

Beacon Capital Partners Environmental, Social, Governance, and Resilience Objectives

Beacon Capital Partners is committed to fully integrating ESG+R into our overall business strategy. Beacon believes real estate investing should be approached with many considerations, including the impact on the environment, the surrounding community, our tenants, and our buildings. We understand that a strong focus on sustainability is critical to our success and the future of our communities. At Beacon, we identify, evaluate, and address ESG+R opportunities and risks as part of our real estate investment due diligence process and over the course of our ownership. Beacon's long-term ESG+R objectives are outlined below.

ENVIRONMENTAL

- Implement responsible management practices including consistently measuring and monitoring all energy, GHG emissions, water, and waste within our control
- Allocate at least 10% of property's total capital budget to sustainability related improvements
- Target reduction of energy and greenhouse gas emissions by 2.5% annually over a 10-year period in alignment with the Paris Accord and Science Based Target Initiative
- Target long-term reduction of water and waste by 15% over 10 years or 1.5% annually
- Evaluate and implement energy and water property enhancement projects and capital improvements, and continue to assess new technologies to achieve GHG emissions reduction goals
- Assess additional opportunities to reduce GHG emissions through on-site solar, renewable energy certificates, offsets, and other renewable or alternative sources
- Pursue ENERGY STAR® certification for all buildings annually
- Evaluate and pursue third-party green building certifications such as LEED, as well as health and wellness certifications such as WELL and Fitwel, whenever feasible

SOCIAL

- Address the information needs of our key stakeholders, and communicate with them on information including environmental, social, governance and resilience issues
- Promote employee involvement and open communication through ongoing employer engagement and regular employee surveys, scheduled trainings (including ESG+R topics), career development programs, and annual employee performance reviews
- Foster community engagement at Beacon and at our properties through the development of charitable programs and by hosting events
- Encourage our tenants to participate in our ESG+R program by providing them educational materials, hosting events, and implementing green lease language
- Collaborate with our joint venture partners on implementing, tracking, and reporting our ESG+R initiatives
- Ensure regular communication with our third-party property managers on sustainability best practices by providing resources, tools, and trainings on ESG+R topics including sustainability, health and well-being, and resilience

GOVERNANCE

- Regularly convene with our ESG+R Taskforce to discuss the direction and management of our ESG+R Program
- Seek to use governance structures that provide appropriate levels of oversight in the areas of audit, risk management, and potential conflicts of interest
- Provide frequent and transparent disclosure to investors, including ESG+R objectives, strategies, performance, and firm level updates
- Maintain and monitor diversity at various levels of the organization (corporate, property, vendors)
- Include ESG+R as part of the due diligence process during acquisition
- Monitor and manage compliance with local jurisdiction benchmarking requirements and any additional policy or regulatory changes
- Align our program with sustainability reporting frameworks such as GRESB and UNPRI to improve overall ESG+R performance

RESILIENCE

- Identify physical and transition risks at our assets that may be caused by climate change and evaluate mitigation strategies to reduce risk
- Routinely test disaster recovery programs in place to address potential threats and provide transparent reporting of results