
<b>ETHICS AND INTEGRITY</b>			
G4-56	Values, principles, standards and norms of behavior	1, 3, 5	Guiding Principles
<b>ENVIRONMENT (Energy, Water, Emissions)</b>			
G4-EN3, G4-EN4	Total Fuel Consumption, Energy consumed outside of the organization	19	Performance Indicators
G4-EN8	Report total volume of water consumed	19	Performance Indicators
G4-EN15, G4-EN16, G4-EN19	Report gross direct (Scope 1), gross energy indirect (Scope 2) GHG emissions and Reduction in GHG emissions	19	Performance Indicators

For report or program inquiries, please contact:

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