WPT CAPITAL ADVISORS

ESG Report

2025

WPT
CAPITAL ADVISORS

From the CEO

At WPT Capital Advisors, we approach Environmental, Social, and Governance (ESG) as an embedded discipline that strengthens long-term performance and portfolio quality. Integrating ESG considerations into our core business practices supports more efficient operations, stronger tenant relationships, and a more durable performance profile across our assets.

Matt Cimino
Managing Partner,
Chief Executive Officer

Our strategy remains grounded in data, strong governance, and disciplined execution. We are not driven by short-term narratives or external noise. Instead, we focus on initiatives that enhance asset performance, improve cost efficiency, and position our portfolio to remain competitive in an evolving operating environment. High-quality, well-located, and operationally efficient assets continue to differentiate themselves through cycles.

In 2025, we advanced across several areas that reinforce this approach. We continued to enhance asset-level data and analytics, improving our ability to benchmark performance and identify targeted opportunities for operational improvement. We expanded investments in building systems and energy infrastructure to drive efficiency and support long-term asset functionality. We also strengthened collaboration with tenants and partners, aligning initiatives with their operational needs and sustainability objectives to create shared value.

We remain focused on executing practical, high-impact initiatives across the portfolio. This includes improving energy performance, advancing electrification where it is economically viable, and integrating forward-looking design and infrastructure considerations into our assets. These efforts are intended to enhance building performance while maintaining a disciplined approach to capital allocation.

LOOKING AHEAD

We will continue refining our practices with a clear emphasis on execution, transparency, and measurable outcomes. Managing climate-related exposure and advancing decarbonization remain important components of our broader strategy to support long-term asset performance and value preservation. We believe that assets positioned with efficient systems, adaptable infrastructure, and strong tenant alignment will be best suited to navigate evolving market conditions.

On behalf of our team, I invite you to review this report and see how WPT is advancing operational excellence, decarbonization, and long-term value creation across the portfolio.

Matt Cimino

ABOUT THIS REPORT

This report covers WPT Capital Advisors' environmental, social, and governance performance and initiatives for the 2025 calendar year. It reflects our continued commitment to transparent, accountable reporting as a core part of how we operate.

The data and initiatives presented here span our full portfolio of industrial assets under management, including new development activity, standing asset operations, and tenant engagement programs. We structure this report around the areas where we believe we can have the most meaningful impact: managing our environmental footprint, supporting the people connected to our buildings and communities, and maintaining the governance standards that institutionalize our policies and commitments.

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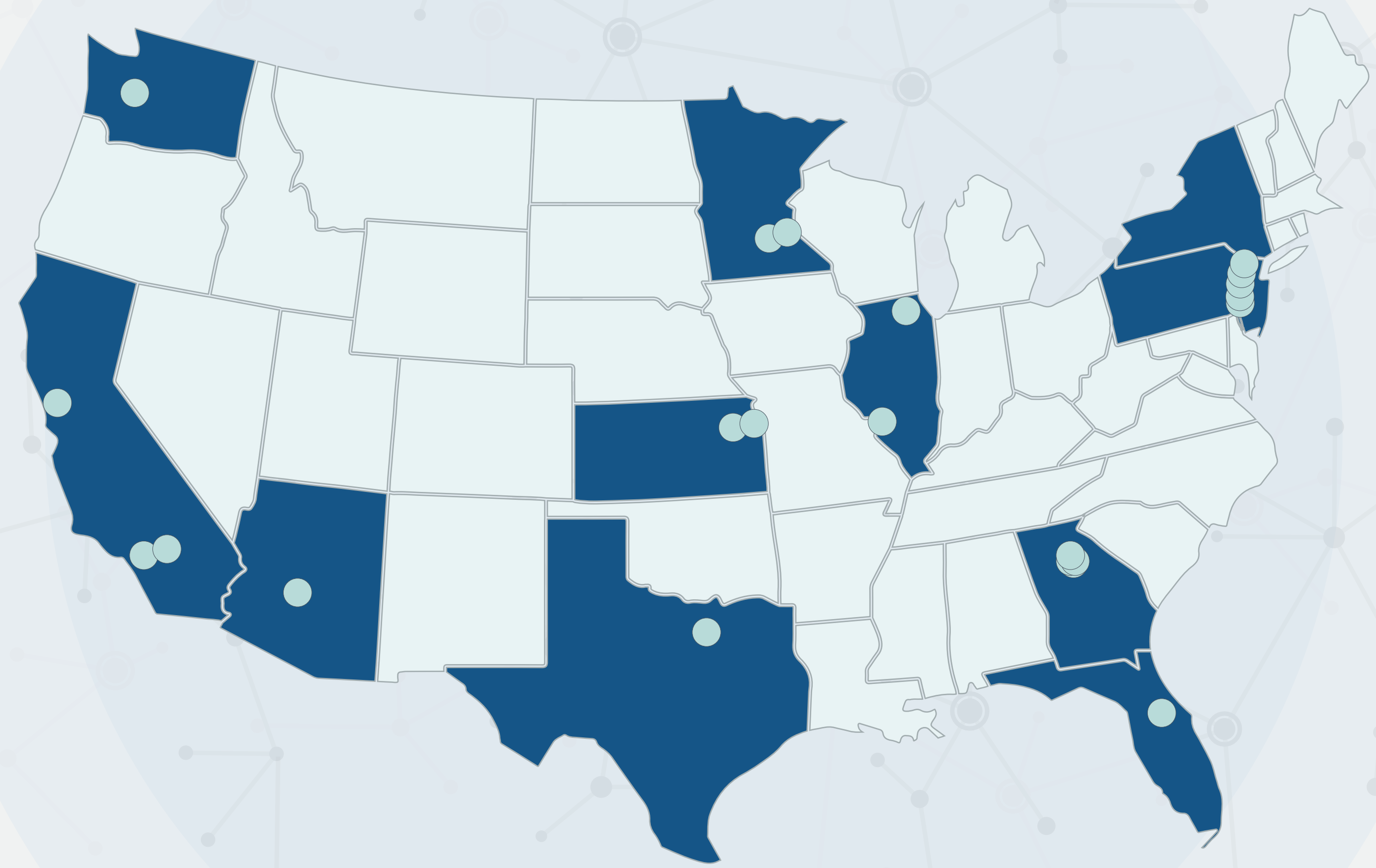
Who We Are

WPT Capital Advisors is an industrial real estate investment and development firm dedicated to creating long-term value through disciplined investment management, strategic development, and active asset stewardship. We invest across a diverse range of industrial property types, including warehouse, distribution, logistics, and small-bay industrial facilities that serve businesses of varying sizes and operational needs. Through a fully integrated platform spanning acquisitions, development, asset management, and operations, we identify opportunities in high-growth markets and execute with a focus on resilience, functionality, and long-term performance.

Our approach is rooted in responsible ownership. We believe that well-designed, efficiently operated industrial properties create lasting benefits for tenants, investors, employees, and the communities in which we operate. By combining industry expertise with thoughtful capital deployment and a commitment to continuous improvement, WPT seeks to deliver strong investment outcomes while supporting a more sustainable and resilient built environment.

24 Stabilized Properties

12 U.S. States



34 Assets Under Management

14.6M Square Feet of Assets Under Management

2.4M Square Feet of Projects Under Development

ESG COMMITMENT

WPT believes effective ESG practices are grounded in sound business strategy, thoughtful stewardship of resources, and consideration of our environmental impact. The decisions we make to reduce energy consumption, build to durable standards, and operate efficient facilities are decisions that protect asset value, lower operating costs, and meet the standards of our tenants. Environmental and social benefits naturally follow from these commitments and the way we have chosen to develop our properties.

WPT's leadership integrates ESG into investment strategy from the earliest stages of due diligence to maintaining tenant relationships. Our ESG Committee, led by senior management, ensures that sustainability considerations are embedded in how we underwrite, develop, and manage assets across the portfolio.

WPT FRAMEWORK

RESPONSIBILITY

WPT upholds measurable, reportable standards for the environmental performance of our assets. We track energy, water, and emissions data across the portfolio because we believe you can't improve what you don't measure. Transparency in performance reporting builds credibility and accountability internally and amongst all of our stakeholders.

RESULTS

WPT has built a strong data foundation across our portfolio, giving us the insights to make targeted investments, improve operational efficiency, and drive cost savings for our tenants.

RELATIONSHIPS

WPT's progress represents the accomplishments of all of our tenants, suppliers, community stakeholders, and contractors. These relationships strengthen every project we take on and deepen the value of what we can deliver across our portfolio.

Positively Impacting the Local Community

Regulatory Preparedness

Minimizing Risk

Prioritizing Durability

Operational Stability

Energy Cost Resilience

Attracting High-Quality Tenants and Ensuring Retention

Creating Competitive Advantages

Unlocking Utility Savings

6025 Giant Road, Richmond, CA

IMPACT AREAS AND TARGETS

WPT is advancing its ESG strategy by refining clear, impact-driven targets that support environmental responsibility, social well-being, and long-term risk management. Structured by impact area, these targets inform how we manage day-to-day operations and develop properties, reinforcing consistent and accountable ESG performance across the portfolio.

ON TRACK

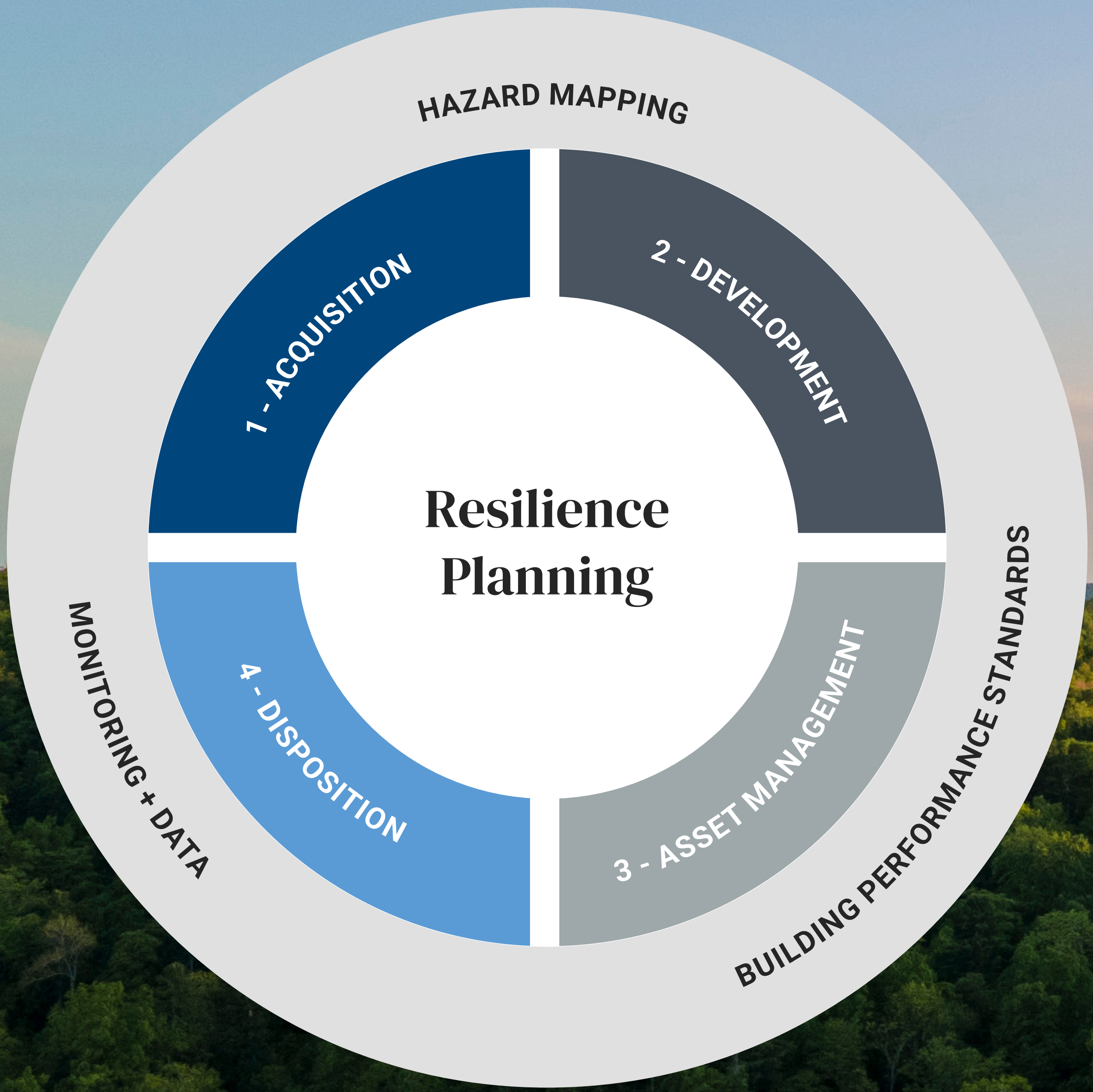
IMPACT AREA	TARGETS
Risk Management	Require cybersecurity training for all employees, including incident-response simulations
	Utilize nationally recognized third-party assessments to identify and mitigate operational risks
Decarbonization	Evaluate all new developments for operational net-zero energy feasibility
Energy, Water, Waste & Pollution	Pursue LEED certification or equivalent sustainability standards for applicable existing buildings and all new developments
	Achieve and maintain 100% utility data coverage across the stabilized portfolio
	Perform ASHRAE Level 1 Energy Audits on all applicable assets to evaluate opportunities for energy and cost savings
Employee Engagement & Wellness	Provide holistic wellness initiatives that support employee health and work-life balance
	Offer professional development opportunities to employees through financial support
Tenant Outreach	Expand tenant outreach partnerships focused on sustainability and data sharing
	Implement ESG tenant playbooks and tenant surveys
	Promote green lease principles that encourage data sharing and operational efficiency
Charitable Contributions	Pursue and expand targeted charitable contributions aligned with community needs
Community Engagement	Conduct community outreach and service initiatives tied to WPT's markets and developments
Leadership, Reporting & Transparency	Maintain Green Lease Leaders Gold certification and pursue Platinum-level recognition
	Embed ESG goals into employee compensation and year-end performance reviews
	Leverage AI and technology solutions to streamline ESG reporting and operations
	Enhance ESG disclosures aligned with GRESB and leading real estate frameworks

DISCOVERY

IMPACT AREA	TARGETS
Risk Management	Integrate asset characterization and sustainability screening into the investment lifecycle through climate risk analysis and building-system assessments
Decarbonization	Track embodied carbon metrics for new development projects
	Prioritize electrification-ready design and high-efficiency systems for new developments and major retrofits
Energy, Water, Waste & Pollution	Implement asset-level energy benchmarking and performance tracking
Charitable Contributions	Prioritize contributions supporting workforce development and community resilience
Community Engagement	Engage local stakeholders early in development and redevelopment projects

CLIMATE RISK MANAGEMENT & RESILIENCE

WPT builds resilience by proactively preparing assets to withstand acute climate events and mitigate long-term value risks across the full asset lifecycle.



ASSET LIFECYCLE STAGES

1 **ACQUISITION:** Physical exposures, regulatory environment, and insurance considerations assessed at entry.

2 **DEVELOPMENT:** Climate risk shapes design, construction, and retrofit durability and flexibility, built in from day one.

3 **ASSET MANAGEMENT:** Operational resilience maintained as energy and regulatory expectations evolve.

4 **DISPOSITION:** Transition risk and physical risk inform timing, pricing, and capital recycling decisions.

RISK TOOLS

HAZARD MAPPING

Acute & Chronic Risk

Flood, cyclone, heat stress, wildfire, and precipitation shifts identified across the portfolio.

MONITORING + DATA

On-going Risk Evaluation

Third-party platforms inform asset-level decisions continuously.

MSCI Risk IQ FEMA

BUILDING PERFORMANCE STANDARDS

Regulatory Compliance

Jurisdictional energy and GHG monitoring and regulations shape investment and capital planning.

INVESTMENT SCREENING FRAMEWORK

WPT integrates climate resilience, operational efficiency, and long-term value creation in our acquisition, underwriting, and asset management processes. Through asset characterization and sustainability screening, we evaluate both risks and opportunities that influence future asset performance.

Clover Creek, Puyallup, WA

INITIAL INVESTMENT SCREENING

WPT uses climate analysis and scenario planning to guide capital deployment and asset management, from acquisition through ownership.

PHASE I ASSET CHARACTERIZATION

- SUSTAINABILITY UNDERWRITING
- CLIMATE RISK SCREENING
- VALUE CREATION ANALYSIS

PHASE II OWNERSHIP

- PROACTIVE ASSET MANAGEMENT
- EXECUTION

RESILIENT & LOWER CARBON ASSET

RESILIENCE

EFFICIENCY

DECARBONIZATION

VALUE CREATION

Environmental

We take responsibility for our environmental footprint by reducing resource consumption and waste generation in the development and management of our sites, and by using products that meet or exceed environmental standards. These efforts enhance efficiency, lower operating costs, and mitigate risk, thereby strengthening the long-term performance of our portfolio.

WPT's environmental metrics reflect a living portfolio that evolves each year through new acquisitions, developments, and dispositions. As the asset base grows and changes, so does the denominator behind each metric. WPT focuses on acquiring high-performing properties and implementing targeted improvements across the existing portfolio to drive measurable year-over-year performance gains.

Clover Creek, Puyallup, WA

100%
LEED certifications on all new development projects

100%
of new leases include green lease language

44%
of portfolio includes native plant species

100%
of portfolio and new developments has high-efficiency lighting

100%
LED lighting installed in new developments since 2018

86%
of construction waste diverted on average from landfills

86%
of stabilized portfolio covered in real-time utility consumption data, monitoring, and reporting

56%
of portfolio utilizes water-efficient irrigation

55%
of portfolio has cool or reflective roofing materials

DECARBONIZATION

Decarbonizing our operations and development efforts ensures our resilience and long-term, positive environmental impact. WPT does its part to integrate resource efficiency efforts, understanding that carbon is generated and stored in our buildings during the construction of raw materials, tenant use, and site management. Once an investment is in our control, we have more agency over reducing its carbon footprint and improving its durability.

OUR DECARBONIZATION INITIATIVES

- An energy management strategy that implements building automation and efficient fixtures to further increase energy efficiency.
- Data management, which plays a vital role in our strategy, enables us to track and benchmark our energy efficiency and associated greenhouse gas (GHG) emissions.
- Routine mechanical, electrical, and plumbing equipment audits that allow for actionable investment opportunities to further decarbonize our building systems.
- Onsite renewable energy feasibility across our portfolio through rooftop solar projects to generate renewable power for local communities and onsite tenants.
- Widespread use of electric vehicle (EV) charging stations to increase electrification infrastructure.
- Certification on 100% of new ground-up developments with LEED standards to verify and communicate efficiency efforts.
- Embodied carbon studies that reveal effective decarbonization strategies and potential cost-benefits associated with carbon reductions.
- Advanced finishes such as PrimX floor technology to reduce embodied carbon, as installation requires 50% less material.

OUR COMMITMENT

Employing Technology Solutions

Utilizing cutting-edge technology is a key strategy in WPT's effort to reduce emissions at our properties. We continually work to scale technology solutions around data management to aid in our decarbonization and net-zero carbon efforts.

DATA-DRIVEN OPERATIONS

WPT captures real-time gas, water, and electrical consumption data across our portfolio, giving us the visibility to support performance analysis, streamline reporting, and take strategic action on efficiency and decarbonization.

THE RESULTS

CO_2 Targets and resolves consumption spikes and operating inefficiencies.

EVALUATING DIGITAL TWIN TECHNOLOGY

To help predict the results of prospective efficiency improvements, WPT is testing technology that creates a virtual replica of a building's utility consumption and performance data. Using the 'twin' data WPT can run scenarios for potential retrofits.

THE RESULTS

CO_2 Enables optimized operations and forecasts reductions to support future investment decisions.

INTEGRATING AI

WPT leverages artificial intelligence to aggregate and analyze data across our portfolio, enabling more informed investment decisions. This technology supports our investment screening process, helping us identify and prioritize sustainable improvements within our existing assets.

THE RESULTS

CO_2 Ensures buildings are designed and operated on real, data-driven insights.

GREEN BUILDING CERTIFICATIONS

Green building certifications validate WPT's sustainability commitments through independent, third-party verification. Since committing to LEED certification on all new developments in 2023, WPT has certified ten properties, and in 2025, extended that focus to optimizing our existing portfolio.

GOAL SETTING

Since committing in 2023 to pursue LEED certification for all new developments, WPT has achieved LEED certification on 100% of new projects.

OF CERTIFICATIONS

2023	3 PROPERTIES
2024	2 PROPERTIES
2025	5 PROPERTIES

2025 STAT OVERVIEW

51%
of the 2025 Portfolio is LEED Certified*

7.2M
sq. ft. is LEED Certified

11 Properties
Completed ASHRAE Level 1 Energy Audits

5 Properties
Completed LEED O+M Gap Analyses

**Percentage is based off of portfolio square footage, excluding vacant land*

STANDARDIZED SUSTAINABILITY

WPT instituted a LEED Volume Program approach for new development projects, which makes pursuing certification across our portfolio faster and less expensive than a property-by-property approach. New buildings come out of the ground with standardized and verified efficiency built in from day one.

MEASURING, TRACKING, EXTENDING

In 2025, WPT expanded our focus to existing portfolio assets. Using continuously monitored performance data from Redaptive submeters, we advanced our strategy to improve standing assets, completing ASHRAE Level 1 Energy Audits on 11 buildings and LEED O+M Gap Analyses on five. Based on these findings, several LEED O+M certifications are already underway in 2026.

FIVE NEW DEVELOPMENT PROJECTS COMPLETED TO LEED STANDARDS

Achieved LEED Gold
Live Oak
Fontana, CA

Achieved LEED Silver
Apopka 429 Buildings 300 + 400
Apopka, FL

Achieved LEED Gold
605 S. Bon View Avenue
Ontario, CA

Achieved LEED Gold
1031 E. California Street
Ontario, CA

WATER, WASTE & SUSTAINABLE MATERIALS

WPT takes a lifecycle approach to sustainability, integrating best practices from design through operations. These efforts are validated through LEED certification on every new development and embedded into daily operations.

CONSTRUCTION WASTE DIVERSION

Recycled and locally sourced materials are prioritized on all construction and capital projects to reduce emissions from extraction and long-haul transport.

SUSTAINABLE MATERIALS

Building products are evaluated for environmental disclosure at all certified projects. Cleaning products at WPT-managed facilities are selected to meet Green Seal Standards to limit VOCs.

ENERGY PERFORMANCE

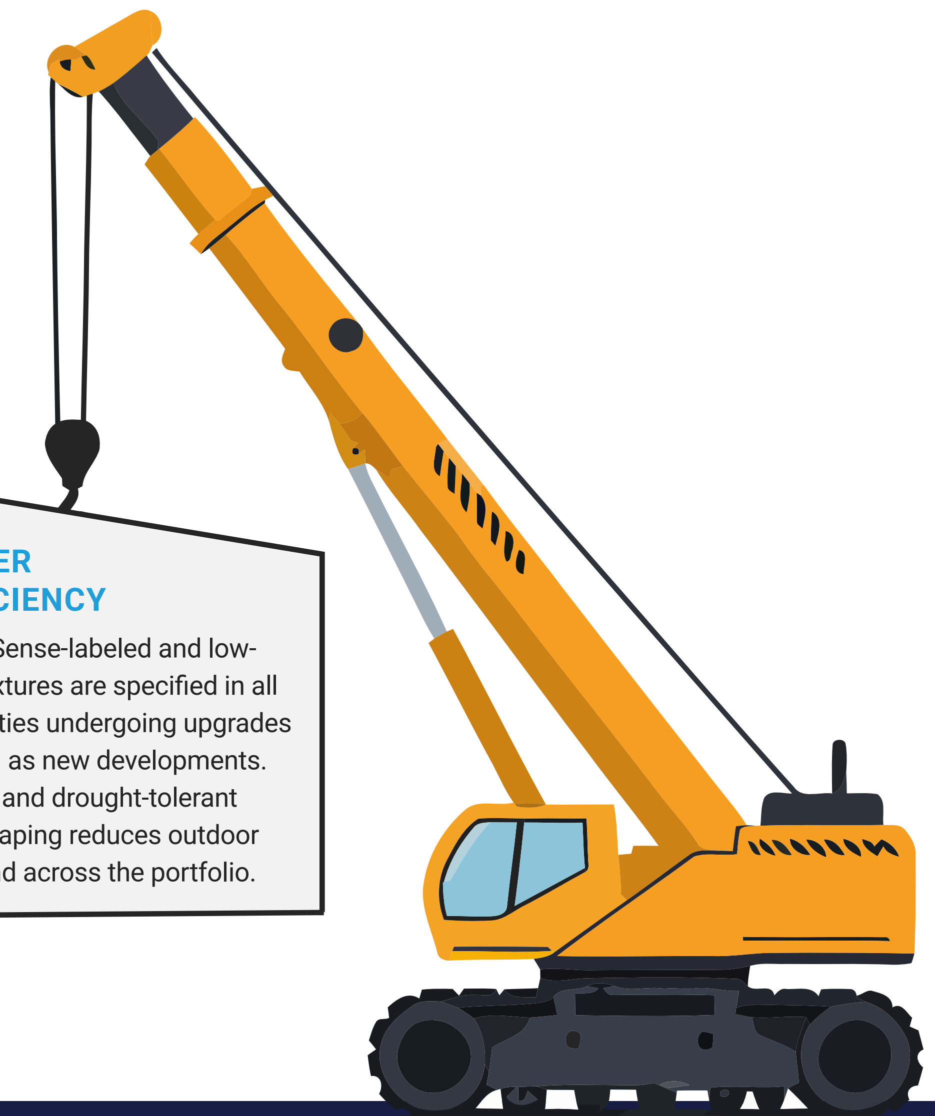
Enhanced commissioning and verification of building HVAC, lighting and plumbing ensures building systems perform as designed.

SUSTAINABLE SITE SELECTION

WPT deliberately targets brownfield and high-priority sites, remediating previously impacted land to avoid greenfield disturbance.

WATER EFFICIENCY

WaterSense-labeled and low-flow fixtures are specified in all properties undergoing upgrades as well as new developments. Native and drought-tolerant landscaping reduces outdoor demand across the portfolio.



GETTING TO THE GOLD

Live Oak and Bon View achieved LEED Gold Certifications in 2025.

SCORECARD OVERVIEW

Construction and Demolition Waste Management
Perfect scores

Water Efficiency
Near-perfect scores

High Priority Site Credits
Near-perfect scores

LIVE OAK
FONTANA, CA — LEED GOLD

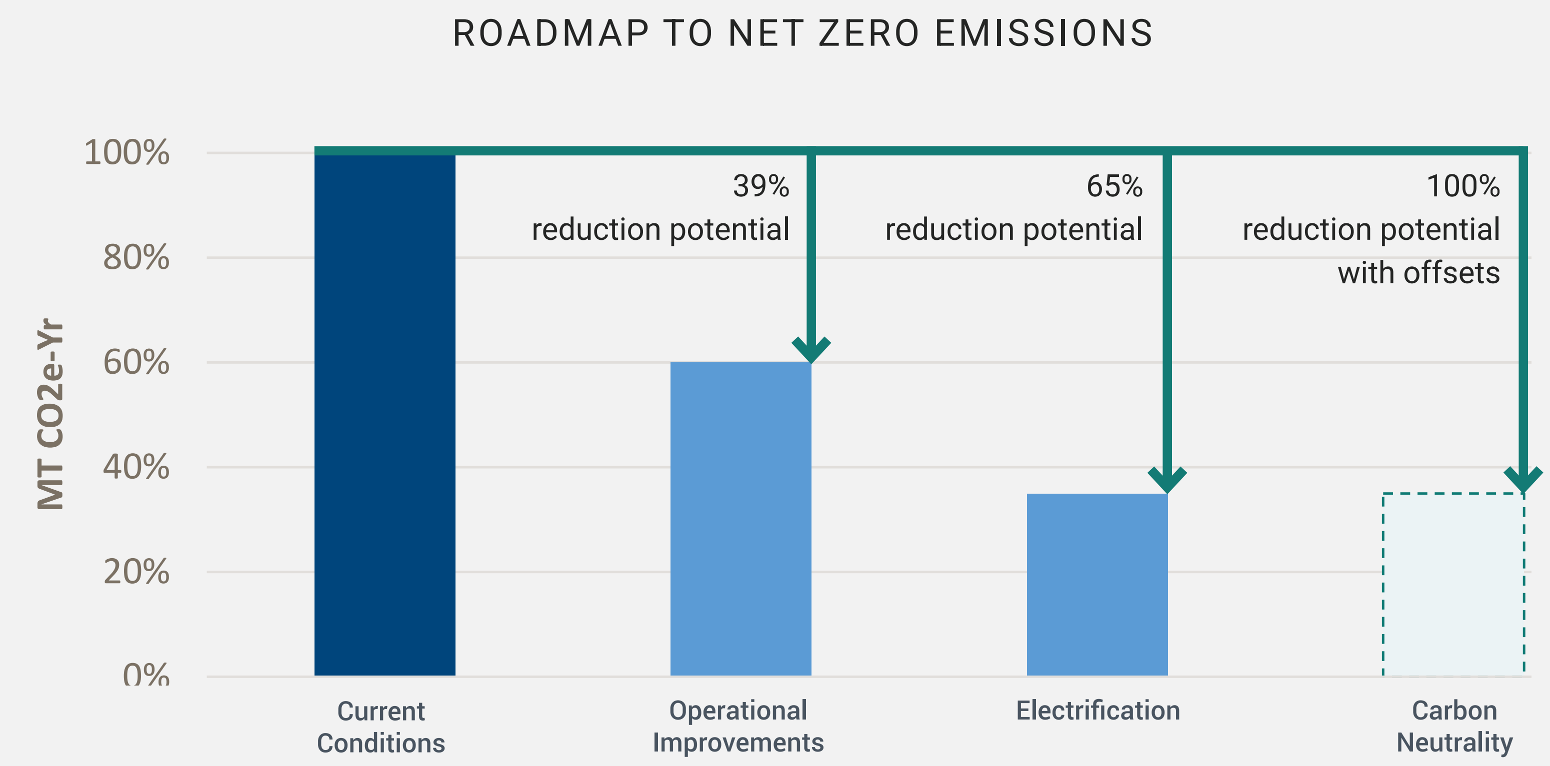
CONSTRUCTION & DEMOLITION WASTE MANAGEMENT	2/2
RAW MATERIALS SOURCING	2/2
OPTIMIZE ENERGY PERFORMANCE	18/18
HIGH PRIORITY SITE	2/3
WATER EFFICIENCY	10/11

BON VIEW
ONTARIO, CA — LEED GOLD

CONSTRUCTION & DEMOLITION WASTE MANAGEMENT	2/2
WATER EFFICIENCY	11/11
OPTIMIZE ENERGY PERFORMANCE	16/18
HIGH PRIORITY SITE	1/3
ENHANCED COMMISSIONING	3/6

ENERGY AUDITING & DECARBONIZATION PLANNING

Our commitment to performance doesn't stop at new construction. In 2025, WPT commissioned a Decarbonization Study based on a Level 2 ASHRAE Energy Audit for the 160,000 square foot distribution facility in Bayonne, New Jersey.



WPT developed a roadmap to move the asset toward net zero by phasing in targeted energy reduction strategies.

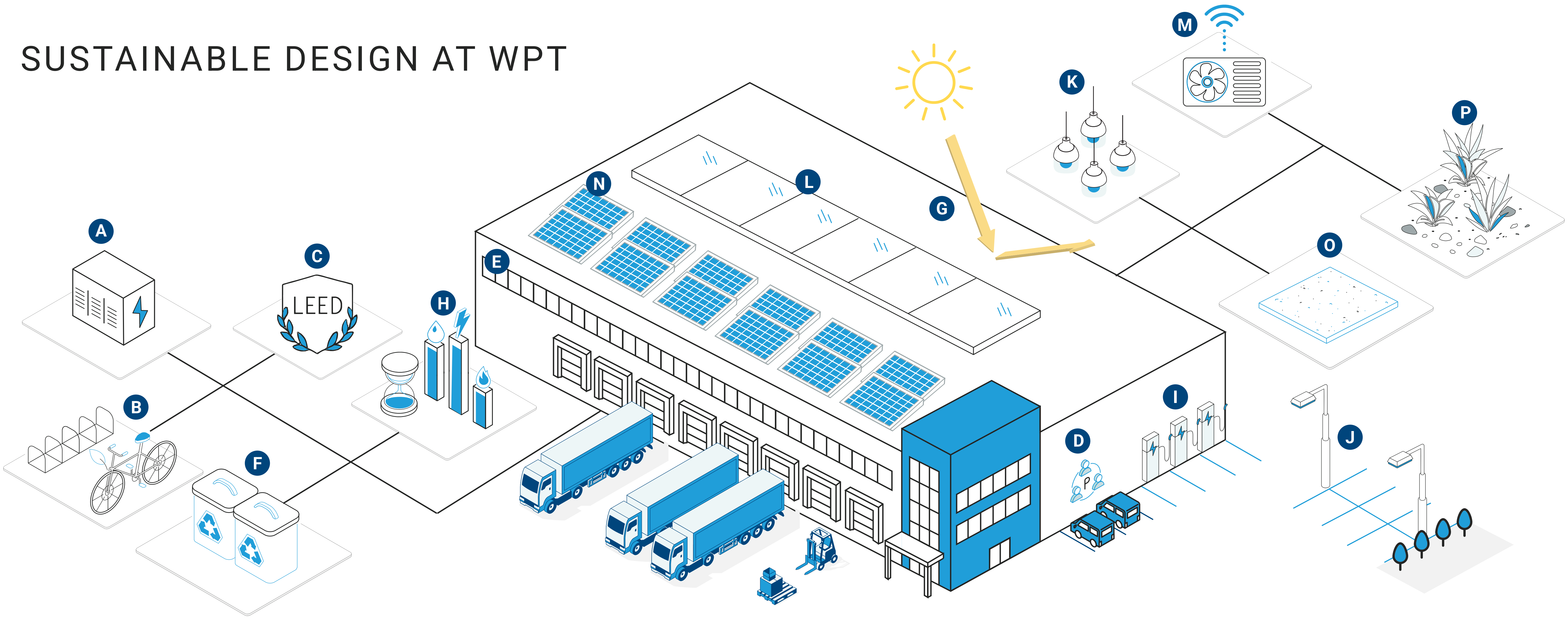
AUDIT → FINDINGS → ROADMAP → ACTION

Operational improvements such as optimizing HVAC setpoints, utilizing Building Automation Systems (BAS), and LED lighting control upgrades offer significant emissions reduction potential. Full electrification of building systems reduces emissions further and sets the foundation for renewable energy integration. Carbon neutrality is achieved as the final step, once reduction potential is maximized and photovoltaics and offsets can close the remaining gap.

The assessment covered calibrated energy modeling and equipment condition assessments, and a full menu of improvement measures with estimated costs and payback periods. The findings pointed to some clear opportunities. The warehouse HVAC system running at constant setpoints with no setbacks during unoccupied hours was identified as the single largest source of energy waste in the building. The audit also laid out a phased capital improvement roadmap for longer-term decarbonization. WPT now has a clear, data-backed view of the building's energy use, operating costs, and performance gaps. That data drives how we plan capital and how we work alongside our tenants to meet their efficiency goals as well.

99 Avenue A, Bayonne, NJ

SUSTAINABLE DESIGN AT WPT



To further decarbonize our portfolio, WPT assesses a range of sustainable design solutions and applies the following features where they can enhance performance and long-term value.

A Battery Storage
Adds redundant power and resiliency to the building operations and complements renewable energy production systems to improve energy efficiency.

B Bicycle Parking Station
Supports low-emission commuting.

C Building Certifications
WPT pursues LEED certifications on all ground-up development projects.

D Carpooling Stalls
Reserved parking to promote low-emission commuting.

E Clerestory Windows
Natural light reduces electricity consumption and improves indoor environmental quality for employees.

F Collection of Recyclables
Promotes waste diversion strategies to reduce environmental impact.

G Cool Roofs
White roofs reflect sunlight and repel heat, reducing the heat island effect and lowering indoor air temperature.

H Energy Monitoring
Real-time utility usage data is captured and provides actionable investment opportunities to improve building system efficiency for water, electric, and gas.

I EV Charging Infrastructure
Supports low-emission commuting for both auto and truck fleets.

J Exterior LED Lighting
Reduces light pollution and energy usage.

K Interior LED Lighting
Improves energy efficiency and reduces cost. Sustainability and cost benefits are boosted with motion sensor technology.

L Skylights
Reduce electricity usage for daytime interior lighting.

M Smart Motors and Electric Heat Pumps
Improves HVAC and mechanical systems efficiency to reduce carbon emissions.

N Solar Panels
Converts underutilized rooftop space into a renewable energy source.

O PrimX Floor Technology
Interior concrete slab technology reduces embodied carbon by using 50% less material, eliminates miles of sawcut joints and caulking, and provides forklift driver health and wellness benefits.

P Xeriscaping, Native Drought-Tolerant Plants
Decreases the freshwater usage required for landscaping.

Social

Strong relationships with stakeholders are essential to WPT's long-term success. We support employees with safe, inclusive workplaces, engage tenants and investors to meet their needs, and give back to local communities through time and resources.

SUPPORTING OUR STAKEHOLDERS

EMPLOYEES

Benefits and training are provided to employees, ensuring healthy, safe, and dynamic workplaces.

INVESTORS

Guidance and two-way communication are delivered on ESG practices, fostering fulfilling engagement and collaborative feedback with our partners and investors.

LOCAL COMMUNITIES

Time and monetary contributions are made to local organizations and nonprofits, positively impacting the people and communities around our operations.

TENANTS

WPT manages and operates high-performing, sustainable buildings, fulfilling customer needs.

FASHIONFEST 2025

Fundraising for Masonic Children's Hospital

WPT is proud to have sponsored FashionFest 2025, one of the Twin Cities' signature annual fundraising galas benefiting M Health Fairview Masonic Children's Hospital. The event raised more than $820,000 to support pediatric programs and services for children and families at the hospital.

WPT's own Bridget Swenson served as vice chair of the event, helping lead the organizing effort and speaking during the evening's program.

EMPLOYEE ENGAGEMENT

WPT supports employee well-being and growth through benefits, office amenities, and professional development opportunities, while also creating space for connection beyond the office through team hikes, outdoor activities, and shared experiences. These efforts help foster an inclusive, safe, and collaborative workplace where employees feel connected, supported, and able to do their best work.

PROFESSIONAL DEVELOPMENT

Employees have access to financial support for continuing education and industry certifications, including ESG-focused credentials like the LEED Green Associate accreditation.

OFFICES BUILT FOR EVERYONE

WPT supports employees with practical amenities that reflect the realities of daily life, including mother rooms, nap pods, and fitness facilities. These resources help create a workplace where employees can balance personal needs, maintain well-being, and perform at their best.

LEED CERTIFIED OFFICES

WPT's regional offices are LEED certified, extending the same sustainability standards we apply across our portfolio to the spaces where our teams work every day.

EMPLOYEE BENEFITS

- Medical, Dental, and Vision care coverage
- 401(k) plan and financial assistance
- Parental leave and work-life balance with a flexible time-off policy
- Financial support toward continued education

AMENITIES AT OUR REGIONAL OFFICES

- Standing desks
- Fitness center
- Bike storage facilities with showers
- Nap pods
- Mother rooms
- Access to multiple mass transit forms
- Outdoor spaces

TENANT OUTREACH

WPT is committed to maintaining sustainable building operations and working with tenants to advance shared ESG priorities. This engagement can take many forms, creating benefits for both WPT and our tenants, including utility savings, risk mitigation, improved site durability, and collaboration on integrated ESG projects. WPT works with tenants to understand their sustainability priorities and identify opportunities that support their goals, enhance building performance, and improve the tenant experience.

Apopka Building 300, Apopka, FL

KEY TENANT SUSTAINABILITY ENGAGEMENT TOOLS

TENANT BEST PRACTICE GUIDES

Provide tenants with ESG practice guidance materials:

- Green Building Operations + Maintenance Performance Guidelines
- Green Seal Standard for Commercial and Institutional Cleaning Services

TENANT WELCOME LETTERS

- Share WPT's management approach and ESG strategy during new tenant onboarding
- Foster dialogue and collaboration on ESG initiatives with new tenants

DATA MANAGEMENT PROGRAM

- Captures detailed real-time data on tenant operations
- Use data to identify proposed improvement projects that boost sustainability and reduce operating costs.

TENANT SURVEYS

- Conduct annual tenant surveys to gather feedback on our sustainability initiatives
- Use insights to further refine our practices and improve tenant engagement

COMMUNITY IMPACT

WPT's community impact efforts are shaped by our employees through volunteer events, charitable giving, and matching initiatives.

2025 Engagement by the Numbers

35

Total Hours Volunteered

91%

Employee Participation in Charitable Events

SERVING THE COMMUNITY THROUGH

Loaves & fishes

WPT team members volunteered with Loaves and Fishes, a Minneapolis-based nonprofit dedicated to providing free, nutritious meals to anyone in need across Minnesota. Our team spent time on site prepping and packing lunches to be distributed through the organization's community meal program, a small contribution to an organization doing meaningful work to address food insecurity across the region.

SUPPORTING OUR COMMUNITIES

Habitat for Humanity® | Minneapolis Park & Recreation Board | Jefferson County Colorado Parks & Open Space | STEP St. Louis Park Emergency Program | M Health University of Minnesota Masonic Children's Hospital | USPS Operation Santa

Governance & Thought Leadership

Lasting, collaborative relationships with our stakeholders are the foundation of our success. WPT embraces our role and responsibility to consistently deliver value through transparent, ethical operations.

INDUSTRY ENGAGEMENT AND ADVANCEMENT

WPT promotes industry engagement and collaboration to gain insights on best practices, share case studies and benchmark strategies used by our peers. We view industry engagement as a responsibility to share our sustainability successes with industry peers, drawing attention to the benefits of integrating ESG initiatives into the operations, development, and management of properties across the U.S.

ESG PEER WORKING GROUP PARTICIPATION

WPT participates in a working group of like-minded peers to share thought leadership, best practices, and industry experiences.

REDAPTIVE'S CUSTOMER ADVISORY BOARD MEMBER

WPT was an early adopter of Redaptive's energy monitoring technology and continues to expand real-time energy monitoring across our portfolio. Our role on Redaptive's Customer Advisory Board allows us to help shape platform improvements that strengthen energy data, asset performance, and portfolio-wide decision-making.

MORE SUSTAINABILITY-FOCUSED INDUSTRY ENGAGEMENTS

LEED · USGBC · Urban Land Institute · GRESB

Jack Riester, Senior Director - Asset Management, sat on a panel at the USGBC MN Building Transformation Forum to discuss operational carbon reduction strategies.

OUR LEADERSHIP APPROACH

1	2	3	4
Outreach and collaboration with stakeholders and the industry as a whole	Comprehensive and transparent reporting	Robust corporate governance policies	Internal and external frameworks for risk assessments and remediation

GOVERNANCE POLICIES & ETHICS

Our governance policies drive accountability, durable business operations, and ethical business practices. WPT actively monitors evolving regulatory landscapes and stakeholder expectations, not only to ensure compliance but to anticipate change and lead with integrity. We continuously refine our policies and practices to reflect emerging governance best practices, embedding transparency and ethical conduct at the core of our decision-making. WPT regularly engages with employees, vendors, and suppliers on the following policies:

GREEN LEASING

Standard green lease language allows WPT to start tenant collaboration on sustainability efforts early in our relationships. Our standard green lease language requires:

SHADOW METERS

From 2023 on, 100% of assets must utilize shadow meters to provide WPT with tenant utility data.

ESTIMATIONS

100% of tenants must collaborate with WPT to provide estimated energy consumption needs, attain power purchase agreements, if needed, and permit installation of renewable energy hookups.

100% of new leases include green lease language

100% of assets will utilize shadow meters

100% tenant collaboration on energy initiatives

REPORTING

SUBMITTING TO GRESB

WPT has completed two consecutive years of GRESB submissions across three investment ventures within our portfolio. We view GRESB as a valuable framework for assessing current performance, identifying opportunities for improvement, and strengthening our ESG program over time. WPT remains committed to annual participation as the program continues to mature.

GRESB submissions are evaluated based on:

- Green building and energy certifications
- Sustainability risk assessments
- Energy, water, and waste consumption data
- Policies and explicit sustainability protocols
- Governance and stakeholder engagement indicators

Key Drivers of 2023-2024 Score Improvement

DATA COVERAGE

Submetering across 86% of the portfolio with Redaptive and Energy Star Portfolio Manager provides a complete, real-time picture of energy use.

TENANT GUIDELINES

Distributing Green Building Operations and Maintenance guidelines to tenants contributed to an active engagement program

LEED CERTIFICATIONS

Two new certifications in 2024 and more in the LEED pipeline demonstrated a commitment to integrated sustainability during design and construction

OUR ESG REPORT

We are committed to continued transparency of our ESG commitments and strategy.

Looking Ahead with Purpose

In 2025, we strengthened the data, tools, and processes that help us make smarter decisions across our portfolio. As we move forward, our focus remains straightforward: investing in initiatives that enhance asset performance, support tenant demand, and create long-term value for our investors.

130 Interstate, East Brunswick, NJ

HOW WPT TRANSLATES ESG INTO INVESTMENT PERFORMANCE

BETTER VISIBILITY, BETTER DECISIONS

The more we understand our assets, the better positioned we are to protect and enhance their value. By evaluating climate-related risks, operational performance, and market trends early, we can identify opportunities and challenges before they become costly issues. This allows us to invest proactively, prioritize capital effectively, and maintain a portfolio that is resilient and competitive.

MEETING THE NEEDS OF OUR TENANTS

Strong tenant relationships remain fundamental to long-term asset performance. As tenant expectations continue to evolve, we are focused on understanding what drives occupancy, retention, and operational success. By investing in building improvements and sustainability initiatives that align with tenant priorities, we can strengthen leasing performance and support durable cash flow across the portfolio.

DISCIPLINED CAPITAL ALLOCATION

Every investment we make must contribute to long-term value creation. Sustainability initiatives are evaluated through the same lens as any other business decision: risk, return, and impact on performance. Improved data and portfolio-wide visibility help us direct capital where it can have the greatest effect—whether through operational efficiencies, resilience measures, tenant-focused improvements, or other value-enhancing opportunities.

As an owner and operator, we believe that strong asset performance is built on disciplined execution, informed decision-making, and a long-term perspective. The work highlighted throughout this report reflects that philosophy and will continue to guide how we invest in and manage our portfolio for years to come.

WPT Capital Advisors

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