



THE HOMER BUILDING CLIENT EXPERIENCE

H the
homer
building

AKRIDGE



BUILDING SERVICES TEAM

As landlord and property manager, respectively, Mitsui Fudosan America and Akridge agree that sustainability, wellness, commuting, and Client engagement are crucial for offices serving high-performing professionals and prestigious Clients. We are proud to share our track record of incorporating these items into our management strategy at The Homer Building. Our team of dedicated professionals are here to support you and your organization in all that matters in your day to day operations.



PROPERTY MANAGEMENT TEAM



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AMENITIES



ROOFTOP GARDEN AND LOUNGE

Featuring a roof deck with rare views of the DC skyline, 601 Thirteenth Street's roof offers our Clients a great place to relax, hold meetings, or host events.



CONFERENCE CENTER

The Homer Building is proud to offer a brand new, state-of-the-art conference center designed exclusively for our clients. This best-in-class facility blends elegant design with cutting-edge technology to support meetings, events, and gatherings of all kinds. Each space has been thoughtfully furnished, professionally designed, and is equipped with the latest audio-visual and connectivity tools to ensure a seamless experience. The spaces include:

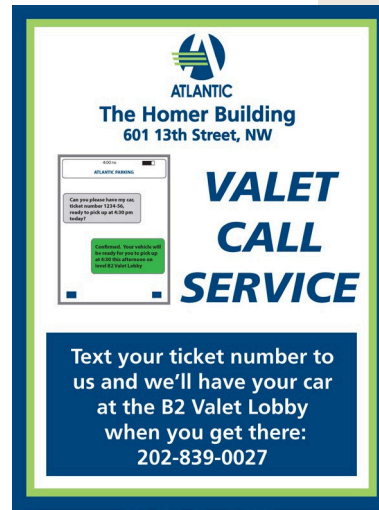
- The Forum – Our largest and most versatile meeting room, accommodating 34 to 135 guests. The Forum is ideal for presentations, workshops, annual meetings, and large group events.
- The Lounge – A flexible, inviting space that can be used for small group meetings, informal gatherings, or as a reception area connected to The Forum for larger events. The Lounge also adjoins The Study, creating options for breakout sessions or private conversations.
- The Study – An intimate conference space for 6 to 8 guests, perfect for board discussions, brainstorming sessions, or client meetings. Its direct connection to The Lounge allows for smooth transitions between private and group settings.
- The Studio – A purpose-built podcast and video conferencing suite with seating for 8 to 12 guests. The Studio features professional soundproofing and advanced recording technology.
- The Boardroom – A traditional, executive-style conference room for 15 to 20 guests, outfitted with premium finishings and the latest presentation and conferencing systems.





PARKING AMENITIES

Underground parking, managed and valeted by Atlantic Services Group, is available Monday through Friday 6:00 am to 8:30 pm. Additional services include valet call down, car-washing/detailing, battery jumpstarts and lockout service. The garage boasts two complimentary electronic car charging stations located on the B2 level and ample room for bike storage, as well as a repair station, lockers, and changing room on the B3 level. Automated dry cleaning lockers, managed by Dryy, are located in the valet lobby for easy drop off and pick up.





FITNESS CENTER

Whether Clients like to work out before the work day starts, during their lunch break, or to cap off their day, the brand new fitness center at 601 Thirteenth Street offers Clients 24-7 access. This exclusive fitness center features floor-to-ceiling mirrors, a private studio, free weights, yoga mats, variable strength equipment, Bluetooth-enabled cardio equipment, wireless internet, two Pelotons with virtual fitness class subscriptions, two smart Echelon mirrors, and an on-site personal trainer. Clients are able to scan QR codes located on the equipment to view instructional videos on how to adjust and use the equipment. We've renovated the racquetball court to now also accommodate pickle ball and offer multiple classes a week with our trainer in the private studio. After Clients work out, they can take advantage of the fully stocked locker rooms with towel service and amenities that include hair ties, mouthwash, blow dryers, deodorant, razors, cotton balls, cotton swabs, and much more.



SUSTAINABILITY, WELLNESS, AND BUILDING CERTIFICATIONS





This trophy-class LEED Gold office building offers a first-class work environment. The HVAC infrastructure features MERV13 filters at the main air handler unit, contributing to enhanced air quality. 601 Thirteenth Street boasts a number of building certifications due to Akridge's commitment to sustainable best practices and focus on human comfort and wellbeing.

LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN("LEED")

LEED certification is a globally recognized symbol of sustainability achievement and leadership. 601 Thirteenth Street earned LEED Gold for Existing Buildings Operations and Maintenance. LEED certified buildings save money and improve efficiency by generating less waste and lowering the use of energy, water, and other resources. This results in lower carbon emissions which is a critical part of addressing climate change and meeting ESG goals, enhancing resilience, and supporting more equitable communities.



UL VERIFIED HEALTHY BUILDING

601 Thirteenth Street earned UL's new Verified Healthy Building Mark for Indoor Air Quality in 2021, demonstrating the property's effectiveness in ensuring healthy air and janitorial efficacy. For 2022, the property increased the rating to Indoor Air and Water by participating in an extensive audit and on-site visits, which included visual inspections and performance testing. The testing methods used by UL to verify both indoor air and water quality are aligned with industry-recognized organizations such as the Environmental Protection

Agency (EPA), the National Institute for Occupational Safety and Health (NIOSH), the World Health Organization (WHO), and the American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE). Achieving this milestone demonstrates that 601 Thirteenth Street has excellent indoor air quality and water quality.



WELL HEALTH AND SAFETY RATING

601 Thirteenth Street earned the WELL Health and Safety Rating in 2022. The WELL Health-Safety seal communicates to everyone entering that the building has adopted best practices and evidence-based measures for safety verified by a third party.



WIREScore

601 Thirteenth Street has a Platinum WiredScore Certification. Used by leading landlords across twelve countries, WiredScore is the digital connectivity rating system for real estate. WiredScore sets the global standard for in-building connectivity, bringing much needed clarity to the market for both landlords and Clients. The methods of measurement are fair, thorough, and independently verified.

WiredScore Platinum ensures that a building has the connectivity capacity for virtually any Client. Any building achieving WiredScore Platinum has a proven ability to keep-up with the digital demands of today's Clients.

The building has multiple points of entry with the capacity to support new carriers, and there are available floor and wall spaces for additional equipment in the main telephone room located on the B3 Level, and the riser contains the spare capacity to support new distribution cabling to Clients on each floor. This enables management to easily support the introduction of new services to the building should a Client request.

BOMA 360

The prestigious BOMA 360 Performance Program® validates and recognizes commercial properties that demonstrate best practices in building operations and management. Unlike other building certifications that measure only a building's energy and sustainability performance, BOMA 360 is that and much more.

Our building has been measured against current industry best practices and achieved third-party verification of excellence in building operations and management; life safety, security, and risk management; training and education for building personnel; energy management; environmental/sustainability practices; and Client relations and community involvement. 601 Thirteenth Street has been awarded this designation because we were able to satisfy the requirements in all six areas. We are proud of this important achievement. The BOMA 360 Performance Program has given us a meaningful way to demonstrate our commitment to you and to excellence, we are thrilled to receive this important recognition on your behalf.



COMMUTING

TO THE WHITE HOUSE



5 minutes



6 minutes



4 minutes



10 minutes

TO CAPITOL HILL



8 minutes



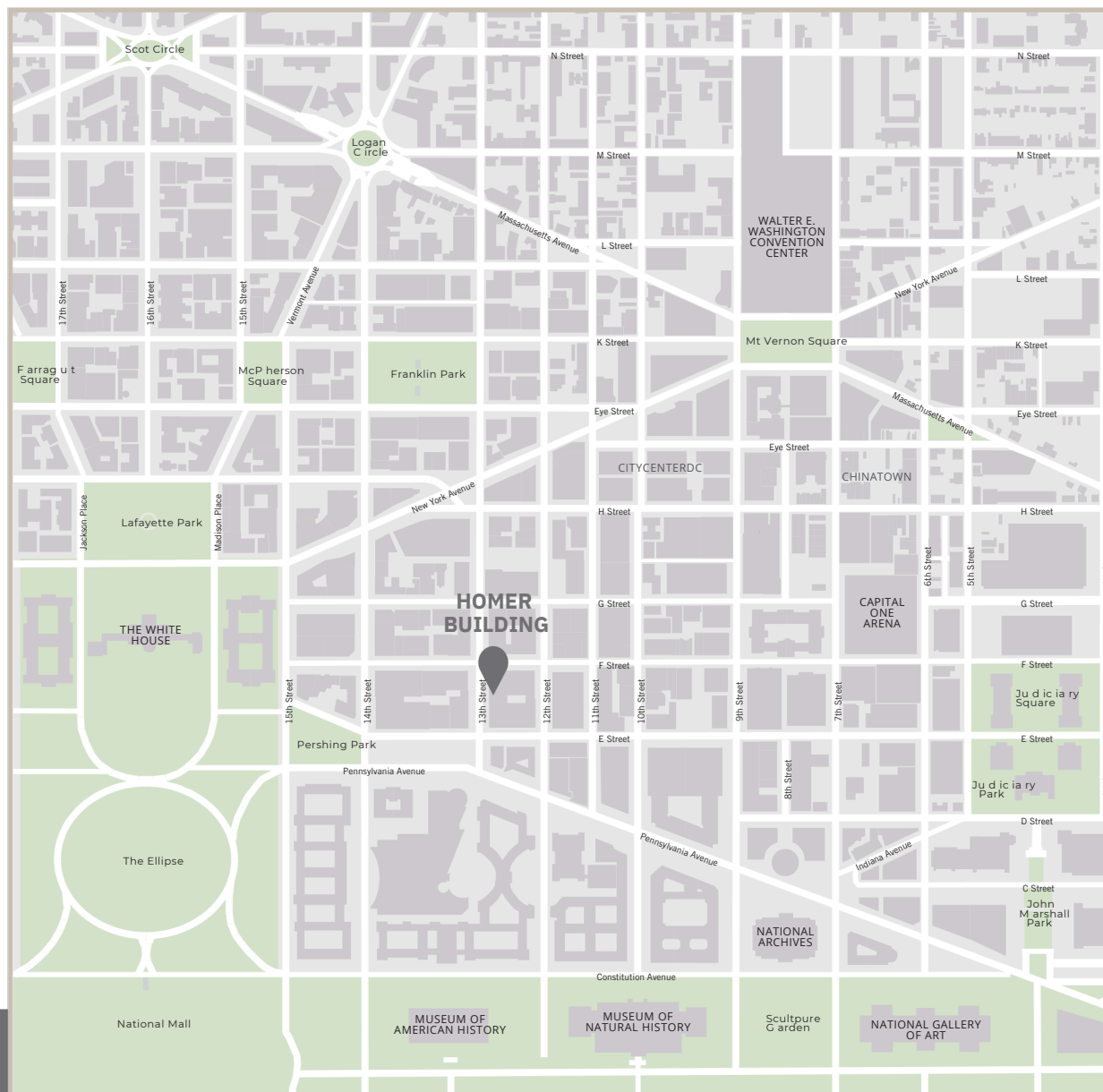
15 minutes



7 minutes



23 minutes



A significant architectural landmark, The Homer Building is located atop the Metro Center station and is one of the most iconic office buildings in DC. This prime location offers unbeatable commutes, allowing you easy access to everything the city has to offer.

Situated in the northwest quadrant of the city, you'll be just steps away from the White House, National Mall, and numerous government agencies, making this an ideal location for professionals who work in the political or government sector.

In addition to a four-level parking garage with four complimentary electronic car charging stations, commuting via public transit is a breeze with several Metro stations located within a few blocks of the building, including Metro Center, Gallery Place, and McPherson Square. Multiple bus lines also run through the area, providing easy access to all parts of the city.

Whether you're looking for convenient transportation options or access to the best dining, shopping, and entertainment in the city, 601 Thirteenth Street, NW checks all the boxes for commuting professionals.

601 Thirteenth Street is in an ideal location from a commuter's perspective.

WALK SCORE
99

WALKER'S PARADISE

Daily errands do not require a car.

TRANSIT SCORE
100

RIDER'S PARADISE

World class public transportation.

BIKE SCORE
85

VERY BIKEABLE

Biking is convenient for most trips.

CLIENT ACTIVATION





Niche is Akridge's Client Experience platform. It concentrates on three pillars — balance, community, and connection. Balance focuses on the work-life balance of employees in our building. Community highlights the unique features available at 601 Thirteenth Street and the surrounding neighborhood. Connection is the pillar of Niche that reminds Clients that they are valuable and leaves them with a rewarding and positive experience. Since COVID, many employees are still working in a hybrid system so we create opportunities for employees to interact with each other whether they are in the office or working from home. We use the Niche platform to elevate the service offering in our amenity programs. It allows us to leverage a centralized effort so that we can deliver more events and content. Examples of Niche offerings include fitness classes, Niche Newsletter, and Earth Week events. More examples are shown on the following pages.

VALENTINE'S DAY: Every Valentine's Day we leave a card and chocolates on each Clients' desk to celebrate the holiday.

PI DAY: For Pi Day we hold a lobby event with individual pies, lemonade, and iced tea for Clients to enjoy and socialize.

EARTH WEEK: We have held a number of different events during Earth Week. We have given away reusable bags to promote sustainability and seed packets for Clients to plant in their gardens for a hands-on experience. This past year we held a virtual art contest and rewarded the winners with exciting prizes. Now that Clients are returning to the office we are excited to hold an in-person art contest this year.

CHARITABLE DRIVES: Every year we organize multiple charitable drives to give back to the community. We have held book drives and back-to-school drives to support local DC schools. We have held coat drives, canned food drives, and Soles 4 Souls (shoe recycling) to support non-profits and shelters around Washington, DC.





SUMMER EVENTS: During the summer we host an ice cream social to cool down and socialize with coworkers and other Clients in the building. We also host a 4th of July BBQ in the building atrium and host Clients on the rooftop for the 4th of July fireworks show.



EMERGENCY PREPAREDNESS MONTH: September is Emergency Preparedness Month. Each year we put together a month-long program for our Clients. The programming includes communiques that explain what to do in an emergency, how to prepare for an emergency, how to build an emergency kit, what can be done to prepare a home for an emergency, and other helpful instructions. We also hold trainings such as fire evacuation drills, evacuation chair training, CPR/AED



training, fire warden training, fire extinguisher training, and active assailant training. We also have table-top displays in the lobby for the entire month with all of the emergency supplies labeled so that Clients can familiarize themselves with these tools.

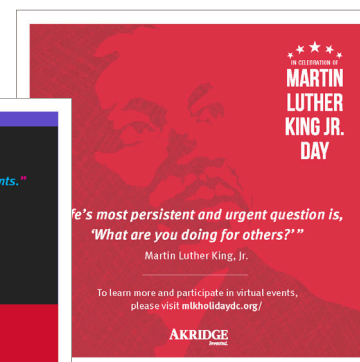
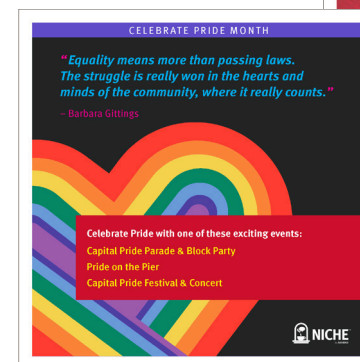




PUMPKIN DECORATING CONTEST: The pumpkin decorating contest may be the most popular event of the year. Some Clients spend weeks decorating the pumpkins with their coworkers. The pumpkins are displayed in the atrium along with food and drinks while the entire building votes on the best designs.

CULTURAL RECOGNITION: Throughout the year, Niche highlights different cultures in unique ways. For Asian and Pacific Islanders month we commissioned a local Filipino artist to create two pieces of art for us. We used these two pieces to create postcards that we shared with Clients. For Women's History Month, we worked with local women-owned businesses to offer Client discounts at their establishments. For Black History Month we worked with a local black author

and gardener to talk about her new book and how gardening has helped the black community. We have also highlighted Martin Luther King Jr. Day, the Pride community, and are always thinking of new ways to pay tribute to the great cultures that make up our community.



PROPERTY TECHNOLOGY



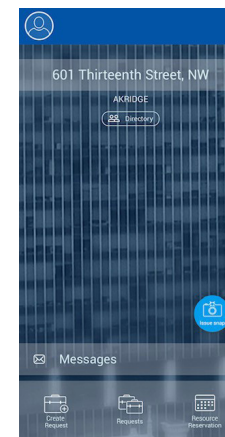


ELECTRONIC TENANT SOLUTIONS (ETS)

Clients at 601 Thirteenth Street have the ability to subscribe to the Niche communiques. Akridge sends Niche messages via the ETS platform, driving engagement and also providing important building-related information including updates regarding commuter events such as road closures. Homer's employees can use ETS to review building procedures, access the fitness center waiver form, make reservations for the rooftop or conference center, receive property management communications, view the Client directory, and access building information.

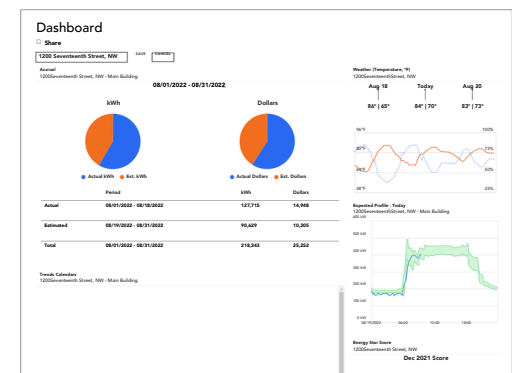
THE HIVE APP

Clients have access to the mobile application, "The Hive," as a convenient way to submit work orders with just a few taps. The Hive allows Clients with desktop credentials to stay connected while they are away from their desk. Through The Hive application, users can submit and view the status of work orders, register visitors, receive property management communications, view the Client directory, access building information, and create resource reservations for the loading dock and freight elevator.



MACH ENERGY

The Akridge team is keenly focused on energy efficiency measures. The property management and engineering teams at 601 Thirteenth Street use MACH Energy which visualizes the energy data live in 15-minute increments. MACH Energy's service also includes algorithms to help the team identify and track energy conservation initiatives.





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