

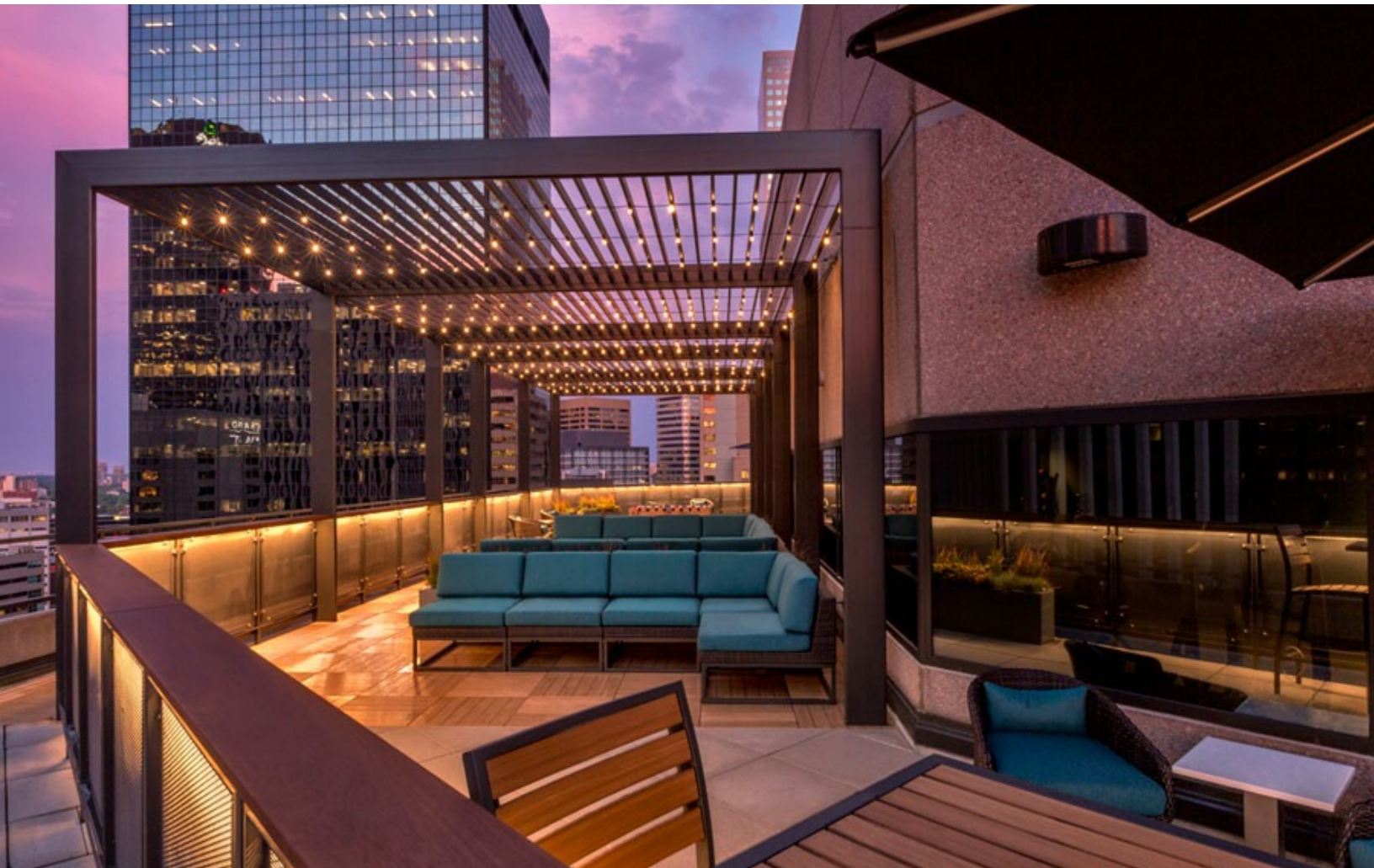


2022 ESG Report

Franklin Street Properties strives to maximize shareholder value through the prudent application of sound environmental, social and governance (ESG) actions. We believe that our efforts in ESG have the potential to not only improve the health of our planet, but also to operate more efficiently, reduce property expenses, increase tenant and employee retention, and reduce company risk.

COVER PHOTO: 1001 17th Street - LEED Gold & ENERGY STAR Labeled

600 17th Street - LEED Gold & ENERGY STAR Labeled



About Franklin Street Properties

Overview

Franklin Street Properties Corp., based in Wakefield, Massachusetts, is focused on infill and central business district (CBD) office properties in the U.S. Sunbelt and Mountain West, as well as select opportunistic markets. FSP seeks value-oriented investments with an eye towards long-term growth and appreciation, as well as current income. FSP is a Maryland corporation that operates in a manner intended to qualify as a real estate investment trust (REIT) for federal income tax purposes. FSP's real estate operations include property acquisitions and dispositions, short-term financing, leasing, development and asset management.

Our Business

As of December 31, 2022, the Company owned and operated a portfolio of real estate consisting of 21 operating properties and one managed Sponsored REIT. From time-to-time, the Company may acquire, develop or redevelop real estate, make additional secured loans or acquire its Sponsored REIT. The Company may also pursue, on a selective basis, the sale of its properties in order to take advantage of the value creation and demand for its properties, for geographic, property specific reasons or for other general corporate purposes.

This Report

All statistics in this report include both our directly-owned and asset-managed properties as of December 31, 2022.

Plaza Seven, Minneapolis, MN
ENERGY STAR Labeled



Environmental

Case Study – 1001 17th Street Denver, Colorado

1001 17th Street is a ~648,000 square foot, Class A LEED Gold office building located at the gateway to Denver’s most vibrant and sought after office submarket, Lower Downtown (“LODO”). Redeveloped in 2007/2008 into a Class A Multi-Tenant Office Building, in 2022 1001 17th underwent a major renovation to its main lobby and added a state-of-the-art tenant Amenity Center, Café, Fitness Center and Roof Top Patio

Energy Efficiency:

- ✓ Converted natural gas hot water for showers and sinks to electric water heater for future renewable energy opportunities and benefits
- ✓ LED lighting & lighting control system for the new amenity area, fitness center and yoga studio, bike barn, restrooms, and mail room
- ✓ Open skylight and stairwell, increased glazing, and open floor concept to bring in and distribute more natural light
- ✓ New fan powered boxes have electrically commutated (variable speed, high efficiency) motors

Wellness:

- ✓ Outdoor gathering space with seating, vegetation, a gas fire pit for cold winter days, and misting to stay cool on hot Colorado days
- ✓ Local artwork & lighted wall to balance and enhance the space
- ✓ The amenity space includes a reflecting pool with Koi for mental decompression
- ✓ All-hands team meeting area, various work areas, and a servery/café all to enhance well-being and facilitate collaboration
- ✓ Fitness center has peloton bikes, mirror-based training, a separate space for yoga or other group classes, and Les Mills and other select branded online exercise/fitness classes available





LEED® Statistics

U.S. Green Building Council (USGBC®)

As of year-end 2022, approximately 66% of the rentable square feet of our portfolio was awarded LEED® certification.

Over 55% of our portfolio awarded LEED® Gold



2022 LEED® Recertifications

◆ Westchase II - Gold



Westchase I & II, Houston, TX
LEED Gold & ENERGY STAR Labeled

ENERGY STAR

ENERGY STAR

As of year-end 2022, **over 69%** of the rentable square feet of our portfolio had achieved an ENERGY STAR label

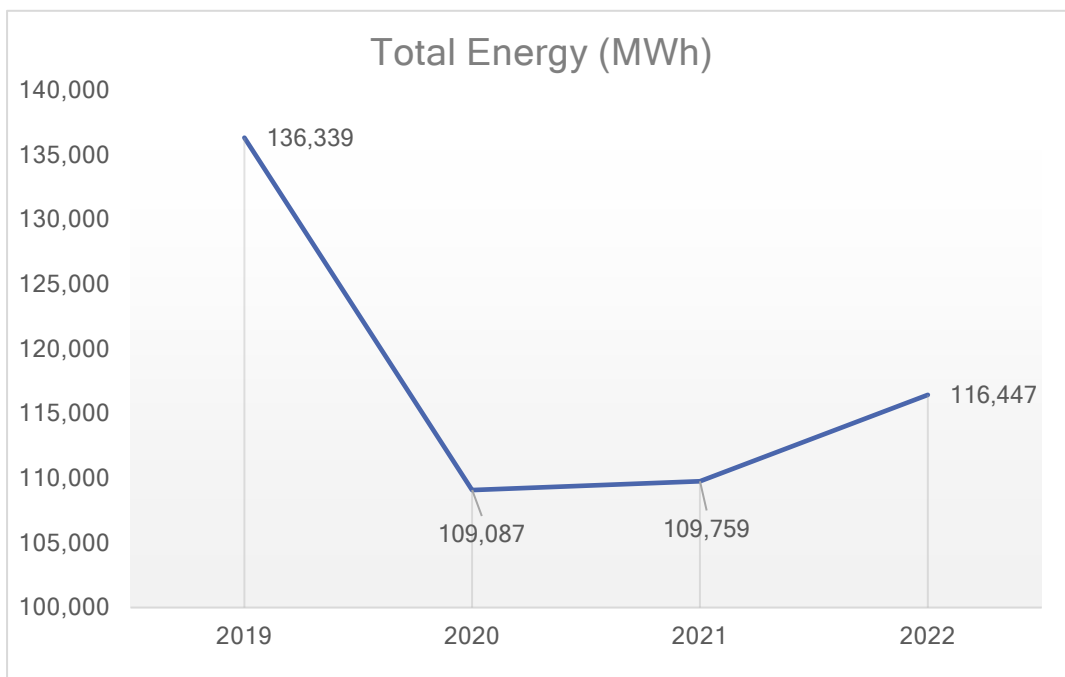


Addison Circle
Addison, TX - ENERGY STAR Labeled

Key Performance Indicators

Absolute Energy Consumption

Like for Like consumption change



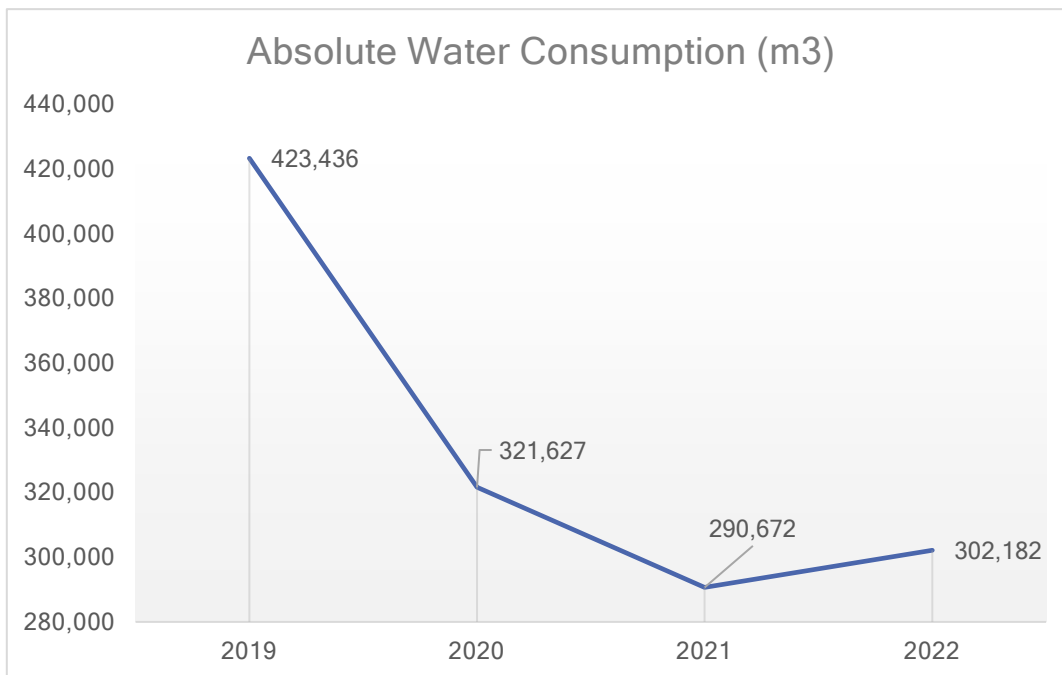
2019	136,339	MWh
2020	109,087	MWh
2021	109,759	MWh
2022	116,447	MWh



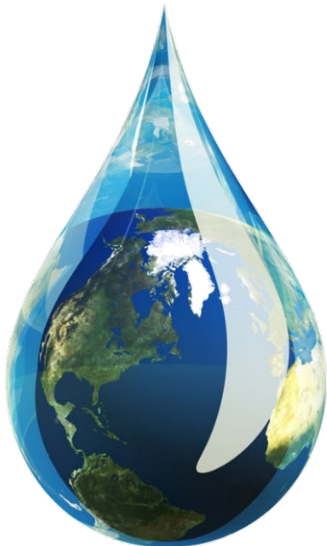
Key Performance Indicators

Absolute Water Consumption

Like for Like consumption change



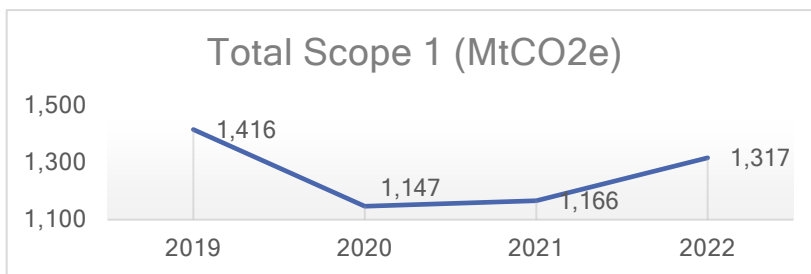
2019	423,436	m ³
2020	321,627	m ³
2021	290,672	m ³
2022	302,182	m ³



Key Performance Indicators

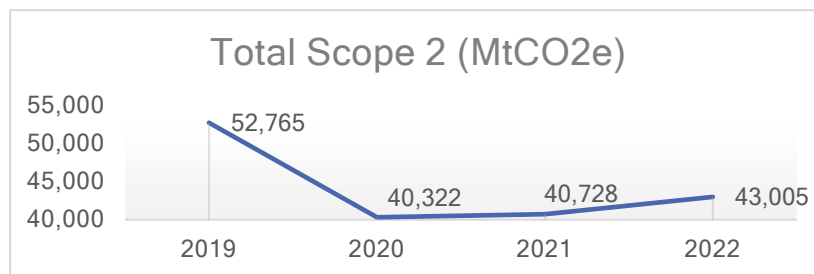
Absolute Green House Gas Performance

Scope 1 - Like for Like Green House Gas



2019	1,416	MtCO ₂ e
2020	1,147	MtCO ₂ e
2021	1,166	MtCO ₂ e
2022	1,317	MtCO ₂ e

Scope 2 - Like for Like Green House Gas



2019	52,765	MtCO ₂ e
2020	40,322	MtCO ₂ e
2021	40,728	MtCO ₂ e
2022	43,005	MtCO ₂ e





401 Edgewater Drive, Suite 200
Wakefield, MA 01880

www.fspreit.com