

ASHFORTH'S 2024

Corporate Social Responsibility Report





Ryan Harvey
CEO & President



A Message from our CEO

The Ashforth Company has been aligned with our guiding principles of commitment, quality, people, and practices for 129 years. All are firmly embedded at the core of our daily operations. We are dedicated to going beyond meeting the needs of our clients and partners by demonstrating unwavering integrity and responsibility in all we do.

Our sustainability, philanthropy, and wellness efforts are built on our foundation of sound business practices and ethics.

At The Ashforth Company, how we conduct business is as important as the quality of our service. We are deeply committed to responsible practices, always considering the social, environmental, and economic impacts of our operations.

Looking back on this past year, I am proud of the meaningful progress we have made in sustainability. In 2024, we piloted the AI-powered machine-learning decarbonization platform, Cortex, at 3001 Stamford Square. This initiative is helping transform how we manage building systems, leading to significant energy savings and reduced carbon emissions. The insights gained have been invaluable, enhancing our operational efficiency and guiding future consumption reductions. Building on this success, we are excited to expand the AI platform to

Greenwich Plaza in 2025, another Ashforth-owned property in Connecticut, and working to extend the benefits of these innovations to all our tenants.

Our commitment to community impact extends beyond our buildings. We continue to support and collaborate with our longstanding nonprofit partners and are equally inspired by the generosity of our employees, who give their time, expertise, and resources to support local organizations.

Thank you to our employees, clients, vendors, and partners for your dedication and contributions. Your efforts are advancing worthy community organizations and fostering a more sustainable environment. Together, we are truly building stronger communities.

Sustainability

The Ashforth Company's sustainability mission is to be stewards of our environment by taking responsible actions in our business, community and personal lives.

Ashforth has a long legacy of conservation including reducing energy and water usage, incorporating green products, and improving air quality. Through the guidance of our company leaders and Ashforth's Green Council we remain committed to improving the sustainability of our operations, corporate offices, and our entire real estate portfolio. We work with our tenants, vendors, and owners to do the same. Ashforth believes our efficient building systems and equipment, amenities, and organization-wide environmentally responsible management approach will aid in preserving the environment for future generations.



2024 Sustainability Accomplishments

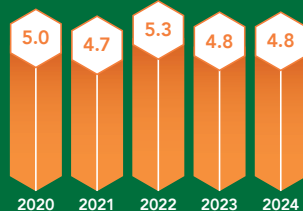
- Continued use of **Measurabl's comprehensive utility tracking platform** for analyzing data and reporting and **Measurabl's Asset Optimization tool** for real-time electric usage monitoring—all achieving more accurate data, cost savings, and reduced environmental impact at our three owned CT buildings.
- Piloted **Cortex's AI decarbonization platform** at 3001 Stamford Square to monitor building energy usage, analyze and recommend changes to reduce energy, and increase operating efficiency. Since implementation began in April 2024, 3001's electric use decreased by 9% from 2023.
- Replaced bathroom faucets at 707 Summer Street with **automatic sensor models**.
- Recycled **1,995 lbs.** of e-waste – fluorescent lamps, electronics, and batteries – at our three owned CT buildings (equivalent **savings** of **79,441 hours** of electric usage)¹.
- Through Renewable Energy Certificates (RECs), Ashforth purchased **50% of electricity** used by Ashforth-owned buildings from renewable energy resources.
- Replaced fan coil units at Greenwich Plaza with new units featuring **high-efficiency motors**.
- Held our 13th annual **Environmental Awareness Week** event at our three owned CT buildings. **Household e-waste** was collected and recycled; over **100 articles of spring and summer clothing** were collected and donated to Person to Person; and over **50 books** were collected and donated to the Ferguson Library.
- Sent **digital newsletters** to Ashforth's employees focused on environmental information, trends and innovations, how-to suggestions, local events and initiatives, and recycling tips.

Performance at Ashforth's Owned Buildings



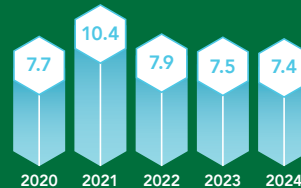
ELECTRIC USAGE

Electric consumption at 4 Ashforth-owned buildings increased in 2024 by 3.1% to 13.4 million kWh.



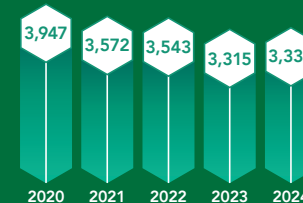
NATURAL GAS USAGE

Natural gas usage at 3 Ashforth-owned buildings in CT remained constant in 2024 at 4.8 million kWh.



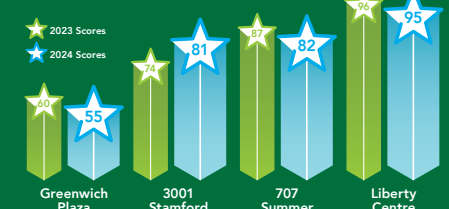
WATER USAGE

Water consumption at 3 Ashforth-owned buildings in CT decreased in 2024 by 1.6% to 7.4 million gallons.



CARBON EMISSIONS²

Carbon emissions at 3 Ashforth-owned buildings in CT increased in 2024 by 0.6% to 3,336 MTCO2e.



ENERGY STAR SCORES³

Ashforth's ENERGY STAR scores were mixed in 2024.

Tracking 3 Ashforth-Owned Buildings in CT – 728,000 SF; and 1 Ashforth-Owned Building in OR – 285,000 SF

Notes: Numerous factors affect usage including weather, occupancy rate, number of employees, tenant type, and a pandemic. Despite these hurdles, each year we've seen consistent improvement from continued efforts such as monitoring utility metrics, replacing and optimizing building systems and equipment, adding eco-friendly amenities, and researching sustainability trends. Ashforth has been tracking its utility performance since 2008.

¹ Source: U.S. EPA Volume-to-Weight Conversion Factors; ² Source: Measurabl. Carbon output is made up of Scope 1 emissions (natural gas use) and Scope 2 emissions (electricity use), and its volume is measured in metric tons of CO₂-equivalent; ³ ENERGY STAR Scores as of December 31 per year.

2025 Sustainability Goals



- Implement and monitor **Cortex's AI decarbonization platform** at Greenwich Plaza that will help track building energy usage, analyze and recommend changes to reduce energy, and increase operating efficiency. Continue to monitor the AI pilot program at 3001 Stamford Square implemented in 2024.
- Continue use of **Measurabl's comprehensive utility tracking platform** for analyzing data and reporting and **Measurabl's Asset Optimization tool** for real-time electric usage monitoring—all achieving more accurate data, cost savings, and reduced environmental impact at our three owned CT buildings.
- **Reduce water usage** by researching the implementation of rain sensors on the irrigation controllers where not previously installed and installing water meters on building HVAC cooling towers to measure make-up water used due to cooling tower evaporation to better understand how the building uses its water supply.
- Implement a **sustainable landscaping program** at Ashforth's Greenwich Crossing redevelopment, including: a **green roof** on the new restaurant, designed with soil and plantings that serve a critical role in water quality and management; an abundant number of native and ornamental evergreen and deciduous trees and shrubs, selected for their seasonal appeal, **pollinator benefits and the habitat provided for birds**; and a green screen of evergreen serving as a planting buffer between the building and the Metro-North platform.
- Research the cost to **install LED lighting** throughout Ashforth's corporate office, 707 Summer Street's 5th floor bathrooms and 4th floor corridor, as well as a second-generation LED upgrade to Greenwich Plaza's parking garage.
- **Decrease electric, water, and natural gas usage by 3%** (based on pre-pandemic metrics) in Ashforth-owned buildings.
- Through **Renewable Energy Certificates (RECs)**, continue purchasing 50% of electricity used by Ashforth-owned buildings from renewable energy resources. Also research alternatives to RECs.
- **Research new concrete technology** that reduces rebar and that A.P. Construction could offer to clients to help provide cost savings, optimize material use, and reduce environmental impact.
- Research cost-effective ways to **recycle or donate demolished materials** at A.P. Construction's project sites, possibly through partnerships with local nonprofits, such as Habitat for Humanity.

Wellness

Ashforth cares about our employees and our tenants' employees. As part of our wellness efforts and initiatives, we encourage all to lead healthier lifestyles.

The Ashforth Company's wellness mission is to encourage and sustain a culture of health and wellness for employees and their families by helping achieve physical, emotional, and financial well-being.

In addition to Ashforth's wellness program for our employees, we have a long-standing commitment to providing health-conscious work environments, and understand that a healthy building will improve employees' health and productivity. Our overall healthy building program includes efforts to provide superior air quality, create opportunities for occupants to stay active and eat healthy, and operate safe, sustainable buildings.



2024 Wellness Accomplishments

- Provided **AED/CPR and First Aid training** for tenants at Ashforth's managed properties – 707 Summer Street, 3001 Stamford Square, and 2777 Summer Street – 11 people attended.
- **Ashforth's Safety Committee**, comprised of two employees from each division, continued to meet regularly to evaluate safety practices ensuring all programs meet regulatory requirements and maintain business continuity. This includes reviewing incident reports, status of employee certifications for OSHA, CPR/AED and First Aid, and other safety issues.
- Continued offering all Ashforth employees and their families **SupportLinc, an online complimentary Employee Assistance Program** that offers 24/7 access to mental health care, including in-person counseling, text therapy, group support, and coaching, all provided by licensed professionals.
- Ashforth held its first **Relax and Restore Mindful Yoga event**. 20 employees participated and received a complimentary water bottle and yoga mat.
- Held first **12 Days of Wellness Challenge** designed to encourage employees to complete a different wellness task each day. 25 Ashforth employees participated and received a \$250 Amazon gift card.
- Continued to offer Ashforth employees **financial literacy online workshops** including debt management counseling, and retirement planning services to support financial well-being.
- Ashforth **continued to promote healthy eating habits** by providing healthy cooking classes, wellness seminars and healthy snacks/beverages for its employees.



2025 Wellness Goals

- Hold **outdoor wellness activities**, such as holding a cornhole or ladderball tournament for tenants at Ashforth's three owned CT buildings.
- Research local, CT **CSA/farm share programs** that could provide delivery of fresh farm products to tenants at Ashforth's three owned CT buildings.
- Re-introduce a voluntary **Employee Preventive Care Campaign** that rewards Ashforth employees for completing an annual physical.
- Research the **construction of a wellness room** in corporate office to support Ashforth employees' mental well-being by providing a designated space to take a break for relaxation and stress relief.
- Hold quarterly **Restore Mindful Yoga events** for Ashforth employees.
- **Promote healthy habits** by continuing to provide engaging wellness events including healthy cooking classes, wellness seminars, reward challenges and healthy snacks/beverages for Ashforth employees.
- Continue to offer all Ashforth employees and their families **SupportLinc**, an online complimentary **Employee Assistance Program** that offers 24/7 access to mental health care, including in-person counseling, text therapy, group support, and coaching, all provided by licensed professionals.



Philanthropy

Giving back is an intrinsic part of Ashforth's company values and culture. We are committed to making an impact in our communities through corporate citizenship, civic involvement, and employee volunteerism.

Ashforth focuses its philanthropic efforts on education and healthcare, along with a priority to encourage and facilitate employee volunteerism. Collectively, our financial contributions, our in-kind services, and employee volunteer hours have helped to advance many worthy nonprofits where we live and work. With a long and respected history of giving back, we understand helping our nonprofits, whether with dollars or just a helping hand, makes our communities stronger, and that benefits everyone personally.



ASHFORTH AND ITS DIVISIONS WERE

Proud to Support Nonprofits in 2024



Avon Theatre



Cove Island Park, Stamford



Stamford Museum & Nature Center

American Cancer Society
 Audubon Connecticut
 Avon Theatre
 The Bennett Cancer Center
 BOMA Southern Connecticut
 Boys & Girls Club of Greenwich
 Boys & Girls Club of Stamford
 Bruce Museum
 City of Stamford Citizen of the Year
 & JVV Community Scholarships
 Fairfield County Business Collaborative For
 Education Equity
 Fairfield County's Community Foundation
 Family Centers
 The Ferguson Library
 Food Rescue US
 The Freshwater Trust
 Future 5
 Greenwich Green & Clean
 Greenwich Historical Society
 Greenwich Library
 Impact Fairfield County
 Kids Helping Kids
 Lloyd Enhanced Services District
 March of Dimes – Westchester/Fairfield
 The Maritime Aquarium at Norwalk
 Mill River Park Collaborative
 NAIOP CT & Suburban NY
 REACH Prep
 Real Estate Finance Association (REFA)
 Stamford Downtown Special Services District
 Stamford Health
 Stamford Hospital Foundation
 Stamford Museum & Nature Center
 Stamford Parks Community Partnership

Partial Listing

Key Community Partnerships

Stamford Health & The Bennett Cancer Center

- Ashforth is the founding & presenting sponsor of Stamford Health's Bennett Cancer Center Hope in Motion Walk, one of Connecticut's longest-running and largest participatory charitable events. It has raised over \$18.1 million over 29 years. In 2024, the event raised \$463,000.
- Ashforth's team raised \$8,003 for the event in 2024 and over the past 29 years the team raised nearly \$320,000.
- In 2024, Ashforth donated marketing services valued at \$5,000. Total value of these in-kind services over the past 28 years is \$395,000.
- Since 1996, Ashforth's total contribution, including our annual corporate donation, in-kind marketing, and team donation, is \$1.4 million.
- Our VP and Director of Marketing & Communications has served on committees and is an event advisor for the past 29 years. Ashforth's Co-Chair of the Board was a past chairman of the hospital and co-chairman of the Stamford Hospital Foundation Board.



Boys & Girls Club of Stamford

- Ashforth annually supports various Boys & Girls Club events throughout the year. In 2024, a total of \$610,515 was raised from these events.
- In addition to financial support totaling \$310,000 over 30 years, Ashforth provides in-kind marketing services for the past 15 years valued at \$74,500.
- Ashforth has been a supporter of the Boys & Girls Club for over 30 years. Our Executive Assistant to Ashforth's Co-Chair of the Board is a past President of the Board and has been a member of the board for over 25 years.

Key Community Partnerships

Impact Fairfield County

- Founded in 2015, Impact FFC is a collective giving circle of diverse women, living or working in Fairfield County, CT, dedicated to making impactful change in the community by providing significant and transformational philanthropic investments to local nonprofits. Since the initial grant year 2016, Impact FFC has provided over \$2.1 million in grant funding, including 16 \$100,000 Impact FFC Grants.
- In 2024, Impact FFC had 281 members and provided \$280,000 in grant funding. Two \$100,000 grants awarded to: Boys & Girls Club of Stamford in Stamford, CT and Filling in the Blanks, in Norwalk, CT. Impact FFC also awarded three \$20,000 unrestricted general operating grants to Jewish Family Services of Greenwich (Greenwich), OPTIMUS Health Care (Bridgeport), and Teaching Matters (Bridgeport).



- Ashforth has been a corporate partner since 2022. Ashforth sponsored seven employees to participate on a Grants Review Committee; the SVP of Diversified Investments is a Co-Chair of the Grants Review Committee, the EVP & CFO is a member of the Financial Review Committee, and the VP and Director of Marketing & Communications is a member of the Corporate Partnership Committee.
- In addition to financial support, in 2024 Ashforth provided event space, in-kind, for hosted meetings valued at \$2,800.



Future 5

- Founded in 2009, Future 5 connects motivated, under-resourced students in Stamford to the people and resources they need to achieve their educational, career, and life goals. Future 5 has helped over 950 students.
- In 2024, Future 5 worked with 443 Students (205 High Schools, 162 Colleges, and 76 F5 Alumni). 98% of their high school seniors landed with a plan – college, trade school, military. 98% of seniors participated in Future 5 College Prep program and the students received \$764,000 in institutional/merit-based scholarships. 64% of freshmen entering college took on \$0 debt. Their College Success Program students held a 97% college persistence rate year 1 to 2.
- Since 2010, Ashforth's total contribution, which includes financial and in-kind marketing support, is \$267,500.
- Ashforth's VP and Director of Marketing & Communications is a member of Future 5's Advisory Board and a past board member and Strategic Planning Committee member. Ashforth's Co-Chair of the Board was a past board member.

Key Community Partnerships

Fairfield County Business Collaborative for Education Equity

- Since 2021, Ashforth has been a corporate member of the Fairfield County Business Collaborative for Education Equity, a partnership with Fairfield County's Community Foundation that capitalizes on the combined input of the region's corporate sector to help reduce and eliminate educational disparities among underprivileged pre-K-12+ students, and their families and educators.
- The Collaborative has invested \$1.1 million in youth-serving nonprofits since it launched in 2020. In 2024, the Collaborative awarded \$287,500 in grants to six nonprofits; three received 2-year grants.
 - Stamford Cradle to Career in partnership with Building One Community
 - Today's Students Tomorrow's Teachers in partnerships with Norwalk Public Schools
 - The Carver in collaboration with Serving All Vessels Equally
- Ashforth's VP and Director of Marketing & Communications is a member of the Collaboratives' Executive Committee.



City of Stamford Citizen of the Year & JWV Community Scholarships

- For 81 years, the City of Stamford has recognized a Stamford resident who has demonstrated exceptional voluntary service and outstanding and unwavering commitment to Stamford.
- Since 2005, \$750,000 in scholarships has been awarded to 117 Stamford high school seniors at the annual Citizen of the Year event for their outstanding community service to the City of Stamford, and 107 Stamford veterans have been honored by awarding annual scholarships in the name of Stamford veterans who have selflessly served our country and our community. In 2024, six \$7,500 scholarships were awarded.
- Since 2022, Ashforth's total contribution, which includes financial and in-kind marketing support is valued at \$44,000.
- Ashforth's VP and Director of Marketing & Communications is a member of the JWV Community Scholarships Board and a member of the City of Stamford Citizen of the Year Event.

Ashforth Employees' Volunteer Support

AND ADDITIONAL IN-KIND CONTRIBUTIONS



Stamford Downtown Parade Spectacular



The Food Bank of Lower Fairfield County Food Drive



Kids Helping Kids Gift of Giving Event

- Ashforth encouraged volunteerism to nearly 4,500 employees in over 300 companies at our owned and managed buildings by organizing numerous community-oriented events that benefit local nonprofits.
- 1,600 hours of volunteer time were spent by employees chairing or participating on nonprofit boards and committees.
- Provided in-kind marketing & graphic design services for the Kids Helping Kids' annual Handled with Care boutique and Gift of Giving events.
- 10 employees, along with family and friends, volunteered to fly the Kung Fu Panda balloon for the Stamford Downtown Special Services District's annual Parade Spectacular.
- Provided in-kind parking at Greenwich Plaza for the annual Greenwich Town Party.
- Held various drives at its three owned CT buildings that benefited several local nonprofits including:
 - Food drive to benefit The Food Bank of Lower Fairfield County, collecting 271 lbs. of food, a 10% increase from 2023, that can provide a family of 4 food for a month.
 - Kids Helping Kids gift drive collecting over 125 new gifts for students in need to give holiday gifts to their families, and a dresswear drive, collecting over 50 articles of special occasion dresswear to support local students.
 - Clothing drive, collecting over 80 pieces of men's, women's and children's clothing to benefit Person to Person.
 - Toy drive, collecting new toys to support the U.S. Marine Corps Reserve Toys for Tots program.
 - Book drive, collecting over 50 books for the Ferguson Library.



The Ashforth Company

Operating Principles



Commitment

Enduring business relationships will enhance the value of our company.



Quality

We are dedicated to providing the highest level of service with speed and professionalism.



People

We foster teamwork, personal growth, creativity, and leadership.
We encourage respect for the individual, communication, optimism, and a sense of humor.



Practices

We act with integrity and fairness with our customers, employees, vendors, and community.