

2019 SUSTAINABILITY REPORT

LETTER FROM CEO

Dear Stakeholders,

In recent years, environmental sustainability, social responsibility and governance (“ESG”) has come to the forefront of business news and discussions, and the real estate industry is no exception. Doing what we can as a property owner to protect our Earth’s natural resources and minimize our environmental impact is a high priority for us, as it is for our investors and our tenants. Investors are reviewing companies’ ESG practices as part of their investment criteria, and tenants are asking landlords what ESG measures they are taking for their properties. Further, because our properties are primarily concentrated on the coastal West Coast of the United States, they are subject to some of the most stringent environmental regulations in the nation. Thus, we are continuously evaluating and improving our ESG efforts in cost effective and prudent business ways.

For years, we have outlined our ESG initiatives and accomplishments on our corporate website. We are pleased to have published our first Sustainability Report in order to keep our stakeholders informed of American Assets Trust, Inc.’s progress with respect to our ESG goals.

We thank you for your continued interest in and support of our company.



Sincerely,

A handwritten signature in black ink that reads "Ernest Rady".

Ernest Rady
Chairman, President and Chief Executive Officer

COMPANY PROFILE & SUSTAINABILITY APPROACH

ABOUT AMERICAN ASSETS TRUST, INC.

American Assets Trust, Inc. (the “Company” or “AAT” or “us” or “we”) is a full service, vertically integrated and self-administered real estate investment trust, or REIT, headquartered in San Diego, California. The Company has over 50 years of acquiring, improving, developing and managing premier retail, office and residential properties throughout the United States in some of the nation’s most dynamic, high-barrier-to-entry markets primarily in Southern California, Northern California, Oregon, Washington and Hawaii. The Company's retail portfolio comprises approximately 3.1 million rentable square feet, and its office portfolio comprises approximately 3.4 million rentable square feet. In addition, the Company owns one mixed-use property (including approximately 97,000 rentable square feet of retail space and a 369-room all-suite hotel) and 2,112 multifamily units. In 2011, the Company was formed to succeed to the real estate business of American Assets, Inc., a privately held corporation founded in 1967 and, as such, has significant experience, long-standing relationships and extensive knowledge of its core markets, submarkets and asset classes. For additional information, please visit www.americanassetstrust.com.

SUSTAINABILITY APPROACH

We continue to develop and implement our ESG goals, with the help of our Environmental Sustainability, Social Responsibility and Governance Committee (“ESG Committee”), as outlined in our Corporate Sustainability Policy (“Policy”). The ESG Committee creates a road-map for us to achieve (and continue to achieve) our annual ESG objectives, identifies sustainability risk and opportunities, reviews innovative solutions, executes and oversees ESG projects and reports both short and long-term impact of our ESG projects to our Board of Directors and executive management team. We believe this furthers our commitment to our stakeholders, which includes you, our shareholders, tenants, vendors, employees and customers, among others.

STAKEHOLDER ENGAGEMENT

STAKEHOLDER ENGAGEMENT

Each stakeholder group requires a different engagement approach. We have adopted disclosure methods to meet each specific need. As our sustainability efforts continue to evolve, our approach to disclosure remains fluid to meet the needs of our stakeholders and to reaffirm a commitment to transparency.

STAKEHOLDER GROUP	ENGAGEMENT	ENGAGEMENT APPROACH	SPECIFIC TOPICS OF DISCUSSION
Shareholders	Organization	<ul style="list-style-type: none"> ■ Quarterly earnings call ■ Press releases ■ Investor meetings and events ■ Property tours ■ Participation in and members of industry associations 	Economic performance, transparency/reporting, management discussion and analysis, governance, compliance
Tenants	Property	<ul style="list-style-type: none"> ■ Dedicated property management teams ■ Green lease clauses in new and amended leases ■ Tenant appreciation events ■ Comprehensive recycling and recycling events ■ Participation in and members of industry associations 	Materials, energy, water, waste, recycling, composting, compliance, customer health and safety, tenant & local community education, building performance
Vendors	Property	<ul style="list-style-type: none"> ■ Individual dialogues ■ Green contract clauses in new and amended contracts ■ Property inspections 	Procurement practices, materials, energy, water, waste, recycling, building performance, product and services, compliance, occupational health and safety, anti-corruption
Employees	Individual	<ul style="list-style-type: none"> ■ Individual dialogues ■ Annual employee assessment ■ Workshops for benefits and wellness programs ■ Formal and anonymous reporting mechanism ■ Whistle-blower hotline ■ Training opportunities ■ Property tours ■ Employee appreciation events 	Employment, labor/management relations, occupational health and safety, training and education, diversity and equal opportunity, health and wellness, benefits
Communities and Non-Governmental Organizations (“NGO”)	Property	<ul style="list-style-type: none"> ■ Individual dialogue with local NGO chapters ■ Host community events ■ Employee volunteerism ■ Tenant volunteerism ■ Board and committee positions 	Local communities, energy, water, waste, recycling, transportation

AWARDS & RECOGNITION / ASSOCIATIONS

AWARDS AND RECOGNITIONS

- 2019 and 2016 NAREIT Investor CARE (Communications & Reporting Excellence) Award – Silver.
 - ◆ The Investor CARE award is presented by NAREIT® to members that interact most effectively with their investors on-line, in writing and orally, as well as those member companies that provide those investors with the most comprehensive and useful information in the most efficient manner. All NAREIT® publicly traded corporate members, both equity and mortgage REITs are automatically considered.
- 2017, 2016 and 2015 Forbes® List of America's 50 Most Trustworthy Financial Companies.
 - ◆ The list was assembled by an independent research firm on behalf of Forbes® which assessed the accounting and governance behaviors of nearly 700 publicly-traded North American financial companies. Financial companies are assessed and ranked based on various factors which serve as indicators of a company's creditability, including, without limitation, insolvency risk, accounting methods and high-risk events.
- Since 2011, we have been listed as one of San Diego Business Journal's Top 50 Public Companies.
 - ◆ A San Diego based publication in which our Company consistently ranks as one of the top largest public companies in San Diego.

(1) Certifications for the year ending 2019.

(2) Property with multi-building certification.

CERTIFICATION AND RATINGS⁽¹⁾

- LEED Certification – Eight campuses in our portfolio (comprising a total of twelve buildings), were Leadership in Energy and Environmental Design (or LEED) Certified, consisting of approximately 3.2 million square feet, including 657 residential units, in the aggregate. Hassalo on Eighth Neighborhood Development (ND) v4 Built (Platinum), first project in the world to be certified obtain this certification.
 - ◆ First and Main (Platinum)
 - ◆ Hassalo on Eighth (Platinum)⁽²⁾
 - ◆ Hassalo on Eighth Neighborhood Development (ND) v4 Built (Platinum), first project in the world to be certified obtain this certification
 - ◆ La Jolla Commons (Platinum)⁽²⁾
 - ◆ Lloyd 700 (Platinum)
 - ◆ City Center Bellevue (Gold)
 - ◆ Landmark @ One Market (Gold)
 - ◆ Torrey Point (Silver)⁽²⁾
 - ◆ One Beach Street (Certified)
- ENERGY STAR Certification – Three properties (comprising a total of four buildings) were ENERGY STAR Certified.
 - ◆ City Center Bellevue
 - ◆ Landmark @ One Market
 - ◆ La Jolla Commons⁽²⁾
- BREEAM Certification – Landmark @ One Market, a LEED Gold and ENERGY STAR certified historical office building, originally built in 1917, was the first building in San Francisco to be certified by the Building Research Establishment Environmental Assessment Method (or BREEAM) USA standard for existing buildings in 2019.

ASSOCIATIONS AND ORGANIZATION OUR COMPANY IS A MEMBER OF:

- National Association of Real Estate Investment Trust (NAREIT)
- Building Owners and Managers Association International (BOMA)
- International Council of Shopping Centers (ICSC)
- Institute for Real Estate Management (IREM)
- Commercial Real Estate Women (CREW)
- American Commercial Professionals (ACP)
- Certified Commercial Investment Member (CCIM)
- International Facility Management Association (IFMA)
- Transportation Management Association of San Francisco (TMA SF)
- Bellevue Downtown Association (BDA)
- Better Market Street Project (BMSP)
- Multi Family Northwest



COMMITMENTS & SUSTAINABILITY STRATEGY

COMMITMENTS

Environmental Sustainability

We are committed to reducing our reliance on natural resources and doing our part to minimize our footprint in the ecological landscape. We will continue to adapt and evolve toward a more sustainable future.

Social Responsibility

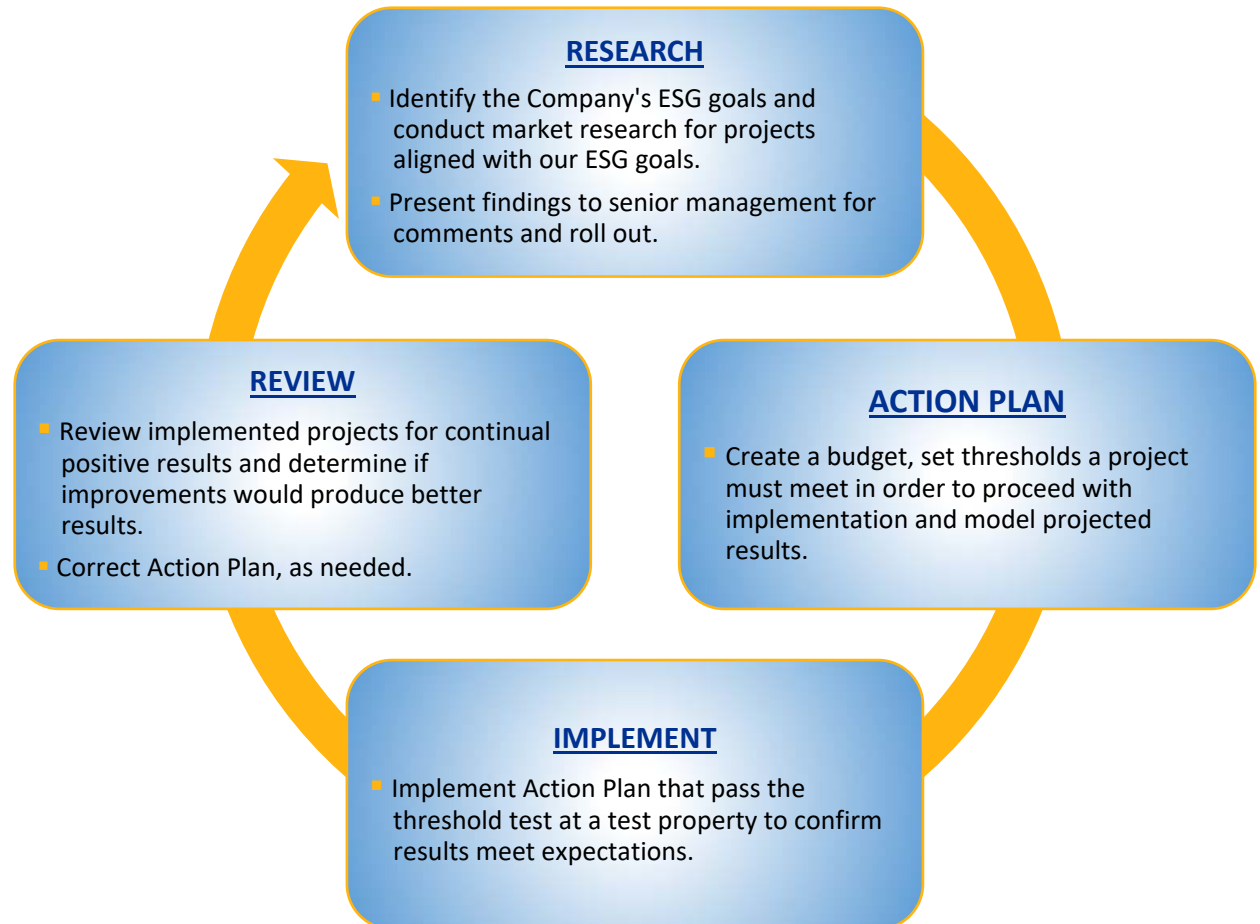
We have a responsibility to be a good corporate citizen and to “give back” to the communities in which we are members of. We will continue to make monetary and in-kind donations and contribute volunteer work to the communities that have helped build and maintain our success, and to partner with non-governmental organizations that share our commitments, ideals and goals.

Governance

As a publicly traded company, we adhere to various laws and regulations, and are continually being reviewed by both internal and external auditors. We are fully transparent with respect to our operations. We also require our vendors, contractors and other stakeholders to comply with certain policies and procedures consistent with our ethical practices and in furtherance of our sustainability objectives.

SUSTAINABILITY STRATEGY

Our Sustainability Strategy, as outlined, provides our Company with a guideline for identifying ESG initiatives to implement and ensuring that they are both effective and beneficial to our stakeholders. The strategy allows us to quickly adjust action plans so as to achieve optimal results.



ENVIRONMENTAL SUSTAINABILITY

Protecting the Earth's natural resources is one of our priorities. In operating and developing our properties, we use proven conservation methods to reduce carbon emissions, minimize our environmental impact and preserve natural resources for current and future generations. In addition to implementing environmentally conscious programs and modifications, members of our regional teams have partnered with local organizations to introduce energy, water and waste conservation programs. We share our wealth of knowledge with the hope that our communities and neighbors will adopt changes that have a lasting positive impact on our environment.

REPORTING

- Portfolio-wide participation in the US Environmental Protection Agency's Portfolio Manager Program to track and benchmark each of our property's energy, water, greenhouse gases and waste usage. We have partnered with Measurabl since 2017 to aggregate the Portfolio Manager's data and alert us to any unexpected deviations from normal usage trends. In 2019, we successfully completed our first Global Real Estate Sustainability Benchmark, or GRESB, and continue to prepare to file annually.

ENERGY CONSUMPTION

- Electrical use is among the largest contributors to our operational emissions and operating expenses. Reducing our consumption reduces our annual operating expenses and insulates us from fluctuations in energy prices. As such, we continue to conduct feasibility studies regarding alternative energy sources including fuel cells, solar energy and other renewable energy sources. Our goal is to consume energy that is clean and resilient and reduces our dependence on traditional energy sources.
- We are committed to ongoing energy management through the use of building automation systems that continuously monitor consumption and alert us when unexpected increases are observed. Specifically, at City Center Bellevue and at Landmark @ One Market, we have partnered with Siemens to provide a full building analysis of our operations and to identify opportunities to improve energy efficiency. Abnormal consumption is quickly identified, assessed and corrected.
- We continue to invest in LED lighting retrofit projects for our building interiors and exteriors, as well as parking lots and garages, across all asset types. These high-efficiency and extended-lifespan LED lights are controlled using smart control systems that monitor and adjust lighting needs based on external ambient light, time schedules and usage.
- We continue our efforts to transition away from traditional heat absorbent, gravel built-up black tar roofs and replace them with white thermoplastic polyolefin (TPO) and polyvinyl – chloride (PVC) roofing membranes or "cool roofs". These thermal reflective roofs absorb less heat than the traditional black tar roofs, reducing the cooling needs of the building.
- To support the increasing use of electric vehicles, we have installed 134 electric vehicle charging (EVC) stations at many of our properties, including a Tesla Supercharging station at Del Monte Shopping Center. We intend to install additional EVC stations to meet the rising demand.
- We have installed a substantial parking photovoltaic canopy and rooftop photovoltaic system (solar panels) at our Torrey Reserve Campus that generates up to 500 kWh.
- We have implemented the Waste-to-Energy program at our Landmark @ One Market. The program diverts used HVAC filters away from landfills and transfers them to an off-site combustion chamber facility. The filters undergo a process that results in a residual bi-product of less than 10% of the filters' original volume and steam generated electricity. For every 2,000 pounds of waste, 520 kWh of electricity is generated.



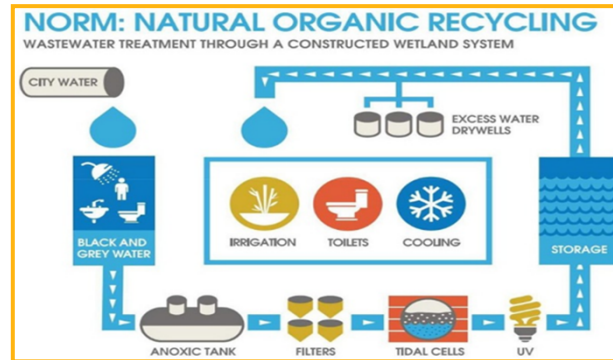
ENVIRONMENTAL SUSTAINABILITY CONT'D.

ENERGY CONSUMPTION CONT'D.

- All tenant improvement projects incorporate controlled receptacles, which monitor usage and shut off outlets after a period of non-use.

WATER CONSERVATION

- We developed, installed and operate one of the nation's first and largest multi-family Natural Organic Recycling Machine (or NORM) with the capability of treating 100% of the grey and black water created by Hassalo on Eighth and Lloyd 700, amounting to approximately 47,000 gallons of wastewater diverted from the municipal sewer system daily. Recycled water produced by NORM is sent back to each building and used for flush water and is also used for irrigation during the growing seasons. NORM's bi-products are recycled for further off-site use, including bio-solids as fertilizer, and fats, oils and greases as fuel. NORM is designed to reduce the water usage of the four buildings by 50%, or approximately 7,300,000 gallons of water per year.
- We have incorporated ecofriendly landscape design at each of our properties that utilize (to the extent feasible) smart controllers and efficient irrigation drip lines, as well as native, adaptive, environmentally sensitive and drought-tolerant plants. At properties where established municipal lines collect and treat gray water, we use the reclaimed water to irrigate our landscaping, resulting in a reduction of our fresh potable water consumption. In addition, at First & Main, we have an eco-terrace that uses reclaimed water to maintain the outdoor gathering space.



GREENHOUSE GASES

- We continue to work toward reducing our paper consumption, with the goal to be primarily digital within the next two years. In 2015, we implemented DocuSign, an electronic signature service, which allows us to send, receive and execute leases and other contracts electronically. Implementing DocuSign materially reduced our reliance on printing and shipping, thus decreasing our greenhouse gas emissions: to date, we have saved approximately 23,000 pounds of wood, 63,000 gallons of water, 53,000 pounds of carbon emission and 3,500 pounds of waste.

CATEGORY	SAVED TO DATE	
Wood	23,000	Pounds
Water	63,000	Gallons
Carbon Emissions	53,000	Pounds
Waste	3,500	Pounds

- Over a decade ago, we implemented one of the largest, most comprehensive and highly successful recycling programs in San Diego for our entire Southern California portfolio that continues to involve the participation of many stakeholders, including our tenants, customers, contractors and vendors.
- Our Hassalo on Eighth community has a bike hub (Lloyd Cycle Station) with space for 900 bicycles. It was North America's largest bike hub when it was installed in 2016.



ENVIRONMENTAL SUSTAINABILITY CONT'D.

GREENHOUSE GASES CONT'D.

- We have implemented food composting at Del Monte Shopping Center with plans to expand to other properties in the near future. The resulting compost is used for fertilizing and conditioning land, thus reducing food waste in landfills.
- We have implemented the Waste-to-Energy program at our Landmark @ One Market. The program diverts used HVAC filters away from landfills and transfers them to an off-site combustion chamber facility. The filters undergo a process that results in a residual bi-product of less than 10% of the filters' original volume and steam generated electricity. For every 2,000 pounds of waste, 520 kWh of electricity is generated.
- Also, at Hassalo on Eighth, we have on-site terminals for the Portland Streetcar, TriMet's MAX line and most major bus lines with direct routes to Portland International Airport and other destinations throughout Portland. Bikes, vehicle share programs and designated car pool or high-efficiency vehicle parking are also available to our residents and tenants.

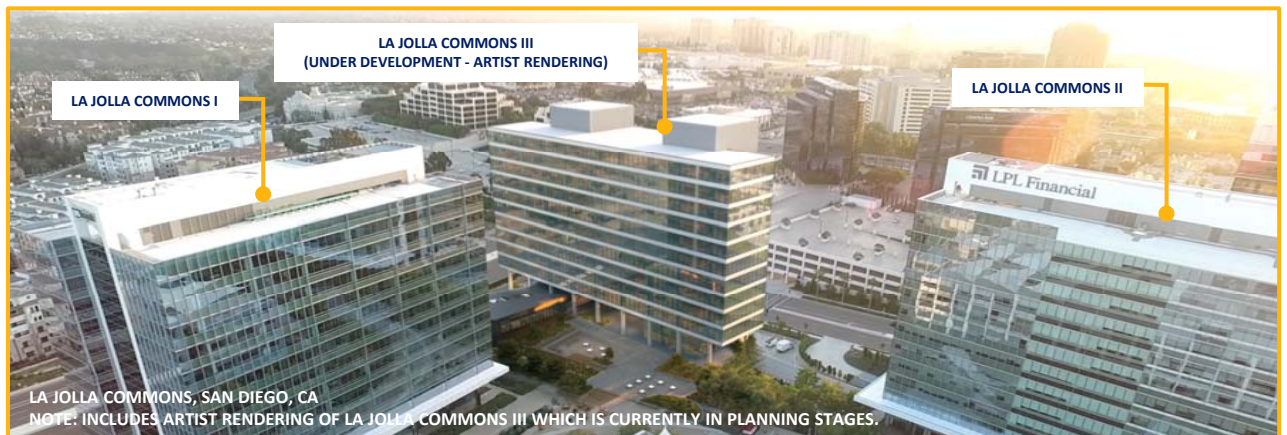


CONSTRUCTION AND ACQUISITION

- In 2017, we renovated 3 buildings, consisting of 21 units, at Loma Palisades Apartments, with demolition down to the existing foundation and framing, incorporating new energy efficient elements and recycling construction waste, to the extent feasible.
- In 2018, in developing Torrey Point, significant efforts were made to protect existing sensitive surrounding habitat and to oversee the revegetation with native and drought tolerant plants found only at Torrey Pines State Park Beach and Reserve. Additionally, we partnered with the San Diego Natural History Museum to preserve unearthed fossils and artifacts.



- In 2019, we acquired La Jolla Commons, a LEED Platinum campus comprised of two 13-story Class-A office towers, an entitled development parcel and two parking structures situated in the preeminent University Towne Center submarket of San Diego, California.



SOCIAL RESPONSIBILITY

We firmly believe that our success is directly related to the success and health of our employees and communities. Through partnerships with non-profit organizations, charitable and financial contributions, in-kind donations, and volunteer efforts, we strive to make a positive impact on the individuals and businesses within our communities.

TRIBUTE TO TEACHERS

- In partnership with a local San Diego radio station, we continued the Tribute to Teachers program, which honors local school educators for their outstanding work inside and outside of the classroom. Throughout the school year, the program spotlights a San Diego community and encourages listeners to nominate their favorite local educator who has made a life-long impression on the students. In 2019, we honored 5 educators, and since the start of the program in 2014, we have honored 28 educators.



HOLIDAY TEDDY BEAR DRIVE

- Each year, we encourage our employees and community to donate teddy bears or stuffed animals to the annual Holiday Teddy Bear Drive. Over the 2019 Holiday season, we collected over 400 toys. Since 2016, in San Diego, the San Diego Center for Children has been the recipient of the Holiday Teddy Bear Drive.

BACKPACK DRIVE

- We continue our annual efforts to organize the collection of food and basic necessities and deliver them to local families in need. In support of Promises2Kids' annual backpack drive, in 2019, we collected 217 backpacks and lunch bags filled with essential school supplies for local, at-risk, foster children.



VOLUNTEERISM

- With our full support, our employees volunteer their time and energy for various community service projects including the physical renovation and refresh of community centers of various local non-profit organizations, including the Boys & Girls Club and the Salvation Army.

COMMUNITY AWARENESS

- We participate in community awareness programs. Many of our properties sponsor blood drives for the much-needed local blood banks. In 2019, we held 82 blood drives across our properties in four different states. During Breast Cancer Awareness Month, Go Red for Women and American Cancer Awareness Month, we illuminate some of our properties in pink, red and purple, respectively, to garner local and media attention and further promote awareness. At Alamo Quarry Market, we light up our historic and iconic smokestacks with different colors representing over 15 non-profit organizations.



SOCIAL RESPONSIBILITY CONT'D.

ANIMAL WELFARE

- We promote animal welfare, and proudly support local organizations' efforts to set up public rescue animal adoption events and to enforce laws preventing animal cruelty. Every holiday season at our Del Monte Shopping Center, we support the Santa Paws photo event which supports the Animal Friends Rescue Project. In addition, adoption events are held monthly at Alamo Quarry Market.

FINANCIAL CONTRIBUTIONS

- Ernest Rady, our Chairman, President and Chief Executive Officer, is well known for his generosity to local non-profit organizations and has received numerous awards and acknowledgments recognizing his extraordinary charitable contributions to such organizations as the Rady Children's Hospital, the San Diego Zoo, the University of California, San Diego Foundation, the Jewish Family Service, the Salvation Army, and the San Diego Symphony, just to name a few.
- We are proud supporters of the Rady Children's Hospital, the largest children's hospital in California. The hospital was named after the Rady family following a \$60 million commitment in 2006, which was followed by an additional \$200 million commitment in 2019 made to the Rady Children's Hospital by Evelyn and Ernest Rady. In 2014 a \$120 million commitment was made to the Rady Children's Institute for Genomic Medicine by Evelyn and Ernest Rady. These commitments are making life-saving changes today and their impact will continue to be felt well into the future.

EMERGENCY ACTION PLAN

- We developed a comprehensive Emergency Action Plan which educates our employees on life-saving measures to take in the event of an emergency. Additionally, we hold annual Emergency Preparedness Trainings for our tenants to provide resources and guidelines so that tenants can implement their own emergency preparedness plans. In conjunction with the San Diego Police Department and the San Diego Fire-Rescue Department, designated employees participated in a full-scale active shooter training at our corporate headquarters. This full-scale simulation provides valuable training for the various emergency response agencies as well as our employees.

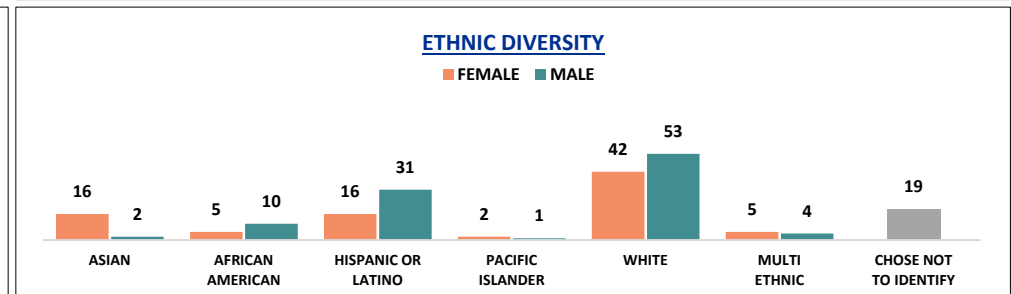
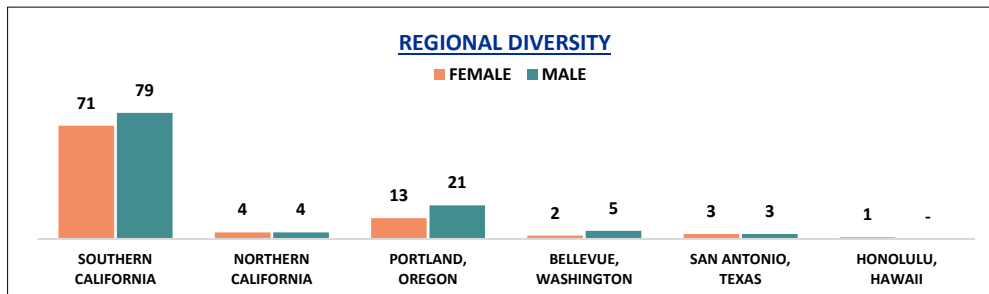
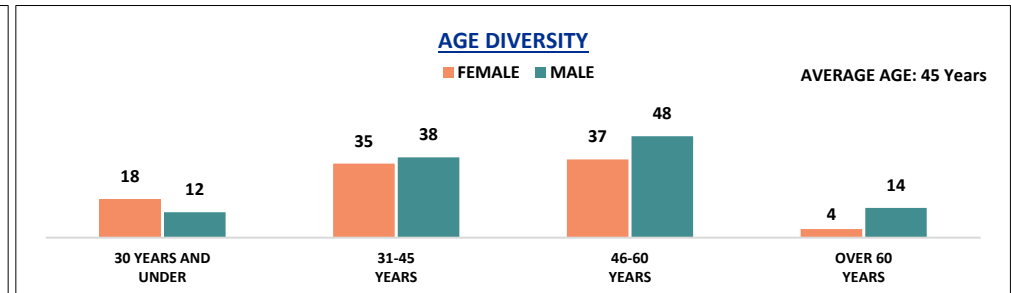
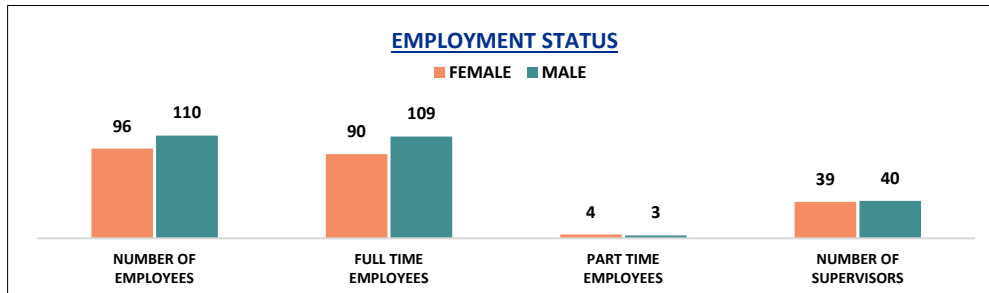


SOCIAL RESPONSIBILITY CONT'D.

EMPLOYEE OUTREACH

- We believe long-term employees promote the overall success of our Company. As such, we have implemented many desirable incentives, including a robust benefits package, a Company discretionary match of employee 401(k) plan contributions of up to 5% of their eligible compensation, and complementary retirement planning through our relationship with Morgan Stanley retirement services. Through significant efforts, we've been able to keep medical costs down significantly while making minimal changes to our robust benefits package. To keep our employees challenged, we introduce them to other aspects of the Company, provide them with advancement opportunities, and promote our employees to new and available positions when feasible. Through these efforts, almost 15% of our employees have been a part of our American Assets Trust family for 10 or more years.
- We provide our employees with the tools and education for healthy and balanced living. Throughout the year, health and wellness seminars and workshops promoting preventative care, strong mental health, cancer awareness, heart disease, healthy habits and other health related topics are available to all employees. We also provide our employees, including new mothers, a Wellness Room to disengage from work and relax, if needed. We make certified training in CPR, First Aid and AED available to all employees, and, to date, over 120 employees have become certified through these programs.
- We believe a diverse, well-trained team returns better results. In addition to the mandatory safety training required, additional elective training is provided to further an employee's certification, skillset or interests. Additionally, we have monthly and quarterly safety meetings to cover our safety training manual, to share best practices and to reinforce previous training. Trainings include, without limitation, on-the-job training, safety and hazardous material handling training such as OSHA, proper communication, non-harassment, personal protection and fire extinguisher training.

EMPLOYEE DIVERSITY AS OF DECEMBER 31, 2019:



GOVERNANCE

COMPANY GOVERNANCE

As a publicly traded company, the Company is subject to, and adheres to, various governance guidelines, policies, laws, rules and regulations. In addition, the Company's operations are continually being reviewed by both internal and external auditors. Additionally, the U.S. Securities and Exchange Commission (or SEC) is responsible for enforcing strict federal securities laws established to protect investors. Further, as a policy, our Company is transparent with respect to our operations and financial results. All of this provides assurance to our stakeholders that our business practices are ethical and in compliance with laws.

Each of our employees, executive officers and members of our Board of Directors is required to annually review and recertify their commitment to the Company's Code of Business Conduct and Ethics Policy and Insider Trading Compliance Program, both of which are published on our website, www.americanassetstrust.com.

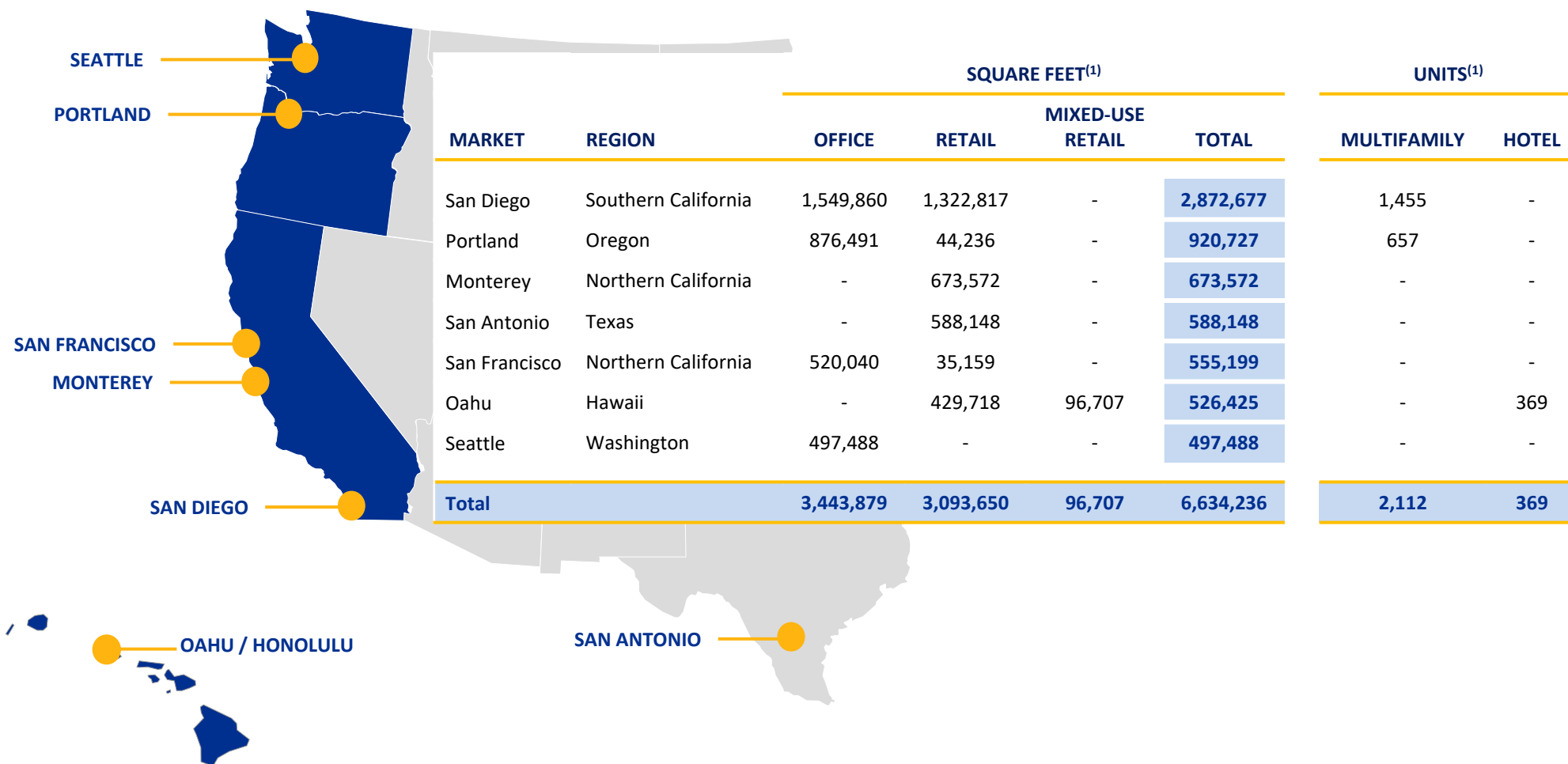
STAKEHOLDER GOVERNANCE

We require our vendors, contractors and other stakeholders to comply with certain policies and procedures consistent with our ethical practices and in furtherance of our sustainability objectives. Our stakeholders are subject to our Code of Business Conduct and Ethics Policy in connection with their relationship with the Company. We ask our vendors and contractors to source environmentally sustainable materials when feasible, and to procure materials from companies with ethical business practices. We will not partner with people or entities that procure material from sources that violate child labor and human trafficking laws or practice coercion, bribery or other illegal or corrupt practices. Any proposed stakeholder should be examined for potential conflict of interest with the Company prior to entering into any contract or transaction.

CONCLUSION

Thank you for taking the time to review our 2019 Sustainability Report. American Assets Trust, Inc. is a dedicated steward of our community and our environment. Together with our stakeholders, we have developed and incorporated into our business practices innovative programs to promote environmental sustainability and social responsibility practices across our commercial real estate portfolio. We are pleased with our accomplishments to date, and look forward to implementing new initiatives and projects to further our environmental sustainability, social responsibility and governance goals.

AMERICAN ASSETS TRUST, INC. PORTFOLIO



(1) As of 12/31/2019. As reported in the Company's supplemental information disclosure package as furnished to the SEC and available on the Company's website.

AMERICAN ASSETS TRUST, INC. PORTFOLIO CONT'D.

PROPERTY	TYPE	CITY	STATE	YEAR BUILT/ RENOVATED	NUMBER OF BUILDINGS	SF/ UNITS
City Center Bellevue	Office	Bellevue	Washington	1987	1	497,488
First & Main	Office	Portland	Oregon	2010	1	360,641
La Jolla Commons	Office	San Diego	California	2008/2014	2	723,945
Lloyd District Portfolio	Office	Portland	Oregon	1940-2015/2019	2	515,850
One Beach Street	Office	San Francisco	California	1924/1972/1987/1992	1	97,614
Solana Crossing	Office	Solana Beach	California	1982/2005	4	212,614
The Landmark @ One Market	Office	San Francisco	California	1917/2000	1	422,426
Torrey Point	Office	San Diego	California	2017	2	91,990
Torrey Reserve	Office	San Diego	California	1996-2000/2014-2016	14	521,311
Total Office Properties					28	3,443,879
Alamo Quarry Market	Retail	San Antonio	Texas	1997/1999	16	588,148
Carmel Country Plaza	Retail	San Diego	California	1991	9	78,098
Carmel Mountain Plaza	Retail	San Diego	California	1994/2014	15	528,416
Del Monte Shopping Center	Retail	Monterey	California	1967/1984/2006	16	673,572
Gateway Marketplace	Retail	San Diego	California	1997/2016	3	127,861
Geary Marketplace	Retail	Walnut Creek	California	2012	3	35,159
Hassalo on Eighth Retail	Retail	Portland	Oregon	2015	3	44,236
Lomas Santa Fe Plaza	Retail	Solana Beach	California	1972/1997	9	208,030
Solana Beach Towne Centre	Retail	Solana Beach	California	1973/2000/2004	12	247,535
Southbay Marketplace	Retail	San Diego	California	1997	9	132,877
The Shops at Kalakaua	Retail	Honolulu	Hawaii	1971/2006	3	11,671
Waialele Center	Retail	Waipahu	Hawaii	1993/2008	9	418,047
Total Retail Properties					107	3,093,650
Waikiki Beach Walk - Retail	Mixed-Use	Honolulu	Hawaii	2006	3	96,707
Total Office + Retail + Mixed-Use Retail Properties					138	6,634,236
Hassalo on Eighth	Multifamily	Portland	Oregon	2015	3	657
Imperial Beach Gardens	Multifamily	San Diego	California	1959/2008	26	160
Loma Palisades Apartments	Multifamily	San Diego	California	1958/2001-2008	80	548
Mariner's Point	Multifamily	San Diego	California	1986	8	88
Pacific Ridge Apartments	Multifamily	San Diego	California	2013	3	533
Santa Fe Park RV Resort	Multifamily	San Diego	California	1971/2007-2008	1	126
Total Multifamily Properties					121	2,112
Embassy Suites at Waikiki Beach Walk	Hotel	Honolulu	Hawaii	2008/2014	2	369

TRACKING OUR PROGRESS

PROJECTS	2019 ⁽¹⁾
Backpack Drive	217 Backpacks Collected
Bike Parking	1,649 Bike Stalls
Blood Drives	82 Drives
BREEM Certification	465,130 SF
Community Center Refresh	2 Events
Cool Roofs	10 Properties ⁽²⁾
CPR and First Aid Certified	67 Certified Employees
Ecofriendly Landscaping	11 Properties ⁽²⁾
Electric Vehicle Charging Station	134 Stations
Employee Training Hours	750 Hours ⁽³⁾
ENERGY STAR Certification	1,708,981 SF
LED Retrofit completed	25 Projects
LEED Certified	3,224,943 SF including 657 Multifamily Units
Recycling Program	287 Recycling Programs
Teddy Bears/Toy Drive	408 Toys Collected
Tenant Survey Response	185 Responses Received

(1) 2019 base year for future year-over-year comparisons.

(2) Each property may contain multiple buildings.

(3) For 2019, only San Diego multifamily employee safety training hours were included. Future reporting may include other training hours.