



2025

Corporate
Sustainability
Report

ABOUT

EASTERLY GOVERNMENT PROPERTIES

Easterly Government Properties, Inc. (NYSE:DEA) (the “Company” or “Easterly”), 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 and its adjacent partners. 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 more information on the Company and its properties please visit www.easterlyreit.com.

FORWARD-LOOKING STATEMENTS

This report contains statements 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. 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, the risks and uncertainties detailed in the “Risk Factors” section of our Form 10-K for the year ended December 31, 2025, filed with the Securities and Exchange Commission on February 23, 2026, and the factors included under the heading “Risk Factors” in our other public filings. These forward-looking statements speak only as of the date of the issuance of this report and are not guarantees of future results, performance, or achievements. We assume no obligation to update publicly any forward-looking statements, whether as a result of new information, future events or otherwise.

CONTENTS

Letter to Our Stakeholders	4
Easterly at a Glance	5
Environmental	6
Environmental Goals Progress	6
Energy Usage and Greenhouse Gas Emissions	7
Environmental Case Study: Investing in Energy Efficiency	8
Advancing Sustainability Through Adaptive Reuse	9
Social	10
Overview	10
Support for Veterans, Armed Services, and Community Engagement	10
Professional Development and Employee Advocacy	11
Employee Wellness and Safety	11
Corporate Governance	12
Highlights	12
Business Conduct and Ethics	13
Cybersecurity	13
Contact	14

LETTER TO OUR STAKEHOLDERS



A stylized, handwritten signature in black ink, consisting of a large 'D' and 'W' followed by a horizontal line.

Darrell W. Crate

President &
Chief Executive Officer

Dear Stakeholders,

At Easterly, we believe corporate responsibility is a fundamental driver of portfolio quality and long-term value creation. Sustainability is embedded in how we acquire, operate, and manage our assets, helping to reduce operating costs, enhance building resiliency, and strengthen the overall performance of our portfolio. These efforts reinforce our position as the premier real estate partner to the U.S. Government while supporting the needs of our tenants and the communities we serve. By integrating responsible business practices into our strategy, we aim to drive sustainable earnings growth and create enduring value for our shareholders.

EASTERLY AT A GLANCE

**OPERATING
PROPERTIES** 103

10,380,158
total square feet

**AVERAGE
BUILDING
SIZE** 100,778
square feet

**BUILDINGS
LEASED¹** 97%

BREAKDOWN OF PORTFOLIO²



specialized
facility



office



outpatient
clinic



warehouse



laboratory



federal
courthouse

Note: All above data as of 12/31/25 and reflecting the sum of 93 wholly owned properties and ten operating properties owned through an unconsolidated joint venture (the “JV”).

Easterly remains committed to a set of environmental and social goals which were set forth to align efforts with the United Nations Sustainable Development Goals (U.N. SDGs). This report includes progress, where applicable, on these goals as well as demonstrated

correlations to the chosen U.N. SDGs. All environmental goals are set on a baseline year of 2022 and the properties included in the metrics include only those under current operational control by Easterly.

ENVIRONMENTAL



Reduce energy use intensity
10% by 2030



Reduce water use intensity
5% by 2030

U.N. SDG ALIGNMENT



3 - Good Health and Well-Being



6 - Clean Water and Sanitation



7 - Affordable and Clean Energy



11 - Sustainable Cities and Communities



13 - Climate Action

1. Based on rentable square feet as of 12/31/25. For purposes of calculating percentage leased, we exclude from the denominator total square feet that was unleased and to which we attributed no value at the time of acquisition.

2. Based on Annualized Leased Income for period ending 12/31/25.

ENVIRONMENTAL

Environmental Goals Progress

Easterly remains on track to achieve its sustainability objectives by 2030. Progress toward the energy reduction goal continues, with energy use intensity decreasing 8% from the 2022 baseline, placing the Company within reach of its target 10% reduction. Easterly has also made meaningful strides toward its water conservation goal, with water use intensity declining 2.1% compared to the baseline year. These results reflect Easterly's ongoing commitment to enhancing operational efficiency and reducing the

environmental impact of its portfolio. Easterly remains committed to reducing energy and water consumption and advancing its greenhouse gas reduction goals through targeted capital investments across its portfolio. In 2025, the Company invested more than \$8.3 million in 59 projects designed to improve environmental performance, enhance operational efficiency, and extend the life of critical building systems. These investments deliver measurable sustainability outcomes while supporting long-term value creation.



Energy Usage and Greenhouse Gas Emissions



Energy
usage

109.5M kWh



Electrical power
usage

79.3M kWh



Scope 1 (onsite)
emissions

5,500 MTCO₂e



Scope 2 (offsite)
emissions

26.2k MTCO₂e

Total (kWh) Energy Usage



Total (kWh) Electric Usage



Total Scope 1 (Onsite)
Emissions MTCO₂e



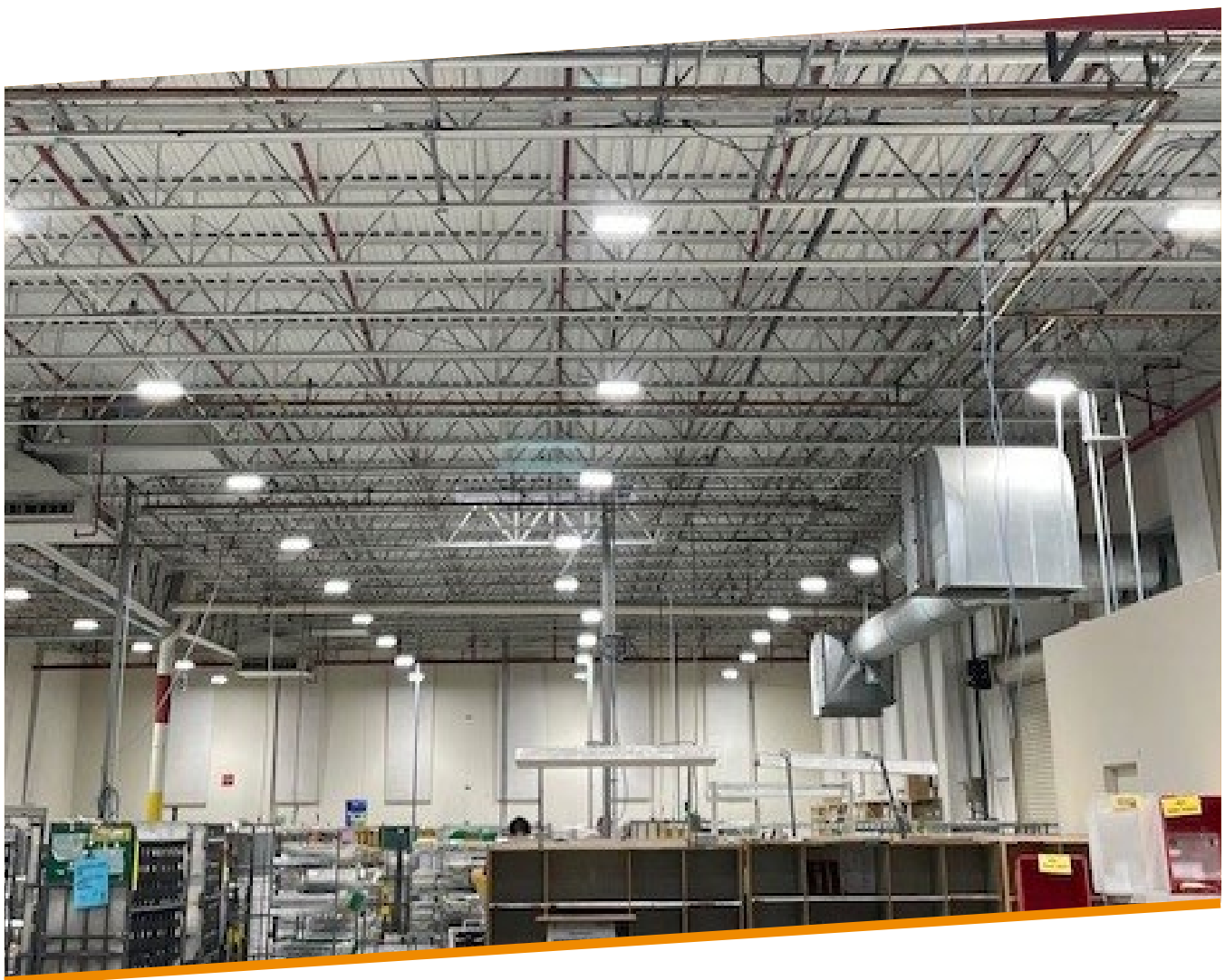
Total Scope 2 (Offsite)
Emissions MTCO₂e



Environmental Case Study: Investing in Energy Efficiency

At IRS Ogden, Easterly enhanced the sustainability and efficiency of a 100,000-square-foot mail processing facility through a comprehensive lighting modernization project. The initiative replaced approximately 350 fluorescent fixtures with high-efficiency LED lighting equipped with integrated occupancy and daylight sensors. The smart lighting system automatically dims or powers down in unoccupied areas and restores full illumination as occupants move throughout the facility, maximizing energy savings while maintaining safety

and operational functionality. In the first six months following project completion, the facility reduced energy consumption by approximately 82,800 kilowatt-hours (-8.33%), demonstrating the measurable impact of the investment. Supported by a utility incentive that offset more than 50% of project costs, this initiative exemplifies Easterly's disciplined approach to capital deployment, delivering both environmental benefits and long-term operational savings.



Advancing Sustainability Through Adaptive Reuse

In December 2025, Easterly delivered a state-of-the-art federal laboratory through the transformation of a 162,000-square-foot facility originally constructed more than 40 years ago for the U.S. Army Forces Command. The project represents a significant adaptive reuse initiative, revitalizing a building that had remained vacant for more than a decade following the base's decommissioning. Today, the facility serves as the largest FDA laboratory in the United States, consolidating operations previously dispersed across four outdated buildings into a single modern, purpose-

built environment. Equipped with nearly 2,000 monitored building control points, advanced laboratory exhaust systems, and highly sophisticated mechanical infrastructure, the laboratory delivers exceptional performance, resiliency, and operational efficiency. Signature assets such as FDA Atlanta demonstrate how strategic redevelopment and modern building systems can enhance sustainability, optimize resource utilization, and provide federal agencies with the high-performance infrastructure needed to support their critical missions.



SOCIAL

Overview

Easterly continues to strengthen its social impact initiatives through sustained community engagement, employee development, and workplace safety training. Over the past several years, Easterly's achievements have underscored these social initiative efforts, and the Company now looks to the future to

deepen its commitment to supporting veteran and military families, investing in employee wellbeing, and fostering a culture of learning and engagement. These core areas continue to be a foundation for Easterly's social initiatives and will lead to new horizons in the coming years.

Support for Veterans, Armed Services, and Community Engagement

Building on the commitment to support veterans, military families, and broader community needs through volunteer service days, charitable giving initiatives, and community partnerships, Easterly remains focused on giving back to the communities that serve us all. Through this work, employee engagement with

organizations such as Wounded Warrior Project, Marine Corps Reserve Toys for Tots, and local nonprofits creates and fosters a culture of service that strengthens team connections by supporting causes aligned with the missions of the Company and those of many federal agency tenants.



Professional Development and Employee Advocacy

The Company has reinforced its commitment to professional development and employee advocacy by revamping the employee performance review process to promote clearer goal setting, meaningful feedback, and greater transparency. The updated

process now includes employee self-reflections, providing team members with an opportunity to assess their accomplishments, challenges, and growth opportunities to better support career development goals and the Easterly mission.

Employee Wellness and Safety

Furthering its commitment to workplace safety and training, the engineering team worked to enhance our worksite safety training. One example is the Building Engineer Training Program, which is designed to promote employee development and professional growth through structured technical training, safety education, and ongoing operational support. The safety training curriculum includes monthly OSHA-required topics such as electrical hazards, eyewash and shower stations, fall protection, hazard communication, lockout/tagout, and personal protective equipment

(PPE), among other topics. Operational training further strengthens building systems knowledge by focusing on key HVAC components and equipment. Continued investment in OSHA-related and operational training reinforces safe work practices, employee connection, compliance responsibilities, and risk reduction across the organization.

In addition, Easterly continues to offer regular online training resources to all of employees focusing on topics such as harassment prevention, secure and ethical use of AI, and workplace safety and hazards.



CORPORATE GOVERNANCE

Highlights

We Have an Independent Chairman of the Board.

In 2024, the Board separated the role of Chairman of the Board from the senior management team, appointing our former Lead Independent Director, William H. Binnie, as an independent Chairman of the Board, reflecting the Board's commitment to strong, independent oversight of our management and affairs.

We Have a Majority Independent Board. In 2020, we increased the number of independent directors of the Board from four to five. Currently, approximately 71% of our Board is independent.

We Continually Evaluate our Corporate Governance Policies. Since our formation, we have adopted a majority voting standard in uncontested elections, a director resignation policy, stock ownership guidelines for our directors and senior management and a clawback policy.

We Proactively Seek to Improve our Corporate Governance Practices. In 2021, upon the recommendation of the Nominating and Corporate Governance Committee and the approval of the Board, our stockholders overwhelmingly approved an amendment to our bylaws that allows stockholders the right to amend our bylaws.

Our Key Board Committees Are Fully Independent.

We have fully independent Audit, Compensation and Nominating and Corporate Governance Committees.

We Value Stockholder Input. We conduct regular and active stockholder engagement.

Our Independent Directors Meet Without Management. Our independent directors hold regular executive sessions without management present.

We Have Opted Out of Certain Provisions of the MGCL. We have opted out of the business combination and control share acquisition provisions of the Maryland General Corporations Law, or the MGCL, and certain provisions of Title 3, Subtitle 8 of the MGCL that would allow us to stagger our Board and we may not opt in to these provisions without stockholder approval.

The Board is Not Staggered. Each of our directors is subject to re-election annually.

We Do Not Have a Stockholder Rights Plan. In addition, we do not intend to adopt a stockholder rights plan unless our stockholders approve in advance the adoption of a plan or, if adopted by the Board, we then submit the stockholder rights plan to our stockholders for a ratification vote within 12 months of adoption or the plan will terminate.

Business Conduct and Ethics

We are committed to operating our business with honesty, integrity and the highest level of ethical conduct. Our Code of Business Conduct and Ethics sets forth clear standards for ethical business practices and regulatory compliance and applies to all of our employees, directors and officers.

Our Code of Business Conduct and Ethics is designed to promote:

- honest and ethical conduct in all our business relationships;
- full, fair, accurate, timely and understandable disclosure in our SEC reports and other public communications;
- compliance with laws, rules and regulations;
- prompt internal reporting of violations of the code; and
- accountability for adherence to the code.

In addition, under our policies governing the Company's interactions with the Federal government, employees are prohibited from offering, soliciting, or accepting anything of value, including money, gifts, or entertainment, to a customer or from a supplier, vendor, or subcontractor, where doing so would influence the award or performance of Federal government contracts or subcontracts.

Our Code of Business Conduct and Ethics is posted on the "[Investor Relations](#) ▶ [Governance](#) ▶ [Governance Guidelines](#)" section of our [website](#)

All employees, including members of the management team, receive mandatory annual training on the policies and procedures outlined in the Code of Business Conduct and Ethics as well as our policies governing our interactions with the Federal government.

Cybersecurity

We continue to invest in our IT networks, systems and applications to mitigate the risk of a security compromise or breach. We understand that the ability of our employees, including those working remotely, to securely access our IT networks and related systems is a critical component of our business. We continue to make investments in our IT networks and seek opportunities to enhance our existing cybersecurity plan, which utilizes standards established by reference to the National Institute of Standards and Technology ("NIST") framework.

The Audit Committee is responsible for overseeing [cybersecurity risks](#), and [management provides the Audit Committee updates](#) on an annual basis.

The Audit Committee is responsible for overseeing cybersecurity risks, and management provides the Audit Committee updates on an annual basis.

Cybersecurity Plan Highlights

- Mandatory cybersecurity awareness training at least quarterly for all our employees
- Quarterly control reviews of our IT networks
- Periodic penetration testing
- Annual investments in our security infrastructure
- Assessments of our cybersecurity program against the NIST framework at least annually
- Ongoing phishing simulations to raise awareness of critical security threats



To learn more about
Easterly's corporate sustainability efforts,
please contact:

sustainability@easterlyreit.com



easterlyreit.com

Washington, DC / San Diego, CA