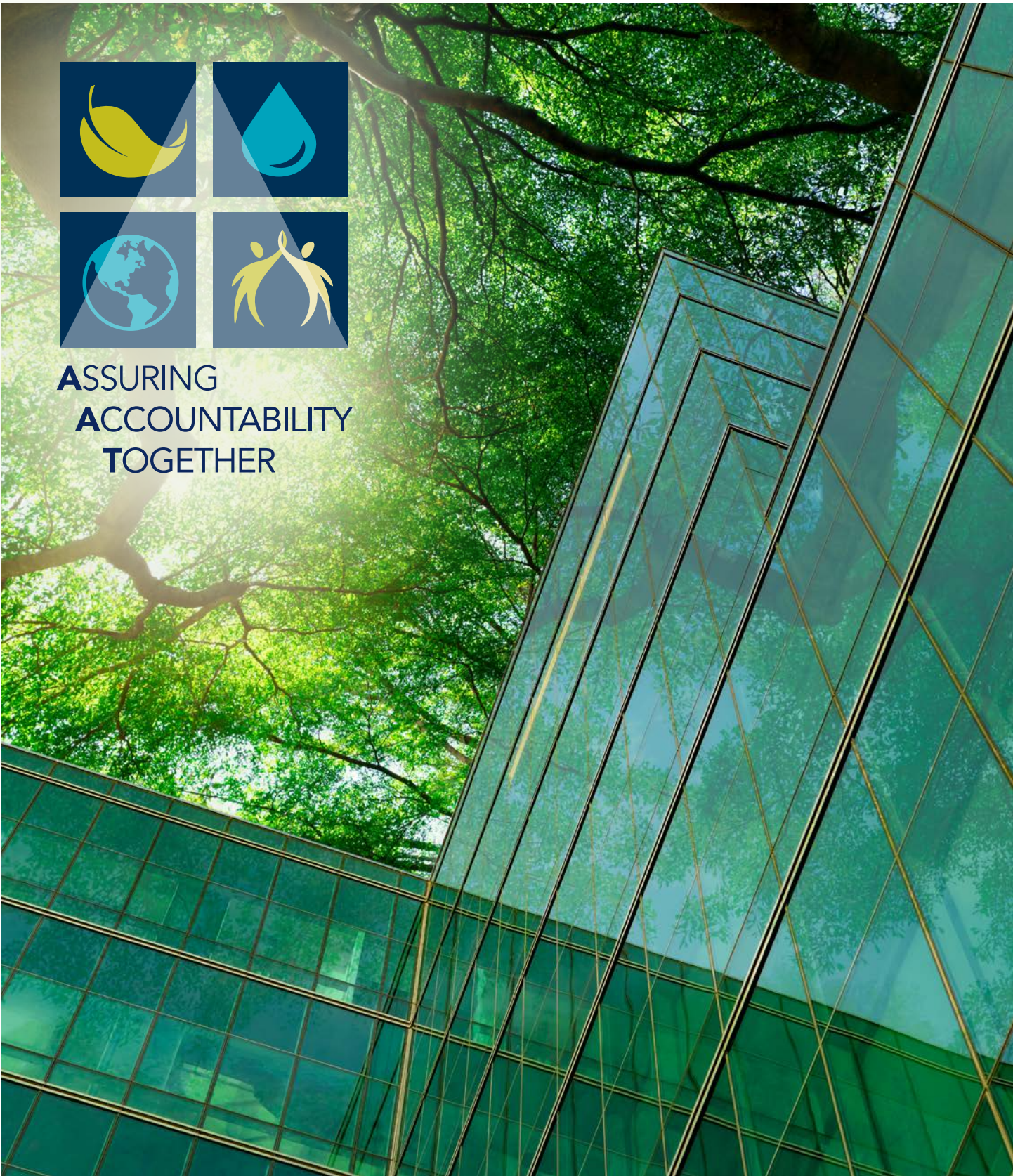




**ASSURING
ACCOUNTABILITY
TOGETHER**



2021 SUSTAINABILITY REPORT



TABLE OF CONTENTS

A LETTER FROM EXECUTIVE MANAGEMENT	2
COMPANY PROFILE AND COMMITMENTS.....	3
COMPANY STRATEGY	5
GOALS AND PROGRESS	13
ENVIRONMENTAL SUSTAINABILITY.....	19
SOCIAL RESPONSIBILITY	27
CORPORATE GOVERNANCE.....	38
APPENDIX	41
FORWARD LOOKING STATEMENT	46



A LETTER FROM EXECUTIVE MANAGEMENT

At American Assets Trust, Inc. ("AAT"), we are committed to the health and well-being of our planet, our communities and our people. We understand the critical importance of preserving our natural environment, for the businesses and people in the cities where our properties reside to thrive, and for our team members to enjoy a diverse and inclusive work culture, physical and mental well-being, and ample opportunity to develop professionally within our organization.

This sustainability report shares details about our progress and ambitions for addressing the environmental sustainability, social responsibility, corporate governance and human capital ("ESG") issues that are so important in our society. Though we are proud of our meaningful improvements and collaborative team efforts to-date, we remain at the very early stages of progress and know there is much more work to do. But we are committed to rolling up our sleeves and advancing our ESG initiatives, as we know that true corporate leadership must include a responsibility to our planet, our communities and the generations to come.

We intend for this sustainability report to provide transparency into our ESG efforts and to increase our engagement, and align, with our stakeholders. Ultimately, we believe that continuing to build upon our ESG platform will enhance shareholder value and contribute to the long-term success of AAT.

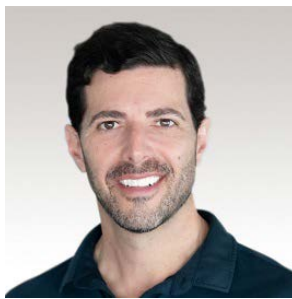
We look forward to sharing with you the steps we have taken and the advancements that we have made during our ESG journey each year.

Sincerely,



A blue ink signature of Ernest Rady.

ERNEST RADY
Chairman and
Chief Executive Officer



A blue ink signature of Adam Wyll.

ADAM WYLL
President and
Chief Operating Officer



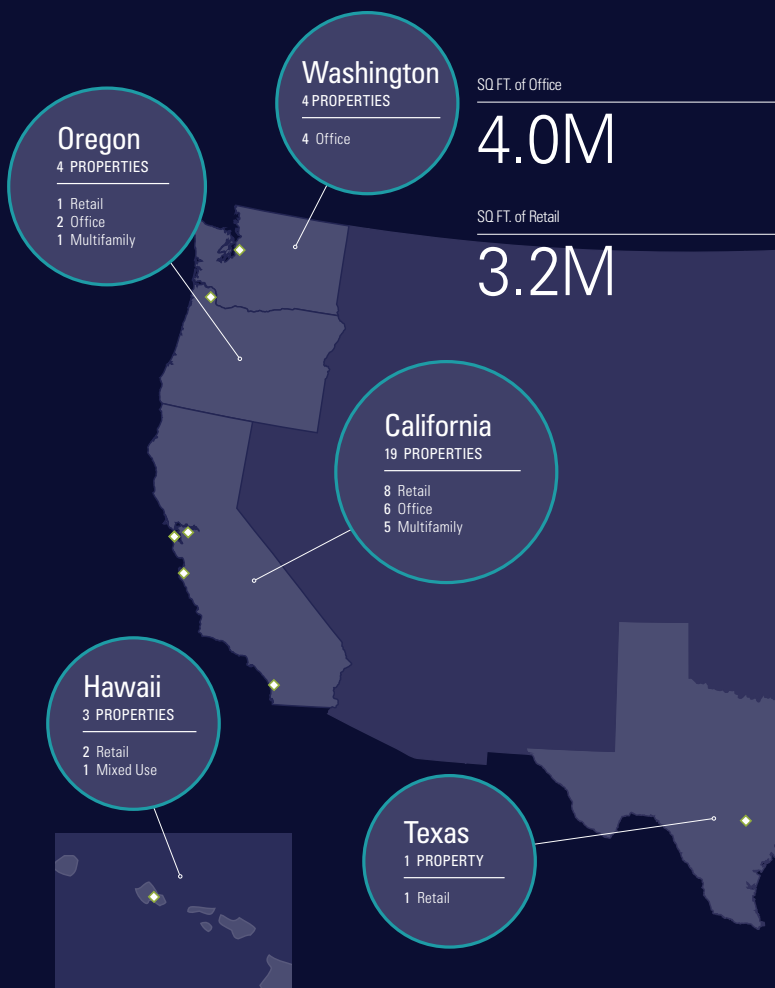
A blue ink signature of Robert F. Barton.

ROBERT F. BARTON
Executive Vice President and
Chief Financial Officer

COMPANY PROFILE

ABOUT AMERICAN ASSETS TRUST, INC.

American Assets Trust, Inc. (NYSE: AAT) (the “Company” or “us” or “we” or “our”) is a full service, vertically integrated and self-administered real estate investment trust, or REIT, headquartered in San Diego, California. The Company has over 50 years of acquiring, improving, developing and managing premier office, retail and residential properties throughout the United States in some of the nation’s most dynamic, high-barrier-to-entry markets primarily in Southern California, Northern California, Oregon, Washington and Hawaii. The Company’s office portfolio comprises approximately 4.0 million rentable square feet, and its retail portfolio comprises approximately 3.1 million rentable square feet. In addition, the Company owns one mixed-use property (including approximately 94,000 rentable square feet of retail space and a 369-room all-suite hotel) and 2,112 multifamily units.¹ In 2011, the Company was formed to succeed to the real estate business of American Assets, Inc., a privately held corporation founded in 1967 and, as such, has significant experience, long-standing relationships and extensive knowledge of its core markets, submarkets and asset classes. For additional information, please visit www.americanassetstrust.com.



KEY HIGHLIGHTS ²



31
Total Properties



7.1M SF
Commercial Space



2,112
Residential Units



6.4M SF
ENERGY STAR
Certified



3.3M SF
LEED
Certified Buildings



1.1M SF
Building Certifications
BREEAM and IREM



209
Team Member
Diversity



47%
Women



52%
Men



1%
Non-Binary



50%
White



50%
Ethnic
Minority

¹ As of March 31, 2022.

² The property and building certification information contained herein is as of March 31, 2022. Team Member Diversity as of December 31, 2021.

COMMITMENTS

■ Environmental Sustainability

We are committed to reducing our reliance on natural resources and minimizing our carbon footprint. We will continue to adapt and evolve toward a more sustainable future.

■ Social Responsibility

We are committed to being a good corporate citizen and to “give back” to the communities of which we are members. We will continue to make monetary and in-kind donations and contribute volunteer work to the communities that have helped build and maintain our success, and to partner with organizations that share our commitments, ideals and goals. We are also committed to providing our team members with a diverse, fair and inclusive work culture, robust benefits to support their physical, mental and financial well-being, and ample professional development opportunities.

■ Governance

We are committed to adhering to the various laws and regulations that govern us. We are fully transparent with respect to our operations. We also require our vendors, contractors and other stakeholders to comply with certain policies and procedures in furtherance of our ESG objectives.

“ Our team members are the heart and soul of American Assets Trust, Inc. As they experience the positive impacts of our ESG initiatives, we believe they will recognize the critical roles each of them play and integrate ESG-conscious activities into their daily routine at work, at home, and in their communities. We focus on continuous ESG-related education of our team members at all levels of the organization. ”

Adam Wyll
President and COO



COMPANY STRATEGY

SUSTAINABILITY STRATEGY

Our Sustainability Strategy, as outlined below, provides us with a guideline to help identify ESG and climate-related risk factors as well as initiatives to mitigate such risks, and to ensure that such initiatives are effective and beneficial to our stakeholders. Our strategy which allows us to swiftly adjust action plans as necessary in order to achieve optimal results, is modeled after an Environmental Management System and is aligned with ISO 14001.



REPORTING METHODOLOGY AND BOUNDARIES

TORREY RESERVE CAMPUS
San Diego, CA



The sustainability data and Key Performance Indicator (“KPI”) contained herein represents the like-for-like portfolio for the calendar year ending December 31, 2021, unless noted otherwise, with a baseline established in calendar year 2019. Only properties that are owned by us and fully operating during the full calendar year are included in our performance metrics. While every effort is made to collect complete data, data from certain of our triple-net office tenant spaces, tenant-controlled retail spaces and resident-controlled apartments may not be shared or made available to us for inclusion. In some instances, estimates may be used in the absence of complete data. We believe that these estimates do not materially affect the overall usage and consumption trend. For additional information on our reporting boundaries and performance metrics, please see our Appendix.

Our goal is to align our report with Global Reporting Initiative (GRI), Sustainability Accounting Standards Board (SASB) and United Nations Sustainable Development Goals (UN SDGs), and we work towards incorporating the Task Force on Climate-Related Financial Disclosures (TCFD) recommendations. This report supplements information found in our Proxy Statement and Annual Report on Form 10-K, both of which are published on our website, www.americanassetstrust.com. As our ESG practices evolve, our methodology and reporting boundaries may be adjusted to align with accepted guidelines and initiatives.

COMPANY ALIGNMENT

UNITED NATIONS SUSTAINABLE DEVELOPMENT GOALS

We utilized the UN SDGs' "blueprint to achieve a better and more sustainable future for all" as the framework for our ESG practices. Below are the specific UN SDGs that guide us. We describe our progress with respect to such UN SDGs in this report and will continue to do so in our future sustainability reports.



TASK FORCE ON CLIMATE-RELATED FINANCIAL DISCLOSURES

We recognize that climate change may have a meaningful financial impact on our business in the years to come if not properly mitigated. As part of our operations, we are addressing our climate-related risks in accordance with TCFD recommendations and will disclose our climate-related risks, opportunities and impacts in this report and in future sustainability reports.

TRANSITIONAL RISK

Climate-Related Risks:	Potential Financial Impacts:
<p>■ POLICY AND LEGAL:</p> <ul style="list-style-type: none"> • Increase in emissions-reporting obligations • Increase in governmental mandates 	<p>■ POLICY AND LEGAL:</p> <ul style="list-style-type: none"> • Costs associated with increasing team members dedicated to reporting obligations and developing processes and procedures and internal controls to ensure compliance • Fines assessed for not meeting governmental mandates • Large and costly retrofit of buildings to meet new governmental targets, mandates or regulations including new building codes, all electric and low water usage
<p>■ TECHNOLOGY:</p> <ul style="list-style-type: none"> • Costs to transition to lower emission technology • Costs to adapt to rapidly changing technology to address additional environmental needs 	<p>■ TECHNOLOGY:</p> <ul style="list-style-type: none"> • Substantial capital investment in carbon neutral technology and costs to train team members • Increase in costs to invest in new technology and building systems due to obsolesce • Write-offs in technologies that did not produce expected results • Disruption in service due to transition
<p>■ MARKET:</p> <ul style="list-style-type: none"> • Change in customer behavior and preference • Uncertainty of construction material availability 	<p>■ MARKET:</p> <ul style="list-style-type: none"> • Loss of existing and potential customers due to not meeting ESG preference • Costs associated in redesigning building amenities and leasable space to attract customers • Increase in cost of construction material due to scarcity
<p>■ REPUTATION:</p> <ul style="list-style-type: none"> • Change in team member preference • Negative stakeholder feedback 	<p>■ REPUTATION:</p> <ul style="list-style-type: none"> • Inability to retain and attract team members for not aligning with their ESG preference • Reduction in investment from stakeholders due to negative perception

PHYSICAL RISK

Climate-Related Risks:

■ ACUTE:

- Increased poor air quality due to wildfires
- Increased poor water quality due to run-off contamination
- Increase in heatwaves resulting in need for rolling blackouts to reduce grid strain
- Increase in natural catastrophe losses (earthquakes, hailstorms, flood, wildfires, tropical storms, hurricanes, etc.)

■ CHRONIC:

- Rising sea levels, coastal erosion
- Increase in temperatures results in increase building load burden
- Historical droughts resulting in water use rationing mandates

Potential Financial Impacts:

■ POLICY AND LEGAL:

- Decrease in useful life schedule due to damage
- Increase in costs to repair due to increase frequency of damages
- Increase and unstable energy and water costs associated with climate change
- Increase in insurance claims due to natural catastrophe losses
- Increase in insurance premiums due to reported catastrophic losses
- Loss of insurance coverage due to high-risk area
- Business interruption claims caused by loss of use
- Loss of productivity due to loss of infrastructure and team members
- Increase in operation costs to maintain building system demands
- Water rationing mandates limiting available water to operate buildings



OPPORTUNITIES

Climate-Related Risks:	Potential Financial Impacts:
<p>■ RESOURCE EFFICIENCY:</p> <ul style="list-style-type: none"> • Dedicated resources to better meet company ESG goals • Optimized and fully integrated building systems to meet our specific needs 	<p>■ RESOURCE EFFICIENCY:</p> <ul style="list-style-type: none"> • Return on investment in new innovative technology to efficiently manage building systems at lower cost • Decrease in redundancy costs due to efficient and streamlined management of building systems
<p>■ ENERGY SOURCE:</p> <ul style="list-style-type: none"> • Use of onsite renewable energy • Use of reclaimed water for various building systems 	<p>■ ENERGY SOURCE:</p> <ul style="list-style-type: none"> • Environmental incentives and rebates to upgrade or retrofit existing building systems • Investment in renewable energy would insulate us from fluctuation in utility costs • Use of onsite renewable energy reduces rolling blackout during increase building load • Use of reclaimed water reduces the costs to procure potable water
<p>■ PRODUCTS AND SERVICES:</p> <ul style="list-style-type: none"> • Providing desirable amenities that meet or exceed customer preferences 	<p>■ PRODUCTS AND SERVICES:</p> <ul style="list-style-type: none"> • Acquire new customers at higher rental rates and retain existing customers for longer terms • Decrease loss of income due to vacancies • Better competitive position for highly sought-after customer
<p>■ MARKETS:</p> <ul style="list-style-type: none"> • Access to new financial markets • Acquisition in desirable and high barrier to entry markets 	<p>■ MARKETS:</p> <ul style="list-style-type: none"> • Green Bonds available to invest in green measures • Divestment in underperforming markets • Reputational benefits of conducting an ESG friendly business model
<p>■ RESILIENCE:</p> <ul style="list-style-type: none"> • Self-sufficient and reduce reliance of third parties 	<p>■ RESILIENCE:</p> <ul style="list-style-type: none"> • Integration of environmentally resilient infrastructure would minimize the damage caused by natural catastrophe events and lower insurance premiums • Increase reliability in construction material procurement

STAKEHOLDER ENGAGEMENT

We believe in being fully transparent with our stakeholders and in involving them in the ESG-related decisions that may affect them. We have adopted a different engagement approach for each stakeholder group, appropriate to its specific needs, as outlined below.

STAKEHOLDER GROUP: **Shareholders/Corporate**

ENGAGEMENT: **Organization**

■ APPROACH

- Quarterly earnings call
- Press releases
- Investor meetings and events
- Property tours
- Participation in and members of industry associations

■ TOPICS OF DISCUSSION

Economic performance, transparency/reporting, management discussion and analysis, governance, compliance

STAKEHOLDER GROUP: **Tenants**

ENGAGEMENT: **Property**

■ APPROACH

- Dedicated property management teams
- Green lease clauses in new leases and amendments
- Tenant appreciation events
- Comprehensive recycling program and recycling events
- Participation in and members of industry associations

■ TOPICS OF DISCUSSION

Materials, energy, water, waste, recycling, composting, compliance, customer health and safety, tenant and local community education, building performance

STAKEHOLDER GROUP: **Vendors**

ENGAGEMENT: **Property**

■ APPROACH

- Individual dialogues
- Green contract clauses in new contracts and amendments
- Property inspections

■ TOPICS OF DISCUSSION

Procurement practices, materials, energy, water, waste, recycling, building performance, product and services, compliance, occupational health and safety, anti-corruption

STAKEHOLDER GROUP: **Team Members**

ENGAGEMENT: **Individual**

■ APPROACH

- Individual dialogues
- Annual team member assessment
- Workshops for benefits and wellness programs
- Formal and anonymous reporting mechanism
- Whistleblower hotline
- Training opportunities
- Property tours
- Team member appreciation events

■ TOPICS OF DISCUSSION

Employment, labor/management relations, occupational health and safety, training and education, diversity and equal opportunity, health and wellness, benefits

STAKEHOLDER GROUP: **Communities/NGOs**

ENGAGEMENT: **Property**

■ APPROACH

- Individual dialogue with local NGO chapters
- Host community events
- Team member volunteerism
- Tenant volunteerism
- Board and committee positions

■ TOPICS OF DISCUSSION

Local communities, energy, water, waste, recycling, transportation

GREEN LEASING & CONTRACTS

We share a commitment with our tenants and vendors to operate properties in a sustainable and environmentally friendly manner and recognize the importance of our tenants' and vendors' contribution to these efforts.

To help meet our ESG goals and targets, we ask our tenants to actively participate in our ESG practices and comply with our ESG requirements, including recycling programs, LEED certification requirements, sustainability data reporting requirements (e.g., data regarding their energy and water consumption, carbon and other greenhouse gas emissions and waste generation). To support these efforts, a "green lease" clause has been included in our lease template since 2015 and we are working towards achieving Green Lease Leader recognition.

We also ask our vendors to assist us in meeting our ESG goals and targets by offering us any environmentally friendly alternatives in the work they perform and by sharing with us their operational sustainability data, including their supply chain data. As an example, our janitorial contracts require the use of Green Seal Standards cleaning supplies¹ and our construction contractors are required to divert waste and/or recycle discarded material from the job site.



“ A little over a year ago I was furloughed from my job in the green industry. It was a turbulent time. My wife and I were eagerly preparing for the birth of our first child while at the same time worrying how the pandemic would affect local businesses and our community. Before my daughter was born, I was thrilled to accept a position with American Assets Trust managing the residential capital projects in Southern California. My team and I were tasked to incorporate sustainable community projects that would enhance our properties and our residents' experiences. There were new challenges we had to navigate, such as material supply issues, labor shortages, rising costs, and our residents' safety, but as a team we successfully addressed each one. I realized that life can throw you a curve ball, and on how we react and respond is up to us. Together we can rebuild, together we can thrive, together we can be better. ”

Justin Meeker
Project Manager
Multifamily

¹ Unless other cleaning products are needed to prevent the spread of disease in light of any pandemic or other public health and safety considerations or guidance from the Centers for Disease Control and Prevention or other public health authorities.

GOALS AND PROGRESS



TORREY POINT
AAT CORPORATE OFFICE
San Diego, CA



NEW GOALS AND TARGETS

We published our first set of goals and targets in our 2020 Sustainability Report. In order to better align with the UN SDGs and best practices, we have since modified our ESG goals and targets but calendar year 2019 remains as our baseline unless noted otherwise.

We are targeting a 20% increase in installed electric vehicle charging stations by 2026. On the building certification front, our goal is for 100% of eligible buildings to be ENERGY STAR

certified annually, and for 100% of new construction and major redevelopment projects to meet LEED certification upon completion.

Our revised goal is like-for-like reduction from directly-controlled operations of energy consumption by 10%, reduce potable water consumption by 10%, reduce greenhouse gas emissions by 15%, increase waste diversion by 40%, and to reach carbon neutrality by 2030.

GOALS	OUR IMPACT	PROGRESS ¹
Environmental		
	Reduce potable water consumption by 10% by 2030 ²	
	Increase number of installed EVC stations by 20% by 2026 ²	
	LEED certification for 100% of new construction and 100% of major redevelopment ^{2,3}	 100%
	Increase waste diversion by 40% by 2030 ²	
	Achieve carbon neutrality for direct-controlled emissions by 2030 ⁴	
	Reduce energy consumption by 10% by 2030 ²	
	Reduce GHG by 15% by 2030 ²	
	Commitment to plant 100,000 trees ⁴	
Governance		
	100% annual Code of Conduct and Insider Trading training and certification	 100%

¹ Progress as reported compared to our baseline calendar year of 2019 and for our directly-controlled operations.

² Target modified in 2022. Progress toward this commitment will be disclosed in future reports.

³ No major redevelopment completed by us since 2019. We will report any completed major redevelopment in future reports.

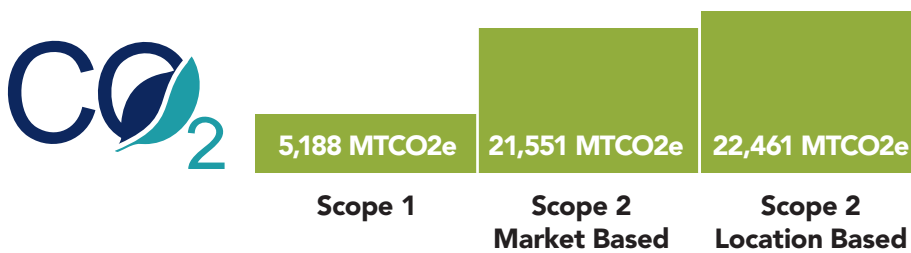
⁴ New commitment established in 2022. Progress toward this commitment will be disclosed in future reports.

KEY PERFORMANCE INDICATORS¹

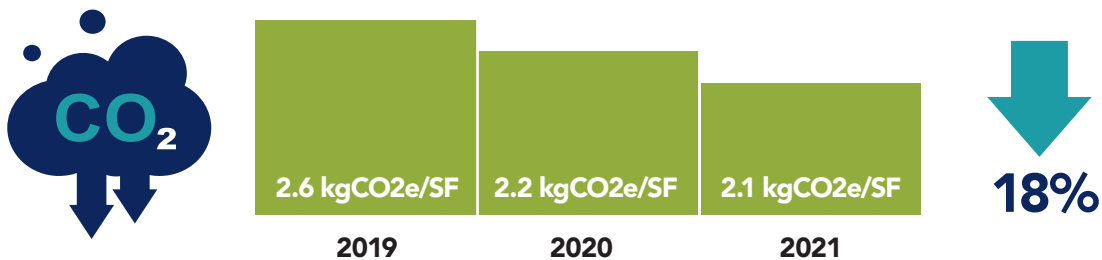
EFFECTS OF COVID-19 ON KEY PERFORMANCE INDICATORS

In 2021, our building occupancy, and thus our emissions, energy and water consumption, waste diversion and recycling levels were materially reduced due to the COVID-19 pandemic. Although our KPIs are reported as of December 31, 2021, we believe that, because of lower building occupancy, the reported metrics do not reflect our actual progress with respect to our ESG targets. We anticipate emissions, energy and water consumption, waste diversion and recycling levels to increase in 2022 if and when building occupancy returns closer to pre-pandemic rates and we expect our future reports of our KPIs to be consistent with our actual building consumption.²

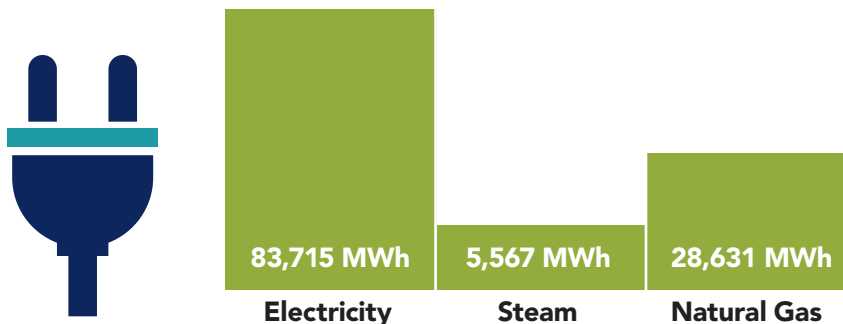
EMISSIONS ABSOLUTE



HISTORICAL MARKET-BASED EMISSIONS INTENSITY



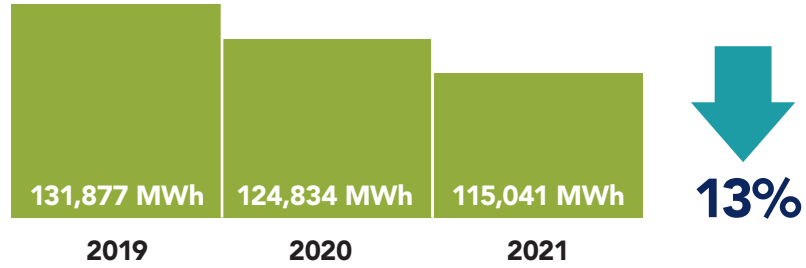
ENERGY ABSOLUTE



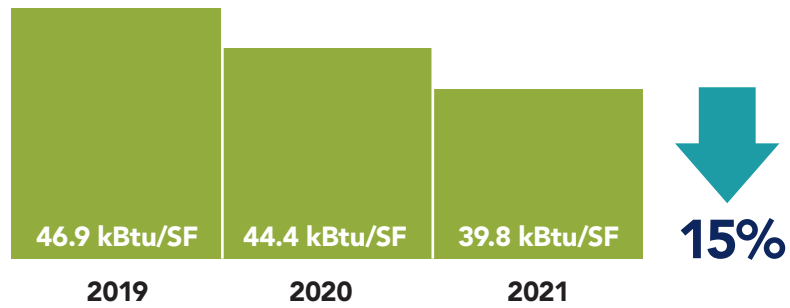
¹ The reported KPI reflects whole building data, including indirectly-controlled building data, that is not considered in our target and goals.

² For additional information, please refer to our Appendix.

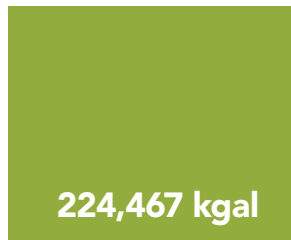
ENERGY LIKE-FOR-LIKE



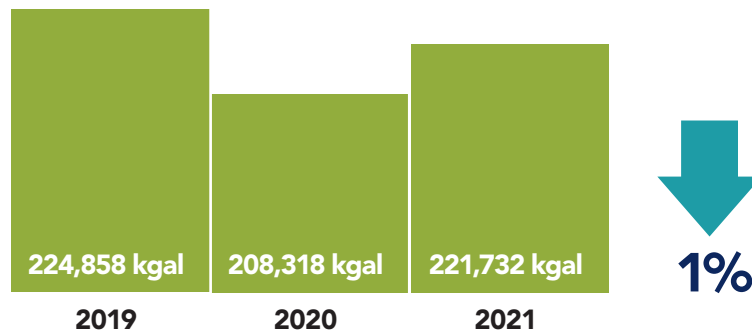
HISTORICAL ENERGY USE INTENSITY



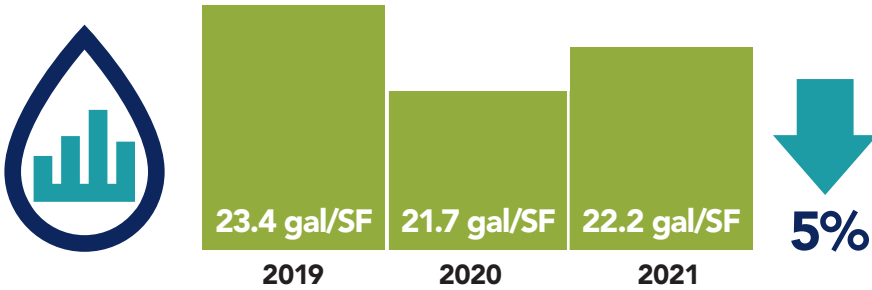
WATER ABSOLUTE



WATER LIKE-FOR-LIKE



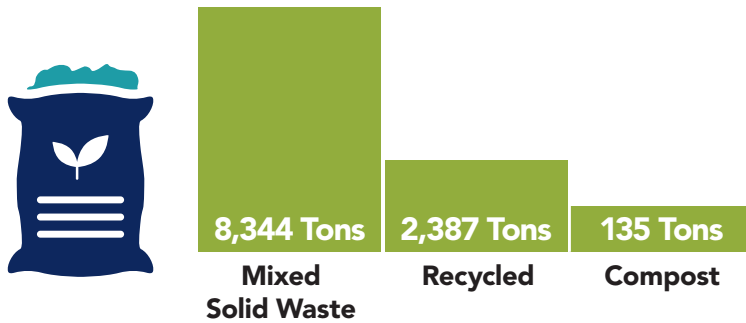
HISTORICAL WATER USE INTENSITY



ENERGY STAR BUILDINGS

- 27 Properties Certified
- 6.4 Million SF Certified
- 90% Total Eligible Certified

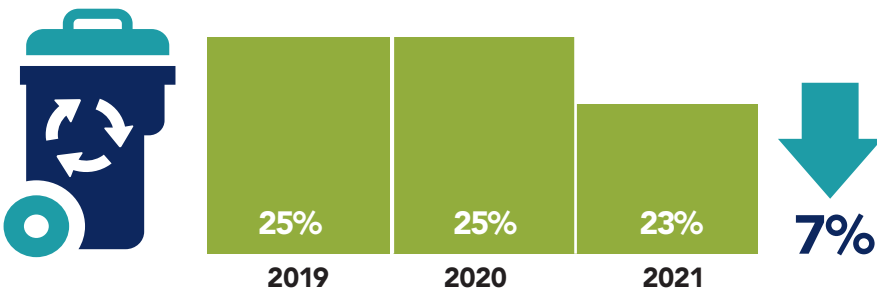
WASTE ABSOLUTE



LEED CERTIFICATIONS

- 9 Properties Certified
- 3.3 Million Square Feet Certified

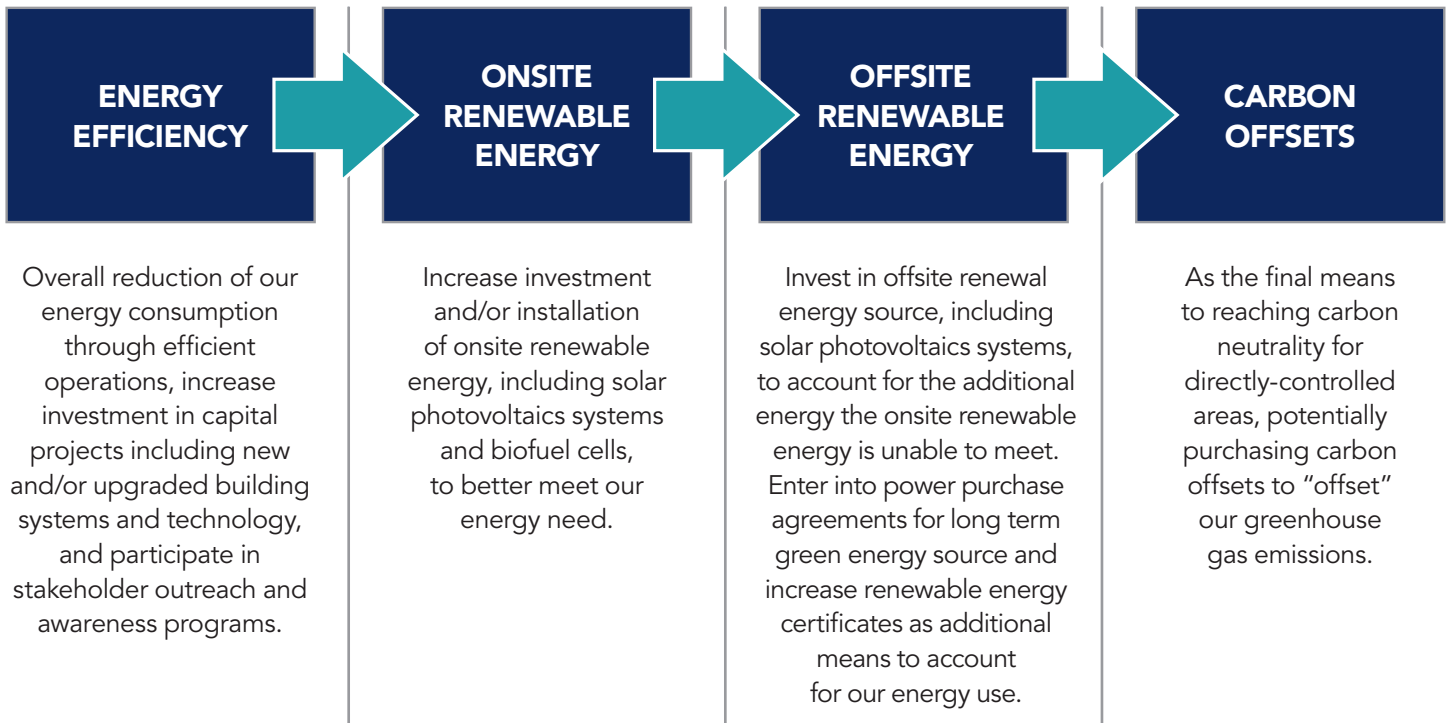
HISTORICAL WASTE DIVERSION RATE



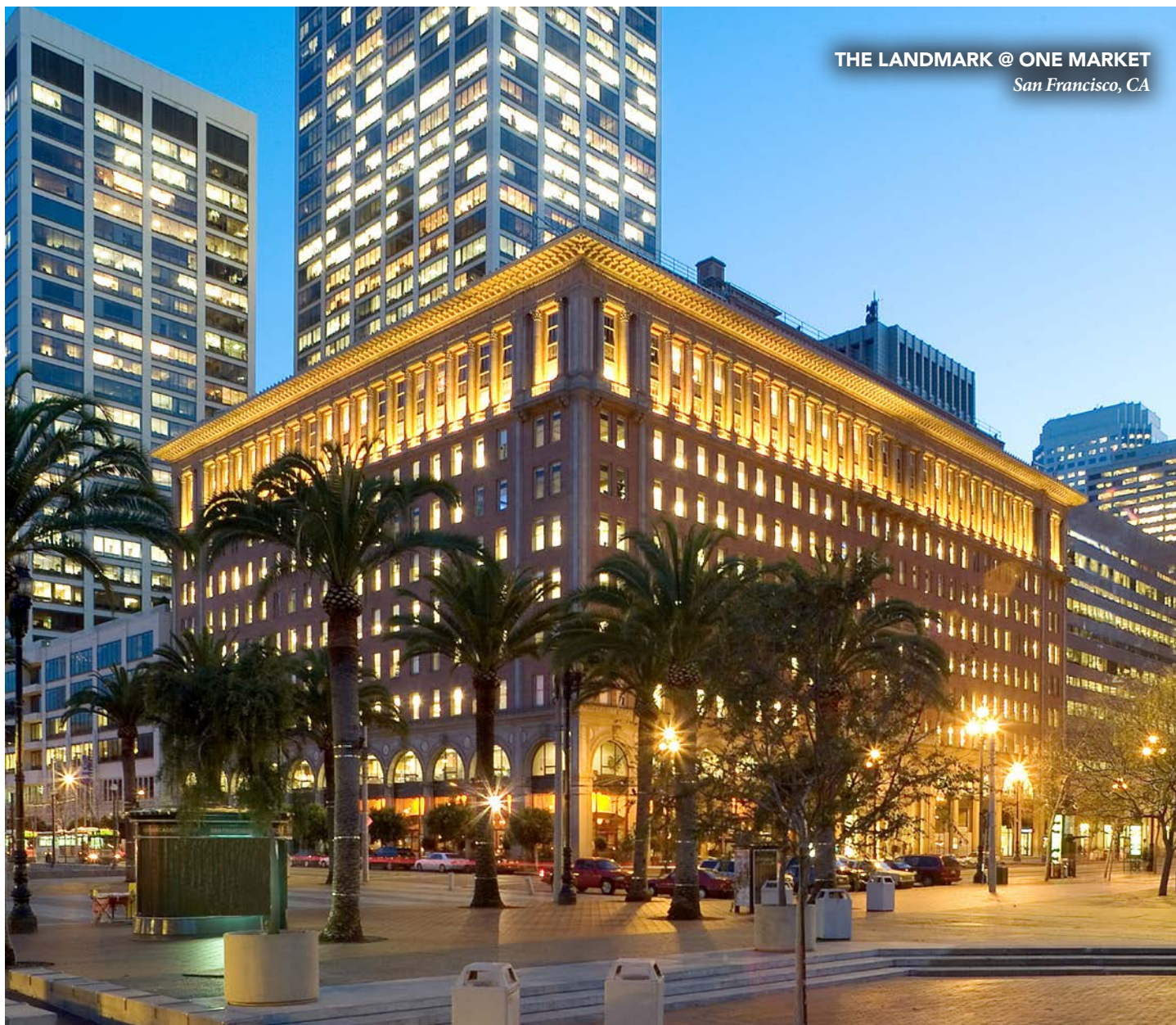
LEED CERTIFICATION LEVELS

Level	Sq.Ft.
Platinum	1.8M
Gold	1.3M
Silver	92K
Certified	104K

PATH TO CARBON NEUTRALITY



ENVIRONMENTAL SUSTAINABILITY



Protecting the Earth's natural resources is one of our priorities. We acknowledge the global effects of climate change and support our industries' efforts to slow climate change. In operating and developing our properties, we use proven conservation methods to reduce carbon emissions, minimize our environmental impact and preserve natural resources for current and future generations. While we continue to transition to carbon emission reducing methods and products, we work towards the ultimate goal of carbon neutrality. In addition to implementing environmentally conscious programs, members of our regional teams have partnered with local organizations to introduce energy and water conservation programs and waste reduction programs. We share our wealth of knowledge with the hope that our communities and neighbors will adopt changes that have a lasting positive impact on our environment.

ENERGY CONSUMPTION

■ A few of our specific energy efficiency accomplishments are as follows:



1. Building Automation Systems

Use of Siemens energy management system to monitor energy consumption and identify opportunities to improve energy efficiency.

2. LED Lighting

Investment in LED lighting retrofit projects for our building interiors and exteriors, parking lots and garages.

3. Cool Roofs

Transition away from traditional heat absorbent, gravel built-up black tar roofs and replacement with thermal reflective polyvinyl – chloride (PVC) roofing membranes or “cool roofs.”

4. EV Charging Stations

Installation of 173 electric vehicle charging (EVC) stations.

5. Solar Panels

Installation of parking photovoltaic canopies and rooftop photovoltaic systems (solar arrays) that is capable of generating up to 1.2 million kWh of electricity.

6. Controlled Electricity Receptacles

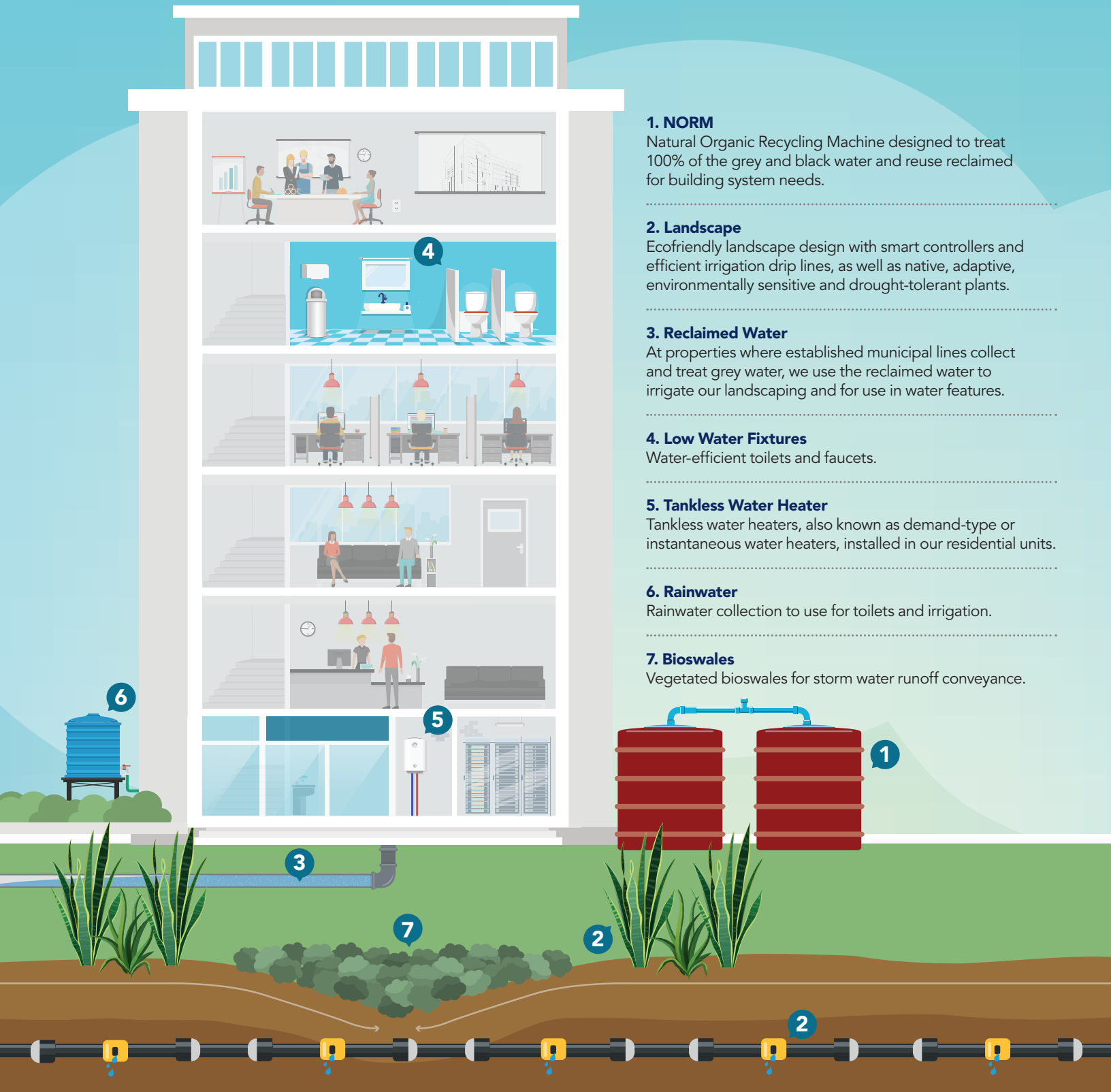
Performance of tenant improvement projects incorporating controlled receptacles that monitor electricity usage and shut off outlets after a period of non-use.

7. Renewable Energy Certificates (RECs)

Purchase of RECs through Pacific Power’s Blue Sky Renewable Energy program. The number of RECs purchased in 2021 equates to approximately 3.2 million kWh of solar and wind energy.

WATER CONSERVATION

■ A few of our specific water conservation accomplishments are as follows:



1. NORM

Natural Organic Recycling Machine designed to treat 100% of the grey and black water and reuse reclaimed for building system needs.

2. Landscape

Ecofriendly landscape design with smart controllers and efficient irrigation drip lines, as well as native, adaptive, environmentally sensitive and drought-tolerant plants.

3. Reclaimed Water

At properties where established municipal lines collect and treat grey water, we use the reclaimed water to irrigate our landscaping and for use in water features.

4. Low Water Fixtures

Water-efficient toilets and faucets.

5. Tankless Water Heater

Tankless water heaters, also known as demand-type or instantaneous water heaters, installed in our residential units.

6. Rainwater

Rainwater collection to use for toilets and irrigation.

7. Bioswales

Vegetated bioswales for storm water runoff conveyance.

Greenhouse Gases

To substantially reduce our paper consumption, we continue to utilize digital services such as DocuSign, Building Engines, Survey Monkey and Wufoo. Since 2015, we have used DocuSign, an electronic signature service, to send, receive and execute documents electronically. Implementing DocuSign materially reduced our reliance on printing and shipping, thus decreasing our greenhouse gas emissions. Below is a summary of the quantity of natural resources that we have saved to date as a result of our DocuSign use. Also, since 2015, we have also used Building Engines’ software platform to streamline our property management tools and to communicate with tenants more effectively. By digitizing our communications with our tenants and our work order system, Building Engines has allowed us to further reduce our shipping and printing needs.

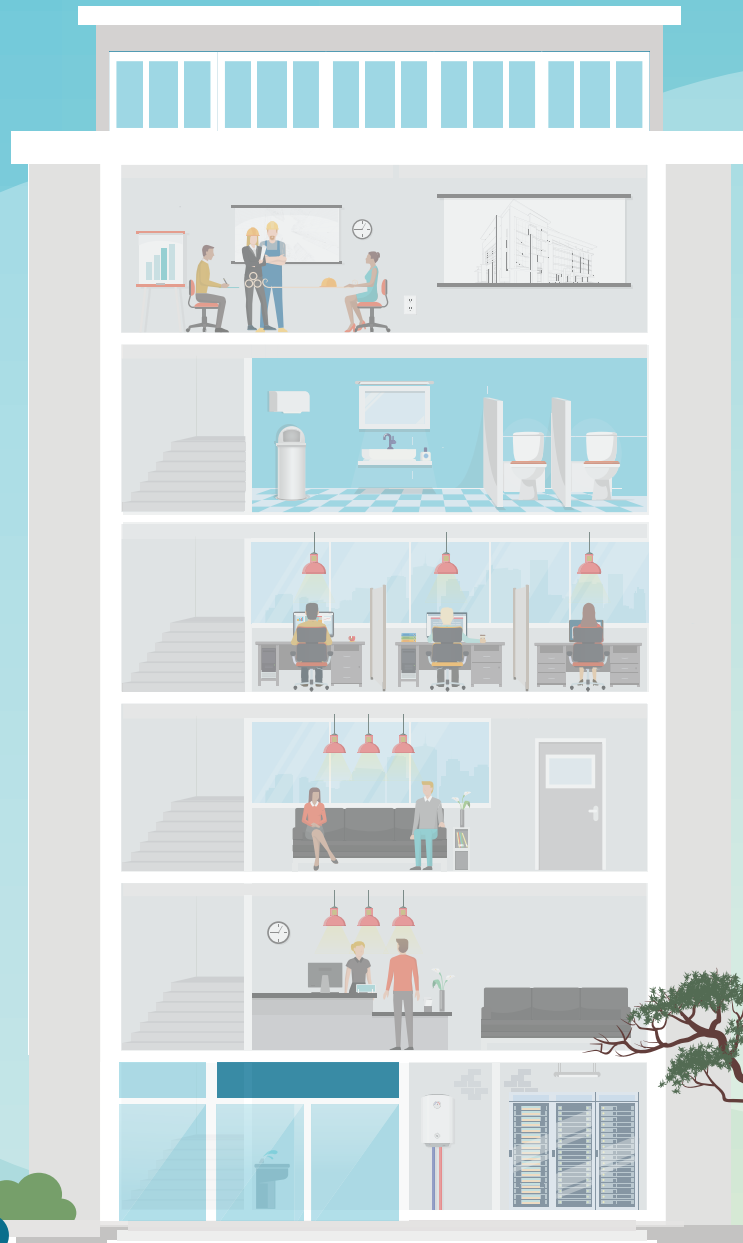


CATEGORY	SAVED TO DATE	EQUIVALENT
Wood	33,197 pounds	100 trees
Water	97,746 gallons	71 washing machines in an average year
Carbon Emissions	77,920 pounds	7 cars each traveling 11,500 miles in a year
Waste	5,394 pounds	90 full trash cans



GREENHOUSE GASES & BIODIVERSITY

■ A few of our specific greenhouse gas emission reduction and biodiversity accomplishments are as follows:



1. Composting

In 2021 we introduced a new organics recycling program to collect green waste, food waste and organic waste.

2. Recycling

Electronic recycling (E-Waste), paint recycling in addition to single-stream recycling.

3. Bike Hubs & Storage

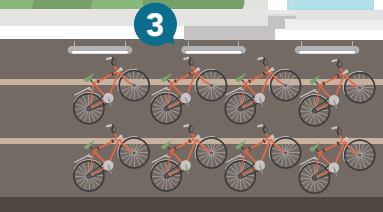
Lloyd Cycle Station bike hub at our Hassalo on Eighth community in Portland, Oregon, has space for 900 bicycles and several properties have bike storage lockers.

4. Native Landscaping

Use of native and drought tolerant plants.

5. Native Species Protection

Use of hawks for natural pigeon deterrent and to protect our habitat.

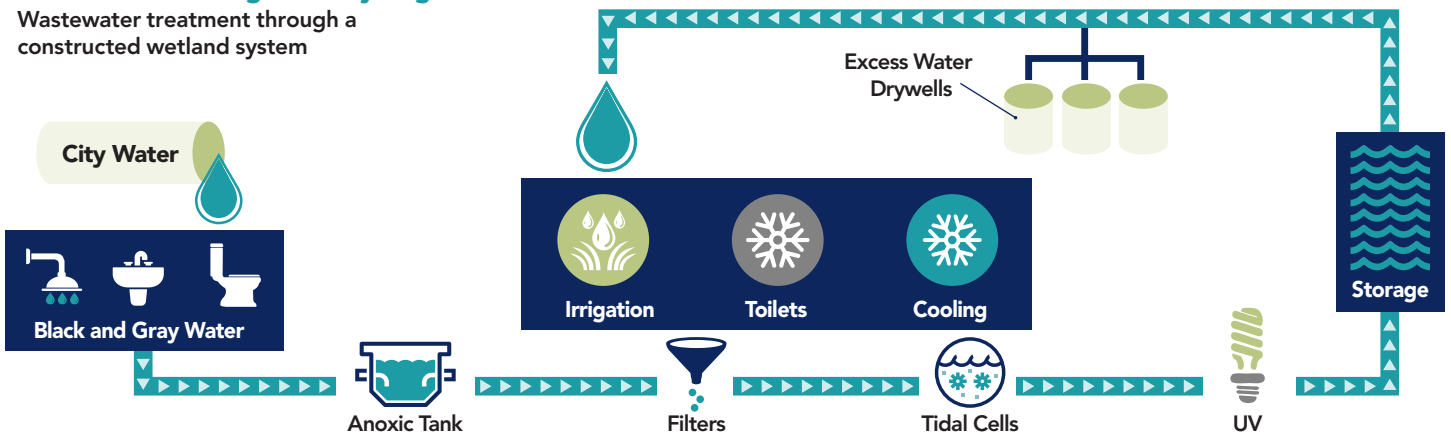


■ **Portland Office and Multifamily**

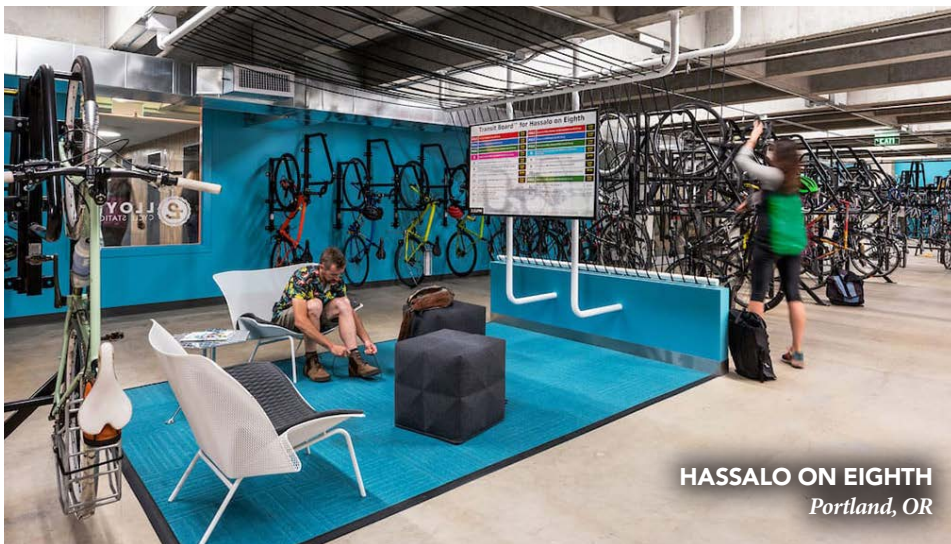
We developed, installed and operate one of the nation’s first and largest multifamily Natural Organic Recycling Machine (NORM) with a design capability of treating 100% of the grey and black water created by **Hassalo on Eighth** and **Lloyd 700** in Portland, Oregon, with the ultimate goal upon full stabilization of diverting approximately 47,000 gallons of wastewater away from the municipal sewer system daily. Recycled water produced by NORM is sent back to each building and used for flush water and is also used for irrigation during the growing seasons. NORM’s bi-products are recycled for further off-site use, including bio-solids as fertilizer, and fats, oils and grease as fuel. NORM is designed to reduce the water usage of the four buildings by 50%, or approximately 7,300,000 gallons of water per year.

NORM: Natural Organic Recycling

Wastewater treatment through a constructed wetland system



Additionally, at **Hassalo on Eighth**, we have on-site terminals for the Portland Streetcar, TriMet’s MAX line and most major bus lines with direct routes to Portland International Airport and other destinations throughout the city. Bikes, vehicle share programs and designated carpool, and high-efficiency vehicle parking are also available to our residents and tenants.

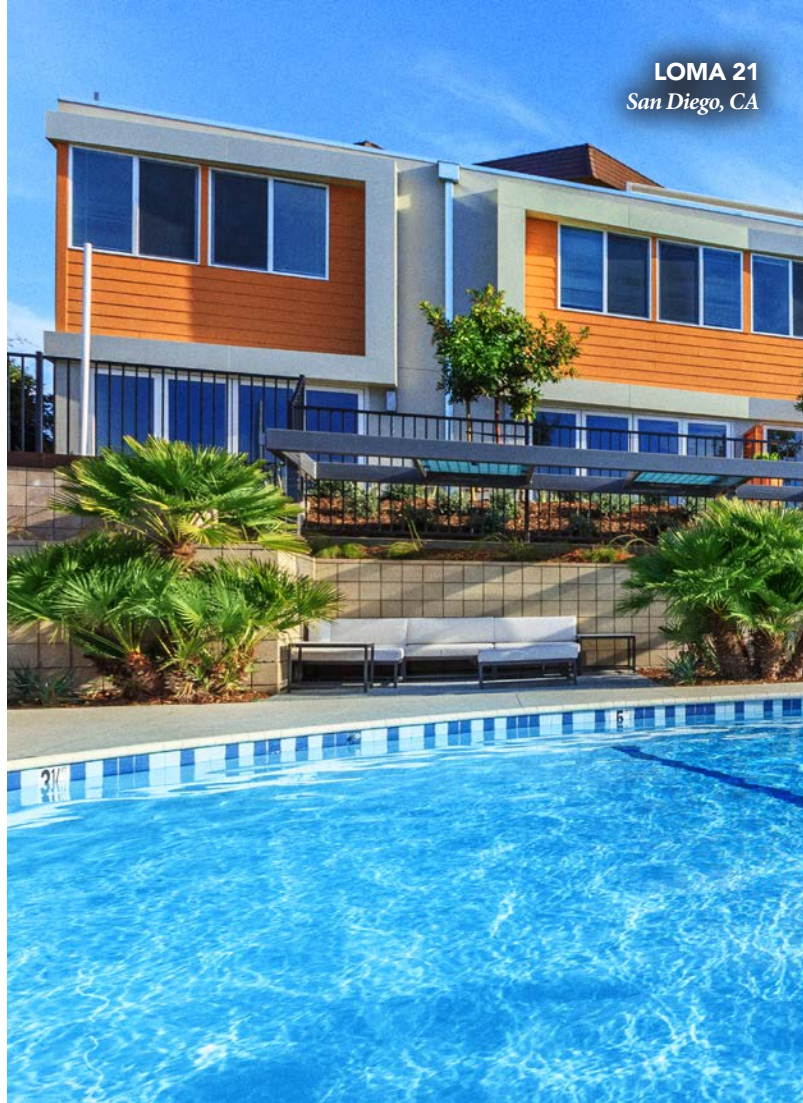


■ San Diego Multifamily

At our San Diego multifamily communities, we continue to replace conventional storage tank water heaters with tankless water heaters, also known as demand-type or instantaneous water heaters. Tankless water heaters provide hot water only as it is needed. For homes that use 41 gallons or less of hot water daily, tankless water heaters can be 24%–34% more energy efficient than conventional storage tank water heaters.

In 2021, our San Diego multifamily communities collected and recycled over 160 gallons of its unused paint. By properly recycling unused paints, we prevent harmful substances, such as volatile organic compounds (VOCs), from entering the environment. Recycling one gallon of paint can save nearly 100 kWh of energy and keeps 115 pounds of carbon dioxide out of our atmosphere.

In 2017, we renovated three buildings, consisting of 21 multifamily units, at **Loma 21** (part of **Loma Palisades Apartments**) incorporating new energy efficient designs and appliances.



“ During a difficult time when schools were remote and businesses and public parks were closed, it was great to live in a community like Loma Palisades Apartments where the staff made an effort to engage with the residents. With remote learning affecting my children, they and I looked forward to the community events put on by the Loma Palisades Apartments team, from the virtual games to the Play-Doh design contest, to ease some of the anxiety we were all feeling. I appreciate that American Assets Trust, Inc. takes pride in the property and the residents. ”

Blair Madrid
Leasing Manager and Loma Palisades Resident

■ Benchmark

Portfolio-wide participation in the United States Environmental Protection Agency's Portfolio Manager Program to track and benchmark each of our property's energy and water consumption, greenhouse gas emission and waste generation. We have partnered with Measurabl since 2017 to aggregate the Portfolio Manager's data and alert us to any unexpected deviations from normal usage trends. Due to our continuous efforts, we have increased our overall score for GRESB's (formerly the Global Real Estate Sustainability Benchmark) Standing Investments Benchmark to 83, compared to GRESB's average score of 73 for the Standing Investments Benchmark.


■ Energy Consumption

Electricity use is among the largest contributors to our operational emissions and operating expenses. Reducing our consumption reduces our annual operating expenses and insulates us from fluctuations in energy prices. As such, we continue to conduct feasibility studies regarding alternative energy sources including fuel cells, solar energy and other renewable energy sources. Our goal is to consume energy that is clean, renewable and resilient and reduces our dependence on traditional energy sources.

■ Acquisition & Construction

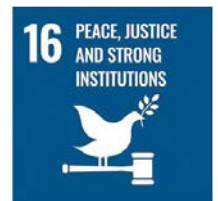
- In September 2021, we acquired **Corporate Campus East III**, a four-building 160,508 square-foot office campus in Bellevue, Washington. The campus is within quick access to downtown Bellevue and downtown Seattle.
- In July 2021, we acquired **Eastgate Office Park**, a four-building 279,896 square-foot office campus situated on 14 acres in Bellevue, Washington. The campus is in a natural setting surrounded by ponds, water features and walking trails.
- In 2021, we started major redevelopment of **One Beach**, a historical building in San Francisco, California, built in 1924, to modernize its interior, with new and efficient building mechanics, while preserving the historical interior and exterior façade. The interior maintains the original architectural features that give the building its character. The renovations also included a new rooftop terrace, allowing views of the bay, pier and city, including unobstructed views of San Francisco's most iconic landmarks, Alcatraz and the Golden Gate Bridge. In keeping with our commitment to design and redevelop sustainable properties, One Beach's major redevelopment is expected to achieve LEED and Fitwel Certification upon completion.
- In 2019, we acquired **La Jolla Commons**, a LEED Platinum campus comprised of two 13-story Class A office towers, an entitled development parcel and two parking structures, situated in the preeminent University Towne Center submarket of San Diego, California. In 2021, we commenced the development of La Jolla Commons III, which will be an 11-story, 210,000 square foot office tower, and is expected to achieve LEED Gold certification upon completion.
- In 2018, in developing our new **Torrey Point corporate headquarters** in San Diego, California, significant efforts were made to protect its sensitive surrounding habitat and to revegetate the property with native and drought tolerant plants found only at Torrey Pines State Park Beach and Reserve, and achieved LEED Silver certification upon completion.

LA JOLLA COMMONS San Diego, CA

- 
- A La Jolla Commons I
 - B La Jolla Commons II
 - C La Jolla Commons III
(Under Development — Artist Rendering)

SOCIAL RESPONSIBILITY

Our success is directly related to the diversity, prosperity and health of our team members and communities. Through partnerships with non-profit organizations, charitable and financial contributions, in-kind donations, and volunteer efforts, we strive to make a positive impact on our communities and local businesses. To further our commitment to our communities, we formed a Social Responsibility Committee to evaluate our communities' needs and formulate meaningful action plans. Through these measures, we have contributed to community growth, supported local businesses, including but not limited to, women- and minority-owned businesses, and engaged in philanthropy across our portfolio.



■ Diversity, Equity and Inclusion



In 2021, we conducted a Company-wide survey asking our team members' opinions regarding the importance of Diversity, Equity and Inclusion (DEI). In response, we formed a DEI Committee, composed entirely of team members who represent numerous diversities and unique backgrounds from across the company, to create a safe environment to celebrate diversity, to be a conduit of resources for equitable

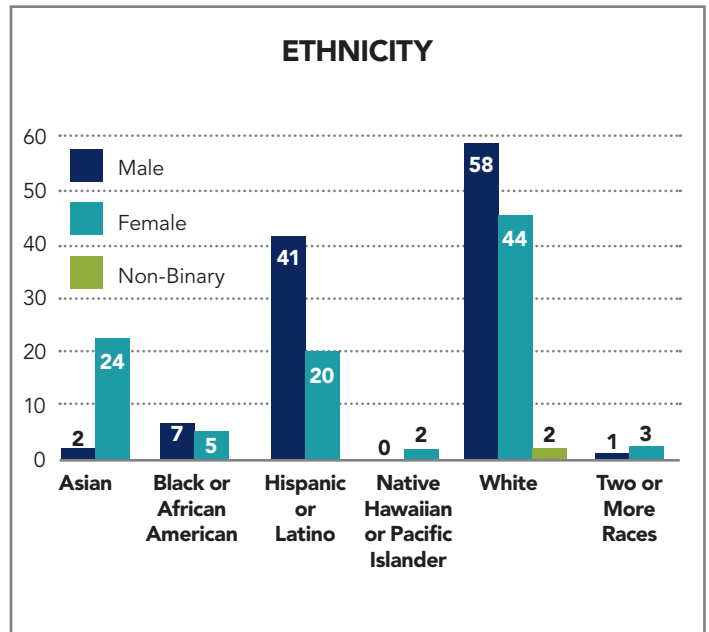
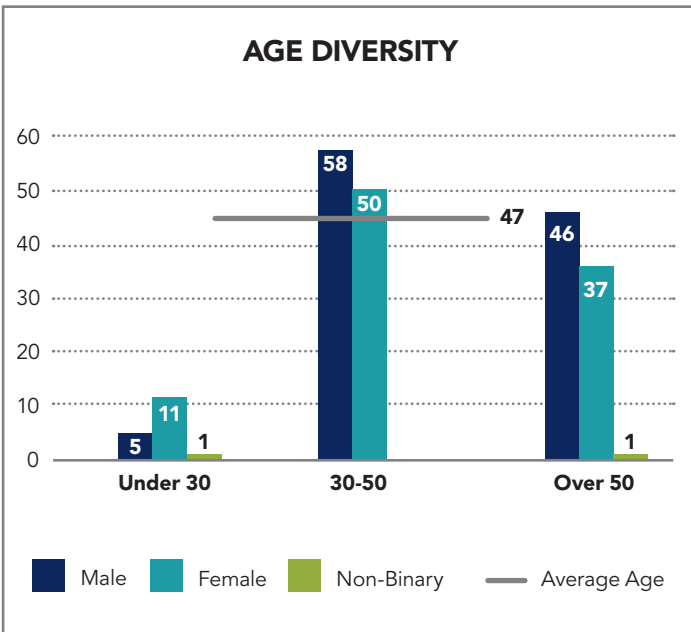
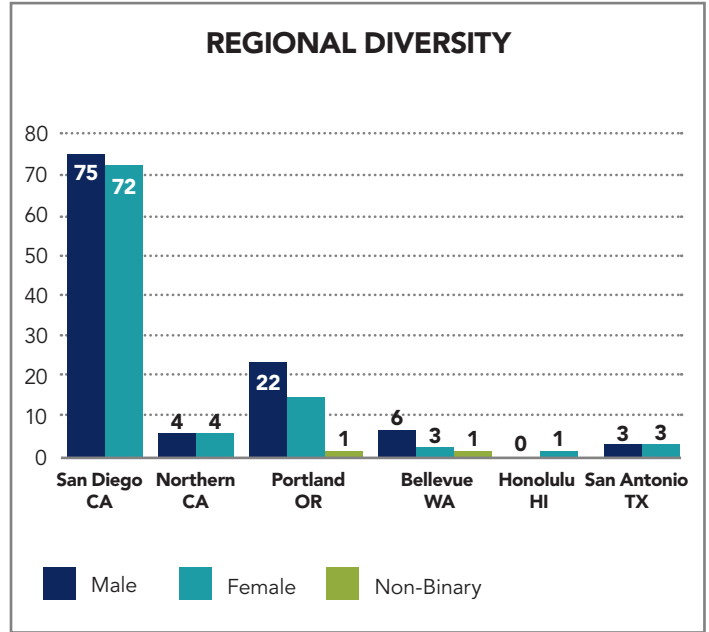
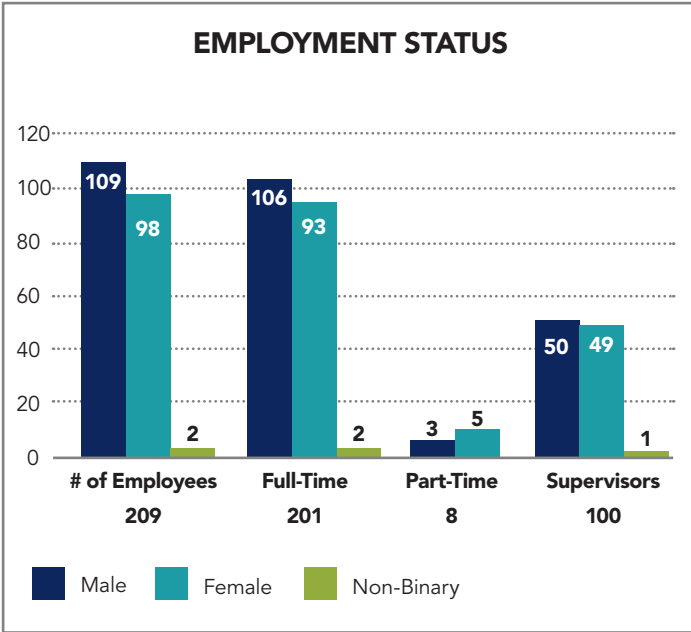
services and to seek representation within our Company. The DEI Committee serves as our team members response group that drives acceptance, appreciation, compassion and understanding within our organization with the intent that it will spread beyond our properties. For our communities, in which we have a responsibility to be stewards of, the DEI Committee seeks to proactively tackle challenges and become change agents to the deep-rooted, systemic racism in

our society. The DEI Committee's first task was to educate and celebrate cultural diversity. The DEI Committee also sends monthly calendars featuring information on observances and holidays across a broad-spectrum of cultures and religions.

- In 2020 and in response to the increased demands for social justice, Ernest Rady, our Chairman and CEO, encouraged our team members to be part of the solution by pledging to personally match every dollar each team member donated to a charitable social justice organization.
- We also prioritize buying and hiring from local businesses, including women- and minority-owned businesses, craftspersons and artists, to provide goods and services for our properties wherever feasible. For instance, one of our primary electrical vendors, for our San Diego office and retail portfolio, is a women-owned and California certified small business enterprise. We also procure our Company branded merchandise, including hundreds of shirts, hats, jackets and reusable water containers, for our team members from a women-owned business.

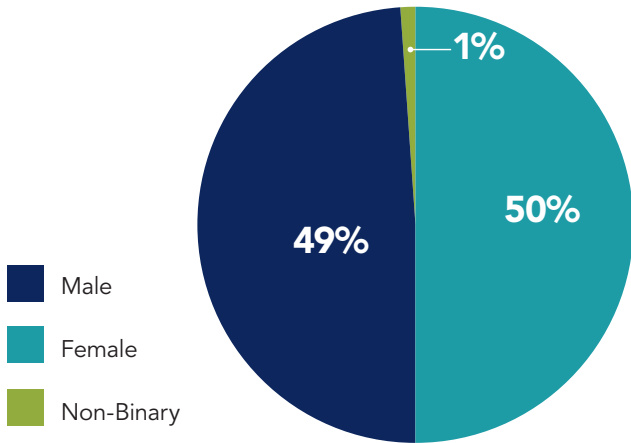
TEAM MEMBER DIVERSITY

We see the value of a diverse work force to our organization and our team members. The following provides a snapshot of our workforce diversity as of December 31, 2021:

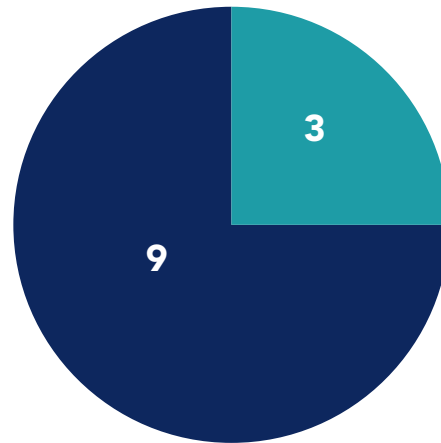


TEAM MEMBER DIVERSITY

MANAGERS AND ABOVE TITLES

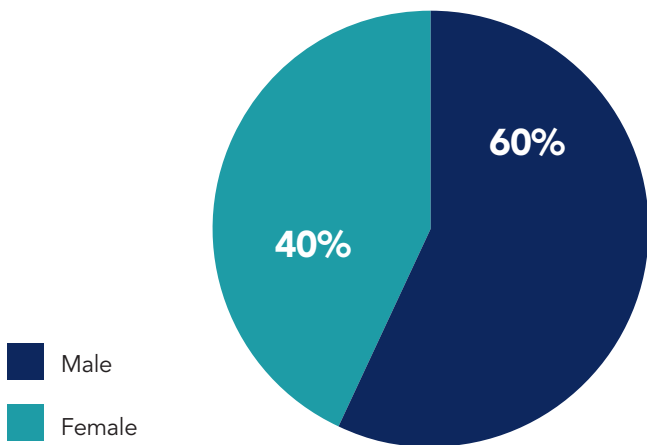


PROMOTIONS 2021

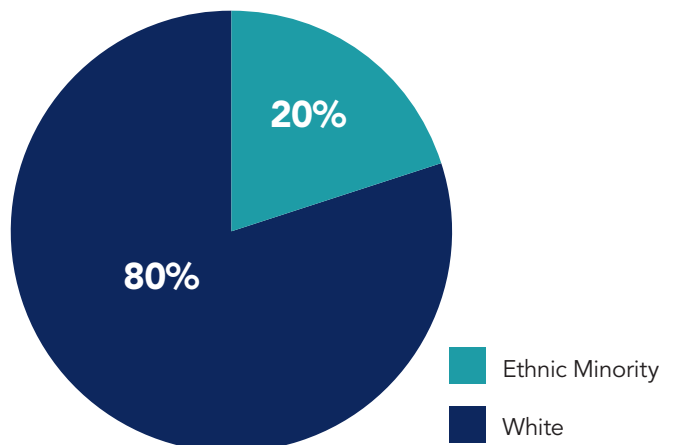


BOARD DIVERSITY

GENDER



ETHNICITY



“ Being promoted as one of the first female vice presidents within our organization means I am paving the path not only for my colleagues, but for future team members of AAT. I hope that I can inspire other women and future generations, including my two daughters, that women are equally capable of assuming leadership roles. ”

Emily Mandic
Vice President, Regional Manager,
Portland and Bellevue

HUMAN CAPITAL

- We are an equal opportunity employer that provides employment opportunities based upon one's qualifications and capabilities to perform the essential functions of the job regardless of race, religion, sex (including sexual orientation and gender identity), pregnancy, childbirth or related medical conditions, national origin, age, veteran status, disability, or genetic information. We provide our team members a healthy and safe place to work.
- We believe that our competitive compensation, robust benefits, and broad range professional development opportunities, as well as our culture of DEI and wellness, allow us to retain our top-notch team members over the long term. As part of our commitment to provide team members development opportunities, starting in 2022, we are committing to provide at least 8,000 hours of training hours per calendar year. Training opportunities include professional training, certification courses, in house peer-to-peer training and leadership mentorship. Through these efforts, more than 15% of our team members have been a part of our American Assets Trust family for 10 or more years.

“ The genuine comradery experienced during our Los Penasquitos Lagoon clean-up event was amazing! Team members from various departments and properties were able to get outside and come together to help our local environment and wildlife. During this experience, I was able to re-live my previous career in wildlife by providing brief “Ranger Talks” regarding the local birdlife that was sighted during our clean-up. Overall, this was a fun and rewarding experience that we hope to make a tradition. ”

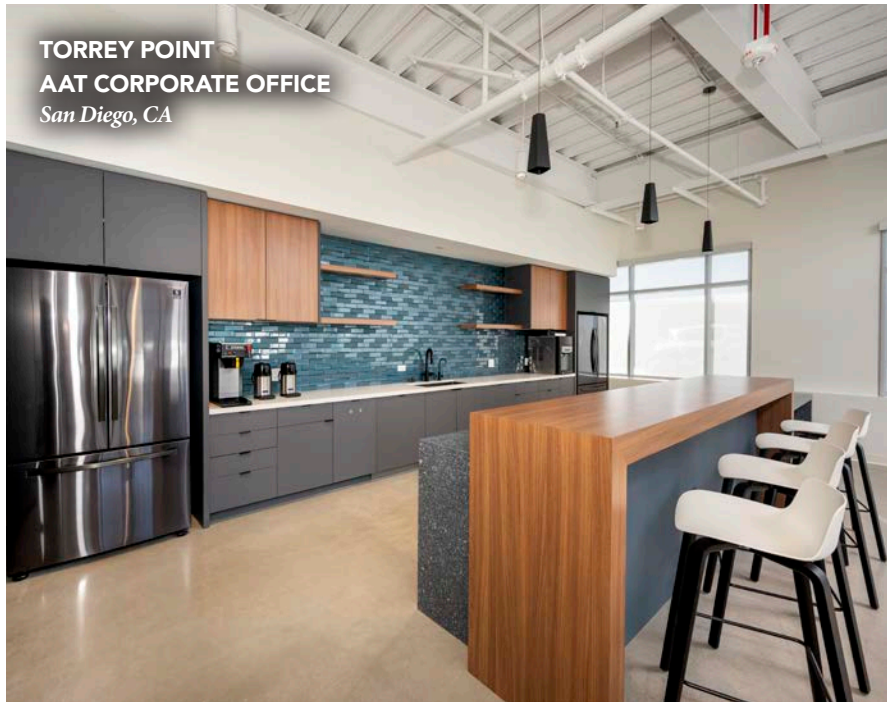
Lara Webster
Human Resources Generalist

SOME OF THE EMPLOYEE BENEFITS WE OFFER:

- **Health, Dental and Vision Insurance**
- **Employee Wellness Program**
- **Employee Assistance Program**
 - Includes mental health assistance
- **Family Care Resources**
- **Ethics Helpline**
- **Accidental Injury and Critical Illness**
- **Flexible Spending Accounts**
- **401(k) Retirement Savings Plan**
 - Includes a sustainability focused mutual fund option
 - Company discretionary match of 5%
- **529 Plan** (college savings plan)
- **Financial Planning Resources**
- **Discretionary Annual Bonuses**
- **Discretionary Stock-based Compensation Awards**
- **Supplemental Term Life**
- **Supplemental AD&D**
- **Company Paid Life**
- **Pre-Paid Legal**
- **Long-term Disability**
- **Company Paid Holidays**
- **Paid Time Off**
- **Family Leave**
- **Summer Hours Fridays**
- **Certified Training**
 - Cardiopulmonary Resuscitation (CPR)
 - Automated External Defibrillators (AED)
 - 1160 Training Hours in 2021

■ **AAT Corporate Headquarters**

In March 2021, we moved our corporate office from Torrey Plaza in San Diego, California, which had been our home for over 20 years, to **Torrey Point**. In doing so, we were able redesign our space to best fit our needs while incorporating sustainable products. Our new office has sweeping and unobstructed views of Torrey Pines State Beach and Torrey Pines State Natural Reserve. Our team members have direct access to multiple walking trails allowing them to easily take a break from work and connect with nature. On a quintessential sunny San Diego day, our team members may choose to work on the outdoor patio or lounge area, each with clear views of the Pacific Ocean. Large windows in our offices disperse natural light with occupancy and daylight-sensing lighting controls to regulate supplemental lighting needs. All full-time team members' workstations are equipped with mobile laptops and ergonomic electric standing/adjustable desks and ergonomic task chairs to reduce stationary fatigue. The cabinets were sourced from Forest Stewardship Council (FSC) certified cabinetry and the carpets are certified carbon neutral. Large planter boxes throughout the space add to the calming environment. Indoor air quality is prioritized, using state-of-the-art in-duct air purification devices to provide excellent air quality throughout the office. The open concept and team member-centric design of our space creates an inviting and comfortable environment for our team members to work and collaborate in.



HEALTHY BUILDINGS & HEALTHY WORK ENVIRONMENT

Health & Wellness

The COVID-19 pandemic brought with it many challenges — physical, mental, emotional, and financial — to our tenants and our team members. To meet these challenges, during the pandemic we took appropriate steps to provide a healthy and safe environment in which to work, and to provide support and assistance, including the following.



1. Indoor Air Quality

Increased air filter replacement frequency, increased outside air circulation, and installed air purifiers on building air handlers to further filter outside air.

2. Cleaning

Increased cleaning frequency of high touch surfaces such as door handles and elevator buttons.

3. Health Measures

Face covering and social distancing visual cues and signage posted throughout all properties, created curbside pickup designation for shopping and dining for retail centers.

4. Sanitation Stations

Hands-free sanitation stations placed throughout common areas such as main entrances, elevator lobbies, property amenities, and near dining establishments.

5. Communication

Increased communication to tenants.

6. Community Engagement

Increased Farmers Market locations and hours to allow shoppers easy access to purchase essential groceries, created online events and social media contests to keep customers engaged.

7. Tenant Engagement

Hosted virtual events such as fitness, yoga classes and cooking demonstrations for multifamily residents.

HEALTHY BUILDINGS & HEALTHY WORK ENVIRONMENT



8. Emergency Preparedness

Developed a comprehensive Emergency Action Plan (EAP) which instructs our team members on life-saving measures to take in the event of an emergency. As part of this plan, we hold annual Emergency Preparedness Trainings for our tenants to provide resources and guidelines to assist our tenants implement their own emergency preparedness plans. Additionally, in partnership with local community emergency agencies, we host Emergency Preparedness fairs where tenants and residents are provided information on emergency preparedness to assist them in formulating an effective plan.

9. Density Management

Transitioned to working remotely, rotated work schedules, adjusted workstations to maintain social distancing and installed plexiglass barriers.

10. Health Measures

Face covering, and temperature readings as required, installed video intercom systems, transitioned to virtual meetings, provided personal protective equipment as necessary.

11. Support Services

Provided access to a variety of health and wellness programs, organized team member engagement events such as virtual social events, games and volunteerism programs, increased company-wide communications and team member surveys, and provided sick pay to team members directly impacted by the pandemic.

ENGAGEMENT



■ Dollars for Doers

Building on the example as set by Ernest Rady, our Chairman and CEO, starting in 2022, we are launching our **Dollars for Doers** program and committing to match every dollar, up to \$500 each team member donates to any Company-approved non-profit organization.

■ Assuring Accountability Together

- In 2021, we formed a Social Responsibility Committee dedicated to social outreach and community involvement with a mission statement of *Assuring Accountability Together*. The Social Responsibility Committee, composed entirely of team member volunteers who represent numerous diversities and unique backgrounds from across the company, explores ways we can make a difference in our community by organizing events that our team members can contribute their time and efforts towards. We also take the opportunity, each quarter, to share environmental sustainability focused information to each our tenants and residents via newsletters or social media.
- In order to support our team members in their efforts to participate in social outreach programs that are important to them and to encourage volunteerism in our communities, starting in 2022, we are providing each team member with 8 hours of paid volunteer time with any Company-approved non-profit organization.
- Our inaugural Social Responsibility Committee led event, in San Diego, California, was the American Assets Trust Coastal Clean-up Event at the Los Penasquitos Lagoon's pedestrian pathway located by the Torrey Reserve Wetlands in San Diego, California, and immediately adjacent to our corporate headquarters. During the event, small plastics, cigarette butts and Styrofoam trash were collected and prevented from entering the ocean. In Portland, Oregon, our team members partnered with AdoptOneBlock, a non-profit group in Oregon and Washington, that enables business owners and residents alike to care for their local community. As a Block Ambassador, we are committed to maintaining our adopted city block, between NE 6th Avenue and NE 7th Avenue and NE Clackamas Street and NE Wasco Street, free of litter.

COMMUNITY ENGAGEMENT

We believe we have a responsibility to engage with and to “give back” to our communities. Through partnerships with non-profit organizations, charitable and financial contributions, in-kind donations, and volunteer efforts, we strive to make a positive impact on the individuals and businesses within our communities.

■ COVID-19 Testing & Vaccination

COVID-19 testing and vaccination clinics have been hosted at our properties in Portland, Oregon, Monterey, California and Waipahu, Hawaii.

■ Hawaiian Legacy Reforestation Initiative



PHOTO BY SEAN STEHURA

Embassy Suites Waikiki Beach Walk in Honolulu, Hawaii, partnered with the Hawaiian Legacy Reforestation Initiative (HLRI) to launch a program that allows hotel guests to donate a portion of their resort fee to sponsor a native tree planted at a local ranch to contribute to the reforestation and biodiversity of Hawaii. One native tree can absorb enough carbon to offset a one-week vacation in Hawaii for a family of four. We are committed to planting a total of 100,000 trees. As of December 31, 2021, 319 trees were planted under the initiative.

Hawaiian Artwork Collection

Also in partnership with HLRI, the **Embassy Suites Waikiki Beach Walk** is proud to be the steward of and permanent home of the fifth, in a series of fourteen, of the culturally and historically significant Aha’ula Collection. Each series represents each of the Hawaiian leaders. The artwork displayed at our property, created by the renowned Hawaiian featherwork artist Rick San Nicolas, is a replica of the cape and helmet of Hawaiian High Chief Kahekili, who lived from 1737 to 1794 and is believed to be the biological father of King Kamehameha the Great. We are honored to be able to share Hawaii’s historical culture with our guests.



■ Mentorship

In partnership with the Father Joe’s Village, we provided 12 residents at Father Joe’s Village with interview training and work experience. As a result of this mentorship program, one of our vendors hired several of those residents to join their team.

■ Tribute to Teachers



In partnership with a local San Diego radio station, we continued the Tribute to Teachers program, which honors local school educators for their outstanding work inside and outside the classroom. In 2021, we honored 5 educators, and since 2014, we have honored a total of 38 educators.



■ Holiday Teddy Bear Drive

We host an annual holiday teddy bear drive for our tenants and team members to donate stuffed animals for San Diego Center for Children. During the COVID-19 pandemic, we made monetary donations to this program rather than stuffed animals.



■ Community Drives

We host a variety of community drives that benefit local programs, such as food drives for the Jacobs and Cushman San Diego Food Bank and the Food Bank of Monterey, wine tasting

events benefitting the San Antonio Food Bank and Family Service and the Kinship Center in Monterey, California, and an annual backpack drive benefitting the Monarch School for unhoused youth in San Diego, California. In 2021, our tenants and team members donated 250 backpacks¹ with school supplies and personal hygiene products to foster children and homeless children.

“ I believe every child has the right to a high-quality education, and the lack of basic needs and school supplies should not be a barrier. Events like the Backpack Drive resonated with me because our contributions result in the betterment of a student’s future. Personally, seeing the Monarch School’s commitment to creating opportunities for their underserved students without bias, stigma, or judgement was inspiring. Their program had a personal impact; I witnessed lives being helped directly through their program. ”

Mary Nguyen
Risk Management Manager



■ Community Awareness

We participate in several community awareness programs, such as the Pink Lemonade Stand Challenge that benefits the Breast Cancer Research Fund at **Alamo Quarry Market**, 29 blood drives across our portfolio (including one year-long blood drive at the **Waialele Center** that accounted for 28% of the blood supply for the state of Hawaii), and illumination of our iconic smokestacks at the **Alamo Quarry Market** in different colors to raise awareness of initiatives such as Breast Cancer Awareness Month (pink), Go Red for Woman (red), and American Cancer Awareness (purple).

■ Animal Welfare



We promote animal welfare, and proudly support local organizations’ efforts to set up public rescue animal adoption events and to enforce laws preventing animal cruelty. Such events include the Santa Paws photo event at **Del Monte Center**, which supports the Animal Friends Rescue Project, and quarterly pet adoption events hosted with the

Spay Neuter Inject Protect San Antonio.

■ Financial Contributions

Ernest Rady, our Chairman and CEO, has personally made significant monetary donations to local non-profit organizations such as Rady’s Children Hospital San Diego, San Diego Zoo, University of California San Diego Foundation, Jewish Family Service, Salvation Army, and the San Diego Symphony.



¹ Total number of backpacks reported is calculated by both physical backpacks donated and monetary contributions made. For each monetary contribution of \$25, one backpack was calculated towards the total backpack count.

ASSOCIATIONS AND ORGANIZATIONS

OUR COMPANY IS A MEMBER OF:

- National Association of Real Estate Investment Trust (NAREIT)
- Building Owners and Managers Association International (BOMA)
- International Council of Shopping Centers (ICSC)
- Institute for Real Estate Management (IREM)
- Commercial Real Estate Women (CREW)
- Asian Commercial Professionals (ACP)
- Certified Commercial Investment Member (CCIM)
- International Facility Management Association (IFMA)
- Transportation Management Association of San Francisco (TMA SF)
- Bellevue Downtown Association (BDA)
- Better Market Street Project (BMSF)
- Multi Family Northwest
- CampCalNOW
- National Association of RV Parks and Campgrounds (ARVC)
- Waikiki Improvement Association



CORPORATE GOVERNANCE



commitment to our Code of Business Conduct and Ethics Policy and Insider Trading Compliance Program, both of which are available on our website, www.americanassetstrust.com. In 2021, 100% of our team members, executive officers and members of our Board of Directors certified their commitment to our Code of Business Conduct and Ethics Policy or Insider Trading Compliance Program, there were no known violations of our Code of Business Conduct and Ethics Policy or Insider Trading Compliance Program, and there were no calls made to the Whistleblower Hotline.

■ Stakeholder Governance

We require vendors, contractors and other stakeholders to comply with certain policies and procedures in furtherance of our ESG objectives. Our stakeholders are subject to our Code of Business Conduct and Ethics Policy, Vendor Code of Conduct and Corporate Sustainability Policy, which are available on our website, in connection with their relationship with us. We ask vendors and contractors to source environmentally sustainable materials when feasible, and to procure materials from companies with ethical business practices. We will not partner with individuals or entities that procure material from sources that violate child labor and human trafficking laws or practice coercion, bribery or other illegal or corrupt practices. Any proposed stakeholder is required to be reviewed for potential conflicts of interest with the Company prior to entering into any contract or transaction.

■ Company Governance

As a publicly traded company, the Company is subject to, and adheres to, various governance guidelines, policies, laws, rules and regulations. In addition, our operations are continually being reviewed by both internal and external auditors. Additionally, the U.S. Securities and Exchange Commission (or SEC) is responsible for enforcing strict federal securities laws established to protect investors. Further, as a policy, we are transparent with respect to our operations and financial results. These measures provide assurance to our stakeholders that our business practices are ethical and in compliance with laws.

Each of our team members, executive officers, and members of our Board of Directors is required to annually review and recertify their

“ *There’s a strong sense of accomplishment and pride that comes along with being on the leadership team at American Assets Trust, Inc. I am honored to have a seat at the table with incredibly talented people, sharing a voice that is listened to and supported. I strive to reflect this culture of respect and inclusion in my daily interactions with everyone I work with, creating opportunities and promoting inclusion for others in our organization.* ”

Abigail Rex
Vice President Multifamily San Diego

STRUCTURE

■ Sustainability Oversight

We continue to work toward our ESG goals with the assistance of our Environmental Sustainability, Social Responsibility and Governance Committee (the “ESG Committee”), as outlined in our Corporate Sustainability Policy, also available on our website.

The ESG Committee consists of three subcommittees, each tasked with a specific ESG role: the ESG Advisory Committee (the “Advisory Committee”), the ESG Core Responsibility Committee (the “Core Committee”), and the ESG Executive Steering Committee (the “Executive Committee”). Each such subcommittee has a designated chairperson that leads its respective subcommittee. The Board of Directors has ultimate oversight of the ESG Committee as a whole.

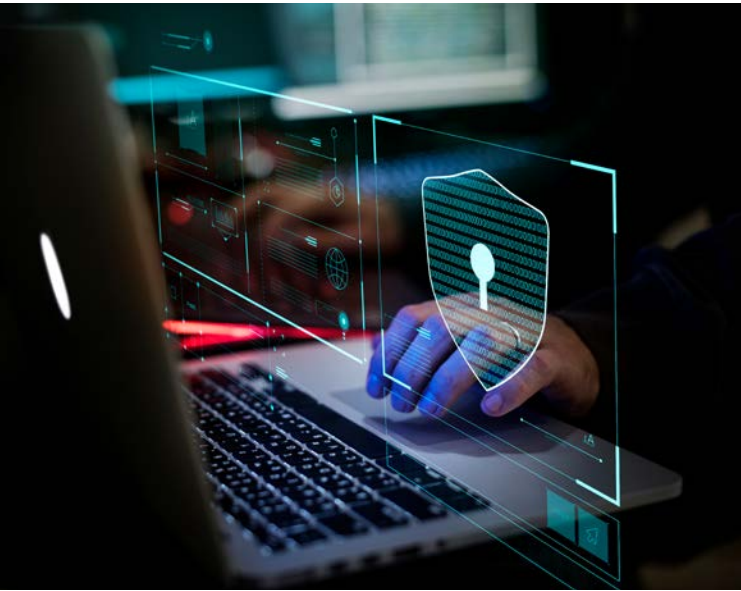


1. The **Advisory Committee** is an ESG-focused discussion and advisory group composed of team members from each department of our Company. The Advisory Committee reports its findings and recommendations with respect to our ESG Objectives to the Core Committee.

2. The **Core Committee** is composed of select team members responsible for creating a road-map to our annual ESG Objectives, identifying and reviewing ESG and climate-related risks, financial impacts, opportunities and solutions, initiating and overseeing ESG projects, and assessing the effectiveness of these projects. The Core Committee is also responsible for identifying the short-term, medium-term and long-term impacts and risks of

our ESG initiatives with respect to our ESG Objectives. The Core Committee reports its findings with respect to our ESG Objectives to the Executive Committee.

3. The **Executive Committee** is composed of members of our executive management team, including our President and Chief Operating Officer, Executive Vice President and Chief Financial Officer, and Senior Vice President of Construction and Development, and is responsible for approving specific ESG initiatives, and guiding the Core Committee in executing these initiatives. The Executive Committee reports the progress of the ESG initiatives with respect to our ESG Objectives to the Board of Directors and our executive management team.



■ Cybersecurity

We have invested substantial time and capital to modernize our Information Technology systems and have made significant efforts to secure the information that is processed through those systems. Information security risks have dramatically increased in recent years due to the rise in connected technologies and the increased

activity and sophistication of perpetrators of cyber-attacks. We face risks associated with security breaches, whether through cyber-attacks or cyber-intrusions over the Internet, malware, computer viruses, phishing, attachments to e-mails and/or team members or third-parties with access to our systems. We face the risk of ransomware or other cyber-attacks aimed at disrupting the availability of systems, applications, networks or data important to our business operations. We mitigate the risk of disruptions, breaches or disclosure of confidential information by implementing a variety of security measures including (among others) engaging reputable, recognized firms to help us design and maintain our information technology and data security systems, and testing and verifying that they are proper and secure on a periodic basis. We have also put in place policies aimed to mitigate these risks, such as our IT Policy and IT Protection Strategies and Incident Response Policy for Cyber-Attacks and Data Breaches, software to identify potential attacks, built in redundancy to preserve our data and train team members to better recognize suspicious activity.

Our Audit Committee oversees our cybersecurity and is updated on our cybersecurity threats and mitigation efforts on a quarterly basis. Internal audits are routinely conducted to confirm compliance with the processes and procedures we have put in place to safeguard our Company.

CONCLUSION

Thank you for taking the time to review our 2021 Sustainability Report. American Assets Trust, Inc. is a dedicated steward of our community and our environment. Together with our stakeholders, we have developed and incorporated into our business practices innovative programs to promote environmental sustainability, social responsibility and corporate governance practices across our commercial real estate portfolio. We are pleased with our accomplishments to date, but acknowledge that more work needs to be done to slow the effects of climate change and further our commitment to our communities. We look forward to implementing new initiatives and projects to further our ESG goals.

We would like to acknowledge all the team members that have worked toward meeting our ESG goals, including contributing to this Sustainability Report. We recognize the tremendous time and effort required to complete this undertaking and we thank you.

APPENDIX

KEY PERFORMANCE INDICATORS^{1, 2, 3}

EMISSIONS ABSOLUTE

	2019 MTCO ₂ e	2021 MTCO ₂ e	OVERALL MTCO ₂ e	CHANGE %
Total Emissions	31,818	27,650	-4,168	-13.1%
Scope 1	6,052	5,188	-864	-14.3%
Scope 2 – Market Based	24,854	21,551	-3,304	-13.3%
Scope 2 – Location Based	25,765	22,461	-3,304	-12.8%
Total SF	9,590,943	10,111,047		

HISTORICAL MARKET-BASED EMISSIONS

	kgCO ₂ e/SF	OVERALL kgCO ₂ e/SF	CHANGE %
2019	2.6		
2020	2.2	-0.4	-14.1%
2021	2.1	-0.5	-17.8%

Site emissions intensities may be lower than actual due to low data coverage of indirectly-controlled areas at the retail properties.

ENERGY ABSOLUTE

	2019 MWh	2021 MWh	OVERALL MWh	CHANGE %
Electricity	93,003	83,715	-9,288	-10.0%
Steam	5,474	5,567	93	1.7%*
Natural Gas	33,400	28,631	-4,769	-14.3%
Total SF	9,590,943	10,111,047		

*Increase in 2021 steam use due to increased outside air delivery to reduce transmission of COVID-19.

ENERGY LIKE-FOR-LIKE

	MWh	OVERALL MWh	CHANGE %
2019	131,877		
2020	124,834	-7,043	-5.3%
2021	115,041	-16,836	-12.8%
2030 Target	118,689	-13,188	-10.0%

Total SF = 9,590,943 (excludes any properties acquired after December 31, 2021, and any properties that were not fully operational throughout the 2021 calendar year).

¹ For more information on our reporting boundaries, please refer to the Reporting Methodology and Boundaries section of this report.

² Square footage as reported to ENERGY STAR unless indicated otherwise.

³ Percent change calculated against our baseline year of 2019.

HISTORICAL ENERGY USE INTENSITY

	kBtu/SF	OVERALL kBtu/SF	CHANGE %
2019	46.9		
2020	44.4	-2.5	-5.3%
2021	39.8	-7.1	-15.2%

Site energy use intensities may be lower than actual due to low data coverage of indirect-controlled area at the retail properties.

WATER ABSOLUTE

	2019 kgal	2021 kgal	OVERALL kgal	CHANGE %
Water Usage	224,858	224,467	-392	-0.2%
Total SF	9,590,943	10,111,047		

WATER LIKE-FOR-LIKE

	kgal	OVERALL kgal	CHANGE %
2019	224,858		
2020	208,318	-16,540	-7.4%
2021	221,732	-3,126	-1.4%
2030 Target	202,373	-22,486	-10.0%

Total SF = 9,590,943 (excludes any properties acquired after December 31, 2021, and any properties that were not fully operational throughout the 2021 calendar year).

HISTORICAL WATER USE INTENSITY

	gal/SF	OVERALL gal/SF	CHANGE %
2019	23.4		
2020	21.7	-1.7	-7.4%
2021	22.2	-1.2	-5.3%

WASTE ABSOLUTE

	2019 Tons	2021 Tons	OVERALL Tons	CHANGE %
Mixed Solid Waste	9,890	8,344	-1,546	-15.6%
Recycled	3,095	2,387	-708	-22.9%
Compost	201	135	-67	-33.2%
Total SF	9,590,943	10,111,047		

WASTE LIKE-FOR-LIKE

	Tons	OVERALL Tons	CHANGE %
2019	9,890		
2020	8,416	-1,474	-14.9%
2021	8,344	-1,546	-15.6%
2030 Target	5,934	-3,956	-40.0%

Total SF = 9,590,943 (excludes any properties acquired after December 31, 2021, and any properties that were not fully operational throughout the 2021 calendar year).

HISTORICAL WASTE DIVERSION RATE

	Percentage	CHANGE %
2019	25%	
2020	25%	-1.9%
2021	23%	-7.2%
Total SF = 10,111,047		

DIRECTLY-CONTROLLED ENERGY

	2019 kWh	2020 kWh	2021 kWh	CHANGE %
Office	7,304,325	6,081,049	6,016,162	-17.6%
Retail	4,899,002	3,201,921	3,699,782	-24.5%
Multifamily	7,804,919	6,986,501	7,388,440	-5.3%
Mixed Use	9,119,336	6,491,670	7,716,426	-15.4%
TOTAL	29,127,582	22,761,141	24,820,810	-14.8%

DIRECTLY-CONTROLLED EMISSIONS

	2019 MTCO ₂ e	2020 MTCO ₂ e	2021 MTCO ₂ e	CHANGE %
Office	1,830	1,434	1,419	-22.5%
Retail	1,314	932	1,025	-22.0%
Multifamily	1,548	1,365	1,457	-5.9%
Mixed Use	3,259	2,376	2,693	-17.4%
TOTAL	7,951	6,106	6,593	-17.1%

ENERGY STAR CERTIFICATIONS

# of Properties Certified	27
SF Certified	6,388,342
Total Certified	61.2%
Total Eligible Certified	90.4%

LEED CERTIFICATIONS

LEVEL	Total LEED ¹		New Construction ²		Major Redevelopments ³	
	# of Properties	SF	# of Properties	SF	# of Properties	SF
Platinum	4	1,784,897	2	966,211		
Gold	3	1,292,335				
Silver	1	92,195				
Certified	1	103,539				
TOTAL	9	3,272,966	2	966,211	0	0

¹ For properties awarded multiple LEED certifications, their SF were only counted once for purposes of Total LEED count. Total LEED certifications awards exceed nine awards.

² New construction includes New Development certifications (ND). Of the total LEED SF, 966,211 SF was completed by the Company since 2019.

³ No major redevelopment completed by the Company since 2019.

OTHER BUILDING CERTIFICATIONS

CERTIFICATION	SF
BREEAM	440,955
IREM	620,220
TOTAL	1,061,175

AWARDS AND RECOGNITION

■ 2019 and 2016 NAREIT® Investor CARE (Communications & Reporting Excellence) Award – Silver

The Investor CARE award is presented by NAREIT® to members that interact most effectively with their investors online, in writing and orally, as well as those member companies that provide their investors with the most comprehensive and useful information in the most efficient manner. All NAREIT® publicly traded corporate members, both equity and mortgage REITs, are automatically considered.

■ 2017,¹ 2016 and 2015 Forbes® List of America's 50 Most Trustworthy Financial Companies

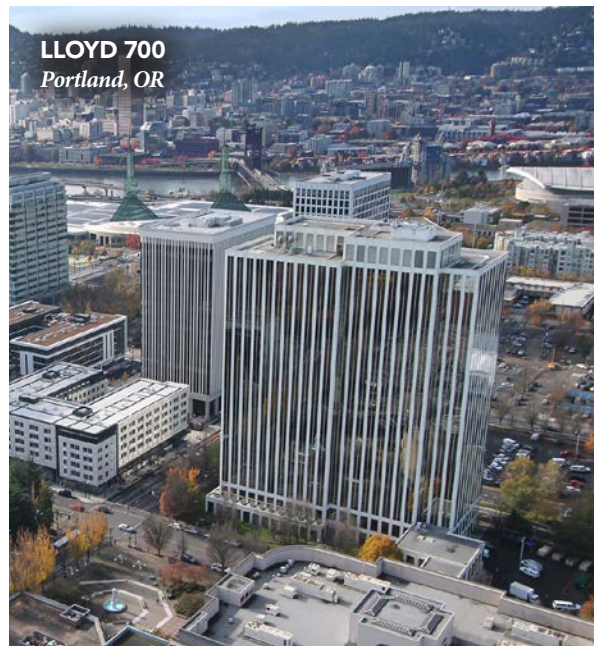


These lists were assembled by an independent research firm on behalf of Forbes® which assessed the accounting and governance behaviors of nearly 700 publicly traded North American financial companies. Financial

companies are assessed and ranked based on various factors which serve as indicators of a company's creditability, including, without limitation, insolvency risk, accounting methods and high-risk events.

■ San Diego Business Journal's ("SDBJ") Recognitions:

- In SDBJ's November 2020 "Most Influential People in San Diego" issue, our Chairman and CEO, Ernest Rady, was listed as an "icon" that has made the work of other San Diego community leaders possible.
- In SDBJ's October 2020 Giving Guide, the Rady Family Foundation (founded by Ernest Rady) was ranked as number 10 in total assets for charitable family foundations in San Diego.
- Since 2011, we have been named in SDBJ's "Top 50 Public Companies" issue, which ranks the largest public companies in San Diego.



¹ 2017 was the final year Forbes® published this list.

FORWARD-LOOKING STATEMENT

This Sustainability Report highlights our ESG efforts for the reporting year. All data and information concerning our ESG strategies and objectives, energy consumption, water usage, waste management, building certifications, development and redevelopment activity, in this Sustainability Report is as of December 31, 2021, unless otherwise specified. The statements in this Sustainability Report that are not historical facts are forward-looking statements.

We are dependent on certain data and information that was obtained from published sources and/or third parties, which may not be accurate or complete, to evaluate and implement our ESG practices. We make no assurance that we will implement any of the ESG policies, strategies, or procedures outlined in this Sustainability Report, or that, if implemented, such policies, strategies, and procedures will have any material ESG-related effect. The standards of measurement and performance for ESG issues are developing or are based on assumptions, and norms may vary by region. Past performance should not be viewed as a guide to future performance. We make no representation or warranty regarding the information set forth in this Sustainability Report.

This Sustainability Report may contain forward-looking statements within the meaning of the federal securities laws, which are based on current expectations, forecasts and assumptions that involve risks and uncertainties that could cause actual outcomes and results to differ materially. Forward-looking statements relate to expectations, beliefs, projections, future plans and strategies, anticipated events or trends and similar expressions concerning matters that are not historical facts. In some cases, you can identify forward-looking statements

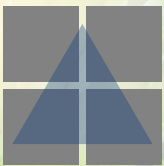
by the use of forward-looking terminology such as "may," "will," "should," "expects," "intends," "plans," "anticipates," "believes," "estimates," "predicts," or "potential" or the negative of these words and phrases or similar words or phrases which are predictions of or indicate future events or trends and which do not relate solely to historical matters. The following factors, among others, could cause actual results and future events to differ materially from those set forth or contemplated in the forward-looking statements: the impact of epidemics, pandemics, or other outbreaks of illness, disease or virus (such as the outbreak of COVID-19 and its variants) and the actions taken by government authorities and others related thereto, including the ability of our company, our properties and our tenants to operate; adverse economic or real estate developments in our markets; our failure to generate sufficient cash flows to service our outstanding indebtedness; defaults on, early terminations of or non-renewal of leases by tenants, including significant tenants; difficulties in identifying properties to acquire and completing acquisitions; difficulties in completing dispositions; our failure to successfully operate acquired properties and operations; our inability to develop or redevelop our properties due to market conditions; fluctuations in interest rates and increased operating costs; risks related to joint venture arrangements; our failure to obtain necessary outside financing; on-going litigation; general economic conditions; financial market fluctuations; risks that affect the general retail, office, multifamily and mixed-use environment; the competitive environment in which we operate; decreased rental rates or increased vacancy rates; conflicts of interests with our officers or directors; lack or insufficient amounts of insurance; environmental uncertainties and

risks related to adverse weather conditions and natural disasters; other factors affecting the real estate industry generally; limitations imposed on our business and our ability to satisfy complex rules in order for us to continue to qualify as a REIT for U.S. federal income tax purposes; and changes in governmental regulations or interpretations thereof, such as real estate and zoning laws and increases in real property tax rates and taxation of REITs. While forward-looking statements reflect the company's good faith beliefs, assumptions and expectations, they are not guarantees of future performance. For a further discussion of these and other factors that could cause the company's future results to differ materially from any forward-looking statements, see the section entitled "Risk Factors" in the company's most recent annual report on Form 10-K, and other risks described in documents subsequently filed by the company from time to time with the Securities and Exchange Commission. The company disclaims any obligation to publicly update or revise any forward-looking statement to reflect changes in underlying assumptions or factors, of new information, data or methods, future events or other changes. In this presentation, we rely on and refer to information and statistical data regarding the industry and the sectors in which we operate. This information and statistical data is based on information obtained from various third-party sources, and, in some cases, on our own internal estimates. We believe that these sources and estimates are reliable but have not independently verified them and cannot guarantee their accuracy or completeness.

This Sustainability Report may include non-GAAP financial measures that we consider meaningful measures of financial performance.



AMERICAN
ASSETS
TRUST



AAT
LISTED
NYSE