



2025
Corporate Social Responsibility Report



A Message from our CEO

The Ashforth Company has been aligned with our guiding principles of commitment, quality, people, and practices for 130 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.

Ryan Harvey
CEO & President

At The Ashforth Company, the way we do business is as important as the services we provide. We are committed to operating responsibly and thoughtfully, always considering the social, environmental, and economic impacts of our work.

In 2025, we continued to make meaningful progress across our sustainability initiatives. The Cortex AI energy insights platform, installed at 3001 Stamford Square and in operation for more than a year, was also implemented at Greenwich Plaza. The AI is providing us with deeper insight into building energy performance and identifying opportunities to further reduce energy consumption across both properties.

Our commitment to community impact extends beyond our properties. We remain proud to support and collaborate with our long-standing nonprofit partners and are continually inspired by the generosity of our employees, who contribute their time, expertise, and resources to organizations throughout our communities.

Thank you to our employees, clients, vendors, and partners for your continued dedication and support. Your efforts help strengthen community organizations and foster a more sustainable environment. Together, we are helping to build 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.

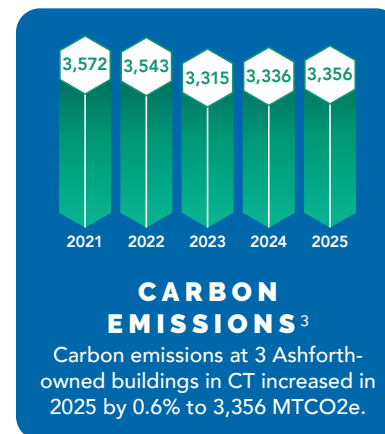
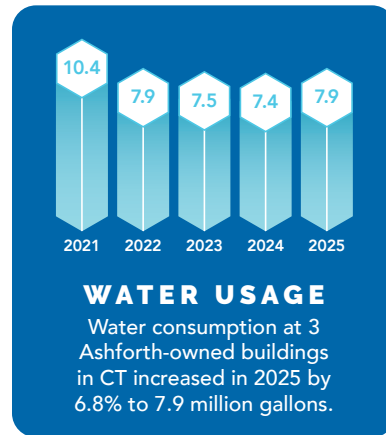
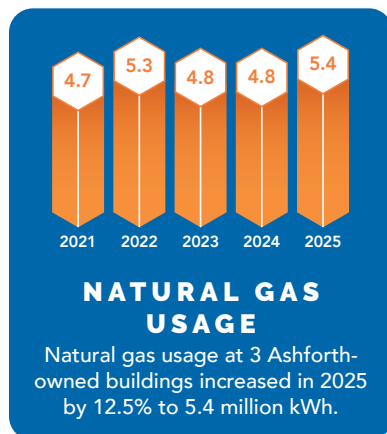
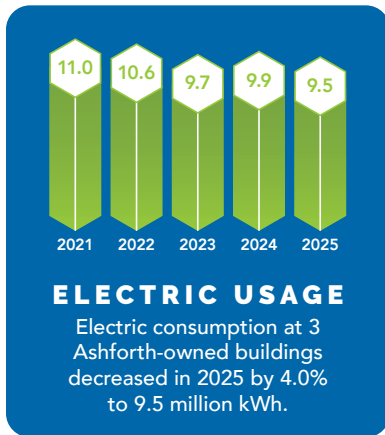
Ashforth has a long legacy of conservation including reducing energy and water usage, incorporating green products, and improving air quality. Through the guidance of our company leaders and Ashforth's Green Council we remain committed to improving the sustainability of our operations, corporate offices, 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.



2025 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.
- 3001 Stamford Square and 707 Summer Street are **classified "excellent"** and Greenwich Plaza is "average" compared to similar buildings using **Measurabl's Efficiency Percentile**.¹
- 3001 Stamford Square and Greenwich Plaza continued using **Cortex's AI energy insights platform**, which monitors and analyzes building energy usage through the building management system (BMS) and recommends adjustments to reduce energy consumption and improve building operating efficiency. In 2025, 3001 used 9% less electricity compared to 2024. Since launching the platform at Greenwich Plaza in May 2025, electricity usage remained flat. See notes below.
- **Constructed a green roof** on the new restaurant structure at Ashforth's Greenwich Crossing redevelopment project.
- Recycled **1,940 lbs.** of e-waste – fluorescent lamps, electronics, and batteries – at our owned buildings (equivalent **savings of 77,251 hours** of electric usage)².
- Through Renewable Energy Certificates (RECs), Ashforth purchased **50% of electricity** used by Ashforth-owned buildings from renewable energy resources.
- Held our 14th annual **Environmental Awareness Week** event at our three owned CT buildings. **Household e-waste** was collected & recycled; over **60 articles of spring & summer clothing** were collected & donated to Person to Person; and over **40 books and 25 DVDs** were collected & donated to the Ferguson Library.
- **Researched new, international concrete technology** that reduces rebar that A.P. Construction could offer to clients to help provide cost savings, optimize material use, and reduce environmental impact. No domestic developer interest at this time.
- Researched cost-effective ways to **recycle or donate demolished materials** at A.P. Construction's project sites, possibly through partnerships with local nonprofits. Will continue researching until cost to the client decreases.
- Installed a **new irrigation controller** with integrated rain sensing technology at Greenwich Plaza to reduce unnecessary irrigation and support more efficient water management across the property.
- **Upgraded to LED lighting** in 707 Summer Street's 4th floor bathrooms & 5th floor corridor.

Performance at Ashforth's Owned Buildings



Data: Tracking 3 Ashforth-Owned Buildings in CT – Greenwich Plaza, Greenwich; 3001 Stamford Square, Stamford; 707 Summer Street, Stamford – 728,000 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 Using a cohort of comparable buildings, the Efficiency Percentile leverages Measurabl data and machine learning to go beyond traditional usage intensities to provide an efficiency metric which is normalized for use type, weather, who pays the bills, the month, and the year.; ² Source: U.S. EPA Volume-to-Weight Conversion Factors; ³ 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; ⁴ ENERGY STAR Scores as of December 31 per year.

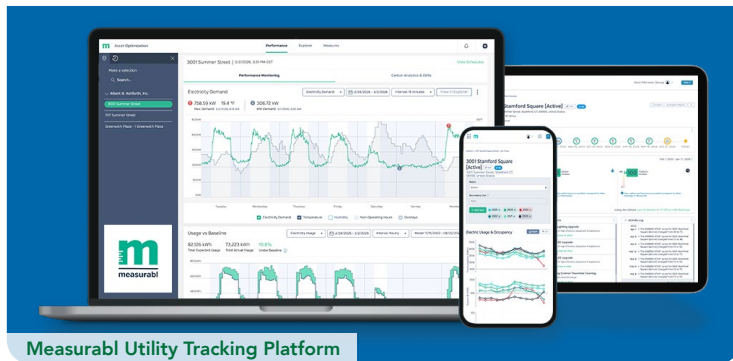
2026 Sustainability Goals



Cortex AI Energy Insights Platform



Greenwich Crossing



Measurabl Utility Tracking Platform

- At 3001 Stamford Square and Greenwich Plaza, continue using **Cortex's AI energy insights platform**, which monitors and analyzes building energy usage through the building management system (BMS) and recommends adjustments to reduce energy consumption and improve building operating efficiency.
- 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.
- Implement the **remainder of the landscaping plan** at Ashforth's Greenwich Crossing redevelopment, including: 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.
- **Decrease electric, water, and natural gas usage by 3%** (based on pre-pandemic metrics) in Ashforth-owned buildings.
- Host a learning event on **AI-Powered Buildings: Driving Efficiency, Savings & Sustainability** to raise awareness of how artificial intelligence is turning real-time data into actionable insights that reduce energy use, cut costs, reduce risk and advance decarbonization goals.
- **Reduce water usage** at 3001 Stamford Square 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.
- **Upgrade to LED lighting** in 707 Summer Street's 5th floor bathrooms.

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.



2025 Wellness Accomplishments

- Re-introduced a voluntary **Employee Preventive Care Campaign** that rewards Ashforth employees for completing an annual physical. **25** Ashforth employees **participated**.
- **Constructed 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.
- Held two **Restore Mindful Yoga events** for Ashforth employees. **15** Ashforth employees **participated**.
- **Promoted healthy habits** by continuing to provide engaging wellness events including healthy cooking classes, wellness seminars, reward challenges, and healthy snacks/beverages for Ashforth employees.
- Continued 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.
- Held second **12 Days of Wellness Challenge** designed to encourage employees to complete a different wellness task each day and were entered into a drawing for one of eight gift cards for an Oura Ring. **20** Ashforth employees **participated**.
- Ashforth held a **flu shot clinic** at 707 Summer Street. A total of **22** people **received** flu shots.



707 Wellness Room



Restore Mindful Yoga Event



Flu Shot Clinic

2026 Wellness Goals

- Hold **outdoor wellness activities**, including cornhole or ladderball tournaments 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.
- Continue to offer Ashforth employees **financial literacy online workshops** including debt management counseling, and retirement planning services to support financial well-being.
- **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.
- Offer all Ashforth employees and their families **MetLife LifeWorks, a new 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.
- Continue to hold **Restore Mindful Yoga** events for Ashforth employees.



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 volunteers participated in flying Bumble the Abominable Snowman balloon in the 2025 Ashforth-sponsored Stamford Downtown Special Services District's annual Parade Spectacular

ASHFORTH AND ITS DIVISIONS WERE

Proud to Support Nonprofits in 2025



Boys & Girls Club of Greenwich



Stamford Museum & Nature Center



Greenwich Green & Clean

- 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 & JWV Community Scholarships
- Fairfield County Business Collaborative For Education Equity
- Fairfield County's Community Foundation
- Family Centers
- The Ferguson Library
- The Freshwater Trust
- Future 5
- Greenwich Green & Clean
- Greenwich Historical Society
- Greenwich Library
- Impact Fairfield County
- Kids Helping Kids
- Kids in Crisis
- Lloyd Enhanced Services District
- March of Dimes – Westchester/Fairfield
- The Maritime Aquarium at Norwalk
- Mill River Park Collaborative
- 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
- YWCA Greenwich

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 \$18.5 million over 29 years. In 2025, the event raised \$521,000.
- Ashforth's team raised \$8,053 for the event in 2025 and over the past 29 years the team raised over \$325,000.
- In 2024, Ashforth donated marketing services valued at \$5,000. Total value of these in-kind services over the past 29 years is \$400,000.
- Since 1996, Ashforth's total contribution, including our annual corporate donation, in-kind marketing, and team donation, is \$1.5 million.
- Our VP and Director of Marketing & Communications has served on committees and is an event advisor for the past 30 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 2025, a total of \$672,344, was raised from these events.
- In addition to financial support totaling \$325,000 over 30 years, Ashforth provides in-kind marketing services for the past 15 years valued at \$74,750.
- 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 nearly \$2.6 million in grant funding, including 18 \$100,000 Impact FFC Grants.
- In 2025, Impact FFC had over 280 members and provided \$454,000 in grant funding. Two \$100,000 grants awarded to: EMERGE CT in Bridgeport, CT and The Rowan Center, in Stamford, CT. Impact FFC also awarded four \$20,000 unrestricted general operating grants to buildOn (Bridgeport), Person to Person (Darien), Discovery Museum (Bridgeport) and The Child and Family Guidance Center (Bridgeport).
- Ashforth has been a corporate partner since 2022. Ashforth sponsored 7 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 2025 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 2024-2025, Future 5 worked with 447 Students (230 High Schools, 138 Colleges, and 79 F5 Alumni). 97% of their high school seniors landed with a plan – college, trade school, military. 84% of student members are first generational college goers. 68% of freshmen entering college took on \$0 debt. Their College Success Program class of 2021 held a 75% graduation rate in 4 years.
- Since 2010, Ashforth's total contribution, which includes financial and in-kind marketing support, is \$282,250.
- Ashforth's VP and Director of Marketing & Communications is a member of Future 5's Advisory Board and Governance Committee, and a past member of the Board and Strategic Planning Committee. 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.
- In 2025, Ashforth supported the Collaborative's launch of the Career Pathways Healthcare Pilot, a new cross-sector initiative designed to connect local youth with in-demand healthcare careers and strengthen Fairfield County's future workforce.
- 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. In 2025, the Collaborative continued its commitment by supporting the second year of grants to these partners:
 - 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 Collaborative's Executive Committee.



City of Stamford Citizen of the Year & JWV Community Scholarships

- For 82 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 2025, five \$7,500 scholarships were awarded.
- Since 2022, Ashforth's total contribution, which includes financial and in-kind marketing support is valued at \$53,000.
- Ashforth's VP and Director of Marketing & Communications is a member of the JWV Community Scholarships Board and its City of Stamford Citizen of the Year Event Committee.

Ashforth Employees' Volunteer Support

AND ADDITIONAL IN-KIND CONTRIBUTIONS



Kids Helping Kids Handled with Care Event

The Food Bank of Lower Fairfield County Food Drive

WOAH Volunteering at Stamford Museum & Nature Center

- 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 for REACH prep and for the Kids Helping Kids' annual Handled with Care boutique and Gift of Giving events.
- 7 Ashforth employees participated on Impact Fairfield County's Grants Review Committee – reviewing grant applications and attending site visits at nonprofits.
- 24 Ashforth employees along with family and friends, volunteered and joined Team Ashforth for the annual Hope in Motion Walk, supporting Stamford Health's Bennett Cancer Center and helping raise funds for critical patient programs and services.
- 11 employees, along with family and friends, volunteered to fly the Bumble the Abominable Snowman balloon for the Stamford Downtown Special Services District's annual Parade Spectacular.
- More than 20 members of the Women of Ashforth (WOAH) volunteered at the Stamford Museum & Nature Center, improving the grounds around the new Planetarium & Astronomy Center by graveling walkways, removing invasive plants, replacing trail markers, and stacking firewood to support the visitor experience.
- 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 480 lbs. of food, a 77% increase from 2024, that can provide a family of 4 food for 2 months.
 - Kids Helping Kids gift drive collecting over 200 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.
 - Coat drive, collecting over 50 new and gently used coats to benefit Person to Person.
 - Toy drive, collecting more than 100 new toys to support the U.S. Marine Corps Reserve Toys for Tots program.
 - Book and media drive, collecting over 40 books and 25 DVDs for the Ferguson Library.



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.