



LOGISTICS[®]
PROPERTY
CO

CLEARER HEIGHTS

PERFORMANCE AND IMPACT



2025 SUSTAINABILITY REPORT



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INTRODUCTION

ABOUT THE REPORT

Logistics Property Company is pleased to provide our 2025 Sustainability Report, which highlights our continued progress integrating sustainable practices across our 27M square-foot industrial portfolio.

On behalf of our investors, we take a comprehensive approach to creating long-term value, which includes embedding sustainability within our key functions, including acquisitions, development, and asset management.

We are guided by the United Nations Sustainable Development Goals (SDGs), Global Reporting Initiative (GRI), and International Sustainability Standards Board (ISSB).

This publication marks Logistics Property Company's fifth annual Sustainability Report, covering the reporting period from January 1, 2025 to December 31, 2025. This report adheres to the guidelines, terminology, and select disclosures from the 2025 GRI framework.



A MESSAGE FROM OUR CEO



As we reflect on our achievements in 2025, we are proud of our performance and impact in advancing sustainability within the industrial and logistics sector. Our success is measured both by operational and financial performance, as well as the value created for our stakeholders through sustainable practices.

This year, we earned recognition from the Global Real Estate Sustainability Benchmark (GRESB) as a Regional Sector Leader, a culmination of our efforts to enhance operational efficiency, reduce carbon emissions, and foster a culture of safety and well-being among our stakeholders.

Through integrating sustainability as a key pillar of our operations, we have strengthened our position as a leader in industrial real estate.

We made significant progress toward our renewable energy initiatives, including the installation of solar carport systems and the continued pursuit of LEED certifications for our developments. These initiatives go beyond compliance; they reflect our proactive approach to environmental stewardship and community impact.

Tenant engagement and community involvement remain key aspects of our sustainability strategy. We recognize that our success is tied to the well-being of our tenants and the communities we serve. Collaborative partnerships have strengthened stakeholder relationships and advanced our shared sustainability goals.

Looking ahead, Logistics Property Company remains committed to continuous improvement and innovation on the journey toward a sustainable future. Sustainability is a key element of our corporate identity, shaping decisions, inspiring innovation, and creating lasting value for all stakeholders.

Thank you for your continued support.

A handwritten signature in black ink, appearing to read 'Jim Martell'. The signature is fluid and cursive, with a long horizontal flourish at the end.

Jim Martell, Chief Executive Officer



A MESSAGE FROM OUR CHIEF SUSTAINABILITY OFFICER

Our 2025 Sustainability Report highlights a year of exceptional progress and achievement for Logistics Property Company. We have exceeded many of our sustainability goals, reinforcing our commitment to creating long-term value for stakeholders and positively impacting the environment and communities we serve.

A highlight of 2025 is our recognition by the Global Real Estate Sustainability Benchmark (GRESB).

Logistics Property Company's Venture Two* investment vehicle ranked first among 42 firms in the Industrial / Americas Development category, demonstrating excellence in environmental, social, and governance performance. This recognition is a result of our strategic focus on integrating sustainability into every stage of the asset lifecycle, from design and construction to operations and management.

Throughout the year, we advanced our renewable energy and energy efficiency programs, expanded green building certifications, and deepened engagement with our tenants and local communities. These initiatives continue to strengthen our reputation as a responsible leader in industrial real estate.

As we move forward, our focus remains on innovation, transparency, and accountability, achieved through data-driven decision making, collaboration, and alignment with global frameworks such as the United Nations Sustainable Development Goals and Global Reporting Initiative.

Through responsible investment, renewable energy initiatives, and collaborative stakeholder relationships, we continue to drive measurable progress toward a more sustainable and resilient future.

Elena Daniel

Elena Daniel, Chief Sustainability Officer

* Venture Two are the combined metrics for LPC Logistics Venture Two, LP and LPC Logistics Venture 2(A), LP

2025 ACHIEVEMENTS



GRESB
REAL ESTATE
sector leader 2025



GRESB
REAL ESTATE
★★★★★ 2025

**REGIONAL SECTOR LEADER:
INDUSTRIAL / AMERICAS
#1 RANKING AMONG 12 PEERS**

Development
Non-Listed U.S. Industrial Core
(Venture Two: 2023 & 2025)



GRESB
REAL ESTATE
★★★★☆ 2025

#6 RANKING AMONG 33 PEERS
Standing Investments
Non-Listed U.S. Industrial Core
(Venture Two: 2025)



RECOGNIZED PLATINUM
42 Green Leases



16M+ SF
LEED Certified &
Registered Developments

Signatory of:



POLICY GOVERNANCE & STRATEGY: ★★★★★☆
DIRECT-PRIVATE EQUITY: ★★★★★
CONFIDENCE-BUILDING MEASURES: ★★★★★



\$1.8M RAISED
Since 2018 to grant wishes to children facing critical illnesses

ABOUT LOGISTICS PROPERTY COMPANY

Logistics Property Company is a real estate operating company and investment manager focused on the acquisition, development, and management of modern logistics properties in key U.S. markets. The company executes a disciplined investment strategy, seeking optimal outcomes for our investors, employees, communities, and environment. Headquartered in Chicago, Logistics Property Company owns or has under development 27 million square feet of logistics facilities across 14 U.S. markets.

Logistics Property Company is recognized as a sustainability leader within the industrial real estate sector, with a commitment to achieving net zero carbon emissions by 2040.



2800 W DIEHL, AURORA, IL



94 LOGISTICS PARK, KENOSHA, WI



PALM GATEWAY LOGISTICS CENTER, MESA, AZ



FREDERICKSON ONE, SPANAWAY, WA



FUTURE-FOCUSED

As Logistics Property Company grows, we remain focused on leveraging our integrated platform to enhance operational efficiency, drive innovation, and deliver measurable environmental and social impact. LogiPropCo's leadership is committed to advancing sustainable development practices, integrating renewable energy solutions, and maintaining transparency in sustainability performance.

With a strong foundation and experienced leadership, LogiPropCo is well-positioned to capitalize on the growing demand for industrial real estate in the United States, continuing to deliver value for our investors, tenants, and communities.

SUSTAINABILITY STRATEGY



Logistics Property Company is committed to developing resilient and environmentally responsible properties. Our sustainability framework integrates three key pillars that guide our operations, ensuring that we are strategically positioned for the future while making a positive impact on the environment and our communities:



ENVIRONMENTAL STEWARDSHIP

Our tenants are increasingly looking to reduce their carbon footprints. To support this need, we develop energy-efficient facilities that incorporate renewable energy sources and smart building technologies to optimize energy consumption and improve asset resilience against extreme weather events. Minimizing embodied carbon in construction materials is a priority, as we strive to reduce the environmental impact of our projects.



WORKPLACE WELL-BEING

We are dedicated to creating safe, healthy, and inclusive environments that create a positive workplace experience for both our tenants and our employees. This includes implementing rigorous health and safety protocols and investing in smart building technologies that improve air quality to support a healthy environment.



COMMITMENT TO GOVERNANCE

We align our sustainability reporting with recognized frameworks such as GRESB, PRI, and GRI, ensuring that sustainability considerations are integrated into our core business strategies. As we embrace technological advancements, we remain committed to responsible implementation, prioritizing data privacy, cybersecurity, and ethical practices to maintain stakeholder trust.



ENVIRONMENT

2025 GRESB BENCHMARK

Logistics Property Company's Venture Two investment vehicle earned exceptional results for the 2025 GRESB assessment in the Industrial / Americas category, achieved as a result of our commitment to sustainability, operational excellence, and innovation.

Development Benchmark: Evaluates the sustainability performance of new developments, focusing on how projects are designed and constructed in alignment with environmental responsibility.



1st
IN PEER GROUP
(Out of 12 firms)

1st
IN INDUSTRIAL / AMERICAS
(Out of 42 firms)

Standing Investment Benchmark: Assesses the sustainability performance of existing assets, focused on building management, operational efficiency, and overall environmental impact.



6th
IN PEER GROUP
(Out of 33 firms)

8th
IN INDUSTRIAL / AMERICAS
(Out of 96 firms)

2025 marks the first year that Venture Two participated in the Standing Investment Benchmark. Achieving these results during our inaugural year represents a significant accomplishment.

GRESB evaluates the entire business ecosystem, including client engagement, health and safety protocols, and daily operational practices to ensure that sustainability commitments are embedded across all business functions, translating strategic goals into measurable environmental and social outcomes. Logistics Property Company's performance demonstrates that sustainability is not confined to individual projects but is integrated into the company's culture, decision-making, and long-term strategy.

COMMITMENT TO A LOW-CARBON FUTURE

Logistics Property Company has set ambitious yet achievable decarbonization targets. We communicate these goals clearly to our stakeholders, fostering a collaborative effort towards sustainability and climate action. Through a structured, data-driven approach, we continue to advance towards our goals by integrating energy efficiency and renewable energy into our operations.



NET ZERO COMMITMENT

This includes a specific target to reach net-zero carbon emissions for Scope 1 and Scope 2 emissions in operating assets by 2040.



LEED CERTIFICATION GOALS

We aim to achieve LEED Silver or higher certification for our developments, focusing on energy efficiency, water conservation, and the use of sustainable materials.



RENEWABLE ENERGY INITIATIVES

We actively explore opportunities for on-site renewable energy solutions, such as solar roofs, and evaluate off-site renewable options to reduce our carbon footprint.

1 ASSESSMENT OF CURRENT EMISSIONS

After assessing emissions, we use the data to establish clear, measurable, and science-based decarbonization targets.

Data Collection: Detailed data is gathered on energy consumption for operating assets. The company's commitment to LEED design and construction standards supports accurate tracking and understanding of energy consumption patterns.

Emission Scope Identification: Emissions are classified into Scope 1 (direct emissions), Scope 2 (indirect emissions from purchased energy), and Scope 3 (indirect emissions from the supply chain / leased operating assets).

2 SETTING THE TARGET

The foundation of our decarbonization strategy begins with a comprehensive assessment of our current carbon footprint.

Benchmarking: Participation in the GRESB assessments demonstrates our commitment to transparency in reporting alongside other industry leaders.

Stakeholder Engagement: Collaboration with employees, investors, and tenants ensures shared ownership of sustainability goals.



3 DEVELOPING THE ACTION PLAN

With targets established, we developed a detailed action plan outlining the strategies and initiatives required to achieve our decarbonization goals.

Energy Efficiency Initiatives: Continuous identification of opportunities to enhance energy efficiency, including equipment upgrades, process optimization, and implementation of energy management systems. Examples include the integration of high-efficiency HVAC systems and LED lighting to reduce energy consumption.

Renewable Energy Procurement: Exploration of renewable energy sourcing options such as power purchase agreements (PPAs), on-site solar generation, and community solar projects.

Carbon Offsets: Evaluation of carbon offset projects, including reforestation and renewable energy initiatives, to mitigate unavoidable emissions as we work towards our decarbonization goals.

4 IMPLEMENTATION AND MONITORING

Effective implementation and transparent monitoring are essential to achieving our decarbonization objectives.

Assigning Responsibilities: Clear accountability is established by designating teams or individuals responsible for each initiative, ensuring ownership and consistent progress.

Monitoring Progress: Key performance indicators (KPIs) are used to track progress toward decarbonization targets. Regular reporting, audits, and compliance with local and federal regulations ensure transparency and continuous improvement.

5 COMMUNICATION STRATEGY

Continuous stakeholder engagement is important to maintain momentum throughout the decarbonization journey.

Internal Communication: All employees receive sustainability training and status updates, reinforcing internal awareness and engagement.

External Communication: We regularly share our goals, action plans, and progress with key stakeholders.

Feedback Mechanisms: Communication channels, such as Green Lease programs, are established for feedback and suggestions, ensuring continuous improvement and adaptation of strategies.

PROJECT HIGHLIGHT

OLIVE LOGISTICS CENTER

Olive Logistics Center, located in Glendale, Arizona, is a two-building, 1,032,079-square-foot logistics park in the Phoenix market. A state-of-the-art facility designed to meet the growing needs of tenants in the market, it includes several sustainable features aimed at reducing energy consumption and enhancing operational efficiency.

SUSTAINABLE DEVELOPMENT

✓ ELECTRIC VEHICLE (EV READINESS)

EV-ready infrastructure to support 26 dual Level 2 charging stations, supporting the adoption of electric vehicles among employees and visitors.

✓ ENERGY EFFICIENT SYSTEMS

High-efficiency HVAC systems and LED lighting contribute to reducing energy consumption.

✓ HEAT ISLAND REDUCTION

Light-colored roofing and paving materials reflect sunlight to reduce heat absorption. This mitigates the urban heat island effect, contributing to a cooler and more sustainable environment.

✓ WATER CONSERVATION

A rainwater management system addresses runoff by directing stormwater back into the soil to support groundwater recharge and reduce flooding risk. The use of high-albedo surfaces also aids in minimizing water consumption.



SOLAR CARPORT SYSTEM

The park is equipped with a 407-kW solar carport system, with an estimated on-site renewable production of 707,000 kWh annually. Connected on the consumer side of the meter, energy generated will be used on-site to reduce energy consumption and greenhouse gas emissions, decreasing the amount of electricity purchased from the grid. The system is expected to offset annual electrical load by 20%–30%, depending on tenant usage.



LEED GOLD CERTIFIED

Olive Logistics Center has achieved LEED Gold certification, setting a benchmark for future developments in the logistics sector. The project's comprehensive approach to energy efficiency, renewable energy integration, and environmental conservation exemplifies the potential for logistics centers to operate sustainably without compromising functionality.



A PROACTIVE APPROACH TO CLIMATE RESILIENCE

Logistics Property Company proactively addresses climate change risks and opportunities through comprehensive resilience assessments and sustainable development practices, ensuring our properties are equipped for the long term while maximizing energy efficiency and renewable energy integration.

CLIMATE RISK AND RESILIENCE ASSESSMENTS

Resilience assessments are essential to our environmental strategy. These assessments consider factors such as flood risk, temperature fluctuations, and severe weather patterns to ensure that properties are equipped to maintain functionality and safety under changing climate conditions. New acquisitions undergo a detailed evaluation to identify vulnerabilities and implement adaptive measures to safeguard our assets, enhance durability, and support environmental and financial responsibility.

<input checked="" type="checkbox"/> CLIMATE RISK ASSESSMENTS	<input checked="" type="checkbox"/> FLOOD RISK EVALUATION	<input checked="" type="checkbox"/> SEVERE WEATHER ANALYSIS
<input checked="" type="checkbox"/> HIGH-EFFICIENCY HVAC	<input checked="" type="checkbox"/> LED LIGHTING UPGRADES	<input checked="" type="checkbox"/> SOLAR-READY ROOF
<input checked="" type="checkbox"/> LEED CERTIFICATIONS	<input checked="" type="checkbox"/> EV-READY INFRASTRUCTURE	<input checked="" type="checkbox"/> HEAT ISLAND REDUCTION



ENERGY EFFICIENCY AND RENEWABLE ENERGY INTEGRATION

Logistics Property Company recognizes the importance of reducing emissions and improving energy performance to address climate change. Our properties have implemented energy-efficient systems, including high-efficiency HVAC systems and LED lighting, to reduce greenhouse gas emissions while lowering operational costs.

To further advance renewable energy adoption, where feasible, we incorporate a minimum of 40% solar readiness structural capacity into our developments, positioning our assets to capitalize on the growing demand for renewable energy and support long-term decarbonization goals.

SUSTAINABLE DEVELOPMENT AND LEED CERTIFICATION

We are committed to achieving LEED certification for new developments. As of 2025 year-end, more than 16 million square feet of developments have either achieved or are registered for USGBC LEED certification. Properties that are LEED certified mitigate climate risks, enhance asset value, attract sustainability-focused tenants, and contribute to our environmental objectives.



LEED PROJECTS IN-PROGRESS

Logistics Property Company has more than 3.6 million square feet under development across nine projects targeting LEED Certification, with more to be added in 2026. These are in addition to the 11.2 million square feet of properties that have already received certification.

PROJECT	LOCATION	SIZE	TARGET CERTIFICATION
South Penn Logistics Center	Morrisville, PA	973,200 SF	LEED Silver
Fords Prairie Industrial Park	Centralia, WA	604,854 SF	LEED Gold
Crossroads 95 Logistics Center	Newark, DE	442,530 SF	LEED Silver
12821 Titanium Street Buildings 1 & 2	Austin, TX	408,160 SF	LEED Silver
Cajon Industrial Park	San Bernardino, CA	335,460 SF	LEED Gold
Gainesville 85 Business Center Buildings 1800 & 1850	Gainesville, GA	328,040 SF	LEED Certified
Beltsville Logistics Center Buildings 1 & 2	Beltsville, MD	269,964 SF	LEED Silver
424 Howard Avenue	Des Plaines, IL	171,600 SF	LEED Silver
2700 York Road	Elk Grove Village, IL	122,470 SF	LEED Silver
Total Registered		3,656,278	



SOUTH PENN LOGISTICS CENTER, MORRISVILLE, PA
973,200 SF



FORDS PRAIRIE INDUSTRIAL PARK, CENTRALIA, WA
604,854 SF



CROSSROADS 95 LOGISTICS CENTER, NEWARK, DE
442,530 SF



12821 TITANIUM STREET, AUSTIN, TX
Buildings 1 & 2 | 408,160 SF



BELTSVILLE LOGISTICS CENTER, BELTSVILLE, MD
Buildings 1 & 2 | 269,964 SF



424 HOWARD AVENUE, DES PLAINES, IL
171,600 SF

ASSET-LEVEL PERFORMANCE

Sustainability is a fundamental aspect of Logistics Property Company's operational strategy. Tracking the performance of our buildings ensures that each property in our portfolio operates efficiently and responsibly. This is monitored through several key components, including comprehensive assessments, energy audits, and proactive tenant engagement.

COMPREHENSIVE BUILDING ASSESSMENTS

We conduct thorough assessments of each asset to identify opportunities for improvement and ensure operational excellence.

Environmental Assessments: Evaluate the ecological impact of properties and identify areas of opportunity.

Project Condition Reviews: Analyze the state of buildings to prioritize necessary upgrades and retrofits.

Roof Management: Ensure energy-efficient roofing systems are well maintained to prevent leaks and energy loss.

ENVIRONMENTAL MANAGEMENT SYSTEM (EMS)

Our EMS, aligned with ISO 14001 standards, provides a structured framework for monitoring and improving environmental performance.

Set Measurable Targets: Establish clear goals for emissions reductions to support the company's net-zero commitments.

Monitor and Report Emissions: Track greenhouse gas emissions across the portfolio to ensure transparency and accountability.

Ensure Compliance: Adhere to environmental regulations and best practices in sustainability management.

ISO 14001 FRAMEWORK

PLAN

Establish Objectives

APPLICATION & IMPACT

Scope and context
Compliance
Target setting



DO

Implementation and Operation

APPLICATION & IMPACT

Resource allocation
Operational controls
Training



CHECK

Performance Evaluation

APPLICATION & IMPACT

Monitoring and measurement
Internal audits
Compliance review



ACT

Continuous Improvement

APPLICATION & IMPACT

Management review
Corrective action
Standardization and restart



ENERGY AUDITS AND EFFICIENCY IMPROVEMENTS

In partnership with national service providers, we conduct ASHRAE Level 1 energy audits across the portfolio. These audits are instrumental in identifying and implementing energy-saving measures.

Identify Energy-Saving Opportunities: Evaluate building systems to uncover potential efficiency improvements.

Prioritize Capital Expenditures: Allocate resources based on potential savings and return on investment.

Implement Energy-Efficient Technologies: High-efficiency systems and practices reduce operational costs and greenhouse gas emissions.

UTILITY TRACKING AND TENANT ENGAGEMENT

Active tracking of energy, water, gas, and waste usage is essential for effective sustainability management. We engage our tenants as partners in achieving shared sustainability goals.

Utility Reporting: Provide tenants with detailed reports to raise awareness of consumption patterns.

Collaborative Initiatives: Work with tenants on sustainability programs that align with their operational objectives.

Resource Conservation: Encourage practices that reduce resource consumption and enhance overall building performance.

PATHWAY TO SUSTAINABLE ASSET MANAGEMENT

Our sustainability strategy at the asset level follows a clear and actionable pathway designed to drive continuous improvement and measurable impact.

Energy Efficiency Programs: Implement initiatives that promote energy conservation and the adoption of renewable energy technologies.

Renewable Procurement: Explore both on-site and off-site solar energy options to reduce reliance on fossil fuels and support clean energy generation.

Decarbonization Efforts: Focus on reducing carbon emissions in new construction and major renovations, to ensure that developments meet the highest sustainability standards.

LOGISTICS PROPERTY CO.
BELTSVILLE LOGISTICS CENTER
2 BUILDINGS | 269,964 SF

AVAILABLE Q3 2026
BUILDING 1 147,358 SF
BUILDING 2 122,606 SF

MARK GLAGOLA 301-906-7111

LOGISTICS PROPERTY CO. **FCL** **Salas O'Brien** **Engineering**



SOCIAL

CULTIVATING LEADERSHIP

The key to Logistics Property Company’s success is our people. We believe that empowering our employees through training, professional development, and inclusive engagement is essential to achieving our organizational goals. Our social initiatives reflect a commitment to people, partnerships, and progress, ensuring that everyone contributes to and benefits from our shared vision of sustainable growth.

EMPLOYEE DEVELOPMENT

We invest in our employees to support them in reaching their full potential. Our development programs are designed to enhance technical expertise, leadership capabilities, and a culture of safety and inclusion.



SUSTAINABILITY TRAINING

All employees receive sustainability training, including updates on our progress, to ensure awareness of our goals and achievements.



HEALTH AND SAFETY TRAINING

Regular workshops and certifications ensure that employees operate in safe, compliant, and supportive environments.



DEVELOPMENT PROGRAMS

An online learning platform is available to all employees, offering training on a broad range of topics, from role-specific skills and technical expertise to leadership development.

OPEN COMMUNICATION

Our robust employee engagement initiatives promote a positive and inclusive workplace culture. Regular, company-wide town halls and feedback sessions provide employees with opportunities to share insights, contribute ideas, and shape the company’s direction. These also serve as opportunities to develop positive working relationships across teams through highlighting personal and professional wins.

CLEAR HEIGHT AWARD RECIPIENTS



Jane Eaton
Associate, Capital Markets

Shahrzad Ezzati
Project Accountant

Josselyn Pineda
Draw Accountant

Crystal Purnell
Senior Accounts Payable Analyst

Blake Stelter
Development Associate

SOURCING TOP TALENT

Logistics Property Company's recruitment strategy focuses on identifying individuals who possess the necessary skills and experience and align with our core values. Our team is actively involved in recruiting through partnerships with educational institutions and participation in industry events. We further leverage technology and data analytics to streamline our hiring processes and to connect with top candidates to grow our team.





WHAT DREW YOU TO LOGISTICS PROPERTY COMPANY?

Throughout my early career, I've been motivated by the opportunity to create lasting value through thoughtful investment and creative problem-solving. Logistics Property Company's disciplined approach to growing a best-in-class logistics platform aligns with that vision. It's rewarding to help shape assets that play a critical role in today's evolving supply chain."

– Kevin Song, Financial Planning & Analysis Associate

I wanted to expand my finance background and was interested in the asset management side of the real estate business. The experienced team here offered an opportunity to learn directly from those whose roles I hope to grow into as my career progresses."

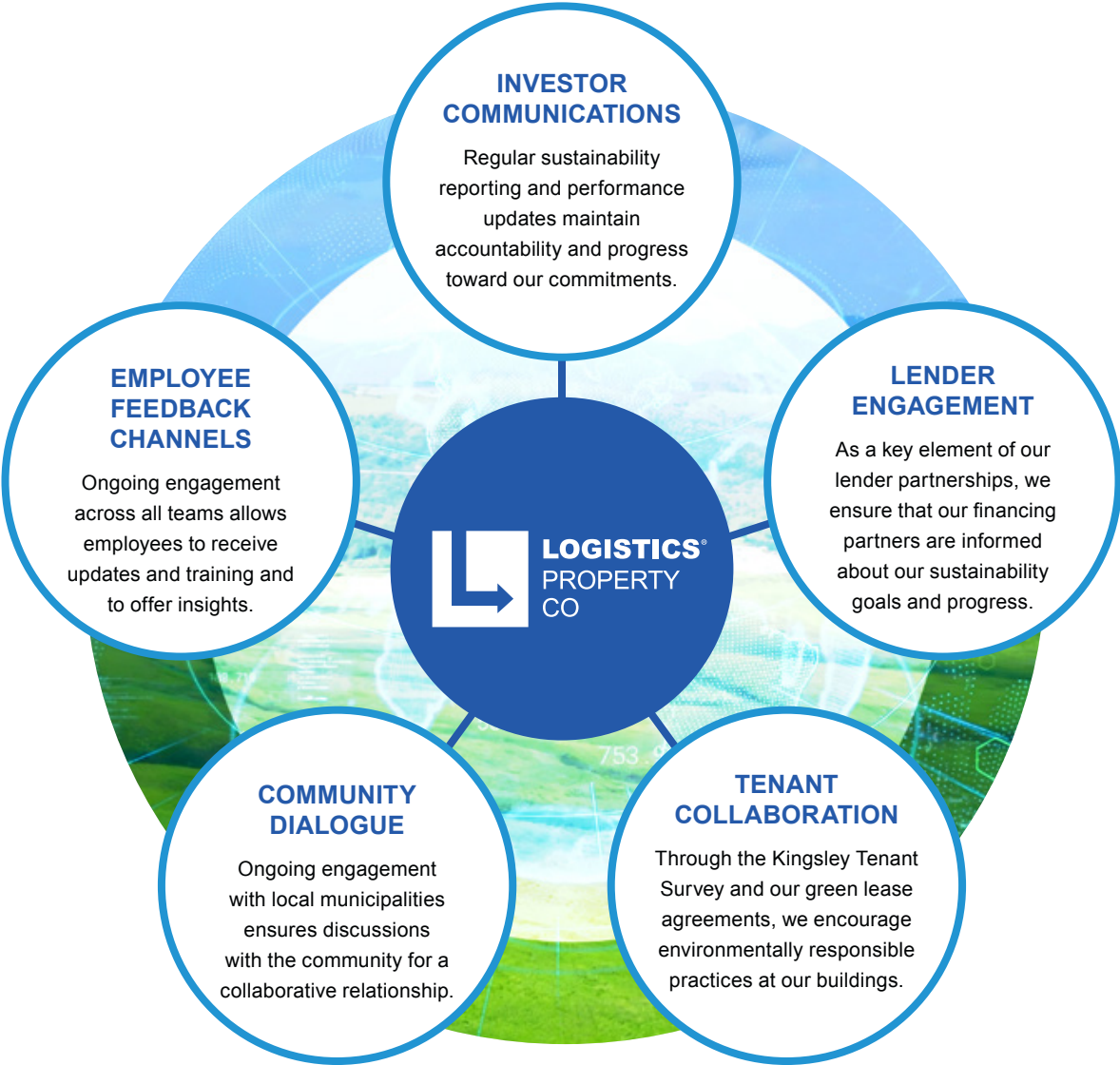
– Olivia Kreber, Asset Management Analyst

After earning my graduate degree, I was looking for a company that would allow me to gain a well-rounded experience sourcing and closing real estate deals. Here, I feel that I can accomplish that goal."

– Jason Stutman, Acquisitions Associate

STAKEHOLDER ENGAGEMENT AND VALUE

Transparent communication with our stakeholders is essential to upholding our social responsibility framework. Logistics Property Company maintains open channels of dialogue with employees, tenants, investors, and community partners to ensure that sustainability goals are clear and achieved as a collaborative effort.





TENANT EXPERIENCE

Logistics Property Company is committed to building strong relationships with our tenants through communication, proactive engagement, and secure, data-informed practices to elevate the tenant experience.



MULTI-CHANNEL COMMUNICATION

Effective communication is at the core of our tenant relationships. The company employs multiple channels to ensure that timely, accurate, and relevant information reaches tenants.



PROACTIVE ENGAGEMENT

We maintain open lines of communication with tenants, actively listening and responding to their feedback to ensure properties remain suited to their evolving needs.



DATA-DRIVEN STRATEGIES

Leveraging technology and analytics helps anticipate tenant needs and track metrics such as response times and service quality to ensure operational excellence and alignment with expectations.



PERSONALIZED COMMUNICATION

We recognize that each tenant has unique preferences, and we tailor our communication to ensure updates, reminders, and reports reach the right contact.



**FREDERICKSON ONE,
SPANAWAY, WA**



**LOGISTICS 83,
YORK, PA**



**94 LOGISTICS PARK,
KENOSHA, WI**



**OAKWOOD 985 BUSINESS PARK,
OAKWOOD, GA**



**LOGIPARK 57-80,
COUNTRY CLUB HILLS, IL**



**PALATINE 90 LOGISTICS CENTER,
PALATINE, IL**

COMMUNITY ENGAGEMENT AND SOCIAL IMPACT

We believe that success is fundamentally connected to the well-being of the communities in which we operate. Logistics Property Company actively contributes to local development through volunteerism, philanthropy, and partnerships that promote education, environmental stewardship, and economic growth.

This is achieved at a local level through partnerships with community organizations to support workforce development and environmental initiatives. To provide direct support through development, our properties are designed to enhance the local infrastructure and promote climate resilience within surrounding neighborhoods.

COMMUNITY IMPACT MONTH

At an individual level, employees are encouraged to participate in volunteer activities organized through our offices throughout our annual Community Impact Month. These events provide dedicated time for employees to engage in charitable activities that make a tangible difference. To date, our team has supported organizations such as Ronald McDonald House, the Northeast Georgia Food Bank, Back2School America, and the Boys and Girls Club.





MAKE-A-WISH PARTNERSHIP

Each year, Logistics Property Company celebrates its anniversary with a fundraiser to benefit Make-A-Wish. Since our founding in 2018, we have raised more than \$1.8 million to bring hope and joy to children facing critical illnesses. Our fundraising efforts are made possible through our employees and partners who share in support of this meaningful cause.

Make-A-Wish®

\$1.8M+

raised since 2018 to grant wishes to children facing critical illnesses





GOVERNANCE

RESPONSIBLE INVESTMENT

Logistics Property Company is committed to responsible investment practices in alignment with the Principles for Responsible Investment (PRI). Through a structured assessment framework, we measure and report progress annually to ensure transparency and accountability.

Participation in the PRI reporting process allows us to evaluate our performance across three key modules: Policy Governance and Strategy, Direct – Private Equity, and Confidence-Building Measures. The resulting Assessment Report provides valuable insights into our strengths and areas for continuous improvement.

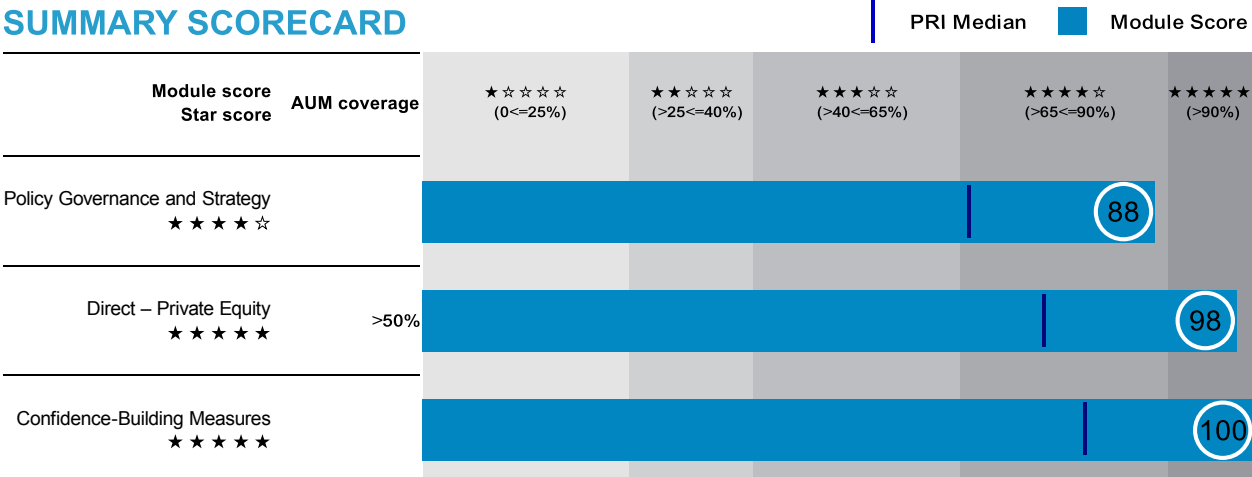
PRI 2025 ASSESSMENT RESULTS

Policy Governance and Strategy
SCORE (88): ★★★★★☆
 Reflecting our strong governance framework and commitment to embedding responsible investment principles into decision-making.

Direct – Private Equity
SCORE (98): ★★★★★★
 Highlighting our robust approach to responsible investment in private equity. This performance shows the effectiveness of our due diligence processes and risk management practices to achieve positive sustainability outcomes for long-term, responsible growth.

Confidence-Building Measures:
SCORE (100): ★★★★★★
 Demonstrated excellence in transparency, disclosure, and stakeholder engagement, an indication of trust and confidence among investors and partners, building our reputation as a leader in responsible and accountable investment.

SUMMARY SCORECARD



The 2025 PRI Assessment results affirm Logistics Property Company’s dedication to responsible investment and sound governance. By maintaining high standards across all modules, we continue to advance our sustainability objectives, build investor confidence, and contribute to a more resilient and ethical investment landscape.

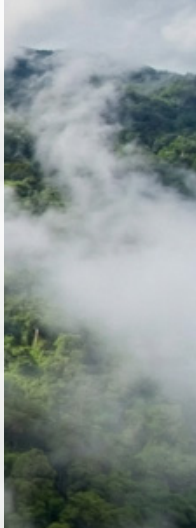
UNITED NATIONS SUSTAINABLE DEVELOPMENT GOALS

We aim to lead the charge towards a sustainable future by committing to Net Zero emissions by 2040 and ensuring that all new developments pursue LEED certification. Logistics Property Company has established ambitious sustainability objectives in alignment with the United Nations' Sustainable Development Goals (SDGs), including, but not limited to, these goals.

SUSTAINABLE CITIES AND COMMUNITIES

Logistics Property Company ensures that 100% of new developments pursue LEED certification, targeting higher certification levels where feasible. This target promotes sustainable building practices, enhances urban resilience, and contributes to the creation of environmentally responsible logistics infrastructure. As of 2025, more than 16 million square feet of our developments are either certified or registered for USGBC LEED certification, demonstrating a commitment to high environmental standards and sustainable development.





CLIMATE ACTION

A central pillar of our sustainability strategy is the commitment to achieving Net Zero emissions for operational assets by 2040. This long-term commitment positions us as a leader in climate action within the logistics real estate sector. To achieve this target, we focus on:



REDUCTION IN GREENHOUSE GAS EMISSIONS

Implementing energy-efficient systems across our portfolio minimizes carbon output.



INVESTMENTS IN RENEWABLE ENERGY

Expanding the use of solar energy and other renewable sources to power operations.



ENHANCING OPERATIONAL EFFICIENCY

Leveraging technology and data analytics to monitor and optimize energy performance.

GREEN LEASES

Collaboration is essential to achieving meaningful sustainability outcomes. By directly engaging tenants, we encourage innovation, promote best practices, and ensure that sustainability objectives are collectively achieved.

42

signed green leases, integrating sustainability practices directly into tenant agreements



PROJECT HIGHLIGHT

CAJON INDUSTRIAL PARK

Cajon Industrial Park, located in San Bernardino, California, is a 335,460-square-foot modern logistics building in the Inland Empire market. The property features cross-dock loading, 40-foot clear height, secured truck courts, and 4,000 amps of power.

SUSTAINABLE DEVELOPMENT



ENERGY EFFICIENCY

The building features upgraded equipment to enhance energy efficiency, including high-efficiency windows and LED lighting. The property also includes an automated Energy Management System to ensure optimal energy use and management.



WATER EFFICIENCY

Low-flow plumbing fixtures were selected to reduce indoor water use, and efficient irrigation technologies reduce outdoor water consumption by 70% compared to baseline levels. The landscaping includes native and drought-tolerant plants to support further water conservation.



CLIMATE RISK ASSESSMENT

According to FEMA's Flood Map, the property is in Zone X, outside the 100-year and 500-year flood zones, indicating a low risk of flooding. Climate risk assessments were conducted to evaluate risk factors such as extreme weather events to ensure the building would be prepared for potential climate-related challenges.



SOCIALLY RESPONSIBLE DESIGN

The project was designed to meet accessibility standards and incorporates materials that support healthy indoor air quality, such as low-emitting adhesives and sealants.



LEED GOLD CERTIFIED

The project achieved LEED Gold certification under the Building Design & Construction: Core & Shell standards. Cajon Industrial Park is designed to be at least 25% more energy efficient than ASHRAE 90.1 standards and features a solar-ready roof with additional load capacity for future solar installations.



KEY PERFORMANCE INDICATORS

Key Performance Indicators aid in measuring the success of our sustainability initiatives, allowing us to effectively assess the impact of our initiatives, make informed decisions, and communicate progress to our stakeholders. The KPIs we seek to report on are grouped within these categories:



ENVIRONMENTAL PERFORMANCE

Energy Consumption: Measure total energy use (kWh) per square foot of property and track reductions.

Greenhouse Gas Emissions: Calculate total carbon emissions (CO₂e) from operations and track reductions.

Water Usage: Monitor total water consumption (gallons per square foot) and aim for reductions through conservation efforts.



SUSTAINABLE BUILDING CERTIFICATIONS

Number of Certified Properties: Track the number of properties that have achieved sustainable certifications such as LEED or ENERGY STAR.

Certification Levels: Monitor the levels of certification achieved (e.g., LEED Silver, Gold, Platinum) across the portfolio.



COMMUNITY IMPACT

Community Investment: Record funds invested in local community initiatives and partnerships.

Employee Participation: Track the number of hours employees volunteer in community projects.



OPERATIONAL EFFICIENCY

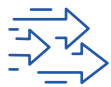
Energy Use Intensity (EUI): A metric that measures the energy consumption of a building or facility relative to its size, typically expressed in energy units per square foot per year (e.g., kBtu/sq ft/year). EUI helps assess the energy efficiency of a building and allows for comparisons across similar facilities.

Occupancy Rates: Track occupancy rates in sustainable buildings to assess market competitiveness.



COMPLIANCE AND REPORTING

Adherence to Reporting Standards: Measure compliance with global reporting frameworks (e.g., GRESB, GRI, ISSB) and track the completion of required disclosures.



CONTINUOUS IMPROVEMENT

Tenant Satisfaction Surveys: Conduct regular surveys to gauge tenant satisfaction with sustainability features and overall building performance.

Sustainability Training Participation: Measure the percentage of employees participating in sustainability training programs.

Innovation Metrics: Track the number of new sustainability initiatives or technologies implemented each year.



UNITED NATIONS GLOBAL COMPACT PRINCIPLES



HUMAN RIGHTS

- We comply with human rights, security, equality, and personal, economic, cultural, and social freedoms.
- Our Employee Code of Conduct and corporate governance practices guide our decision-making, embed core values, and provide transparency and accountability in our stakeholder interactions.



LABOR

- We uphold the freedom of association and recognition of collective bargaining. The quality of the relationship and mutual trust between management and employees within our company are cornerstones of our corporate culture.
- We prohibit forced and compulsory labor.
- We comply with applicable child labor laws, including but not limited to minimum age limits, working hour limits, prohibitions of certain types of work, and regulations on legitimate workplace apprenticeship.
- We believe that every person has the right to equal treatment with respect to employment and the right to be free from discrimination.



ENVIRONMENT

- We contribute to protecting the environment through responsible and sustainable operating practices.
- We promote environmental responsibility and measure economic, environmental, and social impact indicators. Additionally, we encourage our suppliers to adopt sustainable business practices.
- We are committed to reducing environmental impact and energy costs, ensuring regulatory compliance, and protecting the health, safety, and well-being of all stakeholders.



ANTI-CORRUPTION

- We are committed to conducting our activities free from the illegal and improper influence of bribery and ensure compliance with all anti-bribery and anti-corruption laws and regulations that may apply to our business.

WORKPLACE HEALTH, SAFETY & ENVIRONMENT

Logistics Property Company's Workplace Health, Safety, and Environment (WHSE) framework represents a comprehensive, proactive, and people-centered approach to workplace health and safety. We are committed to achieving a zero-incident, injury-free workplace, ensuring a safe environment for our employees, contractors, and vendors.

STRATEGIC PRIORITIES

Policy Updates: We regularly review and update WHSE policies to align with current regulations, industry standards, and best practices. Updated policies are communicated effectively across all levels of the organization to ensure awareness and compliance.

Risk Mitigation: A culture of continuous improvement drives our approach to safety. Regular risk assessments, audits, and annual reviews are conducted to identify potential hazards and implement corrective actions that minimize risks.

Training and Development: Comprehensive WHSE training programs are mandatory for employees and contractors, including advanced safety certifications and specialized training modules designed to enhance competency, confidence, and accountability in maintaining a safe workplace.

Monitoring and Reporting: Logistics Property Company employs a robust monitoring and reporting system to track health and safety performance. Data from audits, inspections, and incident reports are used to share best practices and address areas for improvement.

Stakeholder Engagement: Open communication and collaboration are central to workplace health and safety. Logistics Property Company encourages feedback from employees, contractors, and vendors to ensure any safety concerns are addressed promptly and transparently.



Through continuous improvement, effective communication, and recognition of excellence, the company fosters a culture where safety is a shared value and everyone's responsibility. We reward excellence in health and safety performance by regularly acknowledging individuals and teams who demonstrate leadership, innovation, and commitment to risk mitigation and zero-harm outcomes.



**LOOKING
AHEAD**

OUTLOOK & STRATEGIC PRIORITIES

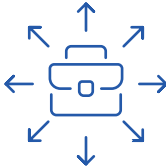
SUSTAINABLE GROWTH

As Logistics Property Company continues to grow, we remain focused on leveraging our integrated platform to enhance operational efficiency, drive innovation, and deliver measurable, sustainable impact for all stakeholders.



INNOVATIVE LEADERSHIP

Advance sustainable development practices, integrating renewable energy solutions, and maintaining transparency.



MARKET EXPANSION

Capitalize on the growing demand for logistics real estate across the United States with proven operational excellence.



VALUE CREATION

Deliver measurable value for investors, tenants, and communities through a disciplined growth strategy and sustainability integration.

COMMITMENT TO EXCELLENCE

Logistics Property Company remains dedicated to integrating sustainability into our core business strategy. Through responsible investment, renewable energy initiatives, and stakeholder collaboration, we continue to drive measurable progress toward a more sustainable and resilient future.



EAGLE 25 LOGISTICS CENTER, THORNTON, CO



UNITED LOGISTICS CENTER, WEST BRIDGEWATER, MA



FORDS PRAIRIE INDUSTRIAL PARK, CENTRALIA, WA

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