



Easterly Government Properties Acquires 74,549 SF U.S. Department of Homeland Security Law Enforcement Support Center, 100% Leased, and Located Near Burlington, Vermont

May 8, 2025

- **Law enforcement operations run from this facility 24 hours a day, seven days a week, 365 days a year across three separate shifts**

WASHINGTON--(BUSINESS WIRE)--May 8, 2025-- Easterly Government Properties, Inc. (NYSE: DEA) (the "Company" or "Easterly"), a fully integrated real estate investment trust focused primarily on the acquisition, development and management of Class A commercial properties leased to the U.S. Government and its adjacent partners, announced today that it has acquired a 74,549 square foot facility primarily leased to the U.S. Department of Homeland Security (DHS) located near Burlington, Vermont ("DHS - Burlington").

DHS - Burlington is a 100% leased build-to-suit facility, designed to the exact specifications of the U.S. Government. This Level IV secure facility includes support from U.S. Customs and Border Protection (CBP), U.S. Immigration and Customs Enforcement (ICE), and ICE's Law Enforcement Support Center (LESC). This 10-year non-cancelable General Services Administration (GSA) lease does not expire until May 2031.

As the primary occupant in the facility, LESC plays an integral role in the DHS's efforts to protect and defend the United States and serves as a single, national point of contact 24 hours a day, seven days a week, 365 days a year across three separate shifts. Agents within this facility provide a diverse support system to federal, state, tribal and local law enforcement agencies through LESC's Enforcement Unit, which delivers immediate telephonic information to identify criminal threats, near real-time investigative referrals, and arrest warrant validation. Similarly, its Operations Unit processes biometric and biographic Immigration Alien Queries (IAQs) originating from law enforcement agencies across the country.

"Our acquisition activity continues to enhance our ability to deliver earnings growth to shareholders," said Darrell Crate, President & Chief Executive Officer of Easterly Government Properties. "With this asset, we continue to increase our cash flows derived from federal agency tenants like the DHS and facilitate operations which remain mission-critical to the safety and security of the United States."

With this acquisition, Easterly owns, directly or through the Company's joint venture, 102 properties totaling 10.2 million square feet.

About Easterly Government Properties, Inc.

Easterly Government Properties, Inc. (NYSE: DEA) is based in Washington, D.C., and focuses primarily on the acquisition, development and management of Class A commercial properties that are leased to the U.S. Government. Easterly's experienced management team brings specialized insight into the strategy and needs of mission-critical U.S. Government agencies for properties leased to such agencies either directly or through the U.S. General Services Administration (GSA). For further information on the company and its properties, please visit www.easterlyreit.com.

This press release contains forward-looking statements within the meaning of federal securities laws and regulations. These forward-looking statements are identified by their use of terms and phrases such as "believe," "expect," "intend," "project," "anticipate," "position," and other similar terms and phrases, including references to assumptions and forecasts of future results. Forward-looking statements are not guarantees of future performance and involve known and unknown risks, uncertainties and other factors which may cause the actual results to differ materially from those anticipated at the time the forward-looking statements are made. These risks include, but are not limited to those risks and uncertainties associated with our business described from time to time in our filings with the Securities and Exchange Commission, including our Annual Report on Form 10-K filed on February 25, 2025. Although we believe the expectations reflected in such forward-looking statements are based upon reasonable assumptions, we can give no assurance that the expectations will be attained or that any deviation will not be material. All information in this release is as of the date of this release, and we undertake no obligation to update any forward-looking statement to conform the statement to actual results or changes in our expectations.

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