UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, D.C. 20549

FORM 8-K

CURRENT REPORT
PURSUANT TO SECTION 13 or 15(d)
OF THE SECURITIES EXCHANGE ACT OF 1934

Date of Report (Date of earliest event reported):
August 3, 2021

Easterly Government Properties, Inc.
(Exact name of Registrant as Specified in Its Charter)

Maryland	**001-36834**	**47-2047728**
(State or Other Jurisdiction of Incorporation)	**(Commission File Number)**	**(IRS Employer Identification No.)**

2001 K Street NW, Suite 775 North, Washington, D.C.	**20006**
(Address of Principal Executive Offices)	**(Zip Code)**

Registrant's Telephone Number, Including Area Code: (202) 595-9500

Not Applicable
(Former Name or Former Address, if Changed Since Last Report)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions (see General Instructions A.2. below):

☐ Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)

☐ Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)

☐ Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))

☐ Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Securities registered pursuant to Section 12(b) of the Act:

Title of each class	**Trading Symbol(s)**	**Name of each exchange on which registered**
Common Stock	DEA	New York Stock Exchange

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (17 CFR §230.405) or Rule 12b-2 of the Securities Exchange Act of 1934 (17 CFR §240.12b-2).

Emerging growth company ☐

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act. ☐

Item 2.02 Results of Operations and Financial Condition.

On August 3, 2021, we issued a press release announcing our results of operations for the second quarter ended June 30, 2021. A copy of this press release as well as a copy of our supplemental information package are available on our website and are attached hereto as Exhibits 99.1 and 99.2 and incorporated herein by reference. The information in this Item 2.02 as well as the attached Exhibits 99.1 and 99.2 are being furnished and shall not be deemed "filed" for any purpose, including for the purposes of Section 18 of the Securities and Exchange Act of 1934, as amended (the "Exchange Act"), or otherwise subject to the liabilities of that Section, and shall not be deemed incorporated by reference into any filing under the Securities Act of 1933, as amended, or the Exchange Act regardless of any general incorporation language in such filing.

We will host a webcast and conference call at 10:00a.m. Eastern Time August 3, 2021, to review our second quarter 2021 performance, discuss recent events and conduct a question-and-answer session. The number to call is 1-877-705-6003 (domestic) and 1-201-493-6725 (international). A live webcast will be available in the Investor Relations section of our website. A replay of the conference call will be available through August 17, 2021, by dialing 1-844-512-2921 (domestic) and 1-412-317-6671 (international) and entering the passcode 13721315. Please note that the full text of the press release and supplemental information package are available through our website at ir.easterlyreit.com. The information contained on our website is not incorporated by reference herein.

Item 9.01 Financial Statements and Exhibits.

(d) Exhibits:

Exhibit Number	Description
99.1	Press Release dated August 3, 2021.
99.2	Easterly Government Properties, Inc. Supplemental Information Package for the quarter ended June 30, 2021.
104	Cover Page Interactive Data File (embedded within the inline XBRL document.)

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

EASTERLY GOVERNMENT PROPERTIES, INC.

By:	/s/ William C. Trimble, III
Name:	William C. Trimble, III
Title:	Chief Executive Officer and President

Date: August 3, 2021

Exhibit 99.1

EASTERLY GOVERNMENT PROPERTIES REPORTS SECOND QUARTER 2021 RESULTS

WASHINGTON, D.C. – August 3, 2021 – Easterly Government Properties, Inc. (NYSE: DEA) (the “Company” or “Easterly”), a fully integrated real estate investment trust (“REIT”) focused primarily on the acquisition, development and management of Class A commercial properties leased to the U.S. Government, today announced its results of operations for the quarter ended June 30, 2021.

Highlights for the Quarter Ended June 30, 2021:

- Net income of $9.3 million, or $0.10 per share on a fully diluted basis
- FFO of $31.2 million, or $0.33 per share on a fully diluted basis
- FFO, as Adjusted of $29.2 million, or $0.31 per share on a fully diluted basis
- CAD of $23.2 million
- Announced an increase in the Company’s earnings guidance for 2021 FFO per share on a fully diluted basis to a range of $1.30 - $1.32, representing an increase of $0.02 from the Company’s previously stated guidance. The revised guidance is based on an increase in the Company’s 2021 acquisition volume target to $300.0 million from $200.0 million previously, and up to $25.0 million of gross development-related investment during the year
- Entered into a note purchase agreement to issue up to $250.0 million principal amount of fixed rate senior unsecured notes (the “Notes”) with a weighted average maturity of 8.5 years and a weighted average interest rate of 2.82%. The Notes are expected to be issued on October 14, 2021, subject to customary closing conditions
- Acquired a 43,600 leased square foot United States Attorney’s Office (USAO) facility in Springfield, Illinois (“USAO - Springfield"). This 100% leased facility was constructed in 2002 and is leased to the General Services Administration (GSA) on behalf of the USAO pursuant to a 20-year lease, which does not expire until March 2038
- Acquired a 94,378 leased square foot National Weather Service (NWS) facility in Kansas City, Missouri (“NWS - Kansas City”). This build-to-suit facility was originally constructed in 1998 then substantially renovated in 2020 and is 100% leased to the GSA on behalf of the NWS pursuant to a 15-year firm term lease with a five-year fixed rate renewal option, which, if exercised, does not expire until December 2038
- Completed the strategic disposition of an 11,590 leased square foot Social Security Administration (SSA) facility located in Mission Viejo, California (“SSA - Mission Viejo”)
- Launched a new at-the-market (ATM) program pursuant to which the Company may issue and sell shares of common stock having an aggregate offering price of up to $300.0 million, including through the sale of shares on a forward basis (the “2021 ATM Program”)
- Expects to receive, as of the date of this release, net proceeds of approximately $94.6 million from the sale of 3,999,697 shares of the Company’s common stock that have not yet been settled under the Company’s ATM Programs launched in 2019 (the “2019 ATM Programs”), assuming these forward sales transactions are physically settled in full using a net weighted average initial forward sales price of $23.65 per share

"Easterly continues to demonstrate its ability to accretively scale the organization through the acquisition of Class A bullseye properties," said William C. Trimble, Easterly's Chief Executive Officer. "With increased visibility of our pipeline and enduring confidence in the mission criticality of our facilities, Easterly was pleased to increase its dividend, earnings guidance and target acquisition volume as we deliver growth to our shareholders."

Financial Results for the Six Months Ended June 30, 2021:

Net income of $17.1 million, or $0.18 per share on a fully diluted basis

FFO of $61.4 million, or $0.66 per share on a fully diluted basis

FFO, as Adjusted of $57.5 million, or $0.61 per share on a fully diluted basis

CAD of $47.7 million

Portfolio Operations

As of June 30, 2021, the Company wholly owned 83 operating properties in the United States encompassing approximately 7.6 million leased square feet, including 81 operating properties that were leased primarily to U.S. Government tenant agencies and two operating properties that were entirely leased to private tenants. In addition, the Company wholly owned one property under re-development that the Company expects will encompass approximately 0.2 million rentable square feet upon completion. The re-development project, located in Atlanta, Georgia, is currently in design and, once complete, a 20-year lease with the GSA is expected to commence for the beneficial use of the U.S. Food and Drug Administration (FDA). As of June 30, 2021, the portfolio had a weighted average age of 13.6 years, based upon the date properties were built or renovated-to-suit and had a weighted average remaining lease term of 8.6 years.

Acquisitions and Dispositions

On April 22, 2021, the Company acquired a 43,600 leased square foot USAO facility in Springfield, Illinois. USAO - Springfield was constructed in 2002 and is 100% leased to the GSA on behalf of the USAO pursuant to a 20-year lease, which does not expire until March 2038. Conveniently located on the same block as the United States District Courthouse, USAO - Springfield serves as the headquarters for the USAO's Central Division of Illinois with subordinate staffed offices in Peoria, Rock Island and Urbana. The district includes 46 of the 102 counties within the State of Illinois.

On May 20, 2021, the Company acquired a 94,378 leased square foot NWS facility in Kansas City, Missouri. NWS - Kansas City is a build-to-suit facility that was originally constructed in 1998 then substantially renovated in 2020. The facility is 100% leased to the GSA on behalf of the NWS pursuant to a 15-year firm term lease with a five-year fixed rate renewal option, which, if exercised, does not expire until December 2038. NWS - Kansas City serves as the Central Region Headquarters for the NWS, one of six regional offices strategically located throughout the country. From this facility, NWS manages all operational and scientific meteorological, hydrological, and oceanographic programs for the region, including observing networks, weather services, forecasting, and climatology and hydrology.

On June 4, 2021, the Company completed the strategic disposition of one of its smaller facilities, the 11,590 leased square foot SSA facility in Mission Viejo, California. Constructed in 2005, SSA - Mission Viejo was one of 14 properties contributed by Western Devcon in connection with the Company's formation transactions and initial public offering in 2015. The Company intends to utilize the proceeds from the sale, in part, to purchase younger, mission critical assets in the current pipeline.

Balance Sheet and Capital Markets Activity

As of June 30, 2021, the Company had total indebtedness of approximately $1.0 billion comprised of $137.3 million outstanding on its revolving credit facility, $100.0 million outstanding on its 2016 term loan facility, $150.0 million outstanding on its 2018 term loan facility, $450.0 million of senior unsecured notes, and $202.3 million of mortgage debt (excluding unamortized premiums and discounts and deferred financing fees). At June 30, 2021, Easterly's outstanding debt had a weighted average maturity of 5.8 years and a weighted average interest rate of 3.4%. As of June 30, 2021, Easterly's Net Debt to total enterprise value was 33.9% and its Adjusted Net Debt to annualized quarterly pro forma EBITDA ratio was 6.2x.

On May 11, 2021, the Company entered into a note purchase agreement pursuant to which Easterly Government Properties LP, the Company's operating partnership, will issue and sell up to $250.0 million principal amount of fixed rate senior unsecured notes. The Notes will be issued and sold in the following two tranches:

- $50.0 million 2.62% Senior Notes, Series A, due October 14, 2028
- $150.0 million 2.89% Senior Notes, Series B, due October 14, 2030

The weighted average maturity of the Notes is 8.5 years, and the weighted average interest rate is 2.82%. The Notes are expected to be issued on October 14, 2021, subject to customary closing conditions. The Company's operating partnership has the option to increase the Series B tranche of the Notes up to a principal amount of $200.0 million.

On June 22, 2021, the Company launched its 2021 ATM Program pursuant to which it may issue and sell shares of common stock having an aggregate offering price of up to $300.0 million, including through the sale of shares on a forward basis.

During the quarter ended June 30, 2021, the Company did not issue any shares of the Company's common stock through its ATM programs. As of the date of this release, the Company expects to receive net proceeds of approximately $94.6 million from the sale of 3,999,697 shares of the Company's common stock that have not yet been settled under the 2019 ATM Programs, assuming these forward sales transactions are physically settled in full using a net weighted average initial forward sales price of $23.65 per share.

Dividend

On July 27, 2021, the Board of Directors of Easterly approved an increased cash dividend for the second quarter of 2021 in the amount of $0.265 per common share. The dividend will be payable August 24, 2021 to shareholders of record on August 12, 2021.

Subsequent Events

On July 23, 2021, the Company amended and restated its existing senior unsecured credit facility (the "Amended Credit Facility"). The Amended Credit Facility increased the total borrowing capacity of the Company's existing credit facility by $50.0 million, for a total credit facility size of $650.0 million, and consists of two components: (i) a $450.0 million revolving senior unsecured credit facility (the "Revolver") and (ii) a $200.0 million senior unsecured term loan facility (the "Term Loan"), up to $50.0 million of which will be available on a delayed draw basis for up to 364 days after the closing date. The Revolver includes an accordion feature that provides the Company with additional capacity, subject to the satisfaction of customary terms and conditions, of up to $250.0 million. The Revolver will initially mature in July 2025, four years from the closing date, with two six-month as-of-right extension options available, which, if exercised, would extend the maturity to July 2026. The Term Loan has a five year term and will mature in July 2026. The Term Loan is prepayable without penalty for the entire term of the loan.

Borrowings under the Revolver will bear interest at a rate of LIBOR plus a spread of 1.20% to 1.80%, depending on the Company's leverage ratio. The Term Loan will bear interest at a rate of LIBOR plus a spread of 1.20% to 1.70%, depending on the Company's leverage ratio. Given the Company's current leverage ratio, the initial spread to LIBOR is set at 1.25% for the Revolver and 1.20% for the Term Loan. The Amended Credit Facility also features a sustainability-linked pricing component whereby the spread will decrease by 0.01% if Easterly achieves certain sustainability targets.

As of June 30, 2021, pro forma for (i) the closing of the upsized private placement and issuance of the Notes and (ii) the execution of the Amended Credit Facility whereby outstanding balances on the Company’s existing revolving line of credit are paid, the Company’s weighted average debt maturity was 7.4 years and the weighted average interest rate was 3.55%.

On July 22, 2021, the Company acquired a 61,384 leased square foot multi-tenanted facility in Cleveland, Ohio (“Various GSA - Cleveland"). The three-story renovated-to-suit facility for the U.S. Department of Homeland Security, was substantially renovated in 2016 and 2021 and is leased to several key agencies within the U.S. Government. Immigration and Customs Enforcement (ICE) occupies 66% of the building under a first generation 15-year lease that does not expire until August 2031. The National Weather Service (NWS) occupies 15% of the building under an initial 20-year term that does not expire until September 2040. Finally, the VNA Health Group (VNA), a nonprofit health care organization, occupies 19% of the building under an initial 10-year lease that does not expire until December 2028. In addition, the VNA has two five-year renewal options that, if exercised, would extend the lease term until December 2038. In total, and assuming the VNA exercises its renewal options, the facility is 100% occupied with a weighted average lease expiration of June 2034.

As of the date of this release, Easterly has acquired six properties in 2021 for a combined total purchase price of $134 million, representing 45% of the Company’s $300 million acquisition volume target underlying the Company’s 2021 earnings guidance.

Guidance

Outlook for the 12 Months Ending December 31, 2021

The Company is maintaining its guidance for 2021 FFO per share on a fully diluted basis, as increased by the Company on June 30, 2021, in a range of $1.30 - $1.32.

		Low	High
Net income (loss) per share – fully diluted basis	$	0.30	0.32
Plus: real estate depreciation and amortization	$	1.00	1.00
FFO per share – fully diluted basis	$	1.30	1.32

This guidance assumes $300.0 million of acquisitions and up to $25.0 million of gross development-related investment during 2021.

This guidance is forward-looking and reflects management's view of current and future market conditions. The Company's actual results may differ materially from this guidance.

Non-GAAP Supplemental Financial Measures

This section contains definitions of certain non-GAAP financial measures and other terms that the Company uses in this press release and, where applicable, the reasons why management believes these non-GAAP financial measures provide useful information to investors about the Company's financial condition and results of operations and the other purposes for which management uses the measures. These measures should not be considered in isolation or as a substitute for measures of performance in accordance with GAAP. Additional detail can be found in the Company's most recent annual report on Form 10-K and quarterly report on Form 10-Q, as well as other documents filed with or furnished to the Securities and Exchange Commission from time to time.

Cash Available for Distribution (CAD) is a non-GAAP financial measure that is not intended to represent cash flow for the period and is not indicative of cash flow provided by operating activities as determined under GAAP. CAD is calculated in accordance with the current Nareit definition as FFO minus normalized recurring real estate-related expenditures and other non-cash items and nonrecurring expenditures. CAD is presented solely as a supplemental disclosure because the Company believes it provides useful information regarding the Company's ability to fund its dividends. Because all companies do not calculate CAD the same way, the presentation of CAD may not be comparable to similarly titled measures of other companies.

EBITDA is calculated as the sum of net income (loss) before interest expense, taxes, depreciation and amortization. EBITDA is not intended to represent cash flow for the period, is not presented as an alternative to operating income as an indicator of operating performance, should not be considered in isolation or as a substitute for measures of performance prepared in accordance with GAAP, is not indicative of operating income or cash provided by operating activities as determined under GAAP and may be presented on a pro forma basis. EBITDA is presented solely as a supplemental disclosure with respect to liquidity because the Company believes it provides useful information regarding the Company's ability to service or incur debt. Because all companies do not calculate EBITDA the same way, the presentation of EBITDA may not be comparable to similarly titled measures of other companies.

Funds From Operations (FFO) is defined, in accordance with the Nareit FFO White Paper - 2018 Restatement, as net income (loss), calculated in accordance with GAAP, excluding depreciation and amortization related to real estate, gains and losses from the sale of certain real estate assets, gains and losses from change in control and impairment write-downs of certain real estate assets and investments in entities when the impairment is directly attributable to decreases in the value of depreciable real estate held by the entity. FFO is a widely recognized measure of REIT performance. Although FFO is a non-GAAP financial measure, the Company believes that information regarding FFO is helpful to shareholders and potential investors.

Funds From Operations, as Adjusted (FFO, as Adjusted) adjusts FFO to present an alternative measure of the Company's operating performance, which, when applicable, excludes the impact of acquisition costs, straight-line rent, amortization of above-/below-market leases, amortization of deferred revenue (which results from landlord assets funded by tenants), non-cash interest expense, non-cash compensation, depreciation of non-real estate assets and other non-cash items. By excluding these income and expense items from FFO, as Adjusted, the Company believes it provides useful information as these items have no cash impact. In addition, by excluding acquisition related costs the Company believes FFO, as Adjusted provides useful information that is comparable across periods and more accurately reflects the operating performance of the Company's properties. Certain prior year amounts have been updated to conform to the current year FFO, as Adjusted definition.

Net Debt and Adjusted Net Debt. Net Debt represents consolidated debt (reported in accordance with GAAP) adjusted to exclude unamortized premiums and discounts and deferred financing fees, less cash and cash equivalents. By excluding these items, the result provides an estimate of the contractual amount of borrowed capital to be repaid, net of cash available to repay it. The Company believes this calculation constitutes a beneficial supplemental non-GAAP financial disclosure to investors in understanding its financial condition. Adjusted Net Debt is Net Debt reduced by 1) for each project under construction or in design, the lesser of i) outstanding lump-sum reimbursement amounts and ii) the cost to date, 2) 40% times the amount by which the cost to date exceeds total lump-sum reimbursement amounts for each project under construction or in design and 3) outstanding lump-sum reimbursement amounts for projects previously completed. These adjustments are made to 1) remove the estimated portion of each project under construction, in design or previously completed that has been financed with debt which may be repaid with outstanding cost reimbursement payments from the US Government and 2) remove the estimated portion of each project under construction or in design, in excess of total lump-sum reimbursements, that has been financed with debt but has not yet produced earnings. See page 20 of the Company's Q2 2021 Supplemental Information Package for further information. The Company's method of calculating Net Debt and Adjusted Net Debt may be different from methods used by other REITs and, accordingly, may not be comparable to such other REITs.

Other Definitions

Fully diluted basis assumes the exchange of all outstanding common units representing limited partnership interests in the Company's operating partnership, the full vesting of all shares of restricted stock, and the exchange of all earned and vested LTIP units in the Company's operating partnership for shares of common stock on a one-for-one basis, which is not the same as the meaning of "fully diluted" under GAAP.

Conference Call Information

The Company will host a webcast and conference call at 10:00am Eastern time on August 3, 2021 to review the second quarter 2021 performance, discuss recent events and conduct a question-and-answer session. The number to call is 1-877-705-6003 (domestic) and 1-201-493-6725 (international). A live webcast will be available in the Investor Relations section of the Company's website. A replay of the conference call will be available through August 17, 2021 by dialing 844-512-2921 (domestic) and 1-412-317-6671 (international) and entering the passcode 13721315. Please note that the full text of the press release and supplemental information package are available through the Company's website at ir.easterlyreit.com.

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.

Contact:

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202-596-3947
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Forward Looking Statements

We make statements in this press release that are considered "forward-looking statements" within the meaning of Section 27A of the Securities Act of 1933, as amended, or the Securities Act, and Section 21E of the Securities Exchange Act of 1934, as amended, or the Exchange Act, which are usually identified by the use of words such as "anticipates," "believes," "estimates," "expects," "intends," "may," "plans," "projects," "seeks," "should," "will," and variations of such words or similar expressions and include our guidance with respect to Net income (loss) and FFO per share on a fully diluted basis. We intend these forward-looking statements to be covered by the safe harbor provisions for forward-looking statements contained in the Private Securities Litigation Reform Act of 1995 and are including this statement in this press release for purposes of complying with those safe harbor provisions. These forward-looking statements reflect our current views about our plans, intentions, expectations, strategies and prospects, which are based on the information currently available to us and on assumptions we have made. Although we believe that our plans, intentions, expectations, strategies and prospects as reflected in or suggested by those forward-looking statements are reasonable, we can give no assurance that the plans, intentions, expectations or strategies will be attained or achieved. Furthermore, actual results may differ materially from those described in the forward-looking statements and will be affected by a variety of risks and factors that are beyond our control including, without limitation: risks associated with our dependence on the U.S. Government and its agencies for substantially all of our revenues; risks associated with ownership and development of real estate; the risk of decreased rental rates or increased vacancy rates; loss of key personnel; the continuing adverse impact of the novel coronavirus (COVID-19) on the U.S., regional and global economies and on our financial condition and results of operations; general volatility of the capital and credit markets and the market price of our common stock; the risk we may lose one or more major tenants; difficulties in completing and successfully integrating acquisitions; failure of acquisitions or development projects to occur at anticipated levels or to yield anticipated results; risks associated with actual or threatened terrorist attacks; intense competition in the real estate market that may limit our ability to attract or retain tenants or re-lease space; insufficient amounts of insurance or exposure to events that are either uninsured or underinsured; uncertainties and risks related to adverse weather conditions, natural disasters and climate change; exposure to liability relating to environmental and health and safety matters; limited ability to dispose of assets because of the relative illiquidity of real estate investments and the nature of our assets; exposure to litigation or other claims; risks associated with breaches of our data security; risks associated with our indebtedness; and other risks and uncertainties detailed in the "Risk Factors" section of our Form 10-K for the year ended December 31, 2020, filed with the Securities and Exchange Commission on February 24, 2021 and under the heading "Risk Factors" in our other public filings. In addition, our anticipated qualification as a real estate investment trust involves the application of highly technical and complex provisions of the Internal Revenue Code of 1986, or the Code, and depends on our ability to meet the various requirements imposed by the Code through actual operating results, distribution levels and diversity of stock ownership. We assume no obligation to update publicly any forward looking statements, whether as a result of new information, future events or otherwise.

Easterly Government Properties Inc.

Balance Sheet

(Unaudited, in thousands, except share amounts)

	June 30, 2021	December 31, 2020
Assets		
Real estate properties, net	$ 2,284,295	$ 2,208,661
Cash and cash equivalents	8,059	8,465
Restricted cash	6,619	6,204
Tenant accounts receivable	48,742	45,077
Intangible assets, net	161,187	163,387
Prepaid expenses and other assets	34,663	25,746
Total assets	$ 2,543,565	$ 2,457,540
Liabilities		
Revolving credit facility	137,250	79,250
Term loan facilities, net	249,148	248,966
Notes payable, net	447,151	447,171
Mortgage notes payable, net	201,049	202,871
Intangible liabilities, net	22,129	25,406
Deferred revenue	90,503	92,576
Interest rate swaps	9,686	12,781
Accounts payable, accrued expenses, and other liabilities	52,112	48,549
Total liabilities	1,209,028	1,157,570
Equity		
Common stock, par value $0.01, 200,000,000 shares authorized, 83,931,290 and 82,106,256 shares issued and outstanding at June 30, 2021 and December 31, 2020, respectively.	839	821
Additional paid-in capital	1,471,928	1,424,787
Retained earnings	47,157	31,965
Cumulative dividends	(334,815)	(291,652)
Accumulated other comprehensive loss	(8,539)	(11,351)
Total stockholders' equity	1,176,570	1,154,570
Non-controlling interest in Operating Partnership	157,967	145,400
Total equity	1,334,537	1,299,970
Total liabilities and equity	$ 2,543,565	$ 2,457,540

Income Statement

(Unaudited, in thousands, except share and per share amounts)

	Three Months Ended		Six Months Ended	
	June 30, 2021	June 30, 2020	June 30, 2021	June 30, 2020
Revenues				
Rental income	$ 66,095	$ 59,550	$ 130,274	$ 116,133
Tenant reimbursements	1,899	435	2,219	1,587
Other income	620	541	1,122	1,024
Total revenues	68,614	60,526	133,615	118,744
Expenses				
Property operating	14,296	10,915	26,390	22,173
Real estate taxes	7,553	6,617	14,839	13,179
Depreciation and amortization	22,525	23,654	44,850	47,210
Acquisition costs	483	668	970	1,206
Corporate general and administrative	5,768	5,505	11,576	10,988
Total expenses	50,625	47,359	98,625	94,756
Other expense				
Interest expense, net	(9,265)	(9,004)	(18,386)	(17,907)
Gain on the sale of operating property	530	-	530	-
Net income	9,254	4,163	17,134	6,081
Non-controlling interest in Operating Partnership	(1,053)	(497)	(1,942)	(718)
Net income available to Easterly Government Properties, Inc.	$ 8,201	$ 3,666	$ 15,192	$ 5,363
Net income available to Easterly Government Properties, Inc. per share:				
Basic	$ 0.10	$ 0.05	$ 0.18	$ 0.07
Diluted	$ 0.10	$ 0.05	$ 0.18	$ 0.07
Weighted-average common shares outstanding:				
Basic	83,817,680	76,171,627	82,973,705	75,532,169
Diluted	84,247,285	76,869,965	83,398,931	76,185,277
Net income, per share - fully diluted basis	$ 0.10	$ 0.05	$ 0.18	$ 0.07
Weighted average common shares outstanding - fully diluted basis	94,664,559	86,766,753	93,662,392	85,750,924

Easterly Government Properties Inc.

EBITDA, FFO and CAD

(Unaudited, in thousands, except share and per share amounts)

	Three Months Ended		Six Months Ended	
	June 30, 2021	June 30, 2020	June 30, 2021	June 30, 2020
Net income	$ 9,254	$ 4,163	$ 17,134	$ 6,081
Depreciation and amortization	22,525	23,654	44,850	47,210
Interest expense	9,265	9,004	18,386	17,907
Tax expense	177	177	311	266
Gain on the sale of operating property	(530)	-	(530)	-
EBITDA	$ 40,691	$ 36,998	$ 80,151	$ 71,464
Pro forma adjustments(1)	301			
Pro forma EBITDA	$ 40,992			
Net income	$ 9,254	$ 4,163	$ 17,134	$ 6,081
Depreciation of real estate assets	22,502	23,654	44,820	47,210
Gain on the sale of operating property	(530)	-	(530)	-
FFO	$ 31,226	$ 27,817	$ 61,424	$ 53,291
Adjustments to FFO:				
Acquisition costs	483	668	970	1,206
Straight-line rent and other non-cash adjustments	(1,324)	(620)	(2,737)	(1,329)
Amortization of above-/below-market leases	(1,225)	(1,527)	(2,511)	(3,048)
Amortization of deferred revenue	(1,398)	(697)	(2,819)	(1,394)
Non-cash interest expense	364	360	727	718
Non-cash compensation	1,033	1,021	2,367	2,021
Depreciation of non-real estate assets	23	-	30	-
FFO, as Adjusted	$ 29,182	$ 27,022	$ 57,451	$ 51,465
FFO, per share - fully diluted basis	$ 0.33	$ 0.32	$ 0.66	$ 0.62
FFO, as Adjusted, per share - fully diluted basis	$ 0.31	$ 0.31	$ 0.61	$ 0.60
FFO, as Adjusted	$ 29,182	$ 27,022	$ 57,451	$ 51,465
Acquisition costs	(483)	(668)	(970)	(1,206)
Principal amortization	(946)	(878)	(1,886)	(1,748)
Maintenance capital expenditures	(3,762)	(1,646)	(5,012)	(2,523)
Contractual tenant improvements	(765)	(433)	(1,927)	(758)
Cash Available for Distribution (CAD)	$ 23,226	$ 23,397	$ 47,656	$ 45,230
Weighted average common shares outstanding - fully diluted basis	94,664,559	86,766,753	93,662,392	85,750,924

1 Pro forma assuming a full quarter of operations from the two properties acquired in the second quarter of 2021.

Net Debt and Adjusted Net Debt

(Unaudited, in thousands)

		June 30, 2021
Total Debt(1)	**$**	**1,039,555**
Less: cash and cash equivalents		(8,059)
Net Debt	**$**	**1,031,496**
Less: adjustment for development projects(2)		(11,645)
Adjusted Net Debt	**$**	**1,019,851**

1 Excludes unamortized premiums / discounts and deferred financing fees.
2 See definition of Adjusted Net Debt on Page 5.

Exhibit 99.2

Supplemental Information Package
Second Quarter 2021

Forward-looking Statement

We make statements in this Supplemental Information Package that are considered “forward-looking statements” within the meaning of Section 27A of the Securities Act of 1933, as amended, or the Securities Act, and Section 21E of the Securities Exchange Act of 1934, as amended, or the Exchange Act, which are usually identified by the use of words such as “anticipates,” “believes,” “estimates,” “expects,” “intends,” “may,” “plans,” “projects,” “seeks,” “should,” “will,” and variations of such words or similar expressions. We intend these forward-looking statements to be covered by the safe harbor provisions for forward-looking statements contained in the Private Securities Litigation Reform Act of 1995 and are including this statement in this Supplemental Information Package for purposes of complying with those safe harbor provisions. These forward-looking statements reflect our current views about our plans, intentions, expectations, strategies and prospects, which are based on the information currently available to us and on assumptions we have made. Although we believe that our plans, intentions, expectations, strategies and prospects as reflected in or suggested by those forward-looking statements are reasonable, we can give no assurance that the plans, intentions, expectations or strategies will be attained or achieved. Furthermore, actual results may differ materially from those described in the forward-looking statements and will be affected by a variety of risks and factors that are beyond our control including, without limitation: risks associated with our dependence on the U.S. Government and its agencies for substantially all of our revenues; risks associated with ownership and development of real estate; the risk of decreased rental rates or increased vacancy rates; loss of key personnel; the continuing adverse impact of the novel coronavirus (COVID-19) on the U.S., regional and global economies and the financial condition and results of operations of the Company; general volatility of the capital and credit markets and the market price of our common stock; the risk we may lose one or more major tenants; difficulties in completing and successfully integrating acquisitions; failure of acquisitions or development projects to occur at anticipated levels or to yield anticipated results; risks associated with actual or threatened terrorist attacks; intense competition in the real estate market that may limit our ability to attract or retain tenants or re-lease space; insufficient amounts of insurance or exposure to events that are either uninsured or underinsured; uncertainties and risks related to adverse weather conditions, natural disasters and climate change; exposure to liability relating to environmental and health and safety matters; limited ability to dispose of assets because of the relative illiquidity of real estate investments and the nature of our assets; exposure to litigation or other claims; risks associated with breaches of our data security; risks associated with our indebtedness; and other risks and uncertainties detailed in the “Risk Factors” section of our Form 10-K for the year ended December 31, 2020, filed with the Securities and Exchange Commission, or the SEC, on February 24, 2021 and the factors included under the heading “Risk Factors” in our other public filings. In addition, our qualification as a real estate investment trust involves the application of highly technical and complex provisions of the Internal Revenue Code of 1986, or the Code, and depends on our ability to meet the various requirements imposed by the Code through actual operating results, distribution levels and diversity of stock ownership. We assume no obligation to update publicly any forward-looking statements, whether as a result of new information, future events or otherwise.

Ratings

Ratings are not recommendations to buy, sell or hold the Company’s securities.

The following discussion related to the consolidated financial statements of the Company should be read in conjunction with the financial statements for the quarter ended June 30, 2021 that will be released in our Form 10-Q to be filed with the SEC on or about August 3, 2021.

This section contains definitions of certain non-GAAP financial measures and other terms that the Company uses in this Supplemental Information Package and, where applicable, the reasons why management believes these non-GAAP financial measures provide useful information to investors about the Company's financial condition and results of operations and the other purposes for which management uses the measures. These measures should not be considered in isolation or as a substitute for measures of performance in accordance with GAAP. Additional detail can be found in the Company's most recent quarterly report on Form 10-Q and the Company's most recent annual report on Form 10-K, as well as other documents filed with or furnished to the SEC from time to time.

Annualized lease income is defined as the annualized contractual base rent for the last month in a specified period, plus the annualized straight-line rent adjustments for the last month in such period and the annualized net expense reimbursements earned by us for the last month in such period.

Cash Available for Distribution (CAD) is a non-GAAP financial measure that is not intended to represent cash flow for the period and is not indicative of cash flow provided by operating activities as determined under GAAP. CAD is calculated in accordance with the current Nareit definition as FFO minus normalized recurring real estate-related expenditures and other non-cash items and nonrecurring expenditures. CAD is presented solely as a supplemental disclosure because the Company believes it provides useful information regarding the Company's ability to fund its dividends. Because all companies do not calculate CAD the same way, the presentation of CAD may not be comparable to similarly titled measures of other companies.

Cash fixed charge coverage ratio is calculated as EBITDA divided by the sum of principal amortization and interest expense, excluding amortization of premiums / discounts and deferred financing fees, for the most recent quarter.

Cash interest coverage ratio is calculated as EBITDA divided by interest expense, excluding amortization of premiums / discounts and deferred financing fees, for the most recent quarter.

EBITDA is calculated as the sum of net income (loss) before interest expense, taxes, depreciation and amortization. EBITDA is not intended to represent cash flow for the period, is not presented as an alternative to operating income as an indicator of operating performance, should not be considered in isolation or as a substitute for measures of performance prepared in accordance with GAAP, is not indicative of operating income or cash provided by operating activities as determined under GAAP and may be presented on a pro forma basis. EBITDA is presented solely as a supplemental disclosure with respect to liquidity because the Company believes it provides useful information regarding the Company's ability to service or incur debt. Because all companies do not calculate EBITDA the same way, the presentation of EBITDA may not be comparable to similarly titled measures of other companies.

Fully diluted basis assumes the exchange of all outstanding common units representing limited partnership interests in the Company's operating partnership, or common units, the full vesting of all shares of restricted stock, and the exchange of all earned and vested LTIP units in the Company's operating partnership for shares of common stock on a one-for-one basis, which is not the same as the meaning of "fully diluted" under GAAP.

Funds From Operations (FFO) is defined, in accordance with the Nareit FFO White Paper - 2018 Restatement, as net income (loss), calculated in accordance with GAAP, excluding depreciation and amortization related to real estate, gains and losses from the sale of certain real estate assets, gains and losses from change in control and impairment write-downs of certain real estate assets and investments in entities when the impairment is directly attributable to decreases in the value of depreciable real estate held by the entity. FFO is a widely recognized measure of REIT performance. Although FFO is a non-GAAP financial measure, the Company believes that information regarding FFO is helpful to shareholders and potential investors.

Funds From Operations, as Adjusted (FFO, as Adjusted) adjusts FFO to present an alternative measure of our operating performance, which, when applicable, excludes the impact of acquisition costs, straight-line rent, amortization of above-/below-market leases, amortization of deferred revenue (which results from landlord assets funded by tenants), non-cash interest expense, non-cash compensation, depreciation of non-real estate assets and other non-cash items. By excluding these income and expense items from FFO, as Adjusted, the Company believes it provides useful information as these items have no cash impact. In addition, by excluding acquisition related costs the Company believes FFO, as Adjusted provides useful information that is comparable across periods and more accurately reflects the operating performance of the Company’s properties. Certain prior year amounts have been updated to conform to the current year FFO, as Adjusted definition.

Net Operating Income (NOI) and Cash NOI. NOI is calculated as net income adjusted to exclude depreciation and amortization, acquisition costs, corporate general and administrative costs, interest expense and gains or losses from sales of property. Cash NOI excludes from NOI straight-line rent, amortization of above-/below-market leases, and amortization of deferred revenue (which results from landlord assets funded by tenants). NOI and Cash NOI presented by the Company may not be comparable to NOI and Cash NOI reported by other REITs that define NOI and Cash NOI differently. The Company believes that NOI and Cash NOI provide investors with useful measures of the operating performance of our properties. NOI and Cash NOI should not be considered an alternative to net income as an indication of our performance or to cash flows as a measure of the Company's liquidity or its ability to make distributions. Certain prior year amounts have been updated to conform to the current year Cash NOI definition.

Net Debt and Adjusted Net Debt. Net Debt represents consolidated debt (reported in accordance with GAAP) adjusted to exclude unamortized premiums and discounts and deferred financing fees, less cash and cash equivalents. By excluding these items, the result provides an estimate of the contractual amount of borrowed capital to be repaid, net of cash available to repay it. The Company believes this calculation constitutes a beneficial supplemental non-GAAP financial disclosure to investors in understanding its financial condition. Adjusted Net Debt is Net Debt reduced by 1) for each project under construction or in design, the lesser of i) outstanding lump-sum reimbursement amounts and ii) the cost to date, 2) 40% times the amount by which the cost to date exceeds total lump-sum reimbursement amounts for each project under construction or in design and 3) outstanding lump-sum reimbursement amounts for projects previously completed. These adjustments are made to 1) remove the estimated portion of each project under construction, in design or previously completed that has been financed with debt which may be repaid with outstanding cost reimbursement payments from the US Government and 2) remove the estimated portion of each project under construction or in design, in excess of total lump-sum reimbursements, that has been financed with debt but has not yet produced earnings. See page 20 for further information. The Company’s method of calculating Net Debt and Adjusted Net Debt may be different from methods used by other REITs and, accordingly, may not be comparable to such other REITs.

Table of Contents

Corporate Information

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Stock Exchange Listing
New York Stock Exchange

Ticker
DEA

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Investor Relations
Lindsay Winterhalter,
VP, Investor Relations
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Executive Team
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Darrell Crate, Chairman
Michael Ibe, Vice-Chairman and EVP
Meghan Baivier, CFO & COO
Mark Bauer, EVP
Ronald Kendall, EVP
Andrew Pulliam, EVP

Board of Directors
William Binnie, Lead Independent Director
Darrell Crate
Cynthia Fisher
Scott Freeman
Emil Henry Jr.
Michael Ibe
Tara Innes
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Any opinions, estimates, forecasts or predictions regarding Easterly Government Properties, Inc.'s performance made by these analysts are theirs alone and do not represent opinions, estimates, forecasts or predictions of Easterly Government Properties, Inc. or its management. Easterly Government Properties, Inc. does not by its reference above or distribution imply its endorsement of or concurrence with such opinions, estimates, forecasts or predictions.

(In thousands, except share and per share amounts)

Outstanding Classes of Stock and Partnership Units - Fully Diluted Basis		At June 30, 2021
Common shares		83,856,350
Unvested restricted shares		74,940
Common partnership and vested LTIP units		11,268,691
Total - fully diluted basis		**95,199,981**

Market Capitalization		At June 30, 2021
Price of Common Shares	**$**	**21.08**
Total equity market capitalization - fully diluted basis	**$**	**2,006,816**
Net Debt		1,031,496
Total enterprise value	**$**	**3,038,312**

Ratios	At June 30, 2021
Net debt to total enterprise value	33.9%
Net debt to annualized quarterly EBITDA	6.3x
Adjusted Net Debt to annualized quarterly pro forma EBITDA	6.2x
Cash interest coverage ratio	4.6x
Cash fixed charge coverage ratio	4.1x

Earnings		Three months ended June 30, 2021		Three months ended June 30, 2020
Net income available to Easterly Government Properties, Inc.	$	8,201	$	3,666
Net income available to Easterly Government Properties, Inc. per share:				
Basic	$	0.10	$	0.05
Diluted	$	0.10	$	0.05
Net income	$	9,254	$	4,163
Net income, per share - fully diluted basis	$	0.10	$	0.05
Funds From Operations (FFO)	$	31,226	$	27,817
FFO, per share - fully diluted basis	$	0.33	$	0.32
FFO, as Adjusted	$	29,182	$	27,022
FFO, as Adjusted, per share - fully diluted basis	$	0.31	$	0.31
Cash Available for Distribution (CAD)	$	23,226	$	23,397

Liquidity		At June 30, 2021
Cash and cash equivalents	$	8,059
Available under $450 million unsecured revolving credit facility[1]	$	312,750

[1]Revolving credit facility has an accordion feature that provides additional capacity, subject to the satisfaction of customary terms and conditions, of up to $250 million, for a total revolving credit facility size of not more than $700 million.

(Unaudited, in thousands, except share amounts)

	June 30, 2021	December 31, 2020
Assets		
Real estate properties, net	$ 2,284,295	$ 2,208,661
Cash and cash equivalents	8,059	8,465
Restricted cash	6,619	6,204
Tenant accounts receivable	48,742	45,077
Intangible assets, net	161,187	163,387
Prepaid expenses and other assets	34,663	25,746
Total assets	$ 2,543,565	$ 2,457,540
Liabilities		
Revolving credit facility	137,250	79,250
Term loan facilities, net	249,148	248,966
Notes payable, net	447,151	447,171
Mortgage notes payable, net	201,049	202,871
Intangible liabilities, net	22,129	25,406
Deferred revenue	90,503	92,576
Interest rate swaps	9,686	12,781
Accounts payable, accrued expenses, and other liabilities	52,112	48,549
Total liabilities	1,209,028	1,157,570
Equity		
Common stock, par value $0.01, 200,000,000 shares authorized, 83,931,290 and 82,106,256 shares issued and outstanding at June 30, 2021 and December 31, 2020, respectively.	839	821
Additional paid-in capital	1,471,928	1,424,787
Retained earnings	47,157	31,965
Cumulative dividends	(334,815)	(291,652)
Accumulated other comprehensive loss	(8,539)	(11,351)
Total stockholders' equity	1,176,570	1,154,570
Non-controlling interest in Operating Partnership	157,967	145,400
Total equity	1,334,537	1,299,970
Total liabilities and equity	$ 2,543,565	$ 2,457,540

(Unaudited, in thousands, except share and per share amounts)

	Three Months Ended		Six Months Ended	
	June 30, 2021	June 30, 2020	June 30, 2021	June 30, 2020
Revenues				
Rental income	$ 66,095	$ 59,550	$ 130,274	$ 116,133
Tenant reimbursements	1,899	435	2,219	1,587
Other income	620	541	1,122	1,024
Total revenues	68,614	60,526	133,615	118,744
Expenses				
Property operating	14,296	10,915	26,390	22,173
Real estate taxes	7,553	6,617	14,839	13,179
Depreciation and amortization	22,525	23,654	44,850	47,210
Acquisition costs	483	668	970	1,206
Corporate general and administrative	5,768	5,505	11,576	10,988
Total expenses	50,625	47,359	98,625	94,756
Other expense				
Interest expense, net	(9,265)	(9,004)	(18,386)	(17,907)
Gain on the sale of operating property	530	-	530	-
Net income	9,254	4,163	17,134	6,081
Non-controlling interest in Operating Partnership	(1,053)	(497)	(1,942)	(718)
Net income available to Easterly Government Properties, Inc.	$ 8,201	$ 3,666	$ 15,192	$ 5,363
Net income available to Easterly Government Properties, Inc. per share:				
Basic	$ 0.10	$ 0.05	$ 0.18	$ 0.07
Diluted	$ 0.10	$ 0.05	$ 0.18	$ 0.07
Weighted-average common shares outstanding:				
Basic	83,817,680	76,171,627	82,973,705	75,532,169
Diluted	84,247,285	76,869,965	83,398,931	76,185,277
Net income, per share - fully diluted basis	$ 0.10	$ 0.05	$ 0.18	$ 0.07
Weighted average common shares outstanding - fully diluted basis	94,664,559	86,766,753	93,662,392	85,750,924

Net Operating Income
(Unaudited, in thousands)

	Three Months Ended		Six Months Ended	
	June 30, 2021	June 30, 2020	June 30, 2021	June 30, 2020
Net income	$ 9,254	$ 4,163	$ 17,134	$ 6,081
Depreciation and amortization	22,525	23,654	44,850	47,210
Acquisition costs	483	668	970	1,206
Corporate general and administrative	5,768	5,505	11,576	10,988
Interest expense	9,265	9,004	18,386	17,907
Gain on the sale of operating property	(530)	-	(530)	-
Net Operating Income	46,765	42,994	92,386	83,392
Adjustments to Net Operating Income:				
Straight-line rent and other non-cash adjustments	(1,406)	(606)	(2,799)	(1,304)
Amortization of above-/below-market leases	(1,225)	(1,527)	(2,511)	(3,048)
Amortization of deferred revenue	(1,398)	(697)	(2,819)	(1,394)
Cash Net Operating Income	$ 42,736	$ 40,164	$ 84,257	$ 77,646

(Unaudited, in thousands, except share and per share amounts)

	Three Months Ended		Six Months Ended	
	June 30, 2021	June 30, 2020	June 30, 2021	June 30, 2020
Net income	$ 9,254	$ 4,163	$ 17,134	$ 6,081
Depreciation and amortization	22,525	23,654	44,850	47,210
Interest expense	9,265	9,004	18,386	17,907
Tax expense	177	177	311	266
Gain on the sale of operating property	(530)	-	(530)	-
EBITDA	$ 40,691	$ 36,998	$ 80,151	$ 71,464
Pro forma adjustments(1)	301			
Pro forma EBITDA	$ 40,992			
Net income	$ 9,254	$ 4,163	$ 17,134	$ 6,081
Depreciation of real estate assets	22,502	23,654	44,820	47,210
Gain on the sale of operating property	(530)	-	(530)	-
FFO	$ 31,226	$ 27,817	$ 61,424	$ 53,291
Adjustments to FFO:				
Acquisition costs	483	668	970	1,206
Straight-line rent and other non-cash adjustments	(1,324)	(620)	(2,737)	(1,329)
Amortization of above-/below-market leases	(1,225)	(1,527)	(2,511)	(3,048)
Amortization of deferred revenue	(1,398)	(697)	(2,819)	(1,394)
Non-cash interest expense	364	360	727	718
Non-cash compensation	1,033	1,021	2,367	2,021
Depreciation of non-real estate assets	23	-	30	-
FFO, as Adjusted	$ 29,182	$ 27,022	$ 57,451	$ 51,465
FFO, per share - fully diluted basis	$ 0.33	$ 0.32	$ 0.66	$ 0.62
FFO, as Adjusted, per share - fully diluted basis	$ 0.31	$ 0.31	$ 0.61	$ 0.60
FFO, as Adjusted	$ 29,182	$ 27,022	$ 57,451	$ 51,465
Acquisition costs	(483)	(668)	(970)	(1,206)
Principal amortization	(946)	(878)	(1,886)	(1,748)
Maintenance capital expenditures	(3,762)	(1,646)	(5,012)	(2,523)
Contractual tenant improvements	(765)	(433)	(1,927)	(758)
Cash Available for Distribution (CAD)	$ 23,226	$ 23,397	$ 47,656	$ 45,230
Weighted average common shares outstanding - fully diluted basis	94,664,559	86,766,753	93,662,392	85,750,924

(1)Pro forma assuming a full quarter of operations from the two properties acquired in the second quarter of 2021.

(Unaudited, in thousands)

Debt Instrument	Maturity Date	June 30, 2021 Interest Rate		June 30, 2021 Balance[1]	June 30, 2021 Percent of Total Indebtedness
Unsecured debt					
Revolving Credit facility	18-Jun-22[2]	LIBOR + 130bps	$	137,250	13.2%
2016 Term Loan facility	29-Mar-24	2.67%[3]		100,000	9.6%
2018 Term Loan facility	19-Jun-23	3.96%[4]		150,000	14.4%
2017 Series A Senior Notes	25-May-27	4.05%		95,000	9.1%
2017 Series B Senior Notes	25-May-29	4.15%		50,000	4.8%
2017 Series C Senior Notes	25-May-32	4.30%		30,000	2.9%
2019 Series A Senior Notes	12-Sep-29	3.73%		85,000	8.2%
2019 Series B Senior Notes	12-Sep-31	3.83%		100,000	9.6%
2019 Series C Senior Notes	12-Sep-34	3.98%		90,000	8.7%
Total unsecured debt	**5.8 years (wtd-avg maturity)**	**3.38% (wtd-avg rate)**	**$**	**837,250**	**80.5%**
Secured mortgage debt					
DEA - Pleasanton	18-Oct-23	LIBOR + 150bps	$	15,700	1.5%
VA - Golden	1-Apr-24	5.00%		8,922	0.9%
MEPCOM - Jacksonville	14-Oct-25	4.41%		7,351	0.7%
USFS II - Albuquerque	14-Jul-26	4.46%		15,738	1.5%
ICE - Charleston	15-Jan-27	4.21%		15,494	1.5%
VA - Loma Linda	6-Jul-27	3.59%		127,500	12.3%
CBP - Savannah	10-Jul-33	3.40%		11,600	1.1%
Total secured mortgage debt	**5.8 years (wtd-avg maturity)**	**3.63% (wtd-avg rate)**	**$**	**202,305**	**19.5%**

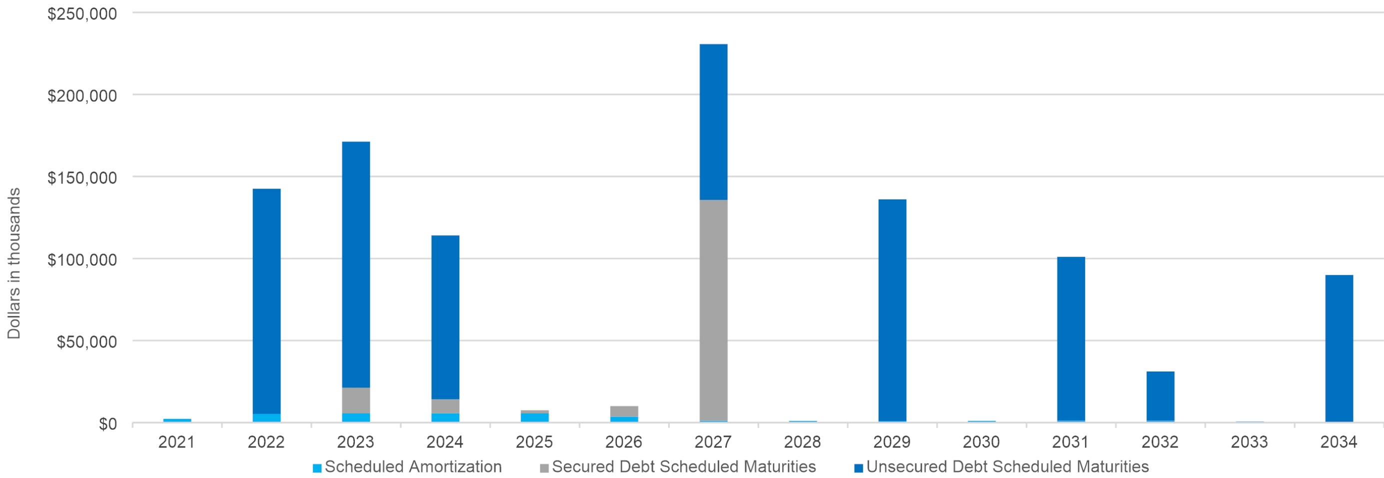
Debt Statistics		June 30, 2021
Variable rate debt - unhedged	$	152,950
Fixed rate debt		886,605
Total Debt[1]	**$**	**1,039,555**
Less: cash and cash equivalents		(8,059)
Net Debt	**$**	**1,031,496**
Less: adjustment for development projects[5]		(11,645)
Adjusted Net Debt	**$**	**1,019,851**

	June 30, 2021
% Variable rate debt - unhedged	14.7%
% Fixed rate debt	85.3%
Weighted average maturity	5.8 years
Weighted average interest rate	3.4%

(1)Excludes unamortized premiums / discounts and deferred financing fees.
(2)Revolving credit facility has two six-month as-of-right extension options, subject to certain conditions and the payment of an extension fee.
(3)Calculated based on two interest rate swaps with an aggregate notional value of $100.0 million, which effectively fix the interest rate at 2.67% annually based on the Company's current leverage ratio.
(4)Calculated based on four interest rate swaps with an aggregate notional value of $150.0 million, which effectively fix the interest rate at 3.96% annually based on the Company's current leverage ratio.
(5)See definition of Adjusted Net Debt on Page 4.

Debt Maturities
(Unaudited, in thousands)

	Secured Debt		Unsecured Debt			
Year	**Scheduled Amortization**	**Scheduled Maturities**	**Scheduled Maturities**	**Total**	**Percentage of Debt Maturing**	**Weighted Average Interest Rate of Scheduled Maturities**
2021	2,346	-	-	2,346	0.2%	-
2022	5,297	-	137,250	142,547	13.7%	1.39%
2023	5,586	15,700	150,000	171,286	16.5%	3.74%
2024	5,731	8,395	100,000	114,126	11.0%	2.86%
2025	5,633	1,917	-	7,550	0.7%	4.41%
2026	3,686	6,368	-	10,054	1.0%	4.46%
2027	1,093	134,640	95,000	230,733	22.2%	3.81%
2028	983	-	-	983	0.1%	-
2029	1,016	-	135,000	136,016	13.1%	3.89%
2030	1,049	-	-	1,049	0.1%	-
2031	1,081	-	100,000	101,081	9.7%	3.83%
2032	1,116	-	30,000	31,116	3.0%	4.30%
2033	668	-	-	668	0.1%	-
2034	-	-	90,000	90,000	8.6%	3.98%
Total	**$ 35,285**	**$ 167,020**	**$ 837,250**	**$ 1,039,555**	**100.0%**	



Leased Operating Property Overview
(As of June 30, 2021, unaudited)

Property Name	Location	Property Type	Tenant Lease Expiration Year	Year Built / Renovated	Leased Square Feet	Annualized Lease Income	Percentage of Total Annualized Lease Income	Annualized Lease Income per Leased Square Foot
U.S. Government Leased Properties								
VA - Loma Linda	Loma Linda, CA	Outpatient Clinic	2036	2016	327,614	$ 16,388,079	6.4%	$ 50.02
Various GSA - Buffalo	Buffalo, NY	Office	2021 - 2025(1)	2004	266,668	8,526,101	3.3%	31.97
JSC - Suffolk	Suffolk, VA	Office	2028(2)	1993 / 2004	403,737	8,181,271	3.2%	20.26
IRS - Fresno	Fresno, CA	Office	2033	2003	180,481	6,975,024	2.7%	38.65
FBI - Salt Lake	Salt Lake City, UT	Office	2032	2012	169,542	6,796,457	2.7%	40.09
Various GSA - Chicago	Des Plaines, IL	Office	2023	1971 / 1999	202,185	6,513,508	2.5%	32.22
Various GSA - Portland	Portland, OR	Office	2022 - 2028(3)	2002	211,156	6,464,541	2.5%	30.62
PTO - Arlington	Arlington, VA	Office	2035	2009	190,546	6,188,039	2.4%	32.48
VA - San Jose	San Jose, CA	Outpatient Clinic	2038	2018	90,085	5,856,687	2.3%	65.01
EPA - Lenexa	Lenexa, KS	Office	2027(2)	2007 / 2012	169,585	5,541,749	2.2%	32.68
FBI - San Antonio	San Antonio, TX	Office	2021	2007	148,584	5,185,319	2.0%	34.90
FEMA - Tracy	Tracy, CA	Warehouse	2038	2018	210,373	4,610,303	1.8%	21.91
FDA - Alameda	Alameda, CA	Laboratory	2039	2019	69,624	4,561,039	1.8%	65.51
FBI - Omaha	Omaha, NE	Office	2024	2009	112,196	4,424,959	1.7%	39.44
TREAS - Parkersburg	Parkersburg, WV	Office	2041	2004 / 2006	182,500	4,250,040	1.7%	23.29
EPA - Kansas City	Kansas City, KS	Laboratory	2023	2003	71,979	4,226,457	1.6%	58.72
VA - South Bend	Mishakawa, IN	Outpatient Clinic	2032	2017	86,363	4,054,515	1.6%	46.95
FBI / DEA - El Paso	El Paso, TX	Office/Warehouse	2028	1998 - 2005	203,269	4,046,258	1.6%	19.91
ICE - Charleston	North Charleston, SC	Office	2022 / 2027	1994 / 2012	86,733	3,905,879	1.5%	45.03
FDA - Lenexa	Lenexa, KS	Laboratory	2040	2020	59,690	3,889,133	1.5%	65.16
USCIS - Lincoln	Lincoln, NE	Office	2025	2005	137,671	3,814,290	1.5%	27.71
VA - Mobile	Mobile, AL	Outpatient Clinic	2033	2018	79,212	3,796,474	1.5%	47.93
DOI - Billings	Billings, MT	Office/Warehouse	2033	2013	149,110	3,774,594	1.5%	25.31
FBI - Birmingham	Birmingham, AL	Office	2022	2005	96,278	3,683,969	1.4%	38.26
FBI - Pittsburgh	Pittsburgh, PA	Office	2027	2001	100,054	3,672,014	1.4%	36.70
FBI - New Orleans	New Orleans, LA	Office	2029(4)	1999 / 2006	137,679	3,578,341	1.4%	25.99
DOT - Lakewood	Lakewood, CO	Office	2024	2004	122,225	3,489,124	1.4%	28.55
FBI - Knoxville	Knoxville, TN	Office	2025	2010	99,130	3,459,600	1.3%	34.90
VA - Chico	Chico, CA	Outpatient Clinic	2034	2019	51,647	3,221,867	1.3%	62.38
USFS II - Albuquerque	Albuquerque, NM	Office	2026(2)	2011	98,720	3,063,160	1.2%	31.03
FBI - Richmond	Richmond, VA	Office	2041	2001	96,607	3,047,997	1.2%	31.55
OSHA - Sandy	Sandy, UT	Laboratory	2024(5)	2003	75,000	3,013,567	1.2%	40.18
FDA - College Park	College Park, MD	Laboratory	2029	2004	80,677	3,012,658	1.2%	37.34
USCIS - Tustin	Tustin, CA	Office	2034	1979 / 2019	66,818	3,005,995	1.2%	44.99
USFS I - Albuquerque	Albuquerque, NM	Office	2026	2006	92,455	2,999,662	1.2%	32.44
DEA - Vista	Vista, CA	Laboratory	2021	2002	54,119	2,822,558	1.1%	52.15
ICE - Albuquerque	Albuquerque, NM	Office	2027	2011	71,100	2,752,678	1.1%	38.72
JUD - Del Rio	Del Rio, TX	Courthouse/Office	2024	1992 / 2004	89,880	2,718,710	1.1%	30.25

Leased Operating Property Overview (Cont.)

(As of June 30, 2021, unaudited)

Property Name	Location	Property Type	Tenant Lease Expiration Year	Year Built / Renovated	Leased Square Feet	Annualized Lease Income	Percentage of Total Annualized Lease Income	Annualized Lease Income per Leased Square Foot
U.S. Government Leased Properties (Cont.)								
VA - Orange(6)	Orange, CT	Outpatient Clinic	2034	2019	56,330	2,693,892	1.1%	47.82
DEA - Pleasanton	Pleasanton, CA	Laboratory	2035	2015	42,480	2,688,502	1.0%	63.29
JUD - El Centro	El Centro, CA	Courthouse/Office	2034	2004	43,345	2,663,767	1.0%	61.46
FBI - Mobile	Mobile, AL	Office	2029(2)	2001	76,112	2,639,933	1.0%	34.68
SSA - Charleston	Charleston, WV	Office	2024(2)	1959 / 2000	110,000	2,604,011	1.0%	23.67
DEA - Sterling	Sterling, VA	Laboratory	2036	2001	49,692	2,575,432	1.0%	51.83
FBI - Albany	Albany, NY	Office	2036	1998	98,184	2,542,517	1.0%	25.90
USAO - Louisville	Louisville, KY	Office	2031	2011	60,000	2,451,797	1.0%	40.86
TREAS - Birmingham	Birmingham, AL	Office	2029	2014	83,676	2,449,143	1.0%	29.27
DEA - Dallas Lab	Dallas, TX	Laboratory	2021	2001	49,723	2,414,199	0.9%	48.55
DHA - Aurora	Aurora, CO	Office	2034	1998 / 2018	101,285	2,340,112	0.9%	23.10
JUD - Charleston	Charleston, SC	Courthouse/Office	2040	1999	52,339	2,333,282	0.9%	44.58
DEA - Upper Marlboro	Upper Marlboro, MD	Laboratory	2037	2002	50,978	2,299,013	0.9%	45.10
FBI - Little Rock	Little Rock, AR	Office	2021	2001	102,377	2,271,725	0.9%	22.19
MEPCOM - Jacksonville	Jacksonville, FL	Office	2025	2010	30,000	2,204,839	0.9%	73.49
DEA - Dallas	Dallas, TX	Office	2041	2001	71,827	2,175,689	0.8%	30.29
CBP - Savannah	Savannah, GA	Laboratory	2033	2013	35,000	2,171,087	0.8%	62.03
DOE - Lakewood	Lakewood, CO	Office	2029	1999	115,650	2,093,583	0.8%	18.10
NWS - Kansas City	Kansas City, MO	Office	2033(2)	1998 / 2020	94,378	2,077,157	0.8%	22.01
JUD - Jackson	Jackson, TN	Courthouse/Office	2023(2)	1998	73,397	2,051,666	0.8%	27.95
DEA - Santa Ana	Santa Ana, CA	Office	2024	2004	39,905	1,896,619	0.7%	47.53
ICE - Otay	San Diego, CA	Office	2022 / 2026	2001	49,457	1,780,658	0.7%	36.00
NPS - Omaha	Omaha, NE	Office	2024	2004	62,772	1,766,700	0.7%	28.14
VA - Golden	Golden, CO	Office/Warehouse	2026	1996 / 2011	56,753	1,755,455	0.7%	30.93
CBP - Sunburst	Sunburst, MT	Office	2028	2008	33,000	1,631,438	0.6%	49.44
USCG - Martinsburg	Martinsburg, WV	Office	2027	2007	59,547	1,610,513	0.6%	27.05
DEA - Birmingham	Birmingham, AL	Office	2021	2005	35,616	1,540,180	0.6%	43.24
JUD - Aberdeen	Aberdeen, MS	Courthouse/Office	2025	2005	46,979	1,505,573	0.6%	32.05
GSA - Clarksburg	Clarksburg, WV	Office	2024(2)	1999	63,750	1,473,177	0.6%	23.11
DEA - North Highlands	Sacramento, CA	Office	2033	2002	37,975	1,461,610	0.6%	38.49
USAO - Springfield	Springfield, IL	Office	2038	2002	43,600	1,408,624	0.5%	32.31
VA - Charleston	North Charleston, SC	Warehouse	2040	2020	97,718	1,383,687	0.5%	14.16
DEA - Albany	Albany, NY	Office	2025	2004	31,976	1,360,564	0.5%	42.55
DEA - Riverside	Riverside, CA	Office	2032	1997	34,354	1,254,927	0.5%	36.53
SSA - Dallas	Dallas, TX	Office	2035	2005	27,200	977,296	0.4%	35.93
HRSA - Baton Rouge	Baton Rouge, LA	Office	2040	1981 / 2020	27,569	838,276	0.3%	30.41

Property Name	Location	Property Type	Tenant Lease Expiration Year	Year Built / Renovated	Leased Square Feet	Annualized Lease Income	Percentage of Total Annualized Lease Income	Annualized Lease Income per Leased Square Foot
U.S. Government Leased Properties (Cont.)								
ICE - Pittsburgh	Pittsburgh, PA	Office	2023 / 2032[7]	2004	25,245	803,823	0.3%	31.84
JUD - South Bend	South Bend, IN	Courthouse/Office	2027	1996 / 2011	30,119	796,555	0.3%	26.45
VA - Baton Rouge	Baton Rouge, LA	Outpatient Clinic	2024	2004	30,000	793,356	0.3%	26.45
ICE - Louisville	Louisville, KY	Office	2021	2011	17,420	713,912	0.3%	40.98
DEA - San Diego	San Diego, CA	Warehouse	2032	1999	16,100	542,753	0.2%	33.71
SSA - San Diego	San Diego, CA	Office	2032	2003	10,059	423,446	0.2%	42.10
DEA - Bakersfield	Bakersfield, CA	Office	2038	2000	9,800	389,559	0.2%	39.75
Subtotal					**7,424,979**	**$ 255,362,663**	**99.6%**	**$ 34.39**
Privately Leased Properties								
5998 Osceola Court - United Technologies	Midland, GA	Warehouse/Manufacturing	2023[8]	2014	105,641	543,818	0.2%	5.15
501 East Hunter Street - Lummus Corporation	Lubbock, TX	Warehouse/Distribution	2028[5]	2013	70,078	410,157	0.2%	5.85
Subtotal					**175,719**	**$ 953,975**	**0.4%**	**$ 5.43**
Total / Weighted Average					**7,600,698**	**$ 256,316,638**	**100.0%**	**$ 33.72**

(1)14,274 square feet leased to a private tenant will expire on September 30, 2021 and contains one five-year renewal option.

(2)Lease contains one five-year renewal option.

(3)37,811 square feet leased to the U.S. Army Corps of Engineers ("ACOE") will expire on February 19, 2025 and contains two five-year renewal options. 21,646 square feet leased to the Federal Bureau of Investigation ("FBI") will expire on December 31, 2024 and contains two five-year renewal options. 10,299 square feet leased to three private tenants will expire between 2022-2025 and all contain one five-year renewal option. 4,846 square feet leased to the Department of Energy ("DOE") will expire on April 14, 2023 and contains two five-year renewal options.

(4)Lease contains one ten-year renewal option.

(5)Lease contains two five-year renewal options.

(6)Previously named VA - Northeast.

(7)21,391 square feet leased to the U.S. Immigration and Customs Enforcement ("ICE") will expire on February 28, 2022 and contains one three-year renewal option.

(8)Lease contains three five-year renewal options.

Tenant	Weighted Average Remaining Lease Term(1)	Leased Square Feet	Percentage of Leased Square Feet	Annualized Lease Income	Percentage of Total Annualized Lease Income
U.S. Government					
Federal Bureau of Investigation ("FBI")	6.8	1,392,014	18.4%	$ 44,570,339	17.3%
Department of Veteran Affairs ("VA")	12.3	979,979	12.9%	43,323,049	16.9%
Drug Enforcement Administration ("DEA")	9.2	603,323	7.9%	25,083,383	9.8%
Judiciary of the U.S. ("JUD")	6.9	336,059	4.4%	12,069,553	4.7%
Food and Drug Administration ("FDA")	14.6	209,991	2.8%	11,462,830	4.5%
Environmental Protection Agency ("EPA")	5.0	241,564	3.2%	9,768,206	3.8%
Internal Revenue Service ("IRS")	9.6	236,233	3.1%	8,807,268	3.4%
U.S. Immigration and Customs Enforcement ("ICE")	4.8	205,268	2.7%	8,439,283	3.3%
U.S. Joint Staff Command ("JSC")	6.9	403,737	5.3%	8,181,271	3.2%
U.S. Citizenship and Immigration Services ("USCIS")	7.1	204,489	2.7%	6,820,285	2.7%
Bureau of the Fiscal Service ("BFS")	16.2	266,176	3.5%	6,699,183	2.6%
Federal Aviation Administration ("FAA")	2.3	194,540	2.6%	6,258,839	2.4%
Patent and Trademark Office ("PTO")	13.5	190,546	2.5%	6,188,039	2.4%
U.S. Forest Service ("USFS")	4.9	191,175	2.5%	6,062,822	2.4%
Social Security Administration ("SSA")	5.2	189,276	2.5%	4,975,712	1.9%
Federal Emergency Management Agency ("FEMA")	17.3	210,373	2.8%	4,610,303	1.8%
U.S. Attorney Office ("USAO")	12.5	110,008	1.4%	4,008,491	1.6%
Customs and Border Protection ("CBP")	9.8	68,000	0.9%	3,802,525	1.5%
Department of Transportation ("DOT")	2.8	129,659	1.7%	3,740,110	1.5%
Occupational Safety and Health Administration ("OSHA")	2.6	75,000	1.0%	3,013,567	1.2%
Defense Health Agency ("DHA")	12.8	101,285	1.3%	2,340,112	0.9%
Department of Energy ("DOE")	8.1	120,496	1.6%	2,213,403	0.9%
Military Entrance Processing Command ("MEPCOM")	4.2	30,000	0.4%	2,204,839	0.9%
U.S. Department of Agriculture ("USDA")	6.1	69,440	0.9%	2,122,091	0.8%
National Weather Service ("NWS")	12.5	94,378	1.2%	2,077,157	0.8%
Bureau of Indian Affairs ("BIA")	11.0	78,184	1.0%	2,034,317	0.8%
National Park Service ("NPS")	3.0	62,772	0.8%	1,766,700	0.7%
Bureau of Reclamation ("BOR")	11.8	69,518	0.9%	1,759,789	0.7%
General Services Administration - Other	4.2	54,803	0.7%	1,686,265	0.7%

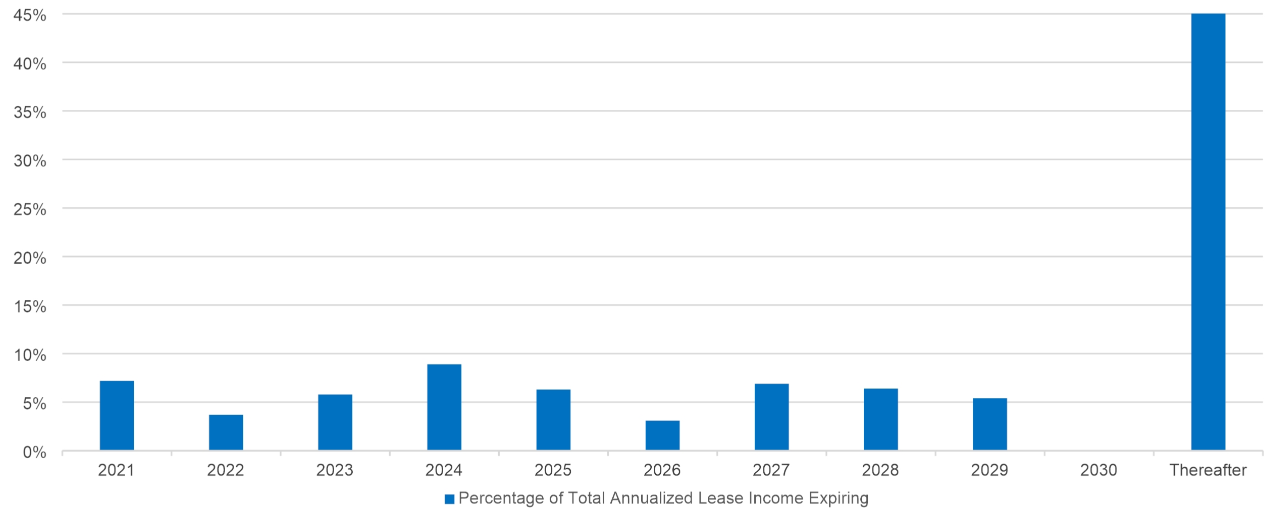
Tenant	Weighted Average Remaining Lease Term(1)	Leased Square Feet	Percentage of Leased Square Feet	Annualized Lease Income	Percentage of Total Annualized Lease Income
U.S. Government (Cont.)					
U.S. Coast Guard ("USCG")	6.5	59,547	0.8%	1,610,513	0.6%
Small Business Administration ("SBA")	0.7	42,835	0.6%	1,345,617	0.5%
U.S. Army Corps of Engineers ("ACOE")	3.6	39,320	0.5%	1,085,193	0.4%
Health Resources and Services Administration ("HRSA")	19.1	27,569	0.4%	838,276	0.3%
National Oceanic and Atmospheric Administration ("NOAA")	1.6	23,923	0.3%	799,340	0.3%
Bureau of Alcohol, Tobacco, Firearms and Explosives ("ATF")	3.9	21,342	0.3%	782,417	0.3%
Office of the Field Solicitor ("OFC")	11.8	4,526	0.1%	114,572	0.0%
Office of the Special Trustee for American Indians ("OST")	11.8	3,359	0.0%	85,030	0.0%
U.S. Marshals Service ("USMS")	5.6	1,054	0.0%	48,500	0.0%
Department of Labor ("DOL")	2.6	1,004	0.0%	23,198	0.0%
U.S. Probation Office ("USPO")	2.6	452	0.0%	10,452	0.0%
Subtotal	**8.7**	**7,343,217**	**96.6%**	**$ 252,832,839**	**98.5%**
Private Tenants					
Other Private Tenants	1.7	38,510	0.5%	$ 1,158,724	0.5%
Providence Health & Services	4.2	21,643	0.3%	717,809	0.3%
We Are Sharing Hope SC	0.7	21,609	0.3%	653,291	0.3%
United Technologies (Pratt & Whitney)	2.5	105,641	1.4%	543,818	0.2%
Lummus Corporation	7.1	70,078	0.9%	410,157	0.2%
Subtotal	**3.6**	**257,481**	**3.4%**	**$ 3,483,799**	**1.5%**
Total / Weighted Average	**8.6**	**7,600,698**	**100.0%**	**$ 256,316,638**	**100.0%**

(1)Weighted based on leased square feet.

Lease Expirations

(As of June 30, 2021, unaudited)

Year of Lease Expiration	Number of Leases Expiring	Leased Square Footage Expiring	Percentage of Total Leased Square Footage Expiring	Annualized Lease Income Expiring	Percentage of Total Annualized Lease Income Expiring	Annualized Lease Income per Leased Square Foot Expiring
2021	9	515,447	6.8%	18,408,692	7.2%	35.71
2022	8	272,463	3.6%	9,501,899	3.7%	34.87
2023	12	500,849	6.6%	14,836,378	5.8%	29.62
2024	10	727,374	9.6%	22,816,256	8.9%	31.37
2025	13	470,957	6.2%	16,164,287	6.3%	34.32
2026	4	249,466	3.3%	7,874,922	3.1%	31.57
2027	6	495,529	6.5%	17,626,097	6.9%	35.57
2028	8	783,003	10.3%	16,486,960	6.4%	21.06
2029	5	493,794	6.5%	13,773,658	5.4%	27.89
2030	-	-	0.0%	-	0.0%	-
Thereafter	37	3,091,816	40.6%	118,827,489	46.3%	38.43
Total / Weighted Average	**112**	**7,600,698**	**100.0%**	**$ 256,316,638**	**100.0%**	**$ 33.72**



Summary of Re/Development Projects

(As of June 30, 2021, unaudited, in thousands, except square feet)

Projects Under Construction[1]

Property Name	Location	Property Type	Total Leased Square Feet	Lease Term	Anticipated Total Cost	Cost to Date	Total Lump-Sum Reimbursement	Anticipated Completion Date	Anticipated Lease Commencement
N/A	-	-	-	-	$ -	$ -	$ -	-	-

Projects in Design[2]

Property Name	Location	Property Type	Total Estimated Leased Square Feet	Lease Term	Cost to Date	Anticipated Completion Date	Anticipated Lease Commencement
FDA - Atlanta	Atlanta, GA	Laboratory	162,000	20-Year	$ 29,113	3Q 2023	3Q 2023
Total			**162,000**		**$ 29,113**		

Projects Previously Completed with Outstanding Lump-Sum Reimbursements

Property Name	Location	Property Type	Total Leased Square Feet	Lease Term	Outstanding Lump-Sum Reimbursement[3]	Completion Date	Lease Commencement
N/A	-	-	-	-	$ -	-	-

[1]Includes properties under construction for which design is complete.

[2]Includes projects in the design phase for which project scope is not fully determined.

[3]Includes reimbursement of lump-sum tenant improvement costs and development fees.