

# OFFICE PROPERTIES INCOME TRUST

(Nasdaq: OPI)



OFFICE PROPERTIES  
INCOME TRUST

OPI is a REIT focused on owning and leasing office properties primarily to single tenants and those with high-quality credit characteristics.

OPI owns \$6.1 billion in assets that include 178 office properties leased primarily to single tenants, including the Federal government, located in 33 states and Washington, D.C.

Our business strategy incorporates a focus on sustainable approaches to operating our properties in a manner that benefits our shareholders, tenants and the communities in which we are located.

Further details can be found in The RMR Group's [2021 Sustainability Report](#).

## DUE DILIGENCE PROCESS

We seek to invest capital in our properties that both improves environmental performance and enhances asset value. During the acquisition of properties, RMR assesses, among other things, environmental sustainability opportunities and physical and policy driven climate-related risks as part of the due diligence process.

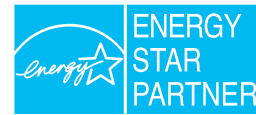


## ENVIRONMENTAL HIGHLIGHTS

### CERTIFICATIONS/AWARDS



**Green Lease  
Leader Gold**



**2020-2022  
ENERGY STAR®  
Partner of the Year,  
Sustained Excellence**



**47 Properties  
7,421,861 Sq. Ft.**



**39 Properties  
6,242,919 Sq. Ft.**

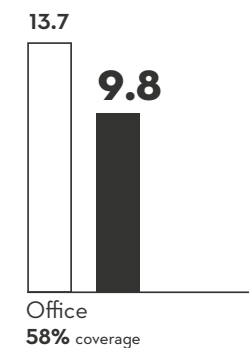


**37 Properties  
5,185,692 Sq. Ft.**

### PERFORMANCE □ 2019 (baseline) ■ 2021

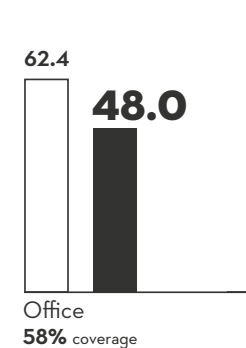
#### GHG Emissions Intensity

lbs. CO<sub>2</sub>e/sq. ft.



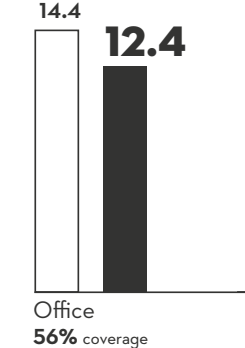
#### Energy Intensity

kBtu/sq. ft.



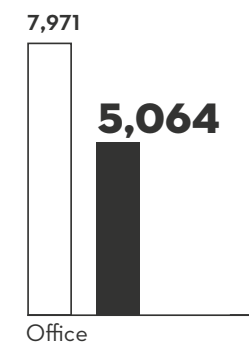
#### Water Intensity

gallons/sq. ft.



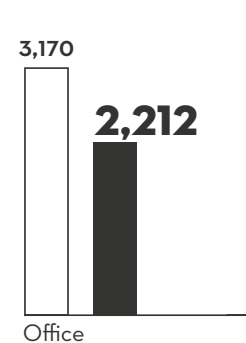
#### Waste Generated

short tons



#### Waste Diverted

short tons



### ACTIVE ENVIRONMENTAL PROGRAMS

- Zero Emissions Promise
- Real-time energy monitoring
- Annual energy competitions
- Green building certifications
- Energy/water benchmarking
- Energy efficiency and sustainable capital projects

## SOCIAL HIGHLIGHTS

We have no employees of our own. We rely on our manager, RMR, to hire, train and develop a workforce that meets the needs of our business, contributes positively to our society and helps reduce our impact on the natural environment. RMR's Sustainability Report can be found [here](#).

Board diversity and company recognition highlights include the following:

**11%** Underrepresented Community  
**44%** Women

### DIVERSITY HIGHLIGHTS

*Woman as Lead Independent Trustee*

### HONORS HIGHLIGHTS

*The Boston Business Journal Middle Market Leaders 2021, 2022*

For more information on RMR's social and environmental programs, see **THE 2021 RMR ANNUAL SUSTAINABILITY REPORT**

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## TASK FORCE ON CLIMATE-RELATED FINANCIAL DISCLOSURES (TCFD)

Our existing business practices are intended to align with the TCFD framework across both physical and transition risks and opportunities. For more information on our approach to climate risks and opportunities, please see the 2021 Sustainability Report of our manager, RMR LLC.

DISCLOSURE	DISCLOSURE RESPONSE
<b>GOVERNANCE</b>	
a) Describe the board's oversight of climate-related risks and opportunities.	Good Governance - ESG Oversight, page 11 Good Governance - Risk Management and Compliance, page 13 <a href="#">2022 Proxy Statement</a> - Our Board's Role in Oversight of Risk Management, pages 4-6
b) Describe management's role in assessing and managing climate-related risks and opportunities.	Environmental Leadership - Alignment with TCFD Framework, page 24 Good Governance - ESG Oversight, page 11 Good Governance - RMR Acquisitions Sustainability Overview, page 12
<b>STRATEGY</b>	
a) Describe the climate-related risks and opportunities the organization has identified over the short, medium, and long term.	Physical and transitional risks vary by asset type and geographical location. Both climate events and local, state and federal policy developments are monitored for portfolio impact. Programs are deployed where risks and opportunities exist. Physical risk review is coordinated with property insurance brokers.  Transition Risks: <ul style="list-style-type: none"> <li>Energy disclosure regulations</li> <li>Energy and emissions regulations</li> <li>Water disclosure regulations</li> <li>Carbon pricing</li> <li>More stringent building codes</li> <li>Market-driven/tenant interests</li> <li>Reputational risks</li> </ul> Physical Risks: <ul style="list-style-type: none"> <li>Storm surge and frequency</li> <li>Sea level rise</li> <li>Hail storm</li> <li>Convective storm</li> <li>Wildfire</li> <li>Heat stress and drought stress</li> <li>Inland riverine and coastal flooding</li> </ul> Environmental Leadership - Alignment with TCFD Framework, page 24 <a href="#">2021 Form 10-K Annual Report</a> - Item 1A. Risk Factors, pages 18-27
b) Describe the impact of climate-related risks and opportunities on the organization's businesses, strategy, and financial planning.	Environmental Leadership - Alignment with TCFD Framework, page 24 <a href="#">2021 Form 10-K Annual Report</a> - Item 1A. Risk Factors, pages 18-27
c) Describe the resilience of the organization's strategy, taking into consideration different climate-related scenarios, including a 2°C or lower scenario.	Environmental Leadership - Alignment with TCFD Framework, page 24 <a href="#">2021 Form 10-K Annual Report</a> - Item 1A. Risk Factors, pages 18-27

DISCLOSURE	DISCLOSURE RESPONSE
<b>RISK MANAGEMENT</b>	
a) Describe the organization's processes for identifying and assessing climate-related risks.	Good Governance - RMR Acquisitions Sustainability Overview, page 12 Good Governance - Risk Management and Compliance, page 13 <a href="#">2022 Proxy Statement</a> - Sustainability, pages 2-3
b) Describe the organization's processes for managing climate-related risks.	<ul style="list-style-type: none"> <li>Action plans and programs are developed and implemented where risks and opportunities exist.</li> <li>Technology is deployed to help manage programs.</li> <li>Team members are trained to execute plans and track metrics and targets.</li> <li>Operational activities at regional and property levels keep risk and opportunity awareness high.</li> </ul> Good Governance - Risk Management and Compliance, page 13 <a href="#">2022 Proxy Statement</a> - Sustainability, pages 2-3
c) Describe how processes for identifying, assessing, and managing climate-related risks are integrated into the organization's overall risk management.	Good Governance - RMR Acquisitions Sustainability Overview, page 12 Good Governance - Risk Management and Compliance, page 13 Environmental Leadership - Alignment with TCFD Framework, page 24
<b>METRICS AND TARGETS</b>	
a) Disclose the metrics used by the organization to assess climate-related risks and opportunities in line with its strategy and risk management process.	Environmental Leadership - Greenhouse Gas Emissions and Climate Change, pages 20-21 Environmental Leadership - Energy Management, page 22 Environmental Leadership - Water and Waste Management, page 23 Appendices F to J, pages 43-49
b) Disclose Scope 1, Scope 2, and, if appropriate, Scope 3 greenhouse gas (GHG) emissions, and the related risks.	Appendices F to J, pages 43-49
c) Describe the targets used by the organization to manage climate-related risks and opportunities and performance against targets.	Environmental Leadership - At a Glance, page 18 Environmental Leadership - Greenhouse Gas Emissions and Climate Change, pages 20-21

## SUSTAINABILITY ACCOUNTING STANDARDS BOARD (SASB)

The following disclosures are informed by the guidance of the Sustainability Accounting Standards Board (SASB) Industry Standard for Real Estate Version 2018-10. To the extent an accounting metric, as defined by the SASB Standard, is not applicable to our portfolio or data to report on the applicable accounting metric is not available to us, we have not made any disclosure.

For the following disclosures, our properties are considered a single subsector property type ("office"), consistent with how these properties and our operating results are presented in our other Securities and Exchange Commission (SEC) filings. The information presented is as of December 31, 2021, unless otherwise noted. Additionally, for all sustainability accounting metrics, Same Property includes properties we owned continuously since January 1, 2020 and excludes properties classified as held for sale and properties undergoing significant redevelopment, if any, and three properties owned by two unconsolidated joint ventures in which we own 51% and 50% interests.

SASB CODE	TOPIC	2021 RESPONSE
<b>ENERGY MANAGEMENT</b>		
IF-RE-130a.1	Energy consumption data coverage as a percentage of total floor area, by property subsector	57.7%
IF-RE-130a.2	(1) Total energy consumed by portfolio area with data coverage, (2) percentage grid electricity, and (3) percentage renewable, by property subsector	(1) 679,237 GJ; (2) 0%; (3) 89%
IF-RE-130a.3	Like-for-like percentage change in energy consumption for the portfolio area with data coverage, by property subsector	-5.4%
IF-RE-130a.4	Percentage of eligible portfolio that (1) has an energy rating and (2) is certified to ENERGY STAR, by property subsector	(1) 46.3%; (2) 36.3%
IF-RE-130a.5	Description of how building energy management considerations are integrated into property investment analysis and operational strategy	See 2022 Proxy Statement
<b>WATER MANAGEMENT</b>		
IF-RE-140a.1	Water withdrawal data coverage as a percentage of (1) total floor area and (2) floor area in regions with High or Extremely High Baseline Water Stress, by property subsector	(1) 56.3%; (2) 58.6%
IF-RE-140a.2	(1) Total water withdrawn by portfolio area with data coverage and (2) percentage in regions with High or Extremely High Baseline Water Stress, by property subsector	(1) 177.89 km <sup>3</sup> ; (2) 28.8%
IF-RE-140a.3	Like-for-like percentage change in water withdrawn for portfolio area with data coverage, by property subsector	5.2%
IF-RE-140a.4	Description of water management risks and discussion of strategies and practices to mitigate those risks	See 2022 Proxy Statement
<b>MANAGEMENT OF TENANT SUSTAINABILITY IMPACTS</b>		
IF-RE-410a.3	Discussion of approach to measuring, incentivizing, and improving sustainability impacts of tenants	See 2022 Proxy Statement
<b>CLIMATE CHANGE ADAPTATION</b>		
IF-RE-450a.1	Area of properties located in 100-year flood zones, by property subsector	1,198,001 sq. ft.
IF-RE-450a.2	Description of climate change risk exposure analysis, degree of systematic portfolio exposure, and strategies for mitigating risks	See 2022 Proxy Statement
<b>ACTIVITY METRIC</b>		
IF-RE-000.A	Number of assets, by property subsector	178
IF-RE-000.B	Leasable floor area, by property subsector	23,271,067 sq. ft.
IF-RE-000.C	Percentage of indirectly managed assets, by property subsector	27.3%

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## OPI 2021 CERTIFIED PROPERTIES

ADDRESS	SQ. FT.	LEED CERTIFIED	BOMA 360	ENERGY STAR® CERTIFIED
603 San Juan Avenue, Stockton, CA	22,012	SILVER	BOMA 360	
1185 South Vinnell Way, Boise, ID	30,401		BOMA 360	ENERGY STAR
711 S 14th Avenue, Safford, AZ	36,139		BOMA 360	
1 Corporate Boulevard, Atlanta, GA	37,554		BOMA 360	ENERGY STAR
2430 Stevens Center Place, Richland, WA	47,238		BOMA 360	ENERGY STAR
11411 E. Jefferson Avenue, Detroit, MI	55,966	GOLD	BOMA 360	ENERGY STAR
2020 S. Arlington Heights, Arlington Heights, IL	57,770	GOLD	BOMA 360	ENERGY STAR
1249 South Vinnell Way, Boise, ID	59,696		BOMA 360	
15451 North 28th Avenue, Phoenix, AZ	66,743		BOMA 360	
8900 Grand Oak Circle, Tampa, FL	67,916	GOLD	BOMA 360	
7401 West Mansfield Avenue, Lakewood, CO	70,884		BOMA 360	ENERGY STAR
7201 West Mansfield Avenue, Lakewood, CO	71,208		BOMA 360	ENERGY STAR
11 Corporate Boulevard, Atlanta, GA	90,565	SILVER	BOMA 360	ENERGY STAR
1387 South Vinnell Way, Boise, ID	90,855		BOMA 360	ENERGY STAR
25 Newport Avenue Extension, Quincy, MA	92,549		BOMA 360	ENERGY STAR
2420 Stevens Center Place, Richland, WA	92,914		BOMA 360	ENERGY STAR
4560 Viewridge Road, San Diego, CA	93,177		BOMA 360	ENERGY STAR
12 Corporate Boulevard, Atlanta, GA	99,084		BOMA 360	ENERGY STAR
3600 Wiseman Boulevard, San Antonio, TX	99,986		BOMA 360	
5353 Yellowstone Road, Cheyenne, WY	106,107	GOLD	BOMA 360	ENERGY STAR
45600 Woodland Road, Sterling, VA	109,751	GOLD	BOMA 360	
45610 Woodland Road, Sterling, VA	111,244	GOLD	BOMA 360	ENERGY STAR
75 Pleasant Street, Malden, MA	125,521	PLATINUM	BOMA 360	ENERGY STAR
540 Gaither Road, Rockville, MD	130,820	GOLD	BOMA 360	ENERGY STAR
2400 Yorkmont Road, Charlotte, NC	133,147		BOMA 360	
7850 Southwest 6th Court, Plantation, FL	135,819	GOLD	BOMA 360	ENERGY STAR
2300 Yorkmont Road, Charlotte, NC	150,892		BOMA 360	
8 Corporate Boulevard, Atlanta, GA	151,252		BOMA 360	ENERGY STAR
915 L Street, Sacramento, CA	163,840	GOLD	BOMA 360	ENERGY STAR
12795 West Alameda Parkway, Lakewood, CO	166,745	GOLD	BOMA 360	ENERGY STAR
7958 South Chester Street, Centennial, CO	167,917		BOMA 360	
530 Gaither Road, Rockville, MD	214,805	PLATINUM	BOMA 360	ENERGY STAR
400 South Jefferson Street, Chicago, IL	247,716	GOLD	BOMA 360	ENERGY STAR
351, 401, 501 Elliott Ave West, Seattle, WA	299,643		BOMA 360	
801 K Street, Sacramento, CA	338,410	PLATINUM	BOMA 360	ENERGY STAR
16001 North Dallas Parkway, Addison, TX	553,799		BOMA 360	
2555 Grand Boulevard, Kansas City, MO	595,607	GOLD	BOMA 360	ENERGY STAR
701 Clay Road, Waco, TX	138,608			ENERGY STAR
251 Causeway Street, Boston, MA	141,453	SILVER		ENERGY STAR
5000 Corporate Court, Holtsville, NY	264,482			ENERGY STAR
6325 Digital Way, Indianapolis, IN	140,231	SILVER		ENERGY STAR

ADDRESS	SQ. FT.	LEED CERTIFIED	BOMA 360	ENERGY STAR® CERTIFIED
6650 Telecom Drive, Indianapolis, IN	141,466	SILVER		ENERGY STAR
4600 25th Avenue, Salem, OR	233,358			ENERGY STAR
10b Airline Drive, Colonie, NY	64,361			ENERGY STAR
180 Ted Turner Drive SW, Atlanta, GA	90,688	GOLD		ENERGY STAR
7125 Industrial Road, Florence, KY	167,939			ENERGY STAR
10949 N. Mather Boulevard, Rancho Cordova, CA	93,807	GOLD		ENERGY STAR
4344 Carmichael Road, Montgomery, AL	49,370	SILVER		ENERGY STAR
9960 Mayland Drive, Richmond, VA	173,932			ENERGY STAR
11020 Sun Center Drive, Rancho Cordova, CA	82,896	GOLD		ENERGY STAR
1211 Connecticut Avenue, NW, Washington, DC	132,690			ENERGY STAR
840 First Street, NE, Washington, DC	253,164	GOLD		ENERGY STAR
1401 K Street, NW, Washington, DC	123,914			ENERGY STAR
1775 Wiehle Avenue, Reston, VA	129,982			ENERGY STAR
860 Greenbrier Circle, Chesapeake, VA	86,165			ENERGY STAR
870 Greenbrier Circle, Chesapeake, VA	85,597			ENERGY STAR
10320 Little Patuxent Parkway, Columbia, MD	140,439	GOLD		ENERGY STAR
1415 West Diehl Road, Naperville, IL	724,651			ENERGY STAR
1000 West Fulton Market, Chicago, IL	544,617	PLATINUM		ENERGY STAR
6510 Telecom Drive, Indianapolis, IN	152,227	SILVER		
1224 Hammond Drive NE, Atlanta, GA	346,434	SILVER		
65 Bowdoin Street, S. Burlington, VT	26,609	SILVER		
711 S 14th Avenue, Safford, AZ	36,139	SILVER		
5000 Corporate Court, Holtsville, NY	264,482	SILVER		
440 First Street, NW, Washington, DC	141,576	PLATINUM		
600 West Peachtree Street NW, Atlanta, GA	375,952	GOLD		
3201 Jermantown Road, Fairfax, VA	183,529	GOLD		
520 Gaither Road, Rockville, MD	139,120	GOLD		
51 Rio Robles Drive, San Jose, CA	60,566	GOLD		
77 Rio Robles Drive, San Jose, CA	68,243	GOLD		
11050 West Liberty Drive, Milwaukee, WI	29,297	CERTIFIED		

	Sq. Ft.
47 ENERGY STAR® Certified Properties	7,421,861
39 LEED Certified Properties	6,242,919
37 BOMA 360 Certified Properties	5,185,692