



ANNUAL 2021

Environmental, Social and Governance Report





LBA PORTFOLIO

LBA's current portfolio totals approximately 79 million square feet across the nation. Our industrial footprint is approximately 70 million square feet throughout the country in major logistics markets. Our office portfolio consists of approximately 9 million square feet located in major Western U.S. markets. LBA has regional offices across the nation in Southern California, Northern California, Seattle, Phoenix, Denver, Dallas, Chicago, New York, New Jersey, and Florida.

ESG MISSION STATEMENT

LBA focuses our sustainability framework around making a positive impact for our investors, customers, employees, service providers, and communities where we invest, live and work. The foundation of our program is built upon improving our environmental impact, while taking a business case approach that is tailored to meet the needs of our assets, funds and portfolio strategies. We measure results through benchmarking, financial performance and alignment with the industry's most innovative practices as we remain committed to continuous improvement to evolve our program year-over-year.



LBA LOGISTICS



LBA OFFICE



“Environmental, Social and Governance (ESG) practices continue to be top priorities for LBA as we consistently drive improvements to our policies, programs and strategies. We remain dedicated to achieving better performance in environmental, social and health and wellness outcomes, while adding value across our portfolio. ESG is fully embedded throughout the organization, and the success of the program is a direct result of our collaborative efforts with all stakeholders. LBA is committed to advancing our ESG program as we strive to make a positive impact for our environment and communities.”

– PERRY SCHONFELD | *Principal & Chief Operating Officer*

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COMMITMENT TO IMPROVEMENT

LBA has partnered with industry leaders to continue on a path to improve and evolve our sustainability program. Through networking and collaboration, we are able to share best practices, important trends and be on the forefront of innovation and technology.

U.S. DEPARTMENT OF ENERGY'S BETTER BUILDINGS PROGRAM

LBA is a Better Buildings Challenge Partner and has publicly committed to improve energy results by at least 20% percent within 10 years, starting with a 2013 baseline. In 2020, LBA had an average annual percentage improvement of 3.3%, and a cumulative improvement of 14.7%.

BETTER BUILDINGS CHALLENGE LOW CARBON PILOT

LBA has committed to the Better Buildings Challenge Low Carbon Pilot at 3 office assets. Through this program, we will partner with the Department of Energy to pursue low carbon strategies as we work towards a path to carbon neutrality at these pilot properties.





SUSTAINABILITY HIGHLIGHTS + ANNUAL RESULTS

RENEWABLE ENERGY & CLEAN TECH PROGRAM

SOLAR ENERGY

- LBA, in partnership with our customers, has 7 solar projects generating a total of 7.4MW of renewable energy each year consisting of rooftop and carport applications.

Office: 1.5MW located in Arizona. We are currently vetting 3 Power Purchase Agreements in California.

Industrial: 5.9MW in California and New Jersey. We are currently vetting an additional 9 community solar projects in Illinois, Maryland and New Jersey.

LED LIGHTING

- LBA has completed 88 lighting retrofits generating an estimated annual savings of 4.2M kWh or \$952K with an average payback period of 1.83 years.

Office: 43 retrofits with an annual consumption savings of 2.7M kWh.

Industrial: 45 retrofits with an annual consumption savings of 1.5M kWh.

**Metrics include data from 2015-2020*

BATTERY STORAGE

Office

- LBA has installed 3 MW of energy storage solutions at 6 office properties.
- LBA operates a 1.3 MW intelligent energy storage system at Park Place in Irvine, California, which at the time of installation in 2016 was the largest indoor battery storage system in the United States.

ELECTRIC VEHICLE (EV) CHARGING STATIONS

- LBA has a portfolio program for EV-charging stations with a partnership through ChargePoint.
- Currently, LBA has 49 charging stations with 98 ports as well as 18 Tesla superchargers.
- LBA had an annual GHG avoidance of 70K kg CO² as a result of these EV charging stations.

Office: 92 ports and 18 superchargers with GHG avoidance of 68K kg CO²

Industrial: 6 ports with GHG avoidance of 2K kg CO²

SMART BUILDING PROGRAM

Office

- LBA has partnered with Yardi Energy to launch Pulse, an automated energy management software, throughout our multi-tenant office portfolio.
- Yardi Energy has installed enterprise energy management software that monitors and optimizes building electrical utility meters and HVAC Building Management Systems. The Yardi Smart Energy Suite includes real-time building electrical meter monitoring and analytics, HVAC system fault detection and diagnostics, and HVAC active optimization system software to maximize comfort and energy efficiency.
- Annual consumption savings | 14.9M kWh
- Annual cost savings | \$2.1M

REAL ESTATE ROUNDTABLE MEMBERSHIP

LBA is a member of the Real Estate Roundtable and the Roundtable's Sustainability Policy Advisory Committee (SPAC). As a member, LBA is able to remain well-informed on policies that promote cost-effective investments that optimize energy efficiency in U.S. buildings. Additionally, SPAC educates policymakers on the importance of responsible and sustainable energy and climate policies within the real estate industry to ensure we receive legislative and regulatory support.

WHITE HOUSE COUNCIL ON ENVIRONMENTAL QUALITY

LBA, in partnership with the White House Council on Environmental Quality, has publicly committed to:

- Strive to increase the number of electric vehicle charging stations across the LBA portfolio by 5% each year through 2030.
- Continue to share monthly energy consumption data and interval energy data (on increments more frequent than monthly), where available, with federal agencies (CBECS, ENERGY STAR, DOE Better Buildings Challenge, National Labs, etc.)

URBAN LAND INSTITUTE GREENPRINT PARTNERSHIP



As demonstration of the commitment to sustainable real estate, LBA is a member of The Urban Land Institute (ULI) Greenprint Center for Building Performance program. This is a worldwide alliance of leading real estate owners, investors and financial institutions committed to reducing carbon emissions across the global real estate industry.

12.6%
Energy
Reduction

24%
Water
Reduction

5.4%
Waste Diversion
Rate Increase

84.5
ENERGY STAR
Average
Portfolio Rating

ANNUAL KWH SAVINGS EQUIVALENCIES



11.7M

Miles driven by an average
passenger vehicle



1.6K

Tons of waste recycled
instead of landfilled



522K

Gallons of gasoline
consumed



564M

Number of smart phones charged



5.1M

Pounds of coal burned



842

Homes' electricity use
for one year



31.7

Acres of US forests
in one year



176K

Incandescent lamps
switched to LEDs

Source: EPA Greenhouse Gas Equivalencies Calculator



CASE STUDY

INDUSTRIAL SOLAR LEASE:

2652 Long Beach Avenue, Los Angeles CA

PROJECT OVERVIEW

As part of LBA's ESG program, an important area of focus for our industrial portfolio is renewable energy. We evaluate our portfolio on an ongoing basis to identify properties that are good candidates for solar. The evaluation process typically consists of assessing location of the asset, the possibility of incentives or community solar programs available, roof age, roof rights and remaining lease term. The solar project we completed at our Los Angeles site allowed LBA to add 2.02 MW of solar to our portfolio and provided clean energy back to the grid. The project was structured as a solar lease agreement with a 20-year term. These efforts not only support our commitment to reduce carbon emissions, but they also add value to our buildings.



RESULTS

- Installed 2.02 MW solar system in Los Angeles, CA
- Providing clean energy back to the grid
- Long term lease income, value creation

SUSTAINABILITY CERTIFICATIONS

OUR COMMITMENT TO THIRD PARTY VALIDATION



LEADERSHIP IN ENERGY & ENVIRONMENTAL DESIGN (LEED)

LBA is a gold member of the USGBC and utilizes LEED as a framework to ensure we are operating our buildings with the highest standards of building efficiency and practices. There are 15 certifications across the portfolio (Silver - 7, Gold - 5, Platinum - 3).



LBA tracks all office buildings in **ENERGY STAR**® Portfolio Manager and partners with industrial tenants to help measure building performance and identify energy saving opportunities where possible. By earning ENERGY STAR certifications, we're acting on our commitment to save energy, protect the environment and help us conserve for the future. LBA has a total of 16 certifications, including 4 industrial properties. LBA previously partnered with our tenant, MG2, to participate in the ENERGY STAR for Tenants pilot program which included a total of 39 companies across the United States. Through the program, we achieved the first ever ENERGY STAR Charter Tenant Space recognition and plan to continue partnering with our customers to pursue the program.



The **FITWEL** program was created by the U.S. Centers for Disease Control and the General Services Administration to optimize healthy buildings, decrease disease, improve mental health, encourage social interaction, and increase civic trust and overall well-being. LBA has received 3 Fitwel certifications, with 2 more currently in process, and plans to continue to roll out to the rest of the portfolio, where practical.



BOMA 360 is a commercial real estate designation developed by the Building Owners and Managers Association International (BOMA) that recognizes all-around excellence in building operations and management. Unlike typical "green" rating programs, BOMA 360 looks at all areas of a building's operations and management, including energy and sustainability. LBA believes BOMA 360 provides a broader overall recognition that goes beyond our commitment to sustainability to include our dedication to customer satisfaction, emergency preparedness, standard operating procedures and community engagement. Presently, LBA is pursuing BOMA 360 designations across the entire portfolio, wherever feasible.



AWARDS AND RECOGNITION

ENERGY STAR PARTNER OF THE YEAR - SUSTAINED EXCELLENCE ENERGY MANAGEMENT CATEGORY

LBA has achieved the ENERGY STAR Partner of the Year award for the third consecutive year, and is a first-time recipient of the Sustained Excellence Award. Sustained Excellence is the highest honor bestowed by the ENERGY STAR program. Winners are part of a distinguished group that has made a long-term commitment to fighting climate change and protecting public health through energy efficiency. The ENERGY STAR award is a national recognition by the U.S. Environmental Protection Agency and U.S. Department of Energy.

GREEN LEASE LEADERS

LBA received national recognition from the Institute for Market Transformation (IMT) and Department of Energy's (DOE) Better Buildings Alliance as a 2019 Green Lease Leader - Gold Level. Green Lease Leaders is a recognition program that was launched to shed light on forward thinking companies who effectively modernize their leases and sustainability strategy to encourage collaborative action with all stakeholders on energy efficiency and sustainable operations.

IREM COMMUNITY AWARD OF EXCELLENCE IN PHILANTHROPY

The Community Award of Excellence recognizes an organization or individual who has made outstanding contributions to the community through their leadership roles and motivation of others in philanthropic efforts to support their community. LBA was selected for this award predominantly due to the successful sponsorship of a virtual food drive for the Second Harvest Food Bank. LBA is now the largest food drive sponsor in the history of this food bank, raising proceeds to support over 200K meals.

INDUSTRIAL INITIATIVES AND APPROACH

CARBON REDUCTION FOCUS

LBA Logistics continues to partner with tenants to invest in energy efficiency, technologies and operational best practices to ensure we make advancements to reduce carbon emissions

TENANT ENGAGEMENT - “SUSTAINABILITY AS A SERVICE”

LBA is committed to providing sustainability resources that support customer business objectives, decrease operating costs, enhance comfort and increase overall satisfaction. LBA leverages and shares vendor relationships in various areas such as health and wellness, energy and water conservation efforts, recycling programs, electric vehicle charging stations, sustainable technology solutions, and certifications such as ENERGY STAR, Fitwel and BOMA 360

ENERGY DATA AND BENCHMARKING

Continue to educate employees and tenants in order to increase data coverage by 20% and benchmark all properties in ENERGY STAR where data is available

LED LIGHTING

LBA to enhance lighting program to engage all tenants in converting to LED or high efficiency lighting

RENEWABLE ENERGY AND CLEAN-TECH

Emphasis on renewable energy, including continuous evaluation of solar and battery storage as a solution to add renewable energy to the grid and partner with customers to achieve sustainable goals

COOL ROOFS

Continue to replace building roofs with cool roofs that deliver higher solar reflectance and thermal emittance, which provides cost savings and lowers indoor temperatures

SUSTAINABLE CONSTRUCTION AND DEVELOPMENT

LBA continues to develop and implement sustainable building standards that pave the way to achieve reduction in energy consumption & carbon emissions and reduce waste that is generated during the construction process

LEED CERTIFICATION FOR DEVELOPMENTS

LBA to pursue LEED certification on all ground up developments managed by LBA



ESG HIGHLIGHTS - INDUSTRIAL



OFFICE INITIATIVES AND APPROACH

CARBON REDUCTION FOCUS

LBA Realty continues to invest in energy efficiency, technologies and operational best practices to ensure we make advancements to reduce carbon emissions, lower operating costs and make a positive environmental impact within our communities

ENERGY CONSERVATION MEASURES

We continue to prioritize energy conservation measures including lighting retrofits, cool roofs, smart building technologies and additional upgrades and replacements, all of which significantly reduce operating costs and LBA's carbon footprint

WATER EFFICIENCY AND CONSERVATION

LBA actively identifies ways to improve water efficiency by implementing strategies such as drought tolerant and native plant materials, drip irrigation, weather sensors, low flow faucets and toilets and partnering with customers to educate them on best practices to reduce water

WASTE REDUCTION PRACTICES

We remain committed to reducing waste, reusing materials and implementing recycling programs at our buildings. LBA partners with a third-party service provider to actively monitor and audit service levels to improve diversion rates. We have made it a priority to educate employees and tenants on how to reduce waste and properly recycle

HEALTH AND WELLNESS

LBA continues to have a strong focus in health and wellness and that remains at the forefront of implementing strategies to support exceptional indoor environments and the well-being of employees and building occupants

GREEN BUILDING CERTIFICATIONS

As part of LBA's ESG program, we utilize green certifications as third-party validation of exceptional sustainable operations to demonstrate our strong commitment to sustainability



ESG HIGHLIGHTS - OFFICE



FITWEL
CERTIFICATIONS



BATTERY
STORAGE



UL VERIFIED
HEALTHY
BUILDING MARK



TESLA
SUPERCHARGERS



YARDI PULSE
SMART BUILDING
PROGRAM



SOLAR



ENERGY STAR
CERTIFICATIONS



LEED
CERTIFICATIONS



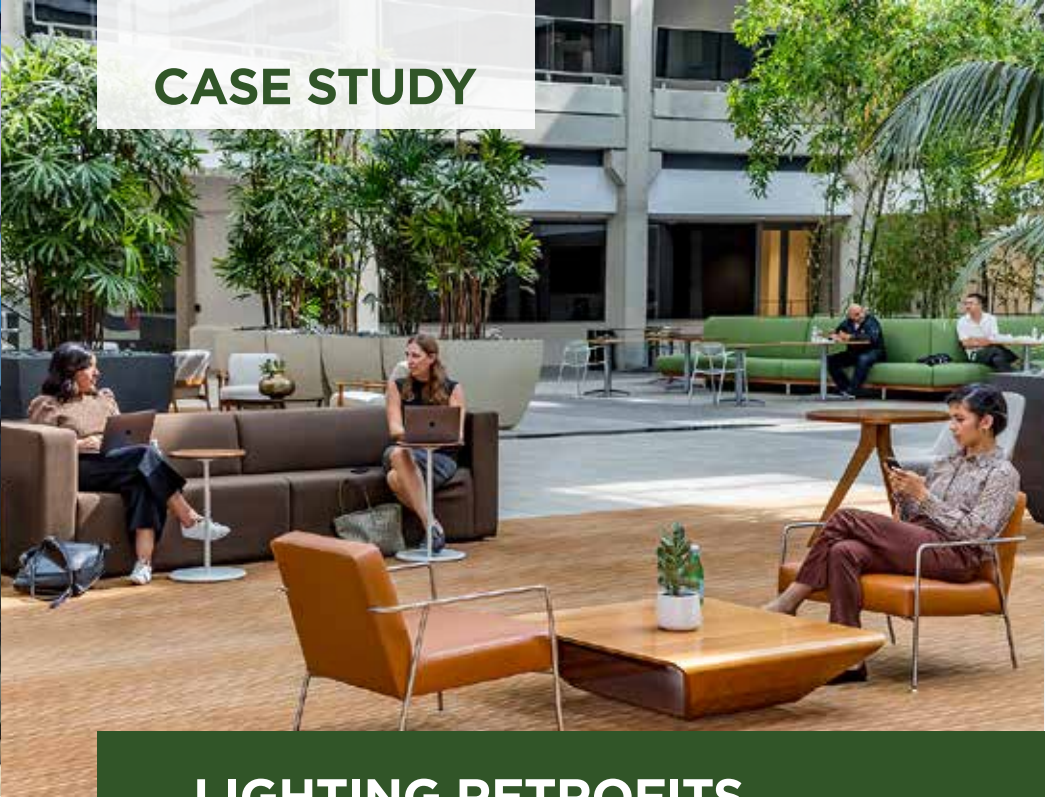
LIGHTING
RETROFITS



EV CHARGING
STATION PORTS



CASE STUDY



CASE STUDY



LBA SMART BUILDING PROGRAM

PROJECT OVERVIEW

LBA has partnered with Yardi to implement a smart building program to further support our commitment to energy efficiency. We have deployed this solution across 11 office properties totaling 5.9M square feet and will continue to expand the program as we add new properties. Yardi Pulse Suite includes real-time building electrical meter monitoring and analytics (RTM) and HVAC system fault detection and diagnostics (FDD), which allows the property teams to gain insight into the building and make operational adjustments where needed. Additionally, the Active Energy Efficiency (AEE) component utilizes artificial intelligence to interface with the Building Automation System (BAS). The result is increased accuracy of set point control and load profiling of building electrical meters and HVAC systems.

“With Pulse Building Optimization working as our artificial intelligence software, we are seeing our vision of bringing intelligent buildings to life,” said Perry Schonfeld, principal of LBA.

RESULTS

Yardi Pulse has proven to be a success by offering energy savings and tenant comfort enhancement with no upfront cost to LBA.

Year	# of Active Building	Net Cost Savings + Incentives Fees	Energy Savings
2018-2020	11	\$ 4.4M	32.6M kWh

LIGHTING RETROFITS

PROJECT OVERVIEW

LBA is committed to identifying, procuring and implementing innovative energy-saving technologies. LBA strives to lower operating costs, while making a positive impact on customer satisfaction and the environment. Evaluating our office and industrial portfolio for interior and exterior LED lighting retrofits is just one example of this. Compared to conventional lightbulbs, LED lights reduce energy consumption by over 80%, and can last up to 25% longer. As a result, LED lighting retrofits provide LBA with both energy consumption and cost savings.

In 2020, LBA completed 7 lighting retrofits at various office and industrial properties replacing interior and exterior light fixtures with LED fixtures. These efforts improved lighting while maximizing energy savings at the following properties:

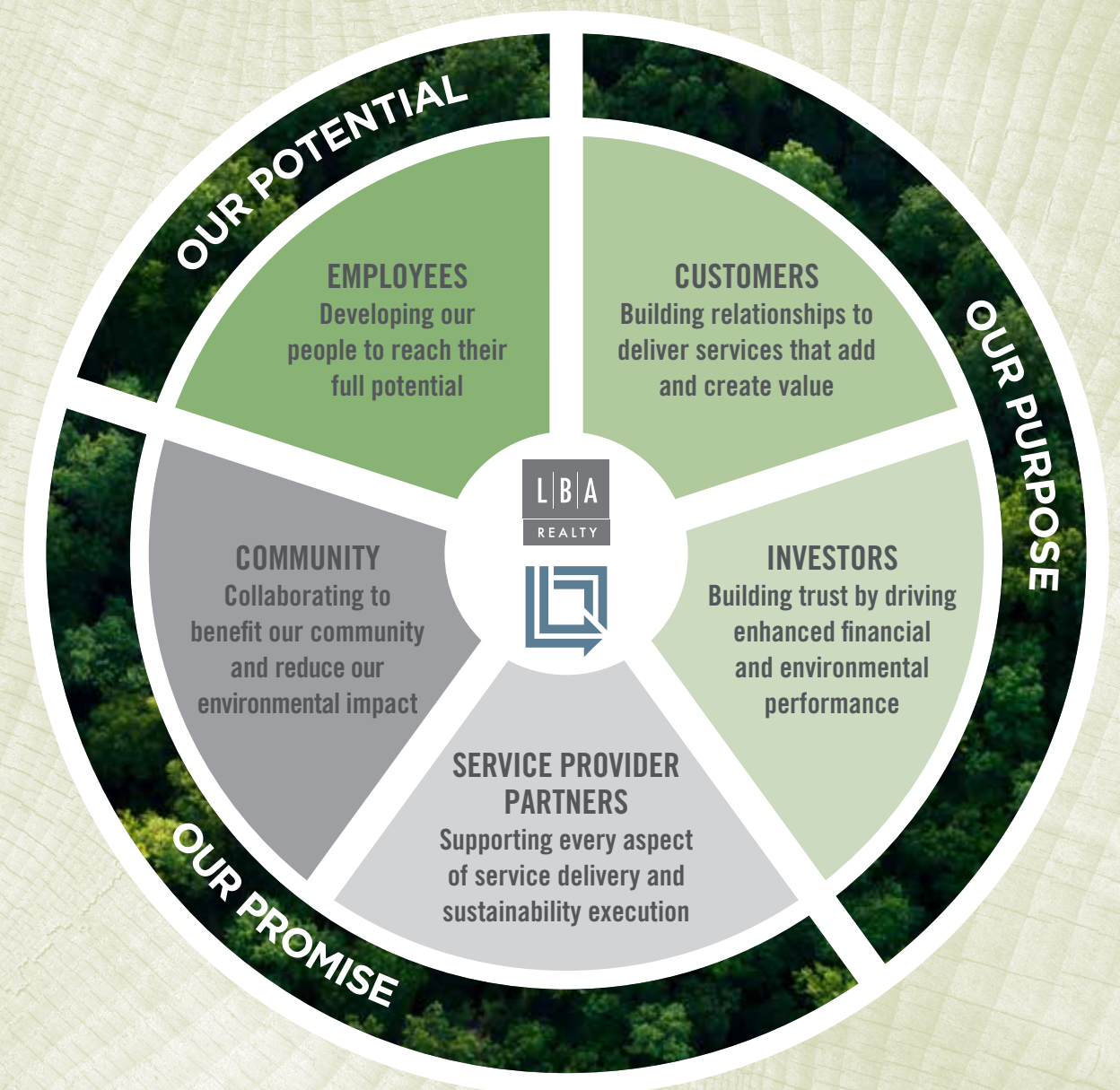
Since LBA began tracking lighting retrofit projects in 2015, 88 lighting retrofits have been completed.

RESULTS:

Year	Property Type	# of Retrofits Completed	Estimated Incentive	Annual Savings	ROI	Payback Period	Annual Energy Savings
2015-2020	Industrial	45	\$ 142K	\$ 269K	40%	3.29 years	1.5M kWh
	Office	43	\$ 398K	\$ 683K	86%	1.26 years	2.7M kWh

ENGAGING WITH OUR STAKEHOLDERS

Engagement is a key principle within our sustainability platform where we target 5 key stakeholders: our employees, customers, investors, service providers and the community. Through this approach, we strive to educate our employees, strengthen tenant relationships, drive performance gains and deliver on LBA's sustainability commitment. All efforts are in support of the overall business strategy to attract and retain investor partners, protect our environment, and support the communities where we live, work and invest.



LBA COMMITMENT TO HEALTH AND WELLNESS

LBA is committed to providing a healthy workplace for our customers, visitors and team members. To demonstrate our commitment, LBA has collaborated with Underwriter's Laboratories (UL) in their Verified Healthy Building Program to achieve third-party validation of Indoor Environmental Quality (IEQ) across our office portfolio. Additionally, LBA pursues the Fitwel certification, where possible, to align with the U.S. Center for Disease Control and General Services Administration's standards for healthy and productive workplaces. We also partner with Alveole to bring urban beehives to our properties.



LBA has achieved 3 Fitwel certifications and is actively pursuing additional certifications in the Denver and Orange County markets, with continuous evaluation across our portfolio. LBA's Fitwel program demonstrates our commitment to prioritize healthy building operations and assist in the well-being of our building occupants. The program also encourages our operations team to incorporate new amenities and strategies at the asset level that play a role in promoting wellness. Some strategies that we are most proud of include a Fit program offering complimentary yoga and Pilates classes, a mother's room for nursing mothers, incentives for choosing healthy food options and desirable common seating areas.



LBA launched our biodiversity initiative by welcoming urban beehives to our properties. Our initial introduction was at two office properties - Denver Place in Denver, CO and One Culver in Culver City, CA, with plans to expand this program over the coming years. At each of these properties, we have partnered with Alveole to bring 3 urban beehives to the rooftops, which welcomes approximately 70K new bees. This initiative provides creative engagement with our customers by giving them the opportunity to meet the bees and learn about the positive impact they have on the environment. Approximately 250K species of flowering plants depend on bee pollen to reproduce and many insects and small animals rely on plants pollinated by bees each year to survive. Additionally, bee pollination accounts for more than \$15 billion in added U.S. crop value and bees produce hive products including honey and pollen. This initiative aligns with LBA's overall commitment to health and wellness by providing the local communities with the many benefits that bees have within their surrounding ecosystem and environment.

CASE STUDY



FIRST COMPANY GLOBALLY TO ACHIEVE UL VERIFIED HEALTHY BUILDING MARK FOR INDOOR ENVIRONMENT

PROJECT OVERVIEW

LBA made a commitment to provide a healthier work environment for our valued customers. As a result, we received the UL Verified Healthy Building Mark for Indoor Environment across the entire office portfolio. Throughout the process, we collaborated with UL, the global safety science leader, to help ensure that our office portfolio meets the highest level of standards in performance and building protocols in indoor air quality, water quality, hygiene, lighting and acoustics. To earn the UL Verification Mark, buildings must undergo a rigorous, science-based assessment that entails visual on-site inspections and comprehensive performance tests that evaluate a range of building conditions. To maintain verification, the properties undergo on-site inspections twice a year to ensure excellent indoor environmental quality performance.

RESULTS

- First company globally to achieve the UL Verified Healthy Building Mark for Indoor Environment
- LBA's entire office portfolio achieved the UL Verification Mark
- Highest level of standards for indoor air quality, water quality, hygiene, lighting and acoustics
- Third-party validation of exceptional building protocols and performance within indoor environment

CHARITABLE EFFORTS



Corporate responsibility is an essential element of LBA’s core values and management philosophy. Proudly, the LBA Foundation is committed to the development of our communities and strive to provide positive, impactful contributions through charitable activities and partnerships with local philanthropic organizations.

LBA partners with various charitable organizations throughout the country, but have ongoing involvement with the Pediatric Cancer Research Foundation and Boys and Girls Club of America. Not only do members of the LBA leadership team hold board positions associated with these organizations, but each year the company raises funds and volunteers at local Boys and Girls Clubs in each of our regions, physically improving the facilities and hosting celebrations and events for the children. Additionally, LBA has a charitable giving match program for employees that are passionate about a cause and or participate in a charity event.



During the COVID-19 pandemic, LBA felt compelled to support charities focused on helping those most impacted by COVID-19. LBA formed a committee including key members of our regional teams as well as our Principals. The incredible results included the support of 18 organizations across the U.S. thanks to our network of corporate contacts, vendors, customers, team members, LBA charitable giving match and a major commitment by the LBA Principals.

Our focus was primarily in 3 areas, which consisted of supporting food banks, hospitals and essential workers. We partnered with 7 regional food banks and provided over 700K meals through virtual food drives. One of our biggest successes was the Second Harvest Food Bank Orange County Food Drive. They advised us after the event that LBA and our many generous donors set the record for the most successful food drive in their history. The team is proud that we raised enough to provide over 200K meals to Orange County residents in need.

The second area of focus was hospitals. We spearheaded donation drives for 6 hospitals in our regions. Funds were used to support frontline workers by providing them with PPE, meals and other essential needs. Through our partnership with Apple, we were able to donate 65 iPads to 3 of these hospitals, which helped connect patients with their families. Additionally, we secured 3 UV-HEPA filter systems that purify and disinfect the air in the Elmhurst Hospital Pediatric Clinic, Adult Primary Care and Testing Center. Lastly, Elmhurst Hospital was able to purchase two ICU beds with advanced mobility capabilities. Our support also extended to Keck Medicine of USC, which is one of LBA’s customers.

The final area of focus was the need for childcare and access to meals for the families of essential workers. We partnered with 2 chapters of the Boys & Girls Club in California and Arizona to provide them with funds in order to implement important programs.

During the challenging 2020 holiday season, it seemed only appropriate that in lieu of traditional holiday events and gifts, those funds will again be directed to the hospitals, children’s charities and food banks listed above. LBA will continue to grow our efforts and focus on the charities most important to our employees and customers.



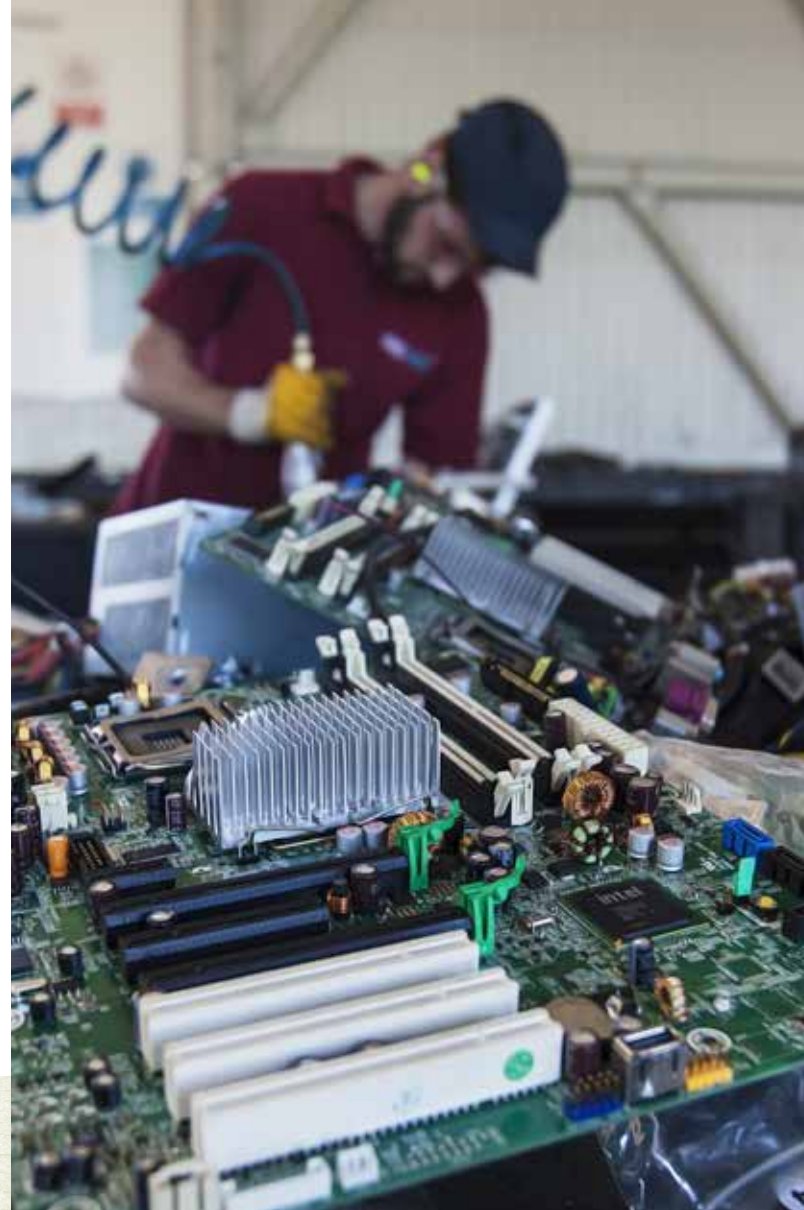
LBA EARTH DAY EFFORTS

PROJECT OVERVIEW

LBA is committed to being a good neighbor and giving back to the communities of which we are a part. Every year, Earth Day is an important opportunity to participate in community support efforts.

Despite challenges posed by the pandemic, LBA was able to make a difference while still making sure our customers, employees and communities remained safe. For example, LBA's Park Place team in Irvine, CA, participated in an E-cycle collection event around Earth Day. A total of 1,560 pounds of recycled alkaline, lithium, ballasts, and more were salvaged altogether, along with an extra 859 pounds of miscellaneous electronic waste.

In addition to the E-cycle collection event, LBA's team in Denver, CO, hosted an Earth Day cleanup event where they met in downtown Denver to remove garbage alongside local highways.



DIVERSE PERSPECTIVES WITH A COMMON MISSION



At LBA, our work ethic, integrity, and commitment to our customers are what make us a leader in our industry. Our people are what set us apart.

LBA believes in treating all people with respect and dignity. We value the strength that a talented and diverse workforce provides. LBA strives to create and nurture an environment where each individual is empowered to share their perspective. We seek to attract, retain, develop and promote diverse professionals at every level within LBA and we are committed to ensuring that diversity and inclusion are embedded in our culture. The positive impact of this commitment extends beyond our employees to our stakeholders. Our differences help us to achieve our common mission of exceeding expectations and providing unmatched levels of service.

Embracing our unique backgrounds, characteristics, abilities and worldviews allows us to adapt and respond to the needs of our customers and investors. We recognize that our success is a reflection of our people.



DIVERSITY, EQUITY & INCLUSION (DEI)

LBA FORMS A DEI COMMITTEE

LBA has formed a DEI Committee consisting of diverse members throughout the organization spanning multiple disciplines. The committee continues to meet regularly to build upon the program and ensure goals are met.

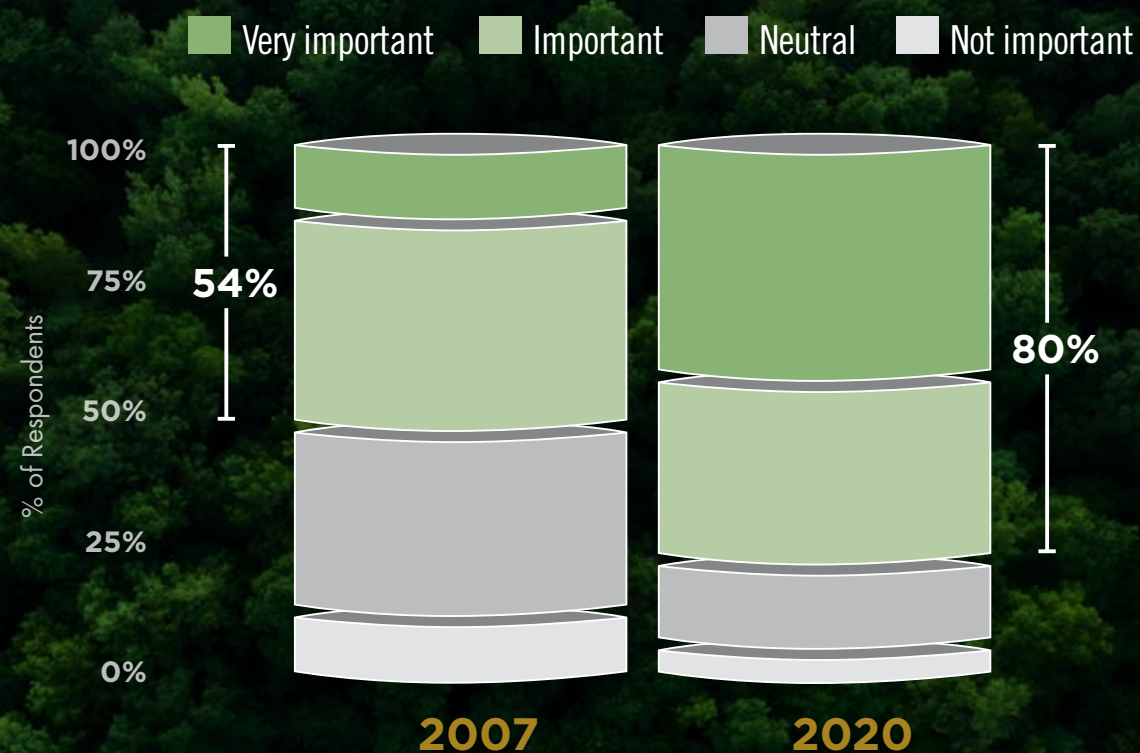
Committee Goals:

- Senior Team engagement & commitment
- Educate LBA leadership and team members
- Recruiting and hiring strategy for open positions
- Recruitment of diverse summer interns
- Community outreach & charitable work
- Service provider procurement
- Industry participation | DEI causes
- Accountability

OFFERING “SUSTAINABILITY AS A SERVICE” TO OUR CUSTOMERS

As part of LBA's sustainability strategy, we identify ways to expand relationships with our tenants by engaging and providing sustainability resources that support their business objectives, drive meaningful value around lower operating costs, enhance comfort and ultimately, increase overall satisfaction.

IMPORTANCE OF SUSTAINABLE OPERATIONS



Through our annual customer satisfaction survey, we have seen a consistent increase over the last 13 years in the value of sustainable operations to our tenants. The number of tenants who have indicated that sustainability is important to them has increased from 54% in 2007 to 80% in 2020.

SUSTAINABILITY AS A SERVICE - CREATING VALUE FOR OUR CUSTOMERS

PROJECT OVERVIEW

LBA is dedicated to leadership in sustainability. We understand that our buildings leave an impact on the local community. To make significant sustainable advancements, LBA partners with our customers through our “Sustainability as a Service” offerings, which provides expert resources and support to their overall business objectives, including lower operating costs, enhanced comfort and a stronger partnership.

The goal of the program is to educate our customers and encourage sustainable building practices and technology in the spaces they occupy. LBA values benchmarking energy, water and waste data to better understand our property-level performance, as well as compare and improve that performance over time. This information is helpful in partnering with tenants to identify energy savings opportunities, reduce operating expenses, and pursue the ENERGY STAR certification recognition. LBA leverages our renewable energy and clean tech expert that can meet with customers and conduct solar assessments to identify the viability of solar energy at their sites. We also provide LED lighting retrofit solutions, electric vehicle charging stations and we lead the charge in installing battery storage. We encourage customers to evaluate these opportunities and utilize our knowledge and expertise in these areas.

Our ongoing commitment to sustainability makes an impact in our communities, and LBA's “Sustainability as a Service” offering allows our buildings to become a positive part of the local community, and remain so in years to come.

TEAM DENVER COMMITTMENT TO SUSTAINABILITY



LBA's property management and engineering teams in Denver share a passion for sustainability. Together, they continuously look for ways to further their education in LEED-related initiatives as well as bolster their knowledge of green practices and energy efficiency measures. The LEED building certification has been an ongoing achievement at Denver Place. The LEED Green Associate Certification was an exciting opportunity for team members to both distinguish their expertise and signal their commitment to environmentally responsible design, development and operations.

The Denver team participated in an accelerated training session in a group classroom setting. They learned how to apply the best sustainability practices from a construction, customer engagement and property management perspective.

Of the 13 property management and engineering team members, 9 are now LEED Green Associate Certified. A few additional team members are currently working towards their certification.

WHAT IS THE LEED GREEN ASSOCIATE CERTIFICATION?

The LEED Green Associate credential reinforces comprehension of green building principles and practices. The LEED Green Associate exam tests one's general knowledge of green building practices for both new constructions and existing buildings, and how to support other professionals working on LEED projects.

“LBA is focused on sustainability and ESG, always striving to move the needle. We are witnessing an ESG evolution in the real estate industry, and recognize how critical it is to improve our carbon footprint. ESG is visibly integrated throughout the organization and we have strengthened our investment by enhancing the focus dedicated to these sustainable initiatives. In my role as Director, I take pride in knowing that LBA is positively impacting our environment and communities. It's an exciting time to work in this space!”

– MICHELLE GERMAN | *Director, ESG & Sustainability*

CORPORATE GOVERNANCE POLICIES

LBA pursues corporate governance practices designed to ensure:

- Physical liability and transition risks associated with climate change and potential impacts to current and future investments
- Preparing the company and assets to be resilient and ensure we have the ability to return to full operations quickly following a significant event
- Proper identification, reporting, and management of potential conflicts of interest
- Compliance with applicable laws, rules, and regulations
- Transparency in reporting to investors
- Consistent dialogue with investors and partners





CLIMATE RISK & RESILIENCY

As part of the overall commitment to resiliency, LBA has a program in place to incorporate climate risk assessments during the due diligence process. The assessment results in a scorecard to identify an asset’s potential exposure to climate hazards including floods, heat stress, wind events, sea level rise, water stress and wild fires. During the review process, if any medium to high climate risk is identified, the issue is evaluated and risk mitigation options are discussed. All issues are presented to the Investment Committee for evaluation and consideration. Upon acquisition, all risks and concerns identified during the due diligence process are transitioned to the operations team and a resiliency plan is incorporated into the Standard Operating Procedure for the property.



CYBER SECURITY

- Protection of sensitive information by implementing cyber security threat controls
- Disaster recovery protocols based on a resilient, cloud-based computing environment that provides secure access to critical applications and company data
- Assessment of building level controls to ensure protection of critical building systems



www.LBArealty.com • www.LBAlogistics.com