WILLIAM WARREN GROUP

IMPACT REPORT 2025

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About this Report

Our third Impact Report highlights our approach and progress for material sustainability, social risks, and opportunities with a portfolio of full-service self-storage properties in the United States (U.S.). This report includes SASB disclosures and performance tables with key environmental, social, and governance ("ESG") metrics. This report includes environmental and social performance data as of December 31, 2025, unless otherwise noted. This report is current as of June 1, 2026, data as of year-end 2025.

Please direct your questions and/or comments to impact@williamwarren.com

"Across our environmental, social, and community efforts, 2025 was a year of deepening commitments and sharpening execution."

Clark Porter
President

I am pleased to share our 3rd Annual Impact Report. This year reflects continued momentum across the business. We achieved notable progress in reducing emissions and water use, alongside flat performance in energy use that reflects the natural pace of this work. Across our environmental, social, and community efforts, 2025 was a year of deepening commitments and sharpening execution.

Progress toward our environmental goals continued across the portfolio in 2025. We advanced seven solar projects, building on the renewable energy foundation we've established. We remain committed to expanding clean energy generation and look forward to carrying that momentum into 2026 and beyond. Complementing this progress, we're proud to report continued improvement in our GRESB scores across both our standing investments and development portfolios. This year-over-year progress reflects the meaningful steps we're taking to advance environmental, social, and governance principles across our portfolio. We believe in the power of transparency and continue to use GRESB as a guiding framework to measure, refine, and elevate our sustainability efforts for years to come.

Beyond our environmental initiatives and governance progress, our commitment to the community remained equally strong. Our StorQuest for a Cause program had an exceptional year, deepening our partnerships with The Bay Foundation, Life Rolls On, Miami Waterkeeper, and True Companions. Together, these organizations reflect the breadth of causes our communities care about, from ocean and watershed health to inclusive, resilient communities built through adaptive sports and animal welfare, and we're proud to support their work. As of year-end 2025, our cumulative contributions through the program continue to grow, advancing environmental and social impact in the communities where we live and operate.

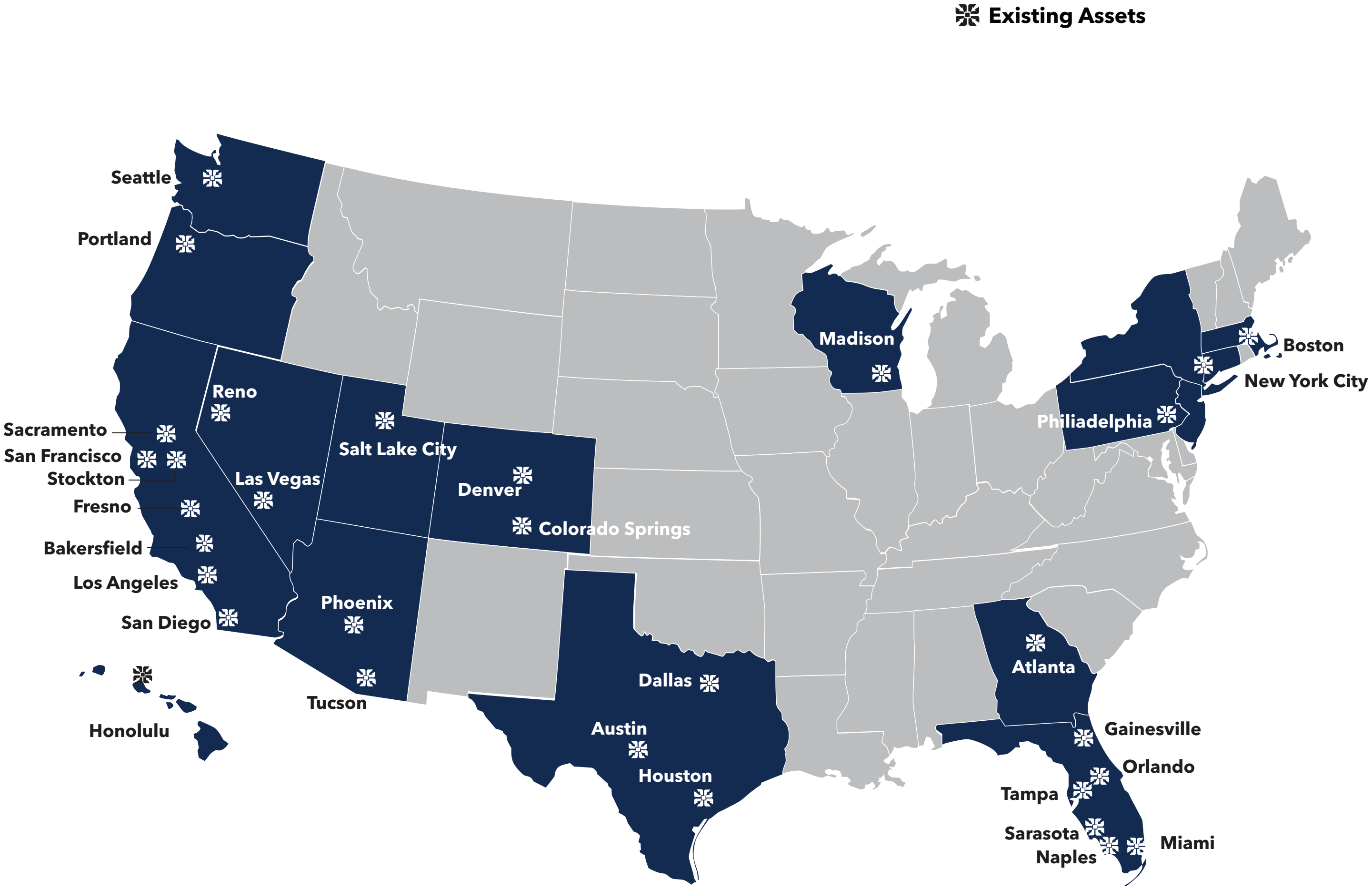
We understand that there is still much work ahead. Our approach, rooted in asset resilience, a thriving workforce, and transparent accountability, has not changed. What has changed is how much more we now believe we can achieve. I am proud of what this team has built, and energized by what we will accomplish next.

16
States

250+
Facilities

16M
Net Rentable Square Feet

176K
Units



The William Warren Group (WWG), which describes the William Warren Properties, Inc. (WWP) entity and the StorQuest brand and stores, is a privately held, entrepreneurial real estate development, acquisition, and property management company based in Santa Monica, California. Since our inception in 1994, we've focused on investments in major metro markets across the U.S. that offer significant cash flow, revenue growth, and long-term capital appreciation opportunities. We take exceptional customer service to new heights, introduce progressive thinking and technology to the market, and maximize profitability for investors — all within a fun and inspiring team environment.

StorQuest® Self Storage is a registered trademark of WWP and the operating brand of our self-storage business vertical. When you tap into StorQuest, you're tapping into the power of a different kind of brand family. The StorQuest brands deliver best-in-class support, amenities, and simple, easy- to-use technology,
all built on a foundation of guest-centric service

SUSTAINABILITY APPROACH

WWG is committed to delivering long-term value for our stakeholders through practices that minimize our environmental impact, prioritize the well-being of our people and communities, and foster innovation in our business operations.

Environmental

- Asset resilience
- Environmental stewardship
- Responsible operations
- Smart development

Social

- Commitment to people and community
- Thriving workforce
- Health and safety
- StorQuest for a Cause

Governance

- Transparency and accountability
- Voluntary ESG reporting
- Sustainability Committee
- UN SDGs

This mural at Honolulu's South Street was created by artist Kamea Hadar, founder and director of POW! WOW! Worldwide. The piece depicts an I'iwi bird (Honeycreeper), a beloved native Hawaiian species prized for its red feathers—historically used in royal capes and headpieces without harming the birds. We are proud to have this artwork on our building, celebrating both native Hawaiian culture and the vibrant local arts community.

Environmental Metrics

-14.77% **EMISSIONS INTENSITY** 0.00044 MTCO2e/sq ft vs. 2022 baseline*	-5.29% **ENERGY INTENSITY** 1.52 kWh/sq ft vs. 2022 baseline*vs. 2022 baseline*	-46% **WATER INTENSITY** 0.0027 kgals/sq ft vs. 2022 baseline*
2.93 GWH **TOTAL SOLAR ENERGY** Produced Since 2021	$10M **INVESTED IN SOLAR** 23% of portfolio solar-powered	58,000 MT **CARBON CREDITS RETIRED** Net Neutral Since 2021

*Using data from a stable same store group consisting of 152 stores.

Social Metrics

57% Female
43% Male

WORKFORCE BY GENDER

24% Gen Z
38% Millennials
25% Gen X
12% Boomers

WORKFORCE BY GENARTION

$500K+

DONATED THROUGH STORQUEST FOR A CAUSE SINCE 2019

36% Female
64% Male

LEADERSHIP BY GENDER

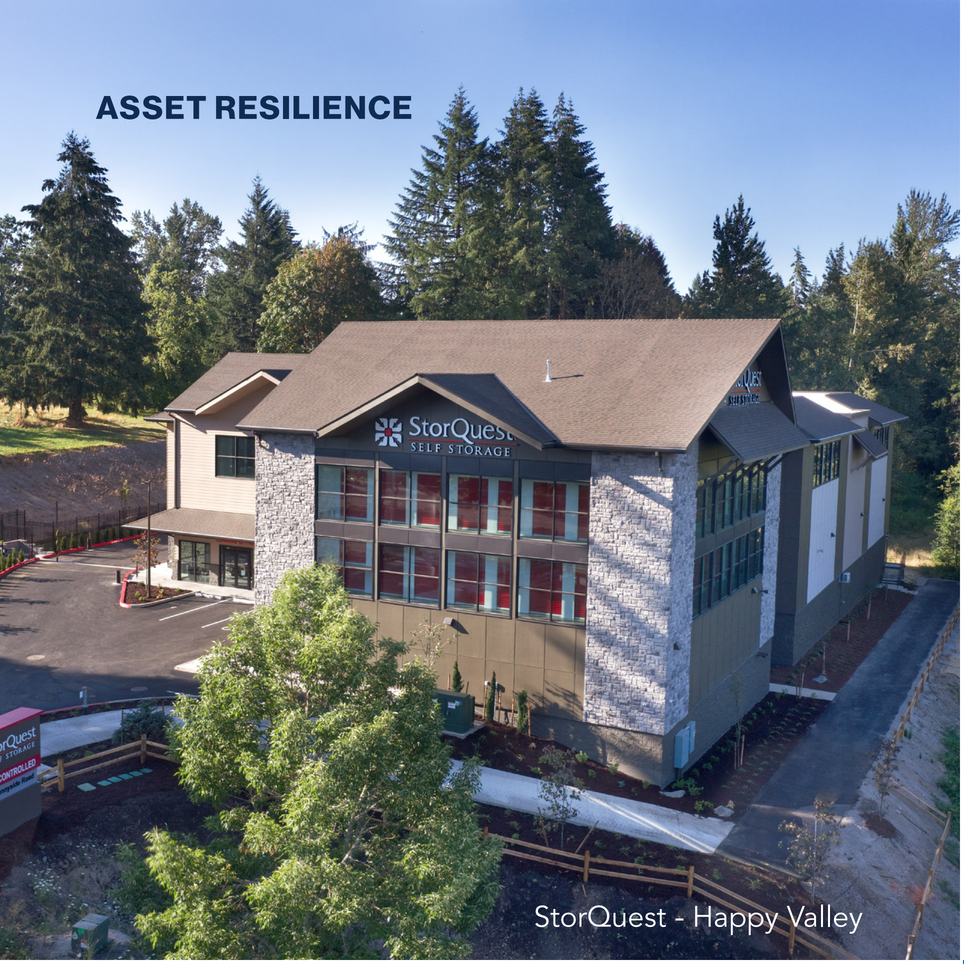
0.6%	American Indian /Alaska Native
7.6%	Asian
9.2%	Black /African American
27.2%	Hispanic/Latino
2.6%	Native Hawaiian /Pac. Islander
6.8%	Biracial (not Hispanic/Latino)
44.9%	White

WORKFORCE BY RACE AND ETHNICITY

113

CORPORATE VOLUNTEER HOURS

*Using data from a stable same store group consisting of 152 stores.



StorQuest - Happy Valley

Responsible Operations and Smart Development

At WWG, we aim to reduce energy consumption while maintaining a high level of service for our customers. All new developments are equipped with energy-efficient LED lighting and high-performance equipment, while existing properties are retrofitted to meet the same standards. Energy audits and long-term capital planning guide efficient upgrades to building systems, reducing both operating costs and energy use. Ongoing data monitoring helps us identify new opportunities for efficiency and further carbon reduction.

Effective water management is another critical pillar of our operational sustainability strategy. Through water assessments and data analysis, we prioritize water stewardship at sites facing the highest levels of water risk or stress. Continuous monitoring enables the rapid detection and repair of leaks, while water-efficient drip irrigation systems and native, drought-tolerant landscaping are implemented wherever feasible to minimize water use further.

Environmental Stewardship

Through a rigorous due diligence process and full compliance with local regulatory requirements, WWG evaluates the environmental impact of every new development and acquisition. During construction, contractors follow strict guidelines to manage waste and reduce pollution properly. Concrete, metal, wood, and other construction materials are carefully sorted and diverted from landfills through established recycling programs.

We also take proactive steps to protect local ecosystems, ensuring construction activities do not negatively impact nearby water sources or wildlife. Erosion control measures are implemented to prevent soil runoff, while dust control procedures help minimize air pollution. Our commitment to sustainable construction practices ensures each project is built with minimal environmental disruption, supporting our broader goal of environmental stewardship.

StorQuest - Carefree

Los Angeles Business Journal
BEST
Places to Work 2025

Thriving Workforce

We are proud of the culture we have built at the William Warren Group—one that fosters diversity of talent, equity of opportunity, and a passion for making a difference in the communities we serve. Our people are at the core of our success, and we are committed to building a diverse talent pipeline while ensuring that working at WWG and StorQuest is an inclusive, growth-focused experience for all. This commitment was recognized when WWG was named one of the LA Business Journal's Best Places to Work 2025.

Our family-oriented ethos of mutual respect and collaboration comes to life through our Culture Committee, which brings teams together through company-wide managers' meetings, holiday parties, beach cleanups, wellness sessions, and community volunteer activities. Serving as a bridge between leadership and employees at every level and location, the committee ensures these opportunities reach our entire organization. District Managers extend this culture to the store level with team-building activities and annual district-wide holiday celebrations, creating meaningful connection and shared learning across the company.

Employee Health and Safety

The safety of our employees is of the utmost importance. We maintain a comprehensive Accident Prevention & Safety Manual that reflects and communicates our proactive approach to safety. The manual complies with all applicable laws and regulations, including those established by OSHA, EPA, DOT, and other federal, state, and local agencies. Regular updates and employee training ensure that safety remains embedded in our day-to-day operations.

Corporate Volunteering

In 2025, employees at our corporate offices volunteered over 113 hours in our local community. We partnered with The Bay Foundation to plant native species along the Santa Monica coastline, The Westside Food Bank to pack food boxes for those in need, and Life Rolls On to help adaptive surfers ride the waves.

StorQuest For A Cause

Through our StorQuest for a Cause program, we proudly partner with a range of nonprofit organizations focused on environmental protection and social well-being. Every time a customer rents a new unit at one of our stores, we donate $1 to these initiatives. This year we were proud to have partnered with The Bay Foundation, Life Rolls On, Miami Water Keeper, The Westside Food Bank and True Companions.

Reporting

At WWG, we are committed to voluntary reporting of our ESG commitments to drive improved performance and accountability. We participate in the Global Real Estate Sustainability Benchmark (GRESB) and have aligned many of our sustainability strategies with the United Nations Sustainable Development Goals (UN SDGs). As active members of the Urban Land Institute (ULI) and the Self Storage Association (SSA), we continually incorporate industry best practices for sustainable operations and responsible management.

Sustainability Committee

Our Sustainability Committee serves as the driving force behind identifying and implementing ESG and sustainability opportunities across WWG. Comprised of cross-departmental executive leaders, the committee works to communicate sustainability goals and integrate them into the overall business strategy. Their leadership ensures that ESG priorities are embedded in decision-making at every level of the organization.

GRESB

SUSTAINABLE DEVELOPMENT GOALS

StorQuest - Ronkonkoma

Table 1. Sustainability Disclosure Topics & Metrics

METRIC	CATEGORY	UNIT OF MEASUREMENT	CODE	2025 REPORT DATA
ENERGY MANAGEMENT				
Energy consumption data coverage as a percentage of total floor area, by property sector	Quantitative	Percentage (%) by floor area	IF-RE-130a.1	100%
(1) Total energy consumed by portfolio area with data coverage, (2) percentage grid electricity and (3) percentage renewable, by property sector	Quantitative	Gigajoules (GJ), Percentage (%)	IF-RE-130A.2	1) 17,370,415 KWH 2) 85.71% 3) 17%
Like-for-like percentage change in energy consumption for the portfolio area with data coverage, by property sector	Quantitative	Percentage (%)	IF-RE-130A.3	0.71%
Percentage of eligible portfolio that (1) has an energy rating and (2) is certified to ENERGY STAR, by property sector	Quantitative	Percentage (%) by floor area	IF-RE-130A.4	Not relevant. Self-Storage facilities are not currently eligible for Energy Star ratings.
Description of how building energy management considerations are integrated into property investment analysis and operational	Discussion and Analysis	n/a	IF-RE-130A.5	During the due diligence process of either an acquisition or development project, WWG evaluates the historical water, energy, and waste consumption to determine if, and what, more sustainable options are available that will enhance the value of the project. Continued monitoring allows WWG to assess if additional measures are necessary to reduce energy consumption.
WATER MANAGEMENT				
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 sector	Quantitative	Percentage (%) by floor area	IF-RE-140a.1	1) 100% 2) 100%
(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	Quantitative	Thousand cubic metres (m3), Percentage (%)	IF-RE-140a.2	1) 121,838 (m3) 2) Extremely High 68%; High 16%
Like-for-like percentage change in water withdrawn for portfolio area with data coverage, by property sector	Quantitative	Percentage (%)	IF-RE-140a.3	6%
Description of water management risks and discussion of strategies and practices to mitigate those risks	Discussion and Analysis	n/a	IF-RE-140a.4	WWG has developed processes for climate change risk analysis, which strategies and practices to mitigate those risks Analysis include conducting portfolio-wide climate risk assessments that are inclusive of drought, severe storms, extreme rain, and flood-related risks. As the severity level is evaluated, WWG implements best practices to mitigate against the effects of climate-related risks, including flooding and stormwater enhancements, water efficiency retrofits, and conservation efforts.

Table 1. Sustainability Disclosure Topics & Metrics (Cont.)

METRIC	CATEGORY	UNIT OF MEASUREMENT	CODE	2025 REPORT DATA
MANAGEMENT OF TENANT SUSTAINABILITY IMPACTS				
(1) Percentage of new leases that contain a cost recovery clause for resource efficiency-related capital improvements and (2) associated leased floor area, by property sector	Quantitative	Percentage (%) by floor area, Square metres (m2)	IF-RE-410a.1	Not relevant. Our facilities are landlord (StorQuest) controlled; management of sustainability impacts are at the entity and asset level, rather than tenant level.
Percentage of tenants that are separately metered or submetered for (1) grid electricity consumption and (2) water withdrawals, by property sector	Quantitative	Percentage (%) by floor area	IF-RE-410a.2	
Discussion of approach to measuring, incentivising and improving sustainability impacts of tenants	Discussion and Analysis	n/a	IF-RE-410a.3	
CLIMATE CHANGE ADAPTATIONS				
Area of properties located in 100-year flood zones, by property sector (m2)	Quantitative	Square metres	IF-RE-450a.1	67,642.52 m2
Description of climate change risk exposure analysis, degree of systematic portfolio exposure, and strategies for mitigating risks	Discussion and Analysis	n/a	IF-RE-450a.2	WWG has developed a process for climate change risk analysis that includes identifying material risks and risk tolerance, and evaluating current mitigation strategies and gaps. Mitigation strategies include preventive maintenance and other structural property enhancements help guard against climate and weather-related risks.

Table 3. Stakeholder Engagement

	Workforce	Customers	Investors	Communities	Industry Groups/ Associations
Relevant Topics	• Employee Benefits • Employee Health and Safety • Diversity, Equity, and Inclusion Initiatives • Training, Compensation, Career Growth	• Customer Service Satisfaction • Information Security • Responsible Business Practices • Operational Quality	• Revenue Growth and Profitability • Occupancy • Development Progress • Transparency • ESG reporting	• Social Participation and Sponsorship • Economic Benefits • Responsible Waste Disposal of Contractors	• Sustainable Management • GHG Emissions Commitments • Innovation Management
Method of Engagement	• Engagement Survey • Employee Services Portal • Internal Email Announcements • Monthly Newsletter • Quarterly Internal All Hands Meetings	• Company Website (williamwarrengroup.com and storquest.com) • Social Media (YouTube, Instagram, LinkedIN) • Customer Move-in and Move-out surveys • In-store Communications	• Quarterly Performance and Management Reports • Investor Portal • Asset Management Communication • Quarterly Newsletter	• StorQuest For A Cause Webpage and Blog • StorQuest For A Cause Donations • Employee Volunteering	• Conferences and Events • Dialogue and| Collaboration in Addressing ESG • Interviews and Press Releases

APPENDIX

Table 4. UN SDGs

The United Nations' Sustainable Development Goals (SDGs) are the foundation of the 2030 Agenda for Sustainable Development—an ambitious global plan adopted by all UN Member States in 2015. These 17 interconnected goals serve as a universal call to action to end poverty, protect the planet, and ensure peace and prosperity for all, both now and for future generations. At William Warren Group and StorQuest, we are committed to supporting this vision. Through our initiatives, policies, and operational targets, we strive to align our efforts with the outlined SDGs.

Environmental

Decarbonization of asset operations through solar installation and LED upgrades (7.2; 9.2; 9.4; 11.3; 11.6; 12.2; 13.1)
Carbon neutrality via high-quality carbon credit investment for unmitigated emissions (7.2, 13.1; 15.2)
Improving consumption data coverage and veracity (6.4; 7.2; 9.4; 11.6; 12.2)
Reducing consumption intensity annually across energy, water, and GHG (6.4; 7.2; 9.4; 11.6; 12.2)
Rainwater harvesting and heat mitigation pilots in 2024 (6.4; 11.3; 11.6; 12.2; 13.1)
Green Purchasing & Cleaning policy (11.6)

Social

Nurturing a positive, inclusive, respectful culture internally and externally (3.4; 5.5; 8.5; 10.2; 10.3; 10.4)
DEI metrics and program growth (5.5; 8.5; 10.2; 10.3)
Promoting health, wellness, and safety (3.4; 8.8)
Annual employee engagement survey (3.4)
Community solar, shade, and heat mitigation targets (3.4; 7.2; 11.3)
Equal Employment Opportunity policy (5.5; 8.5; 10.2; 10.3; 10.4)

Governance

Internal and external ESG reporting (12.6; 16.6)
Empowering purpose-lead committees to nurture employee-driven action (10.3)
Monitoring diversity in leadership metrics and strengthening equity in the leadership pipeline (5.5; 10.2)
Cybersecurity policy (8.8)
Transparency & Reporting policies (12.6; 16.6)

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