



## Easterly Government Properties Acquires 138,125 SF Facility, 100% Leased, and Located Near Greenwood Village, Colorado

September 5, 2025

WASHINGTON--(BUSINESS WIRE)--Sep. 5, 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 the acquisition of a 138,125 square foot facility in Greenwood Village, Colorado ("York - Greenwood"). The property is 100% leased to York Space Systems.

York Space Systems specializes in the mass production of standardized small satellite platforms, notably the S-Class satellite bus, which enables significant cost reductions and faster deployment times compared to traditional, custom-built satellites. York is one of several industry partners of the U.S. Space Development Agency (SDA). York - Greenwood was renovated-to-suit for York Space Systems in 2020 and includes clean rooms dedicated to the production of satellites and satellite components. The lease is structured as a triple net lease with annual escalations and expires in 2031. Prior to expiration, York Space Systems will have the option to extend the lease for 10 years at market terms.

This acquisition comes amid rising demand for secure, specialized facilities that support U.S. defense and space priorities. With the growing importance of standardized satellite platforms and long-term leases with established defense tenants, assets like York - Greenwood represent an attractive market opportunity for Easterly in the government adjacent space.

"This acquisition demonstrates our strategy of investing in mission-critical assets that directly support the U.S. Government and its most essential partners," said Darrell Crate, President & CEO of Easterly. "With growing demand for specialized facilities supporting U.S. defense and space partners, this state-of-the-art property leased to a leading satellite manufacturer strengthens our portfolio and highlights our commitment to stable growth and national security."

With this acquisition, Easterly owns, directly or through the Company's joint venture, 103 properties totaling 10.3 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](http://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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