

# 2024 SUSTAINABILITY REPORT

CAMELBACK SQUARE  
SCOTTSDALE, AZ



# OVERVIEW

City Office REIT, Inc. ("City Office") is an internally managed real estate company focused on acquiring, owning and operating premier office properties located predominantly in Sun Belt markets. As of September 30, 2024, City Office owns 56 buildings with a total of approximately 5.6 million square feet of net rentable area in the metropolitan areas of Dallas, Denver, Orlando, Phoenix, Portland, Raleigh, San Diego, Seattle and Tampa. We utilize a strategic, sustainable and data-driven approach when acquiring and operating our properties and strive to incorporate industry best practices for sustainability considerations.



Current markets as of September 30, 2024



# SUSTAINABILITY MISSION



City Office consistently strives for sustainable, long-term results for its stakeholders and for the environment. Our mission is to create a positive and lasting impact through sustainable business practices across our portfolio.

We believe our core business is to create a healthy and functional environment for our tenants. To deliver these results for all of our stakeholders, we believe it is essential to focus on the well-being of our buildings, properties, tenants, communities and employees.

We are committed to actively seeking new opportunities to better ourselves and the communities in which we operate.

## GOALS

- Operate efficiently to reduce resource consumption
- Responsibly manage our waste and emissions
- Increase sustainability tracking, benchmarking and reporting
- Promote the health and wellbeing of our tenants and employees
- Continue to operate in a transparent, ethical and stockholder-friendly manner
- Promote long-term value creation through strong corporate governance
- Strengthen overall sustainability performance over time

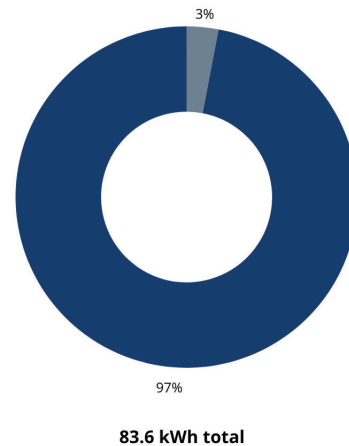
# ENERGY, WATER & EMISSIONS

Our tracking software, Measurabl, allows us to collect data from each of our property's utility invoices and sync our energy, water and carbon emissions data to the ENERGY STAR Portfolio Manager system which is then reviewed annually by a third party. The following tables summarize this data over the past three years. During that time frame, we have seen an increase in foot traffic at our properties as more of our tenant's employees have returned to working in the office and thus resulted in higher utilization of resources. This increase in utilization has somewhat negated our efforts to improve energy, water and emissions efficiency.

Managing energy consumption and improving energy efficiency are important goals. By developing a systematic approach for tracking energy, renewable energy, and natural gas sources, we continue to focus on key areas to enhance efficiency.

ENERGY DATA <sup>1</sup>	2021	2022	2023	Measurement
	Total Consumption	Total Consumption	Total Consumption	
Floor Area	4,830,285	4,830,285	5,536,726	sq ft
Energy Use	76,281,057	75,392,152	88,682,363	kWh
Energy Use Intensity	15.8	15.6	16.1	kWh PSF
Electric Use	72,622,776	72,556,120	81,384,307	kWh
Fuel Use (Natural Gas)	3,658,281	2,836,032	2,214,926	kWh
Renewable Energy <sup>2</sup>	1,180,391	780,755	634,234	kWh

## ENERGY USE BREAKOUT ELECTRICITY / NATURAL GAS



## WATER

City Office's strategy for water management includes capturing our water consumption data and benchmarking water usage at the property level.

We install drought tolerant landscaping at our properties in areas that have a higher risk for water stress, and upgrade to low-flow and high-efficiency fixtures and equipment when and where possible.

WATER DATA <sup>1</sup>	2021	2022	2023	Measurement
	Total Consumption	Total Consumption	Total Consumption	
Floor Area	4,830,285	4,830,285	5,536,726	sq ft
Water Use	89,848,326	98,131,436	96,048,818	US Gallons
Water Use Intensity	19.1	20.3	17.3	US Gallons PSF

1 - 2023 Metrics are reported using only buildings that were in the ownership of City Office for the entire reporting period and excludes any buildings where utility accounts are billed and paid for directly by the tenant. Our total energy use includes 5,283,130 kWh of district heat and cooling at our Block 23 property in Phoenix, Arizona.

2 - Renewable energy derived from solar panels at our Mission City property in San Diego, CA which accounts for approximately 1% of total energy use.



## GHG EMISSIONS

Climate change is impacting many aspects of the planet, including global temperatures, water supply, food security and spread of disease, among many others. Reducing energy consumption and incorporating green energy are critical components of reducing our emissions. We recognize it is our responsibility to do our part in reducing our emissions footprint.

Our GHG emissions consist primarily of Scope 2 emissions, which are indirect emissions associated with our purchase of electricity from the grid.

## GHG EMISSIONS<sup>1</sup>

	2021	2022	2023	
	Total Consumption	Total Consumption	Total Consumption	Measurement
Floor Area	4,830,285	4,830,285	5,536,726	sq ft
Total GHG Emissions	28,981	29,211	31,073	MtCO <sub>2</sub> e
GHG Emissions Intensity	6.0	6.0	5.6	KgCO <sub>2</sub> e
Scope 1 Emissions	663	514	401	MtCO <sub>2</sub> e
Scope 2 Emissions	28,318	28,697	30,672	MtCO <sub>2</sub> e



BLOC 83  
RALEIGH, NC

## WASTE

Waste management and recycling efforts have become increasingly important for a more sustainable future. We manage waste by providing opportunities for our employees, tenants and visitors to recycle. Each of our properties have adopted an onsite recycling initiative or waste management program where recycling bins are provided and clear instructions on what can be recycled to ensure items like paper, plastics, cardboard and glass are diverted from landfills. In addition, certain properties provide an annual electronic waste (e-waste) recycling initiative to safely and responsibly collect, recycle and dispose of any hazardous materials that could be found in the equipment.

City Office REIT's future areas of focus include the improved tracking of our portfolio's waste output, diversion rate from landfills and further opportunities for additional reduction and recycling. These efforts reduce landfill waste and promote sustainability.

<sup>1</sup> – 2023 Metrics are reported using only buildings that were in the ownership of City Office for the entire reporting period and excludes any buildings where utility accounts are billed and paid for directly by the tenant. These metrics include data for approximately 90% of our total owned square footage.

## PROPERTY LEVEL INITIATIVES

Our long term success is dependent upon our ability to create a healthy and functional environment for our tenants.

City Office owns properties in vibrant growth markets with a diverse tenant mix. We leverage this demographic and employment dynamic to encourage sustainability best practices.

Our due diligence processes assist us in analyzing ways that we can improve the quality of building operations for our tenants. We look to areas where we can make beneficial upgrades for our tenants.

Our properties hold numerous social and charitable events throughout the year for our tenants to further build our tenant relationships and develop feedback channels. In addition to our social events, our properties host annual food drives to raise money for food banks and other local charities.







GREENWOOD BOULEVARD  
ORLANDO, FL

## FORWARD LOOKING STATEMENTS

City Office reserves the right to revise, update and supplement this report at any time and from time-to-time to address new initiatives and align with best practices in the industry. This report contains certain “forward-looking statements” within the meaning of the Private Securities Litigation Reform Act of 1995, Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. Certain statements contained in this report, including those that express a belief, expectation or intention, as well as those that are not statements of historical fact, are forward-looking statements within the meaning of the federal securities laws and as such are based upon City Office’s current beliefs as to the outcome and timing of future events. Forward looking statements are generally identifiable by use of forward-looking terminology such as “approximately,” “anticipate,” “assume,” “believe,” “budget,” “contemplate,” “continue,” “could,” “estimate,” “expect,” “future,” “hypothetical,” “intend,” “may,” “outlook,” “plan,” “potential,” “predict,” “project,” “seek,” “should,” “target,” “will” or other similar words or expressions. There can be no assurance that actual forward-looking statements, including projected capital resources, projected profitability and portfolio performance, estimates or developments affecting City Office will be those anticipated by the City Office. Examples of forward-looking statements include those pertaining to expectations regarding our financial performance, national or local economic growth, City Office’s expectations regarding tenant occupancy, projected capital improvements, expected sources of financing, expectations as to the likelihood and timing of closing of acquisitions, dispositions or other transactions or any attributes thereof, the expected operating performance of City Office’s current properties, anticipated near-term acquisitions and descriptions relating to these expectations, and changes in local, regional, national and international economic conditions. Forward looking statements presented in this report are based on management’s beliefs and assumptions made by, and information currently available to, management.

The forward-looking statements contained in this report are based on historical performance and management’s current plans, estimates and expectations in light of information currently available to us and are subject to uncertainty and changes in circumstances. There can be no assurance that future developments affecting us will be those that we have anticipated. Actual results may differ materially from these expectations due to the factors, risks and uncertainties described above, changes in global, regional or local political, economic, business, competitive, market, regulatory and other factors described in our news releases and filings with the SEC, including but not limited to those described in our Annual Report on Form 10-K for the year ended December 31, 2023 under the heading “Risk Factors” and in our subsequent reports filed with the SEC, many of which are beyond our control. Should one or more of these risks or uncertainties materialize, or should any of our assumptions prove to be incorrect, our actual results may vary in material respects from what we may have expressed or implied by these forward-looking statements. We caution that you should not place undue reliance on any of our forward-looking statements. Any forward-looking statement made by us in this report speaks only as of the date that this report was adopted. Factors or events that could cause our actual results to differ may emerge from time to time, and it is not possible for us to predict all of them. City Office does not guarantee that the assumptions underlying such forward-looking statements contained in this report are free from errors. We undertake no obligation to publicly update any forward looking statement, whether as a result of new information, future developments or otherwise, except as may be required by applicable securities laws.

[Click Here for Our Independent Assurance Statement](#)



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## VANCOUVER OFFICE

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PHOENIX, AZ