

Green Bond Allocation Report

December 2021



Ernst & Young LLP
1775 Tysons Boulevard
Tysons, VA 22102

Tel: +1 703 747 1000
ey.com

Report of Independent Accountants

To the Management of Washington Real Estate Investment Trust:

We have examined management's assertion, included in Appendix A, that an amount equal to the net proceeds (the "Allocated Amount") from the 3.44% Senior Notes due December 29, 2030 issued by Washington Real Estate Investment Trust was allocated during the period from September 29, 2017 through December 1, 2021 (the "Reporting Period") to Eligible Green Projects that met the eligibility criteria set forth in Appendix A (the "Criteria"). The Company's management is responsible for the assertion, selection of the Criteria and the allocation, during the Reporting Period, of amounts to projects that met the Criteria. Our responsibility is to express an opinion on the assertion based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether management's assertion is fairly stated, in all material respects. An examination involves performing procedures to obtain evidence about management's assertion. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material misstatement of management's assertion, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

Our examination was not conducted for the purpose of evaluating (i) the completeness of the amount allocated to Eligible Green Projects during the Reporting Period or the amount allocated to each category of Eligible Green Projects during the Reporting Period, (ii) the environmental benefits of the Eligible Green Projects, (iii) conformance of any Eligible Green Projects with any third-party published principles, standards or frameworks, such as the Green Bond Principles, dated June 2021, published by the International Capital Market Association, or (iv) any information included in the Washington Real Estate Investment Trust Green Bond Allocation Report. Accordingly, we do not express an opinion or any other form of assurance other than on management's assertion included in Appendix A.

In our opinion, management's assertion, included in Appendix A, that an amount equal to the net proceeds were allocated during the Reporting Period to Eligible Green Projects that met the Criteria, is fairly stated, in all material respects.

Ernst & Young LLP

December 16, 2021

REPORT OF INDEPENDENT ACCOUNTANTS

APPENDIX A: MANAGEMENT'S ASSERTION

Management asserts that an amount equal to the net proceeds (the "Allocated Amount") from the 3.44% Senior Notes due December 29, 2030 issued by Washington Real Estate Investment Trust was allocated during the period of September 29, 2017 to December 1, 2021 (the "Reporting Period") to Eligible Green Projects¹ that met the eligibility criteria set forth in the table on the right (the "Criteria"). WashREIT management is responsible for the assertion, selection of the Criteria and the allocation, during the Reporting Period, of amounts to projects that meet the Criteria.

Green Buildings	New development, redevelopment, or acquisitions of buildings, that either have received during the three-year period prior to the issuance of the notes, or are expected to receive during the life of the notes, a third party verified "green building" certification: a. LEED: Silver, Gold or Platinum b. BREEAM: Very Good, Excellent or Outstanding
Renewable Energy	Renewable energy systems, including but not limited to solar panel installations
Energy Efficiency	Smart meters, cool roofs and other energy efficient roof systems and construction materials, LED, high efficiency HVAC systems, chiller replacements and other energy efficient lighting that are designed to have expected energy efficiency gains of at least 20%
Sustainable Water and Wastewater Management	Improvements in irrigation water use, xeriscaping (drought-tolerant landscaping) and installation of low flow fixtures that are designed to have expected water efficiency gains of at least 20%

¹ Eligible Green Projects include projects that meet the criteria above with the expenditures and/or certification occurring during the three years prior to the issuance date of the notes, which occurred on September 29, 2020, or during the term of the notes

APPENDIX B: GREEN BOND ALLOCATION REPORT

September 29, 2017 through December 1, 2021

NET PROCEEDS FROM SALE OF GREEN BONDS		ISSUANCE DATE	NET PROCEEDS (\$ in 000's)
WashREIT 3.44% Senior Notes due December 29, 2030		September 29, 2020	\$347,374 ¹

PROPERTY / PROJECT	MARKET	CERTIFICATION RATING	ALLOCATION TO ELIGIBLE GREEN PROJECTS ³
Trove / Development	Arlington, VA	LEED Silver	\$101,165
Assembly Alexandria	Alexandria, VA	BREEAM – Very Good	\$117,613
Cascade at Landmark	Alexandria, VA	BREEAM – Very Good	\$68,525
Assembly Germantown	Germantown, MD	BREEAM – Very Good	\$42,040
Assembly Leesburg	Leesburg, VA	BREEAM – Very Good	\$18,031 ²
Proceeds allocated through December 1, 2021			\$347,374
Remaining green bond proceeds to be allocated			\$0
TOTAL USE OF PROCEEDS			\$347,374

¹ Net proceeds from the issuance of \$350,000,000 Private Placement Notes due in 2030

² Reflects a partial allocation amount

³ Allocation of proceeds was applied retroactively to the costs incurred during the period from September 29, 2017 through December 1, 2021

APPENDIX C: SUSTAINABILITY STRATEGY

WashREIT is committed to delivering the most impactful ESG results through our property and business operations. We invest in sustainable solutions across our portfolio of properties. With decades of sustainability and efficiency expertise, we've proven a commitment to operating high-performing properties that serve our residents and investors in a responsible manner. Our ESG priorities are designed to increase asset value, mitigate risks, and prepare for future market demands.

To that end, we highlight two priorities critical to defining the long-term organizational focus of WashREIT's approach to delivering impact ESG outcomes.



We have established a commitment to achieve net zero carbon operations by 2050 to ensure that a focus on carbon reductions will be fully integrated into our strategic approach and at all levels of our organization throughout our portfolio transformation.



We have fully integrated processes to assess the physical and transition risks and opportunities posed by climate change to our properties and our business and we are committed to the disclosure through alignment with the Task Force on Climate-related Financial Disclosures ("TCFD").

APPENDIX D: PROJECT PROFILES

TROVE // ARLINGTON, VIRGINIA



LEED SILVER CERTIFICATION

SUSTAINABLE SITES	22 / 26	
WATER EFFICIENCY	5 / 10	
ENERGY + ATMOSPHERE	8 / 35	
MATERIAL + RESOURCES	5 / 14	
INDOOR ENVIRONMENTAL QUALITY	6 / 15	
INNOVATION	5 / 6	
REGIONAL PRIORITY CREDITS	0 / 4	

IMPACT METRICS AND EQUIVALANCIES

ENVIRONMENTAL IMPACT METRICS	ANNUAL TOTAL	PERCENTAGE REDUCED/AVOIDED	ANNUAL TOTAL REDUCED/AVOIDED
Energy Performance	158 kWh/m ²	24.9%	2,042,467 kWh
Carbon Performance	5.4 kgCO ₂ e/m ²	10.8%	208 MTCO ₂ e
Water Efficiency and Savings	0.995 m ³ /m ²	36.4%	22,074 m ³

EQUIVALANCE CALCULATIONS

The amount of savings associated with the environmental impact metrics based on the allocation of green bond proceeds at the Trove apartments are equivalent to the following:



ENERGY

Heating, cooling and power
for **174** U.S. homes



CARBON EMISSIONS

Removing **45** gasoline-
powered vehicles from the
road annually

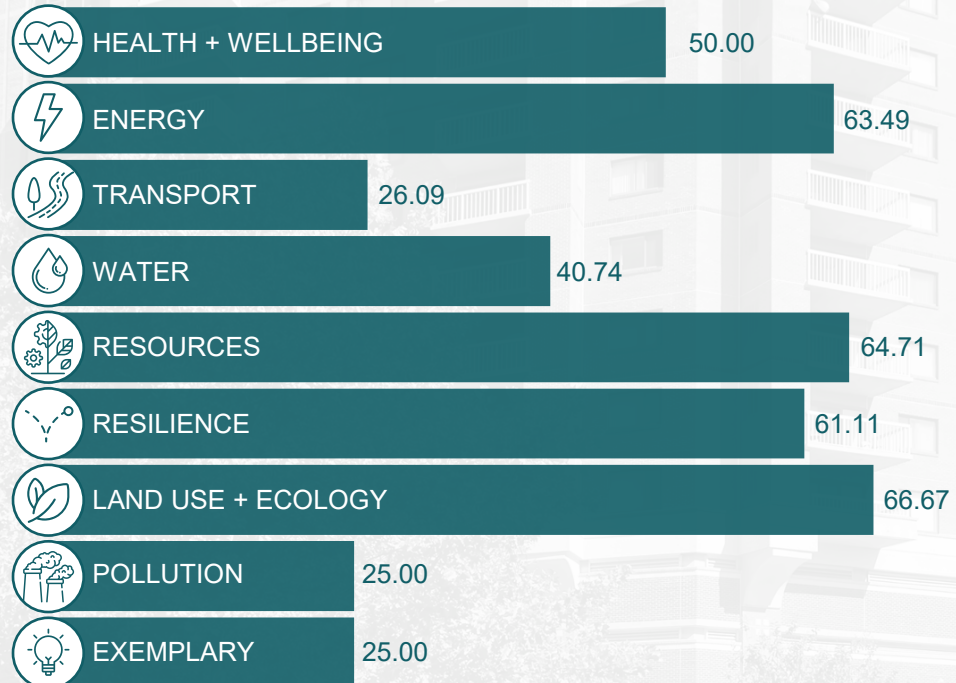


WATER

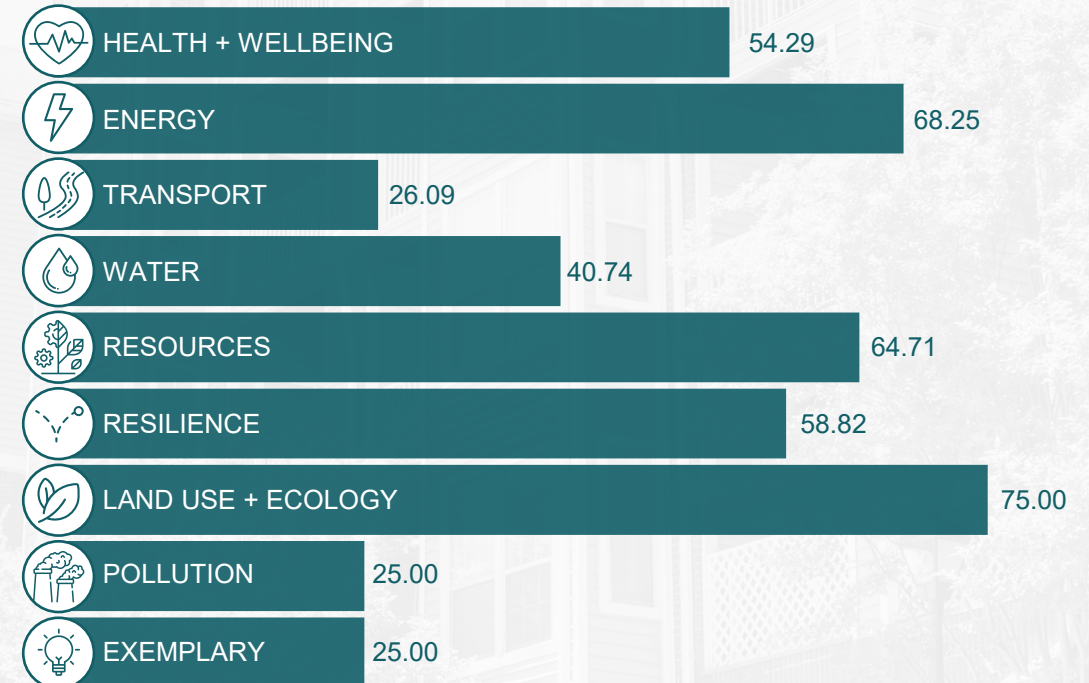
Filling over **8.8** Olympic-
sized swimming pools

APPENDIX D: PROJECT PROFILES

CASCADE AT LANDMARK BREEAM ASSET PERFORMANCE VERY GOOD 55.0% ★★★★★☆☆

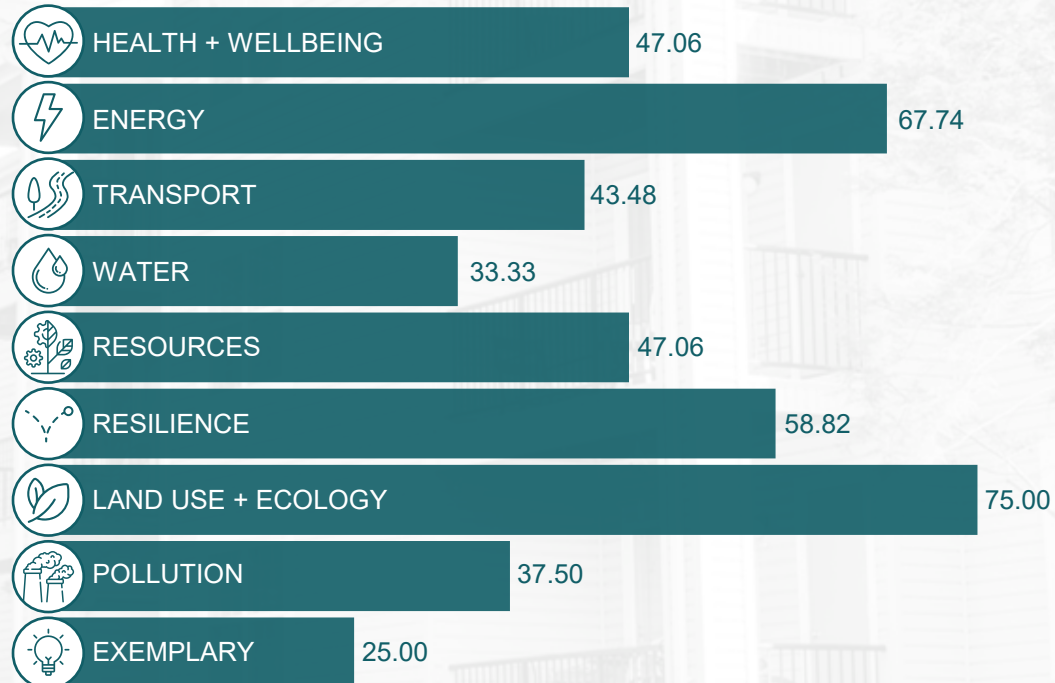


ASSEMBLY ALEXANDRIA BREEAM ASSET PERFORMANCE VERY GOOD 57.1% ★★★★★☆☆



APPENDIX D: PROJECT PROFILES

ASSEMBLY GERMANTOWN BREEAM ASSET PERFORMANCE VERY GOOD 55.5% ★★★★★☆☆



ASSEMBLY LEESBURG BREEAM ASSET PERFORMANCE VERY GOOD 56.1% ★★★★★☆☆

