

Commercial Building Decarbonization:

Electrification of Existing Commercial HVAC and Hot Water at Levi's Plaza

A woman in a white top and blue jeans is walking through a modern office lobby. The lobby features a large wall of architectural renderings and a central desk area with a sign that reads "GROOT HANDELS BESOUW". The floor is a dark wood. The word "Jamestown" is written in a large, white, serif font in the bottom left corner, enclosed in a white outline.

Jamestown

Over 40+ years, Jamestown has evolved into a vertically integrated investment manager and service provider, creating community hubs through a design-focused approach

Industry City / Brooklyn, NY



Loy's Plaza / San Francisco, CA



One Times Square / New York, NY



Innovation and Design Building Lisbon / Lisbon, Portugal



Chelsea Market / New York, NY²

\$11.6B

Assets Under Management¹

\$40B

Gross Transactions

12

Global Offices

500+

Employees Worldwide

20+

Sites Engaged for Services

¹ As of March 31, 2024.
² Sold to Google off-market in 2018.



We believe reducing environmental impact is a resiliency and risk management practice

Osborne Blend Property / Alabama

Retrofit in-progress to achieve Net Zero Operational Carbon in San Francisco

Levi's Plaza / San Francisco, CA



639 Ponce at Ponce City Market / Atlanta, GA

First-of-its-kind regional supply chain to deliver mixed-use mass timber building in Atlanta

Since 2008, Jamestown Green has been the recipient of numerous results-driven awards for excellence including:

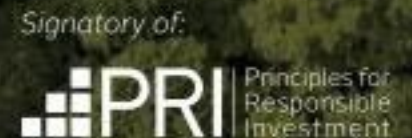
2022 PREA Momentum Award¹



25 LEED certifications



4-Star rating on 2023 UNPRI assessment²



15 ENERGY STAR Ratings in 2023



Green Star rating from GRESB for the 10th consecutive year³



1. Given on 3/23/2022 for the period of 01/01/2021 to 12/16/2021 by the Pension Real Estate Association. Jamestown pays to be a member of PREA.
 2. Rating received on 12/15/2023 for the period of 1/1/2022 to 12/31/2022 by PRI. Jamestown pays an annual fee to be a UNPRI signatory. In 2021, the module grading system shifted from alphabetical (A+ to E) to numerical (1 to 5 stars) to reflect that scores for the 2021+ reporting cycle are not comparable to those of previous years.
 3. Most recent rating received on 10/1/2023 for the period of 1/1/2022 to 12/31/2022 by GRESB. Jamestown pays an annual fee to be a GRESB Member and participates in GRESB's Annual Real Estate Assessment for certain Jamestown fund vehicles.

In an analog industry, we're testing and implementing tech to reduce expenses and drive NOI

In 2018, Jamestown launched an innovation team to invest in, pilot, and deploy efficiency solutions across the built environment. These tools allow Jamestown to create a frictionless experience for tenants and consumers, and improve efficiency of buildings, among many other benefits.



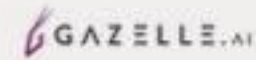
The Ellington / Washington, DC



Schinkel District / Amsterdam, Netherlands

Starting in 2023, Jamestown began cautiously deploying AI for operational efficiency enhancements across our business

Data + Insights



Digital Assets



Digital Leasing



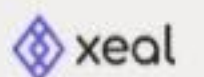
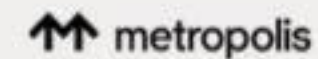
Enterprise Tech



Multifamily



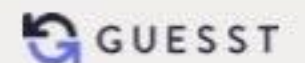
Parking + Mobility



Property Management



Retail



Sustainability



Tenant Experience



Enabled by Digital Transformation

DRIVE CONSTRUCTION EFFICIENCIES

- Pre-construction solutions
- Project management platforms

ENABLE EFFECTIVE LEASING

- Test-fit / feasibility solutions
- Virtual/3D tour solutions
- Lease prep + mgmt. solutions

DATA FOR DECISION-MAKING + STORYTELLING

- Location intelligence
- Consumer / brand data
- Onsite traffic

TRANSFORM INTERNAL OPERATIONS

- Data governance program
- Data warehouse + portfolio dashboard + analytics tools
- Integrated artificial intelligence



PONCE CITY MARKET

Frictionless Tenant Experience

- Fully-integrated tenant experience app (inclusive of property mgmt.)
- Competitive amenities
- Digital payment platforms
- Loyalty programs
- Streamlined package/freight delivery
- Hands-free access control
- Frictionless parking + EV infra.
- Turnkey Wifi/telecom
- Space occupancy monitoring
- Restroom modernization
- Healthy buildings: Materials + air quality sensors
- Nature-based solutions: Bioswales, daylighting

Retain + Unlock Capital

- Reporting (LEED, etc.) for funds + regulations
- Site-level emissions plans
- Embodied carbon strategy
- Building materials index
- Building certifications
- Natural capital solutions
- Resilience + climate change strategies
- Electrification

Building Efficiency + NOI Growth

RESPONSIBLE WATER USE + WASTE MANAGEMENT

- High efficiency water fixtures
- Leak detection
- Rainwater harvesting
- Waste analytics + diversion tracking
- Onsite recycling + composting

ENERGY + CARBON EFFICIENCY

- Tenant/floor submetering solution
- Portfolio energy manager
- Live performance dashboard
- Offsite renewables for hedging + revenue
- Battery storage

FACILITIES EFFICIENCY

- Property management platform inclusive of a tenant portal
- Janitorial efficiency solutions
- Equipment tracking
- Package/logistics solutions
- Robotics + automation solutions

ID INCREMENTAL REVENUE

- Electric vehicle charging
- Parking solutions
- Data-driven advertising
- ESG incentives

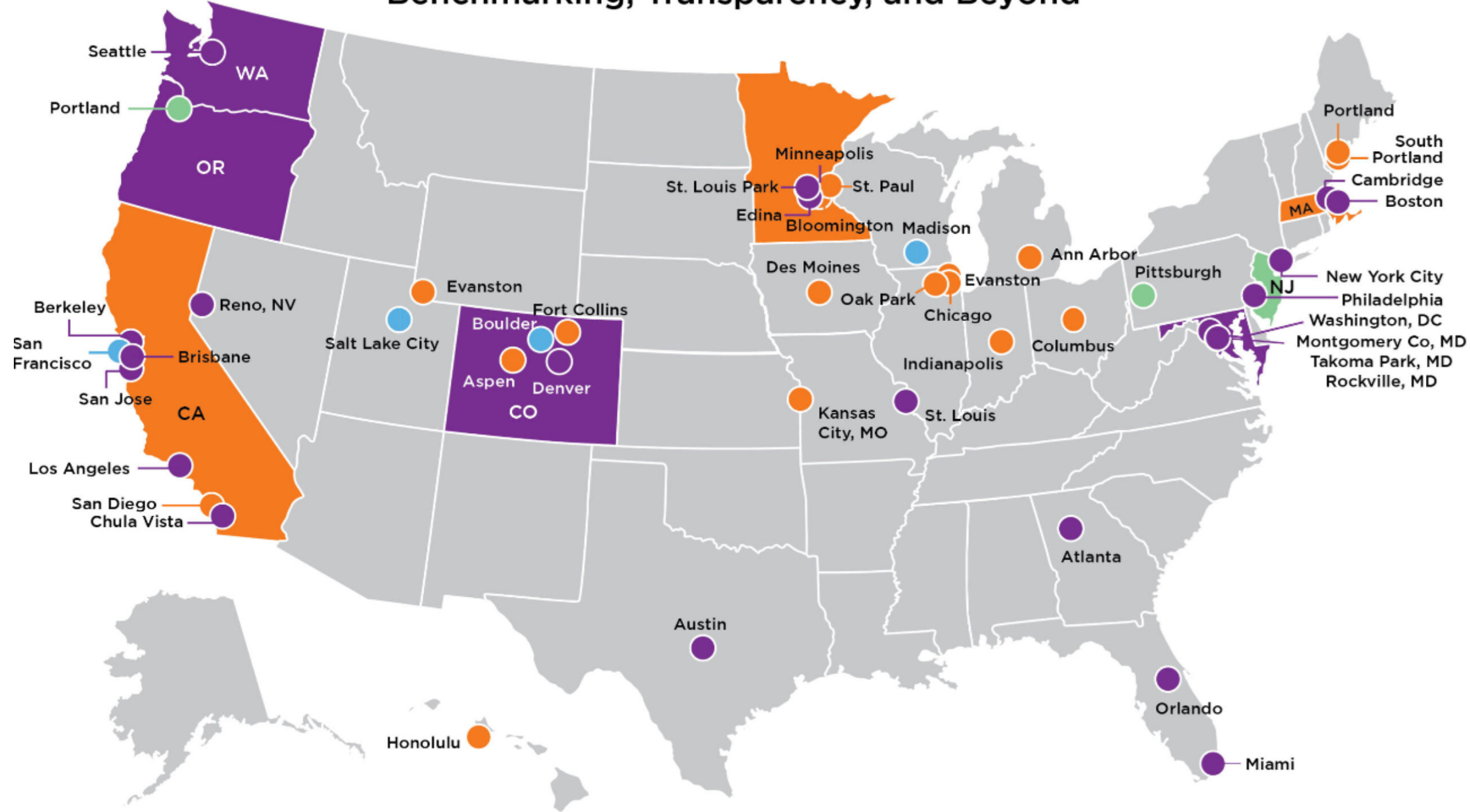
Jamestown's ESG focus areas



		Environmental					Social		Governance		
Commitments		Emissions	Energy Efficiency	Water Efficiency	Waste Management	Materials and Supply Chain	Resilient Site Selection and Design	Health and Wellbeing	Social and Community Impact	Transparency and disclosure	Commitments
	2024 Goals	25% Reduction in emissions	3% annual energy efficiency improvement	20% reduction in water usage	40% waste diversion rate	Explore mass timber opportunities	Draft energy resilience assessment + action plan for all assets	Indoor Air Quality (IAQ) Assessments: 100% of office assets	Increase BIPOC/ women-owned businesses at properties	Evaluate feasibility of sustainability/ wellness certifications: 100% of portfolio	
External Goals	<p>Targets in place to support all 17 goals</p>		<p>30% ↓ carbon emissions by 2030</p>		<p>50% ↓ carbon emissions by 2030 100% ↓ net zero carbon by 2050</p>		<p>20% ↓ energy use intensity by 2024</p>		<p>50% ↓ carbon emissions by 2030</p>		External Goals
	Why It Matters	45% reduction in emissions/sf reduces regulatory risk and aligns with investor and tenant requests	45% reduction in energy/sf saves Jamestown and its tenants money and supports emissions reduction	31% reduction in water used/sf reduces Jamestown's exposure to water scarcity	44% average diversion rate supports material re-use and operational best practices for landfill diversion	619 Ponce showcases best practices for regional mass timber to be scaled across the portfolio	Resilience measures integrated into asset-level business plans, and high level assessments illustrate portfolio risk reduction priorities	Occupants in green buildings with improved IAQ scored 61% higher on cognitive tests compared to those in conventional buildings ¹	Jamestown believes that increasing BIPOC- and women-owned businesses at properties supports an authentic experience that reflects the communities in which we operate	Building Performance, Ratings, and Certifications are the largest opportunity areas for the Premier Fund to increase GRESB scores	

ESG impact area: Energy Efficiency

U.S. City, County, and State Policies for Existing Buildings: Benchmarking, Transparency, and Beyond

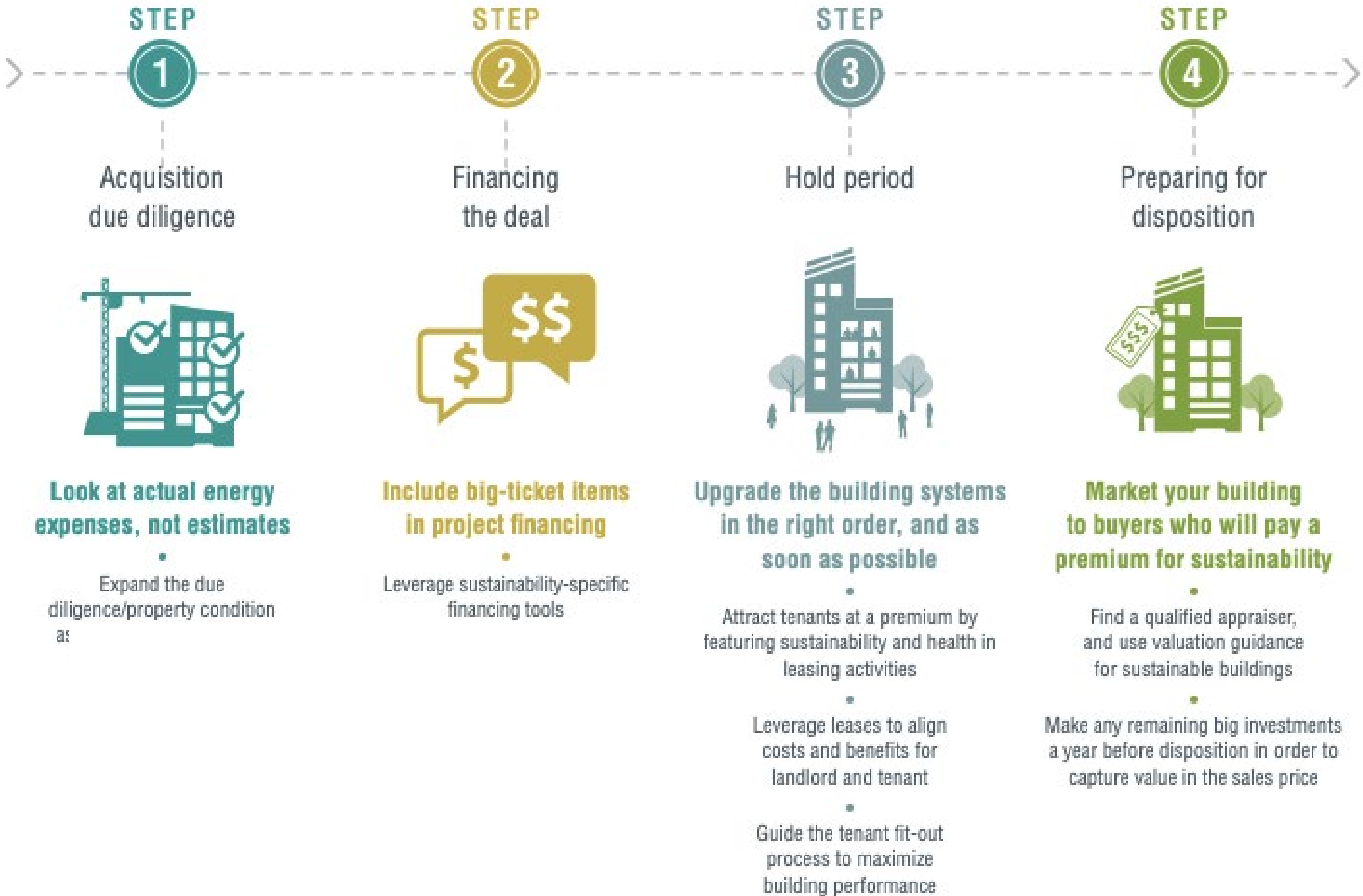


- Benchmarking required for public and commercial buildings
- Benchmarking required for public, commercial, and multifamily buildings
- Benchmarking and additional actions required for public and commercial buildings
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Real estate project lifecycle



Source: Urban Land Institute, "Embedding Sustainability in Real Estate Transactions"

Levi's Plaza pathway to net zero carbon

In 2021, Jamestown announced it will invest in a clean energy transition at Levi's Plaza to reach net zero carbon operations by 2025. The effort positions the property to be the first existing, large-scale commercial campus in San Francisco to reach net zero carbon. To achieve this goal, Jamestown has leveraged the U.S. Department of Energy decarbonization priority waterfall below.



Levi's Plaza ESG Timeline

2021

-Jamestown 2050 Net zero operational carbon commitment

2022

- First heat Pump install at 1160 Battery East
- Signed 1st solar PPA at 1160 Battery Street
- Enrolled in CleanPowerSF SuperGreen and Peak Day Pricing Program

2023

- Second heat pump install at 1255 Battery
- Signed solar PPAs for 1255 & 1265 Battery St.

2024

- Third heat pump install at 1160 Battery West
- Gridium ASHRAE Audit for OBF

2025

- Fourth heat pump install at
- Planned completion of final heat pump installation at 1265 Battery, completing the landlord's base building electrification scope

Partners



*This map represents 2023 ENERGY STAR ratings

Levi's Plaza importance of equipment maintenance



Levi's Plaza heat pump installation



Levi's Plaza supplemental heating strategy



Levi's Plaza structural implications

