

ESG Newsletter

March 2021

The real estate industry continues to become smarter about ESG risks and opportunities and more adept at anticipating environmental and social consequences. ASB has always been a recognized leader in maintaining practices emphasizing fairness and equity in the social impacts of our investment activity. Our more recent initiatives have focused on environmental and sustainability issues, seeking to reduce or offset carbon emissions, gain energy use efficiencies, and improve waste diversion. Particular emphasis has been placed

on data collection, measurement, verification and reporting to help set essential ESG benchmarks and standards leading to steady, incremental, and meaningful change towards our contribution to a cleaner built environment. In particular during 2020, the company made significant progress in prioritizing green certifications across office and multifamily portfolios, as well as further embedding ESG analysis into ongoing investment decision-making.

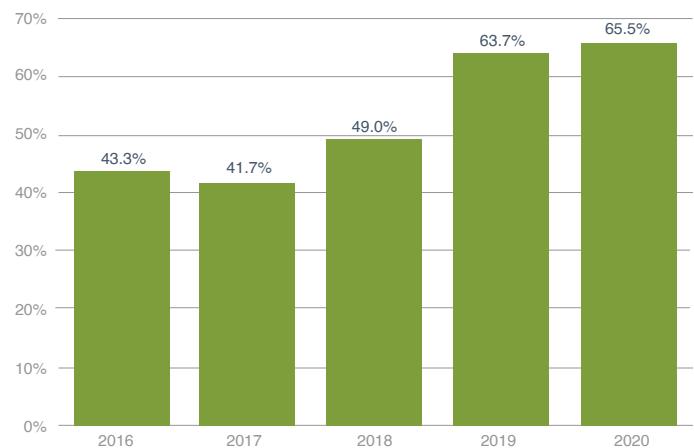
Evaluating the Data: Identifying Actionable Insights

ASB's ESG Committee is focused on benchmarking at the asset level as an important means of assessing environmental and social impacts. Compiling and analyzing an increasing amount of granular ESG data from Allegiance Fund investments has helped clarify our long-term goals and strategies to reduce greenhouse gases and energy use, conserve water, and improve waste diversion. Recently enhanced processes for data collection are leading to increased asset coverage, better visibility into property operations, and more targeted action plans at the asset level.

At the same time, considerable expansion of green building certifications can be observed as a direct result of our ongoing analysis and asset management focus. Within the Allegiance portfolio, more than 80 green building certificates have been awarded or are in process with an additional 17 under consideration for 2021. The Fund's certifications covering its office investments have

increased by 50% based on square footage over the past five years—the segment is now 65% benchmarked by at least one third-party certification program.

ASB Allegiance Fund Office Assets: Green Building Certifications by SF



Evaluating the Data continued

The Energy Star building certification is just one example of a valuable benchmark that helps us understand how our building energy use compares to similar buildings with scoring representing the percentile of performance among peers. Across the Allegiance office portfolio, the score of rated buildings increased by 12% year-over-year to an average of 74, as of fourth quarter 2020. During the same period, the score for the Fund's Energy Star rated multifamily buildings increased by 18% year-over-year to an average of 84.

Performance trends in the number of green building certifications and Energy Star scores are strong evidence of ASB's commitment to our ESG program. Our intention is to further expand and improve our data collection, seeking expanded third-party data verification to enhance transparency and help launch initiatives in alignment with our environmental and social impact goals.

Fitwel Star Awarded to Colorado Center Mixed-Use Investment



ASB's Colorado Center has been awarded a Fitwel Star Rating by the Center for Active Design. Contributing attributes that led to the award include the campus's inclusion of evidence based design and operations strategies that support the physical, mental and social health of its occupants. The mixed-use asset includes more than 850,000 square feet

of office and retail space including a recently developed food-hall. The complex has been successful in attracting national credit tenants due to its location and amenities with mass transit access, restaurant and entertainment options, and attractive outdoor building features.

The Fitwel Certification system, which is committed to building health for all, demonstrates ASB's commitment to prioritizing tenants' well-being and support for their physical, mental, and social health. Colorado Center is the second Fitwel Certification awarded to an Allegiance Fund asset after 400 Massachusetts Avenue, an office property located in Washington, DC. With two credentialed Fitwel Ambassadors, ASB has more buildings under considerations with expectations of more designations to come!



Colorado Center | Mixed-Use | Denver, CO

Pensions&Investments

Best Places To Work In Money Management

ASB Real Estate Investments

MULTIYEAR WINNER

2019 • 2020

ASB Wellness Challenge

During February 2021, ASB staff members elevated self-care to a company-wide competition and fundraiser, creating fun opportunities for team member interaction while working remotely during the pandemic. The challenge was designed to celebrate ASB Wellness Month and promote health and wellness at the firm. Over four weeks, nearly 70% of the company formed eight teams each tracking the number of days team members engaged in at least 30 minutes of a qualifying activity. The team with the highest average points was awarded the right to choose a charity that would receive entry fees plus additional pledges. By the end of the challenge, we were all winners, logging a total of more than 370 hours of walking, yoga, meditation, running and riding. The Humane Society also won—receiving more than \$500 in participant pledges.

HEALTH & Wellness

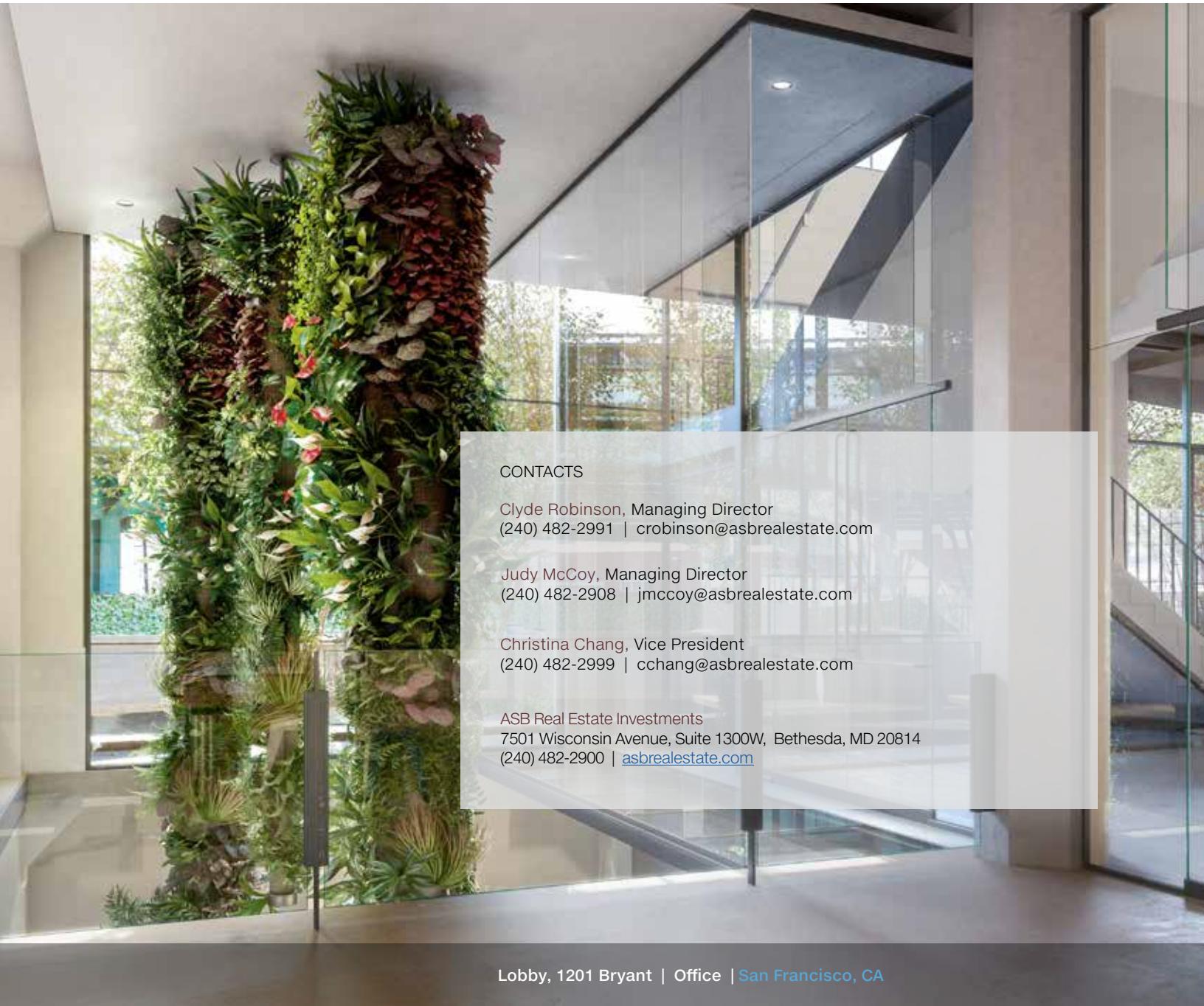


EARTH Day 2021 | April 22, 2021

Earth Day 2021 | Restore Our Earth
check out events in your area

<https://www.earthday.org/earth-day-2021/>





CONTACTS

Clyde Robinson, Managing Director
(240) 482-2991 | crobinson@asbrealestate.com

Judy McCoy, Managing Director
(240) 482-2908 | jmccoy@asbrealestate.com

Christina Chang, Vice President
(240) 482-2999 | cchang@asbrealestate.com

ASB Real Estate Investments
7501 Wisconsin Avenue, Suite 1300W, Bethesda, MD 20814
(240) 482-2900 | asbrealestate.com

Lobby, 1201 Bryant | Office | [San Francisco, CA](#)

Produced by ASB Real Estate Investments, a division of ASB Capital Management LLC. Information and statements contained in this issue are based on data obtained from sources we believe to be reliable, but are not guaranteed as to accuracy and do not purport to be complete.

For more information regarding ASB's commitment to sustainability and ESG, please visit [ESG at ASB](#).

ASB Real Estate Investments and ASB Capital Management LLC are registered marks in the U.S. Patent and Trademark Office.