



Supplemental Information Package

Fourth Quarter 2020

Disclaimers

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, to be filed with the Securities and Exchange Commission, or the SEC, on or about 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 year ended December 31, 2020 that will be released in our Form 10-K to be filed with the SEC on or about February 24, 2021.

Supplemental Definitions

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 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

Supplemental Definitions

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.

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Corporate Information and Analyst Coverage



Corporate Information

Corporate Headquarters

2101 L Street NW
Suite 650
Washington, DC 20037
202-595-9500

Stock Exchange Listing

New York Stock Exchange

Ticker

DEA

Information Requests

Please contact ir@easterlyreit.com
or 202-596-3947 to request an
Investor Relations package

Investor Relations

Lindsay Winterhalter,
VP, Investor Relations
& Operations

Executive Team

William Trimble III, CEO
Michael Ibe, Vice-Chairman and EVP
Alison Bernard, CAO
Andrew Pulliam, EVP

Darrell Crate, Chairman
Meghan Baivier, CFO & COO
Ronald Kendall, EVP

Board of Directors

William Binnie, Lead Independent Director
Darrell Crate
Cynthia Fisher
Scott Freeman

Emil Henry Jr.
Michael Ibe
Tara Innes
William Trimble III

Equity Research Coverage

Citigroup

Michael Bilerman / Emmanuel Korchman
212-816-1383 / 212-816-1382

Raymond James & Associates

Bill Crow / Paul Puryear
727-567-2594 / 727-567-2253

RBC Capital Markets

Michael Carroll
440-715-2649

Jefferies

Jonathan Petersen / Peter Abramowitz
212-284-1705 / 212-336-7241

Truist Securities

Michael R. Lewis
212-319-5659

Compass Point Research & Trading, LLC

Merrill Ross
202-534-1392

BMO Capital Markets

John P. Kim
212-885-4115

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.

Executive Summary

(In thousands, except share and per share amounts)



Outstanding Classes of Stock and Partnership Units - Fully Diluted Basis	At December 31, 2020	Earnings	Three months ended December 31, 2020	Three months ended December 31, 2019
Common shares	82,016,365	Net income available to Easterly Government Properties, Inc.	\$ 2,334	\$ 1,432
Unvested restricted shares	89,891	Net income available to Easterly Government Properties, Inc.		
Common partnership and vested LTIP units	10,339,966	per share:		
Total - fully diluted basis	92,446,222	Basic	\$ 0.03	\$ 0.02
		Diluted	\$ 0.03	\$ 0.02
Market Capitalization	At December 31, 2020	Net income	\$ 2,626	\$ 1,611
Price of Common Shares	\$ 22.65	Net income, per share - fully diluted basis	\$ 0.03	\$ 0.02
Total equity market capitalization - fully diluted basis	\$ 2,093,907	Funds From Operations (FFO)	\$ 29,692	\$ 25,333
Net Debt	974,977	FFO, per share - fully diluted basis	\$ 0.32	\$ 0.30
Total enterprise value	\$ 3,068,884	FFO, as Adjusted	\$ 27,395	\$ 25,896
		FFO, as Adjusted, per share - fully diluted basis	\$ 0.30	\$ 0.31
Ratios	At December 31, 2020	Cash Available for Distribution (CAD)	\$ 21,205	\$ 22,406
Net debt to total enterprise value	31.8%	Liquidity		At December 31, 2020
Net debt to annualized quarterly EBITDA	6.3x	Cash and cash equivalents	\$	8,465
Adjusted Net Debt to annualized quarterly pro forma EBITDA	6.0x	Available under \$450 million unsecured revolving credit facility ⁽¹⁾	\$	370,750
Cash interest coverage ratio	4.5x			
Cash fixed charge coverage ratio	4.1x			

⁽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.

Balance Sheets

(Unaudited, in thousands, except share amounts)



	<u>December 31, 2020</u>	<u>December 31, 2019</u>
Assets		
Real estate properties, net	\$ 2,208,661	\$ 1,988,726
Cash and cash equivalents	8,465	12,012
Restricted cash	6,204	3,537
Deposits on acquisitions	1,300	1,800
Rents receivable	30,280	27,788
Accounts receivable	14,959	15,820
Deferred financing, net	1,039	1,749
Intangible assets, net	163,387	168,625
Interest rate swaps	-	541
Prepaid expenses and other assets	23,245	13,991
Total assets	<u>\$ 2,457,540</u>	<u>\$ 2,234,589</u>
Liabilities		
Revolving credit facility	79,250	-
Term loan facilities, net	248,966	248,602
Notes payable, net	447,171	446,927
Mortgage notes payable, net	202,871	206,312
Intangible liabilities, net	25,406	24,578
Deferred revenue	92,576	54,659
Interest rate swaps	12,781	5,837
Accounts payable, accrued expenses, and other liabilities	48,549	47,833
Total liabilities	1,157,570	1,034,748
Equity		
Common stock, par value \$0.01, 200,000,000 shares authorized, 82,106,256 and 74,832,292 shares issued and outstanding at December 31, 2020 and December 31, 2019, respectively.	821	748
Additional paid-in capital	1,424,787	1,257,319
Retained earnings	31,965	20,004
Cumulative dividends	(291,652)	(210,760)
Accumulated other comprehensive loss	(11,351)	(4,690)
Total stockholders' equity	<u>1,154,570</u>	<u>1,062,621</u>
Non-controlling interest in Operating Partnership	145,400	137,220
Total equity	1,299,970	1,199,841
Total liabilities and equity	<u>\$ 2,457,540</u>	<u>\$ 2,234,589</u>

Income Statements

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



	Three Months Ended		Year Ended	
	December 31, 2020	December 31, 2019	December 31, 2020	December 31, 2019
Revenues				
Rental income	\$ 62,155	\$ 56,161	\$ 238,131	\$ 208,544
Tenant reimbursements	2,228	3,602	4,497	10,210
Other income	820	1,014	2,450	2,968
Total revenues	65,203	60,777	245,078	221,722
Expenses				
Property operating	13,944	13,974	48,430	48,279
Real estate taxes	7,143	6,415	27,125	23,643
Depreciation and amortization	23,071	23,722	93,803	92,439
Acquisition costs	414	297	2,087	1,738
Corporate general and administrative	5,065	5,902	20,630	20,184
Total expenses	49,637	50,310	192,075	186,283
Other income (expense)				
Interest expense, net	(8,945)	(8,856)	(35,480)	(33,460)
Gain (loss) on the sale of operating property	(3,995)	-	(3,995)	6,245
Net income	2,626	1,611	13,528	8,224
Non-controlling interest in Operating Partnership	(292)	(179)	(1,567)	(1,017)
Net income available to Easterly Government Properties, Inc.	\$ 2,334	\$ 1,432	\$ 11,961	\$ 7,207
Net income available to Easterly Government Properties, Inc. per share:				
Basic	\$ 0.03	\$ 0.02	\$ 0.15	\$ 0.10
Diluted	\$ 0.03	\$ 0.02	\$ 0.15	\$ 0.10
Weighted-average common shares outstanding:				
Basic	81,420,230	73,990,247	78,219,491	68,769,526
Diluted	82,017,358	74,523,217	78,791,453	69,208,966
Net income, per share - fully diluted basis	\$ 0.03	\$ 0.02	\$ 0.15	\$ 0.10
Weighted average common shares outstanding - fully diluted basis	91,865,087	83,696,279	88,567,929	78,566,181

Net Operating Income

(Unaudited, in thousands)



	Three Months Ended		Year Ended	
	December 31, 2020	December 31, 2019	December 31, 2020	December 31, 2019
Net income	\$ 2,626	\$ 1,611	\$ 13,528	\$ 8,224
Depreciation and amortization	23,071	23,722	93,803	92,439
Acquisition costs	414	297	2,087	1,738
Corporate general and administrative	5,065	5,902	20,630	20,184
Interest expense	8,945	8,856	35,480	33,460
(Gain) loss on the sale of operating property	3,995	-	3,995	(6,245)
Net Operating Income	<u>44,116</u>	<u>40,388</u>	<u>169,523</u>	<u>149,800</u>
Adjustments to Net Operating Income:				
Straight-line rent and other non-cash adjustments	(1,312)	(590)	(3,377)	(2,239)
Amortization of above-/below-market leases	(1,395)	(1,559)	(5,894)	(6,320)
Amortization of deferred revenue	(1,390)	(697)	(3,528)	(1,007)
Cash Net Operating Income	<u>\$ 40,019</u>	<u>\$ 37,542</u>	<u>\$ 156,724</u>	<u>\$ 140,234</u>

EBITDA, FFO and CAD

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



	Three Months Ended		Year Ended	
	December 31, 2020	December 31, 2019	December 31, 2020	December 31, 2019
Net income	\$ 2,626	\$ 1,611	\$ 13,528	\$ 8,224
Depreciation and amortization	23,071	23,722	93,803	92,439
Interest expense	8,945	8,856	35,480	33,460
Tax expense	155	264	460	690
(Gain) loss on the sale of operating property	3,995	-	3,995	(6,245)
EBITDA	<u>\$ 38,792</u>	<u>\$ 34,453</u>	<u>\$ 147,266</u>	<u>\$ 128,568</u>
Pro forma adjustments ⁽¹⁾	1,390			
Pro forma EBITDA	<u>\$ 40,182</u>			
Net income	\$ 2,626	\$ 1,611	\$ 13,528	\$ 8,224
Depreciation and amortization	23,071	23,722	93,803	92,439
(Gain) loss on the sale of operating property	3,995	-	3,995	(6,245)
FFO	<u>\$ 29,692</u>	<u>\$ 25,333</u>	<u>\$ 111,326</u>	<u>\$ 94,418</u>
Adjustments to FFO:				
Acquisition costs	414	297	2,087	1,738
Straight-line rent and other non-cash adjustments	(1,326)	(600)	(3,432)	(2,276)
Amortization of above-/below-market leases	(1,395)	(1,559)	(5,894)	(6,320)
Amortization of deferred revenue	(1,390)	(697)	(3,528)	(1,007)
Non-cash interest expense	363	358	1,441	1,333
Non-cash compensation	1,037	2,764	4,093	4,909
FFO, as Adjusted	<u>\$ 27,395</u>	<u>\$ 25,896</u>	<u>\$ 106,093</u>	<u>\$ 92,795</u>
FFO, per share - fully diluted basis	<u>\$ 0.32</u>	<u>\$ 0.30</u>	<u>\$ 1.26</u>	<u>\$ 1.20</u>
FFO, as Adjusted, per share - fully diluted basis	<u>\$ 0.30</u>	<u>\$ 0.31</u>	<u>\$ 1.20</u>	<u>\$ 1.18</u>
FFO, as Adjusted	\$ 27,395	\$ 25,896	\$ 106,093	\$ 92,795
Acquisition costs	(414)	(297)	(2,087)	(1,738)
Principal amortization	(929)	(861)	(3,564)	(3,391)
Maintenance capital expenditures	(2,967)	(1,367)	(7,851)	(4,421)
Contractual tenant improvements	(1,880)	(965)	(3,188)	(1,906)
Cash Available for Distribution (CAD)	<u>\$ 21,205</u>	<u>\$ 22,406</u>	<u>\$ 89,403</u>	<u>\$ 81,339</u>
Weighted average common shares outstanding - fully diluted basis	91,865,087	83,696,279	88,567,929	78,566,181

⁽¹⁾Pro forma assuming a full quarter of operations from the four properties acquired and one property disposed in the fourth quarter of 2020.

Debt Schedules

(Unaudited, in thousands)



Debt Instrument	Maturity Date	December 31, 2020 Interest Rate	December 31, 2020 Balance ⁽¹⁾	December 31, 2020 Percent of Total Indebtedness
Unsecured debt				
Revolving Credit facility	18-Jun-22 ⁽²⁾	LIBOR + 130bps	\$ 79,250	8.1%
2016 Term Loan facility	29-Mar-24	2.67% ⁽³⁾	100,000	10.2%
2018 Term Loan facility	19-Jun-23	3.96% ⁽⁴⁾	150,000	15.2%
2017 Series A Senior Notes	25-May-27	4.05%	95,000	9.7%
2017 Series B Senior Notes	25-May-29	4.15%	50,000	5.1%
2017 Series C Senior Notes	25-May-32	4.30%	30,000	3.0%
2019 Series A Senior Notes	12-Sep-29	3.73%	85,000	8.6%
2019 Series B Senior Notes	12-Sep-31	3.83%	100,000	10.2%
2019 Series C Senior Notes	12-Sep-34	3.98%	90,000	9.1%
Total unsecured debt	6.7 years (wtd-avg maturity)	3.54% (wtd-avg rate)	\$ 779,250	79.2%
Secured mortgage debt				
DEA - Pleasanton	18-Oct-23	LIBOR + 150bps	\$ 15,700	1.6%
VA - Golden	1-Apr-24	5.00%	9,011	0.9%
MEPCOM - Jacksonville	14-Oct-25	4.41%	7,926	0.8%
USFS II - Albuquerque	14-Jul-26	4.46%	15,914	1.6%
ICE - Charleston	15-Jan-27	4.21%	16,150	1.7%
VA - Loma Linda	6-Jul-27	3.59%	127,500	13.0%
CBP - Savannah	10-Jul-33	3.40%	11,991	1.2%
Total secured mortgage debt	6.3 years (wtd-avg maturity)	3.64% (wtd-avg rate)	\$ 204,192	20.8%
Debt Statistics				
Variable rate debt - unhedged	\$ 94,950	% Variable rate debt - unhedged	9.7%	
Fixed rate debt	888,492	% Fixed rate debt	90.3%	
Total Debt⁽¹⁾	\$ 983,442	Weighted average maturity	6.6 years	
Less: cash and cash equivalents	(8,465)	Weighted average interest rate	3.6%	
Net Debt	\$ 974,977			
Less: adjustment for development projects ⁽⁵⁾	(11,188)			
Adjusted Net Debt	\$ 963,789			

⁽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.

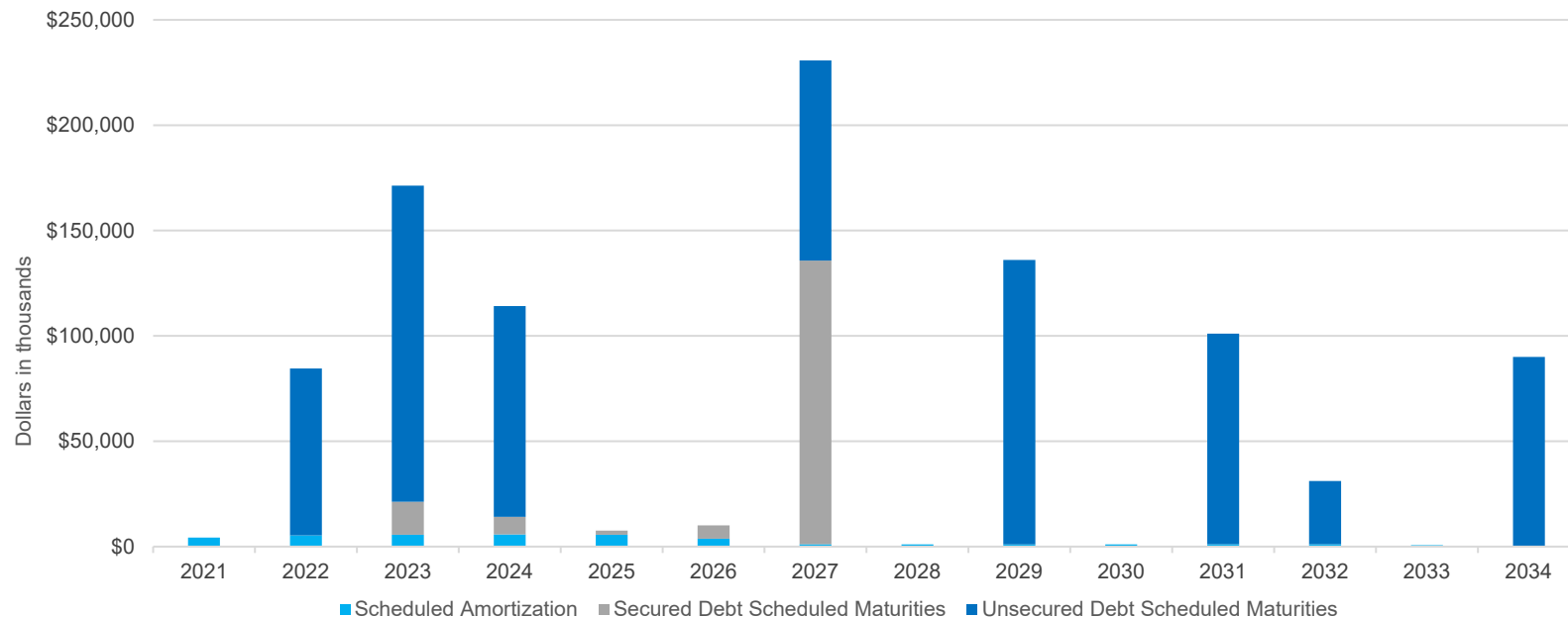
⁽⁵⁾See definition of Adjusted Net Debt on Page 4.

Debt Maturities

(Unaudited, in thousands)



Year	Secured Debt		Unsecured Debt		Total	Percentage of Debt Maturing	Weighted Average Interest Rate of Scheduled Maturities
	Scheduled Amortization	Scheduled Maturities	Scheduled Maturities	Scheduled Maturities			
2021	4,233	-	-	-	4,233	0.4%	-
2022	5,297	-	-	79,250	84,547	8.6%	1.45%
2023	5,586	15,700	-	150,000	171,286	17.4%	3.74%
2024	5,731	8,395	-	100,000	114,126	11.6%	2.86%
2025	5,633	1,917	-	-	7,550	0.8%	4.41%
2026	3,686	6,368	-	-	10,054	1.0%	4.46%
2027	1,093	134,640	-	95,000	230,733	23.5%	3.82%
2028	983	-	-	-	983	0.1%	-
2029	1,016	-	-	135,000	136,016	13.8%	3.89%
2030	1,049	-	-	-	1,049	0.1%	-
2031	1,081	-	-	100,000	101,081	10.3%	3.83%
2032	1,116	-	-	30,000	31,116	3.2%	4.30%
2033	668	-	-	-	668	0.1%	-
2034	-	-	-	90,000	90,000	9.1%	3.98%
Total	\$ 37,172	\$ 167,020	\$ 779,250	\$ 983,442	100.0%		



Leased Operating Property Overview

(As of December 31, 2020, 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	6.7%	\$ 50.02
Various GSA - Buffalo	Buffalo, NY	Office	2020 - 2025 ⁽¹⁾	2004	267,768	8,507,053	3.5%	31.77
JSC - Suffolk	Suffolk, VA	Office	2028 ⁽²⁾	1993 / 2004	403,737	8,104,091	3.3%	20.07
FBI - Salt Lake	Salt Lake City, UT	Office	2032	2012	169,542	6,796,457	2.8%	40.09
IRS - Fresno	Fresno, CA	Office	2033	2003	180,481	6,650,903	2.7%	36.85
Various GSA - Chicago	Des Plaines, IL	Office	2022 / 2023	1971 / 1999	204,020	6,519,508	2.7%	31.96
Various GSA - Portland	Portland, OR	Office	2022 - 2028 ⁽³⁾	2002	212,845	6,465,482	2.6%	30.38
PTO - Arlington	Arlington, VA	Office	2035	2009	190,546	6,170,884	2.5%	32.39
VA - San Jose	San Jose, CA	Outpatient Clinic	2038	2018	90,085	5,852,184	2.4%	64.96
EPA - Lenexa	Lenexa, KS	Office	2027 ⁽²⁾	2007 / 2012	169,585	5,541,749	2.3%	32.68
FBI - San Antonio	San Antonio, TX	Office	2021	2007	148,584	5,187,090	2.1%	34.91
FEMA - Tracy	Tracy, CA	Warehouse	2038	2018	210,373	4,614,143	1.9%	21.93
FDA - Alameda	Alameda, CA	Laboratory	2039	2019	69,624	4,561,039	1.9%	65.51
FBI - Omaha	Omaha, NE	Office	2024	2009	112,196	4,426,771	1.8%	39.46
TREAS - Parkersburg	Parkersburg, WV	Office	2021	2004 / 2006	182,500	4,418,656	1.8%	24.21
EPA - Kansas City	Kansas City, KS	Laboratory	2023	2003	71,979	4,210,244	1.7%	58.49
FBI / DEA - El Paso	El Paso, TX	Office/Warehouse	2028	1998 - 2005	203,269	4,047,753	1.7%	19.91
VA - South Bend	Mishakawa, IN	Outpatient Clinic	2032	2017	86,363	4,011,573	1.6%	46.45
FDA - Lenexa	Lenexa, KS	Laboratory	2040	2020	59,690	3,889,133	1.6%	65.16
ICE - Charleston	North Charleston, SC	Office	2021 / 2027	1994 / 2012	86,733	3,874,571	1.6%	44.67
USCIS - Lincoln	Lincoln, NE	Office	2025	2005	137,671	3,791,205	1.5%	27.54
VA - Mobile	Mobile, AL	Outpatient Clinic	2033	2018	79,212	3,778,352	1.5%	47.70
DOI - Billings	Billings, MT	Office/Warehouse	2033	2013	149,110	3,725,623	1.5%	24.99
FBI - New Orleans	New Orleans, LA	Office	2029 ⁽⁴⁾	1999 / 2006	137,679	3,689,091	1.5%	26.79
FBI - Birmingham	Birmingham, AL	Office	2022	2005	96,278	3,683,969	1.5%	38.26
FBI - Pittsburgh	Pittsburgh, PA	Office	2027	2001	100,054	3,622,548	1.5%	36.21
DOT - Lakewood	Lakewood, CO	Office	2024	2004	122,225	3,489,124	1.4%	28.55
VA - Chico	Chico, CA	Outpatient Clinic	2034	2019	51,647	3,172,357	1.3%	61.42
USFS II - Albuquerque	Albuquerque, NM	Office	2026 ⁽²⁾	2011	98,720	3,063,160	1.3%	31.03
FDA - College Park	College Park, MD	Laboratory	2029	2004	80,677	3,017,567	1.2%	37.40
OSHA - Sandy	Sandy, UT	Laboratory	2024 ⁽⁵⁾	2003	75,000	3,008,391	1.2%	40.11
USCIS - Tustin	Tustin, CA	Office	2034	1979 / 2019	66,818	3,006,961	1.2%	45.00
USFS I - Albuquerque	Albuquerque, NM	Office	2021 ⁽²⁾	2006	92,455	2,924,234	1.2%	31.63
DEA - Vista	Vista, CA	Laboratory	2020	2002	54,119	2,811,893	1.1%	51.96
FBI - Richmond	Richmond, VA	Office	2041	2001	96,607	2,776,811	1.1%	28.74
ICE - Albuquerque	Albuquerque, NM	Office	2027	2011	71,100	2,745,454	1.1%	38.61
JUD - Del Rio	Del Rio, TX	Courthouse/Office	2024	1992 / 2004	89,880	2,705,056	1.1%	30.10
VA - Orange ⁽⁶⁾	Orange, CT	Outpatient Clinic	2034	2019	56,330	2,685,326	1.1%	47.67

Leased Operating Property Overview (Cont.)

(As of December 31, 2020, 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.)								
DEA - Pleasanton	Pleasanton, CA	Laboratory	2035	2015	42,480	2,683,459	1.1%	63.17
JUD - El Centro	El Centro, CA	Courthouse/Office	2034	2004	43,345	2,663,767	1.1%	61.46
FBI - Mobile	Mobile, AL	Office	2029 ⁽²⁾	2001	76,112	2,616,413	1.1%	34.38
SSA - Charleston	Charleston, WV	Office	2024 ⁽²⁾	1959 / 2000	110,000	2,596,982	1.1%	23.61
DEA - Sterling	Sterling, VA	Laboratory	2022	2001	49,692	2,574,759	1.1%	51.81
TREAS - Birmingham	Birmingham, AL	Office	2029	2014	83,676	2,442,804	1.0%	29.19
FBI - Albany	Albany, NY	Office	2035	1998	98,184	2,434,918	1.0%	24.80
DEA - Dallas Lab	Dallas, TX	Laboratory	2021	2001	49,723	2,408,771	1.0%	48.44
JUD - Charleston	Charleston, SC	Courthouse/Office	2040	1999	50,888	2,333,282	1.0%	45.85
DHA - Aurora	Aurora, CO	Office	2034	1998 / 2018	101,285	2,307,796	0.9%	22.79
DEA - Upper Marlboro	Upper Marlboro, MD	Laboratory	2022	2002	50,978	2,294,520	0.9%	45.01
FBI - Little Rock	Little Rock, AR	Office	2021	2001	101,977	2,271,725	0.9%	22.28
MEPCOM - Jacksonville	Jacksonville, FL	Office	2025	2010	30,000	2,204,537	0.9%	73.48
CBP - Savannah	Savannah, GA	Laboratory	2033	2013	35,000	2,158,730	0.9%	61.68
DOE - Lakewood	Lakewood, CO	Office	2029	1999	115,650	2,093,584	0.9%	18.10
JUD - Jackson	Jackson, TN	Courthouse/Office	2023 ⁽²⁾	1998	73,397	2,052,341	0.8%	27.96
DEA - Santa Ana	Santa Ana, CA	Office	2024	2004	39,905	1,878,451	0.8%	47.07
ICE - Otay	San Diego, CA	Office	2022 / 2026	2001	49,457	1,771,268	0.7%	35.81
NPS - Omaha	Omaha, NE	Office	2024	2004	62,772	1,767,157	0.7%	28.15
VA - Golden	Golden, CO	Office/Warehouse	2026	1996 / 2011	56,753	1,753,834	0.7%	30.90
DEA - Dallas	Dallas, TX	Office	2040	2001	71,827	1,726,977	0.7%	24.04
CBP - Sunburst	Sunburst, MT	Office	2028	2008	33,000	1,616,901	0.7%	49.00
USCG - Martinsburg	Martinsburg, WV	Office	2027	2007	59,547	1,605,912	0.7%	26.97
DEA - Birmingham	Birmingham, AL	Office	2020	2005	35,616	1,535,155	0.6%	43.10
JUD - Aberdeen	Aberdeen, MS	Courthouse/Office	2025	2005	46,979	1,488,184	0.6%	31.68
GSA - Clarksburg	Clarksburg, WV	Office	2024 ⁽²⁾	1999	63,750	1,468,544	0.6%	23.04
DEA - North Highlands	Sacramento, CA	Office	2033	2002	37,975	1,446,712	0.6%	38.10
VA - Charleston	North Charleston, SC	Warehouse	2040	2020	97,718	1,383,687	0.6%	14.16
DEA - Albany	Albany, NY	Office	2025	2004	31,976	1,350,924	0.6%	42.25
DEA - Riverside	Riverside, CA	Office	2032	1997	34,354	1,249,772	0.5%	36.38
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
ICE - Pittsburgh	Pittsburgh, PA	Office	2022 / 2023 ⁽⁷⁾	2004	25,245	800,087	0.3%	31.69
VA - Baton Rouge	Baton Rouge, LA	Outpatient Clinic	2024	2004	30,000	793,356	0.3%	26.45
JUD - South Bend	South Bend, IN	Courthouse/Office	2027	1996 / 2011	30,119	763,813	0.3%	25.36
DEA - San Diego	San Diego, CA	Warehouse	2032	1999	16,100	537,952	0.2%	33.41

Leased Operating Property Overview (Cont.)

(As of December 31, 2020, 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.)								
SSA - Mission Viejo	Mission Viejo, CA	Office	2022	2005	11,590	474,045	0.2%	40.90
DEA - Bakersfield	Bakersfield, CA	Office	2021	2000	9,800	370,497	0.2%	37.81
SSA - San Diego	San Diego, CA	Office	2032	2003	10,059	340,912	0.1%	33.89
Subtotal					7,124,814	\$ 244,012,585	99.6%	\$ 34.25
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					7,300,533	\$ 244,966,560	100.0%	\$ 33.55

⁽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 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.

Tenants

(As of December 31, 2020, unaudited)



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					
Department of Veteran Affairs ("VA")	12.7	979,979	13.3%	\$ 43,172,668	17.7%
Federal Bureau of Investigation ("FBI")	7.5	1,292,484	17.6%	40,771,826	16.7%
Drug Enforcement Administration ("DEA")	7.0	603,323	8.2%	24,531,817	10.1%
Judiciary of the U.S. ("JUD")	7.4	334,608	4.6%	12,006,443	4.9%
Food and Drug Administration ("FDA")	15.1	209,991	2.9%	11,467,739	4.7%
Environmental Protection Agency ("EPA")	5.5	241,564	3.3%	9,751,993	4.0%
Internal Revenue Service ("IRS")	10.1	236,233	3.2%	8,480,235	3.5%
U.S. Joint Staff Command ("JSC")	7.4	403,737	5.5%	8,104,091	3.3%
Immigration and Customs Enforcement ("ICE")	4.6	187,848	2.6%	7,700,050	3.1%
Bureau of the Fiscal Service ("BFS")	3.0	266,176	3.6%	6,861,460	2.8%
U.S. Citizenship and Immigration Services ("USCIS")	7.6	204,489	2.8%	6,798,166	2.8%
Federal Aviation Administration ("FAA")	2.8	194,540	2.7%	6,258,839	2.6%
Patent and Trademark Office ("PTO")	14.0	190,546	2.6%	6,170,884	2.5%
U.S. Forest Service ("USFS")	3.0	191,175	2.6%	5,987,394	2.4%
Social Security Administration ("SSA")	5.5	200,866	2.8%	5,357,141	2.2%
Federal Emergency Management Agency ("FEMA")	17.8	210,373	2.9%	4,614,143	1.9%
Customs and Border Protection ("CBP")	10.3	68,000	0.9%	3,775,631	1.5%
Department of Transportation ("DOT")	3.3	129,659	1.8%	3,737,418	1.5%
Occupational Safety and Health Administration ("OSHA")	3.1	75,000	1.0%	3,008,391	1.2%
Defense Health Agency ("DHA")	13.3	101,285	1.4%	2,307,796	0.9%
Department of Energy ("DOE")	8.6	120,496	1.7%	2,213,404	0.9%
Military Entrance Processing Command ("MEPCOM")	4.7	30,000	0.4%	2,204,537	0.9%
U.S. Department of Agriculture ("USDA")	6.6	69,440	1.0%	2,115,505	0.9%
Bureau of Indian Affairs ("BIA")	11.5	78,184	1.1%	2,010,629	0.8%
National Park Service ("NPS")	3.5	62,772	0.9%	1,767,157	0.7%
Bureau of Reclamation ("BOR")	12.3	69,518	1.0%	1,736,958	0.7%
General Services Administration - Other	4.7	54,803	0.8%	1,679,075	0.7%
U.S. Coast Guard ("USCG")	7.0	59,547	0.8%	1,605,912	0.7%
Small Business Administration ("SBA")	1.2	42,835	0.6%	1,335,628	0.5%

Tenants (Cont.)

(As of December 31, 2020, unaudited)



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. Army Corps of Engineers ("ACOE")	4.1	39,320	0.5%	1,081,097	0.4%
Health Resources and Services Administration ("HRSA")	19.6	27,569	0.4%	838,276	0.3%
National Oceanic and Atmospheric Administration ("NOAA")	2.1	25,612	0.4%	799,198	0.3%
Bureau of Alcohol, Tobacco, Firearms and Explosives ("ATF")	4.2	21,342	0.3%	779,810	0.3%
U.S. Attorney Office ("USAO")	3.1	6,408	0.1%	147,604	0.1%
Office of the Field Solicitor ("OFC")	12.3	4,526	0.1%	113,085	0.0%
Office of the Special Trustee for American Indians ("OST")	12.3	3,359	0.0%	83,927	0.0%
U.S. Marshals Service ("USMS")	6.1	1,054	0.0%	48,361	0.0%
Department of Labor ("DOL")	3.1	1,004	0.0%	23,125	0.0%
U.S. Probation Office ("USPO")	3.1	452	0.0%	10,419	0.0%
Subtotal	8.3	7,040,117	96.4%	\$ 241,457,832	98.5%
Private Tenants					
Other Private Tenants	2.1	41,445	0.6%	\$ 1,199,149	0.5%
Providence Health & Services	4.7	21,643	0.3%	725,079	0.3%
We Are Sharing Hope SC	0.7	21,609	0.3%	630,525	0.3%
United Technologies (Pratt & Whitney)	3.0	105,641	1.4%	543,818	0.2%
Lummus Corporation	7.6	70,078	1.0%	410,157	0.2%
Subtotal	4.0	260,416	3.6%	\$ 3,508,728	1.5%
Total / Weighted Average	8.2	7,300,533	100.0%	\$ 244,966,560	100.0%

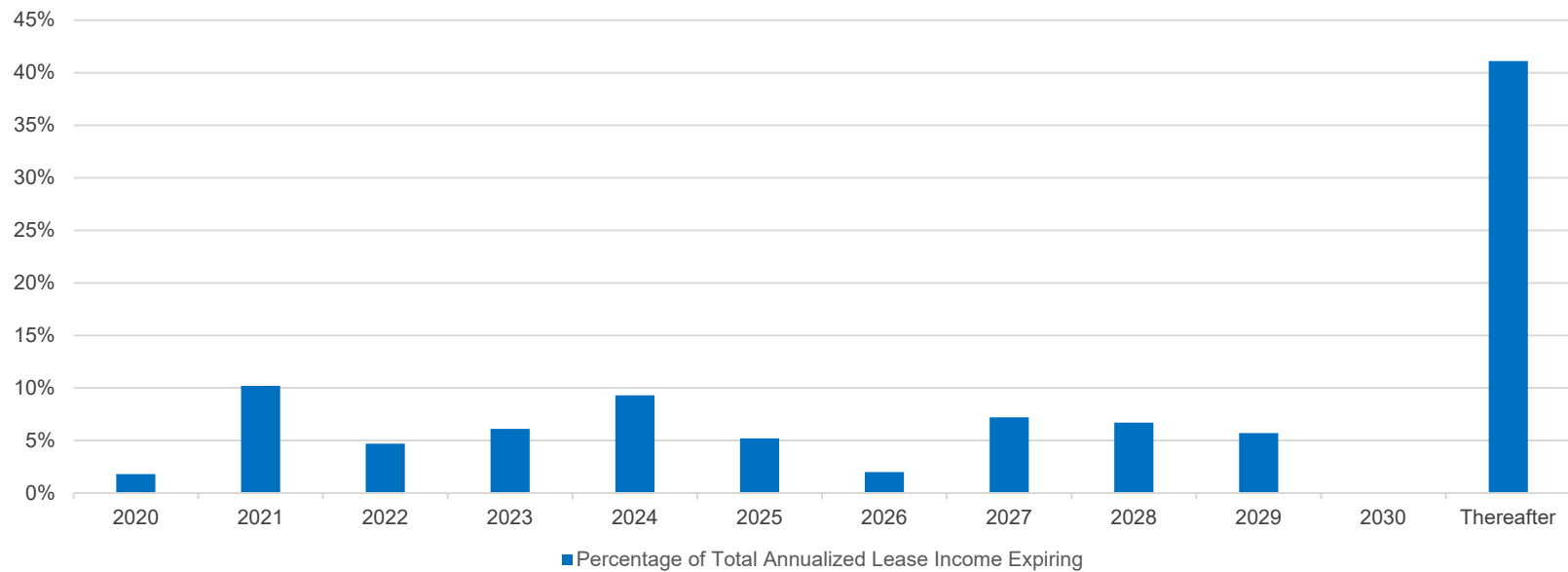
⁽¹⁾Weighted based on leased square feet.

Lease Expirations

(As of December 31, 2020, 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
2020	3	90,835	1.2%	4,376,151	1.8%	48.18
2021	12	818,513	11.2%	25,010,373	10.2%	30.56
2022	10	282,083	3.9%	11,524,521	4.7%	40.86
2023	12	502,538	6.9%	14,823,900	6.1%	29.50
2024	10	727,374	10.0%	22,767,700	9.3%	31.30
2025	12	371,827	5.1%	12,655,165	5.2%	34.04
2026	3	157,011	2.2%	4,873,639	2.0%	31.04
2027	6	495,529	6.8%	17,523,522	7.2%	35.36
2028	8	783,003	10.7%	16,388,769	6.7%	20.93
2029	5	493,794	6.8%	13,859,459	5.7%	28.07
2030	-	-	0.0%	-	0.0%	-
Thereafter	29	2,578,026	35.2%	101,163,361	41.1%	39.24
Total / Weighted Average	110	7,300,533	100.0%	\$ 244,966,560	100.0%	\$ 33.55



Summary of Re/Development Projects

(As of December 31, 2020, 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	\$ 27,969	2Q 2023	2Q 2023
Total			162,000		\$ 27,969		

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.