

2025 SUSTAINABILITY SUPPLEMENT



OFFICE PROPERTIES
INCOME TRUST

Table of Contents

INTRODUCTION	3
About OPI	3
Achievements and Recognitions	3
ENVIRONMENTAL	4
Environmental Initiatives	5
Spotlight: Connected Buildings	6
Overall Assessment of Property Climate Change Risk	7
Climate Risks and Opportunities	8
Spotlight: Peak Load Management	9
SOCIAL	10
Training, Development and Wellness	11
GOVERNANCE	12
Oversight and Priority Topics	13
Stakeholder Engagement, Risk Management, and Ethics and Compliance	14
Cybersecurity and Artificial Intelligence	15
APPENDIX	16
Certified Properties	17
Sustainable Accounting Standards Board (SASB)	18
Independent Accountants' Report	20
Task Force on Climate-Related Financial Disclosures (TCFD)	21
United Nations Sustainable Development Goals (SDG)	23

HOW TO NAVIGATE THIS REPORT

This report uses interactive elements to link to various parts of the report or access additional content online.

- Hyperlink to specific content in the report
- 🔗 Link to additional content online

Please reference [The RMR Group's 2025 Sustainability Report](#) 📄



1000 W Fulton, Chicago, IL
LEED Platinum Certified

About OPI



1224 Hammond Drive, Atlanta, GA
LEED Silver Certified

Office Properties Income Trust (OTCPK: OPITQ) owns \$5.4 billion in assets, including 122 office properties located in 29 states and the District of Columbia.

Managed by The RMR Group (Nasdaq: RMR), a leading U.S. alternative asset management company specializing in commercial real estate, OPI has a robust energy and water management program incorporating best practices intended to enhance the economic performance of its operations. These include centralized utility bill processing and payment systems, ENERGY STAR® benchmarking, LED lighting upgrades and energy performance review for end-of-life heating and HVAC equipment replacements. These energy management efforts help reduce energy consumption and generate both economic and environmental benefits.

We believe RMR manages our properties to enhance their economic performance. This approach involves actively engaging with tenants to encourage sustainable practices and drive positive environmental outcomes.

Achievements and Recognitions



GREEN LEASE LEADERS — GOLD



33 PROPERTIES
5,305,905 SF



PARTNER OF THE YEAR — 2017-2024
SUSTAINED EXCELLENCE — 2019-2024



47 PROPERTIES
6,717,953 SF



17 PROPERTIES
2,697,648 SF

Environmental

We seek to improve the environmental footprint of our properties, including by reducing greenhouse gas emissions, energy consumption and water usage, especially when doing so may reduce operating costs and enhance the properties' competitive position.



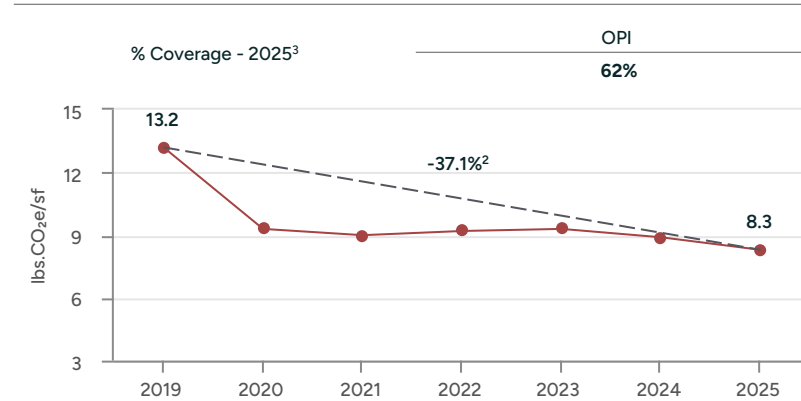
Environmental Initiatives



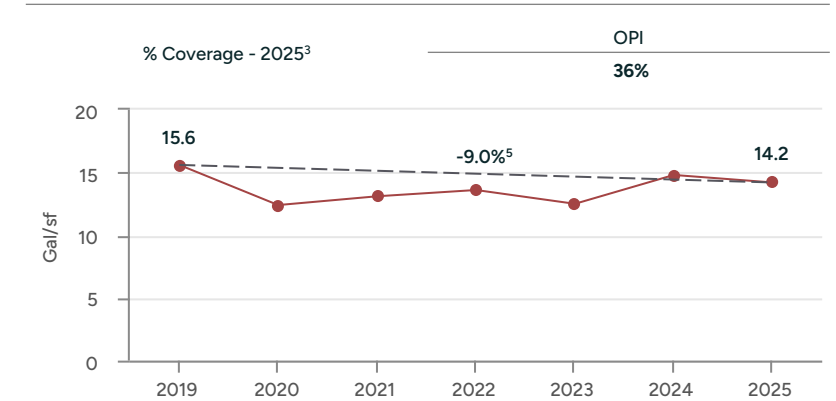
OPI’s business strategy incorporates sustainability-focused approaches to operating our properties. We strive to manage them in a manner that benefits our shareholders, tenants and the communities in which we are located. Our sustainability efforts are primarily implemented by our manager, RMR.

PERFORMANCE¹

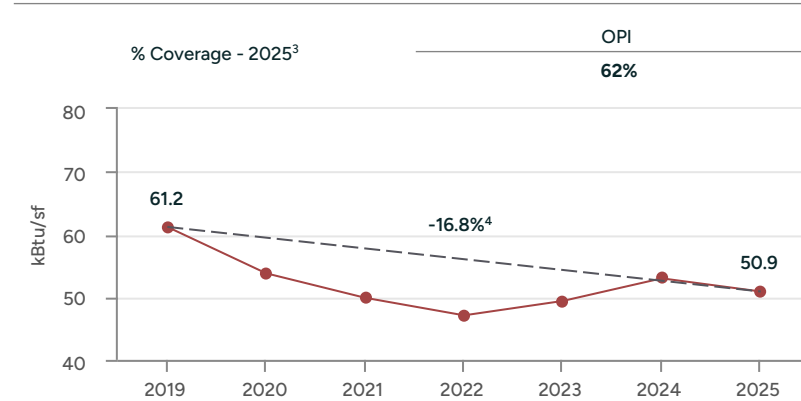
GHG Emissions Intensity



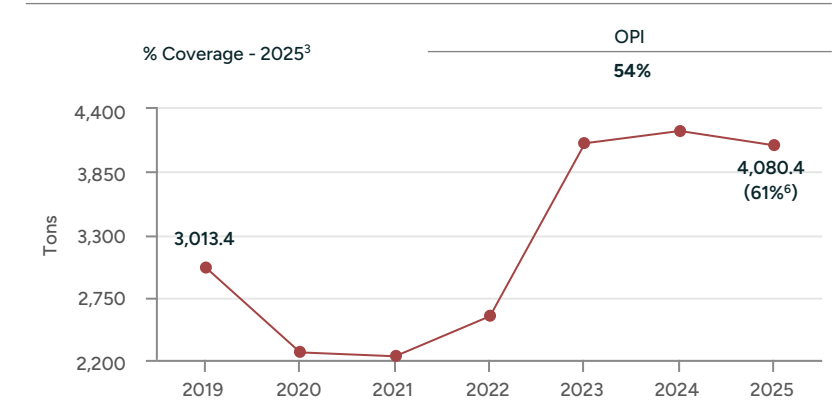
Water Intensity



Energy Intensity



Waste Diversion



—●— OPI - - - - - TREND LINE

¹- Please see the [2025 RMR Sustainability Report](#), pages 10-17 for more information on our manager’s energy, water and waste management and tenant engagement activities, as well as [page 29](#) for reporting methodology.

²- Percent change in GHG emissions intensity in 2025 from 2019.

³- Percent data coverage is calculated from all properties with complete data in the portfolio.

⁴- Percent change in energy use intensity in 2025 from 2019.

⁵- Percent change in water use intensity in 2025 from 2019.

⁶- Percent of generated waste diverted from landfills in 2025.

SPOTLIGHT

CONNECTED BUILDINGS

**Less than
\$330,000**INVESTED ON SUSTAINABILITY
MEASURES ACROSS TWO PROJECTS**More than
\$1.1M**

IN RISK REDUCTION

**More than
\$90K**

IN ANNUAL ENERGY COST SAVINGS

RMR's Connected Buildings platform is helping reduce transitional climate risk at two properties in Washington, D.C.

Although the office buildings were performing better than 60% of comparable properties, they were not compliant with the Washington, D.C., BPS law and were identified as having an estimated 2027 fee exposure of over \$1.3 million based on calendar year 2024 performance.

To eliminate this financial risk, RMR's Energy & Sustainability team used the Connected Buildings platform to integrate and trend building automation system equipment. Energy audits were completed to identify measures that could improve efficiency and eliminate the potential fee exposure. This included fixing non-working sensors, implementing optimized sequences for the chilled water plant, energy recovery unit and zone equipment and completing an LED lighting upgrade at one property.

These measures led to the elimination of BPS fee risk for one building, as it surpassed the needed energy reductions and achieved ENERGY STAR certification. The other building is trending to eliminate all fee exposure in 2026.



440 First Street, NW, Washington, D.C.
LEED Platinum Certified

Overall Assessment of Property Climate Change Risk



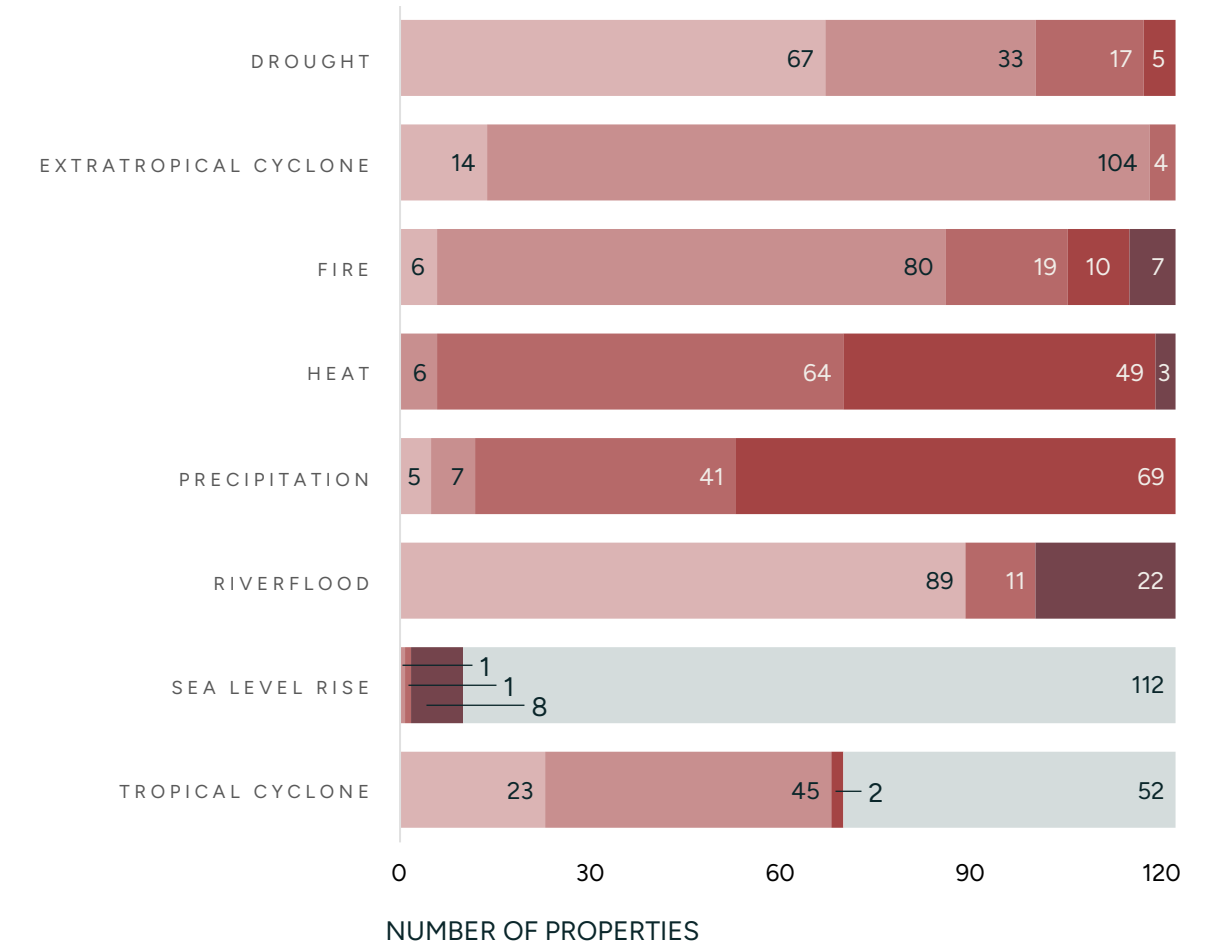
OPI defines climate change resilience as our ability to anticipate, prepare for and recover from adverse climate activity, including increased severity of acute weather events and chronic changes to weather patterns, as well as to identify and plan for climate-related transitional activities such as changes in policy and market-driven expectations. Properties susceptible to inundation from flood waters are evaluated routinely by region. The evaluation may include implementing tenant and local agency coordination protocols, property incident response plan reviews, insurance provider assessments and the implementation of physical protection elements, such as flood protection barriers. OPI routinely utilizes technology to evaluate our properties for energy and water performance. Such activities support lower operating expenses, improve comfort for our occupants and reduce our exposure to impacts from policies targeting greenhouse gas emissions. OPI’s portfolio strategy includes the development of hazard and vulnerability assessments of its existing properties and scenario planning and economic risk reviews of property development opportunities over long-term ownership periods.

¹ In 2025, RMR, in coordination with a third-party consultant, began physical climate scenario analyses for substantially all of our properties. The climate scenario assessments under evaluation include current physical climate risk exposure and assessments of future physical climate risk exposure models covering near-term (2030), mid-term (2050) and long-term (2100) time periods that consider a “business as usual” approach, a 2.0°C emissions mitigation approach in line with the Paris Climate Agreement and a “middle” approach, all based on the Intergovernmental Panel on Climate Change (IPCC) sixth assessment RCP 8.5, 2.6 and 4.5, respectively.

Climate Hazards in 2030¹

This analysis is based on Representative Concentration Pathways (RCP) 4.5 for 2030.

Below are the number of properties and their level of physical climate-related risks.



Scale: 1 – Low Risk to 5 – Very High Risk.
 1 2 3 4 5 No Risk or No Data

Climate Risks and Opportunities



Risks

- Prolonged periods of drought may impact non-drought-resistant landscaping. This could reduce the appeal of properties, particularly in water-stressed areas.
- Transportation and utility network failures could inhibit the ability to use and maintain properties.
- Chronic climate stressors could affect commuting and decrease desirability of office properties.

Opportunities

- Resilient properties may be in higher demand, increasing revenue potential.
- Innovative solutions, like smart buildings, may attract high-quality, investment-grade tenants.
- Opportunity exists for new federal funding for building and energy performance upgrades and resilience-related improvements.

Mitigations

- Energy and water management programs are implemented to better conserve resources and comply with local restrictions across multiple locations.
- Strategic capital investments can be made, including implementation of physical protection elements as needed, to better protect more vulnerable properties.
- Routine evaluation of properties impacted by climate hazards is conducted to determine if properties are at higher risk and if other mitigation measures are needed.
- Properties may aid in coordinating with tenants and local authorities on emergency protocols and preparedness actions.
- Property incident response plans and insurance assessments are conducted in high-risk locations.
- Compliance with benchmarking and building energy performance standards is ensured where applicable.
- 53 properties submitted documentation to jurisdictions in 2025 to comply with reporting and building performance regulations.



SPOTLIGHT

PEAK LOAD MANAGEMENT

Demand Response (DR)

YEAR	SITES PARTICIPATED	ENERGY CURTAILED	PAYOUT
2023	26	2.2 MW	\$19K
2024	29	5.9 MW	\$55K
2025	30	9.1 MW	\$193K

RMR has the in-house expertise and knowledge of buildings and systems to implement our peak load management without outside support from controls vendors. We've been able to improve performance over the years by:

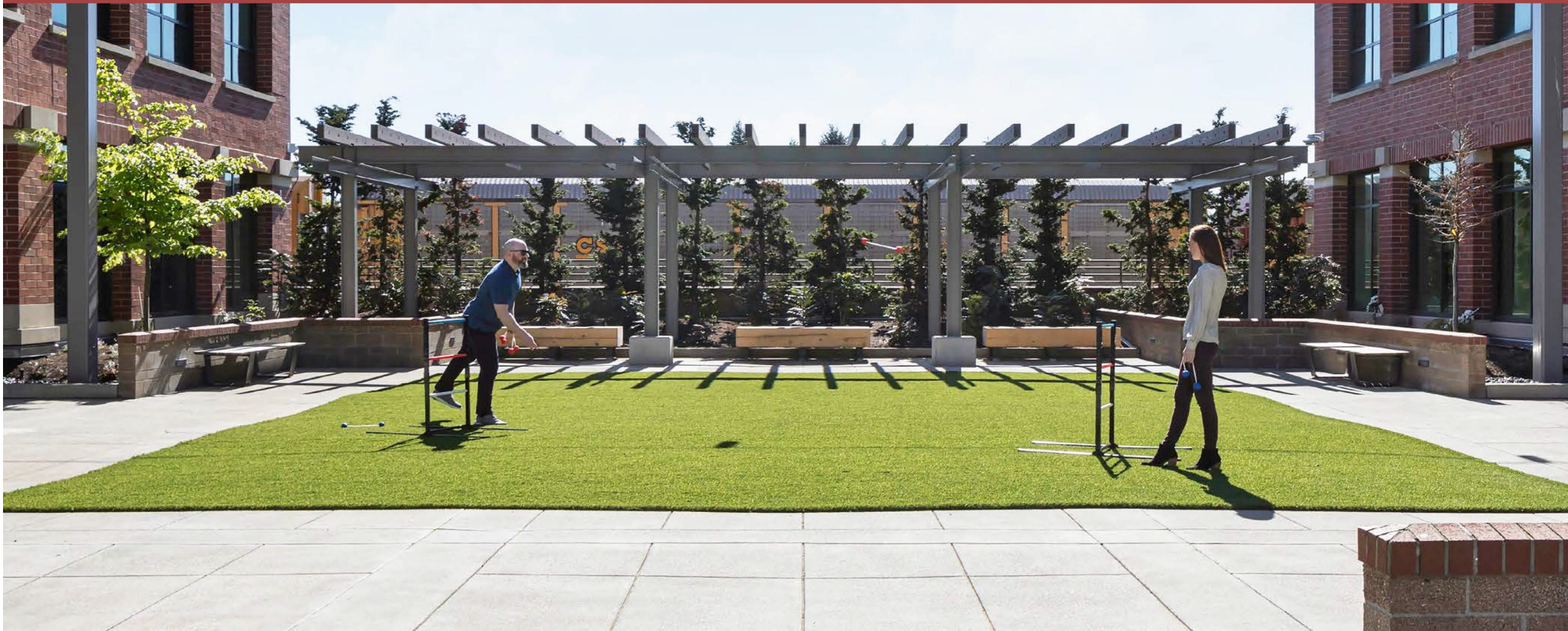
- Working with teams to identify ways in which buildings can curtail load while maintaining tenant comfort
- Helping teams develop, test and refine DR sequences
- Applying common curtailment strategies through Connected Buildings across multiple sites with similar equipment layouts
- Automating DR sequences through Connected Buildings so they're easier to activate
- Increasing proactive communication to teams leading up to events
- Making DR a standard practice across many regions (no longer an optional program for specific buildings)



1000 W Fulton, Chicago, IL
LEED Platinum Certified

Social

RMR employs nearly 900 real estate professionals across the United States and prioritizes employees' professional development, wellness and satisfaction. RMR is named a Top Place to Work by USA Today for 2025.



Training, Development and Wellness

As we have no direct employees, we depend on our manager, RMR, to recruit, train and develop a workforce that aligns with our business needs, fosters positive societal contributions and helps minimize our environmental impact. RMR believes in an inclusive workplace to achieve extraordinary results for the company.

RMR's training and development programs include:



The RMR Professional

This new one day training focuses on professional conduct and communication, equipping employees to build stronger relationships and have a meaningful impact on our business earlier in their career and contribute to RMR's culture of mutual respect.



Foundational Management Training: Ascend to Leadership

This workshop provides guidance on how to give helpful feedback, coach employees and manage difficult conversations. This cornerstone leadership development workshop aligns with RMR's business strategy to support continued growth across our portfolio, positioning managers to successfully develop talented professionals that help RMR achieve sustainable business results.



Leading with Impact

This two day workshop focuses on essential leadership skills: clear communication, smart delegation, creative problem solving and leading teams through change.



Engineering Development Program

Given the increasing challenges within the real estate industry of attracting a qualified pool of engineers throughout the country, RMR has made a strategic effort to develop this critical technical talent in-house.



Engineering-Specific Workshop

The Foundation of Supervision program is a six week virtual series that incorporates real life scenarios specific to engineering environments and helps engineers build confidence as leaders.



Accelerated Women's Leadership Program

This program is an example of RMR's commitment to promote the inclusion, growth and success of women in real estate. This program offers a targeted learning experience that helps women strengthen and leverage their contribution and impact to grow professionally. In 2025, RMR's fifth cohort completed this intensive three month program.



AI Learning Challenge

The challenge included five training sessions designed to introduce the fundamentals of artificial intelligence (AI) at RMR and included topics ranging from the basic types of AI to prompting and business applications.

RMR also prioritizes other employee programs across their organization as follows:



Employee Wellness Program

RMR provides resources and incentives to enhance employees' physical, emotional and financial wellness, including its ongoing Livewell Wellness Program, a flexible vacation policy, paid parental leave, adoption benefits and early access to wages.



Working Parents Resource Group

The group promotes family friendly programs, events and benefits, builds a sense of belonging and offers support for navigating transitions, such as returning from parental leave or managing school schedules.



Industry associations and credentials

In order to further their professional development, many of RMR's employees seek out credentials and association memberships, with costs reimbursed by RMR.

Governance

Our policies provide a strong governance framework that guides our day-to-day work, informs our sustainability strategies and decision making, and enhances business performance.

[Code of Business Conduct and Ethics](#) ↗

[Business Partners' Code of Conduct](#) ↗

[Employee Health and Wellness Policy](#) ↗

[Human Rights Policy](#) ↗

[Philanthropy Policy](#) ↗



Oversight and Priority Topics



Our Board of Trustees is committed to upholding the values of good corporate governance while corporate policies serve as a framework for supporting sustainability strategies.

Board Oversight

The nine members of OPI's Board of Trustees have a wide range of perspectives and skills that enable them to provide direction and effectively represent the long-term interests of OPI. Visit [our website](#) for more information about the Board and its members, committees and responsibilities, which include strategy, performance and risk management.

Investment Committee

OPI's Investment Committee meets weekly to discuss prospective investment opportunities and allocations of capital. Voting members of the Investment Committee include certain officers and business leaders. The committee integrates sustainability considerations into the investment process, ensuring that capital allocation aligns with long-term value creation and stakeholder expectations while considering climate resilience, responsible stewardship and emerging industry standards.

Priority Topics

We tailor our business and operations to match the needs of our portfolio. Key topics are evaluated annually and the following topics have been identified as priorities by considering stakeholders' interests and evolving regulations, as well as internationally recognized sustainability frameworks and standards:



Climate resilience



Energy costs and transition



Low-carbon market demands



Water and waste management



Employee satisfaction



Professional development



Employee health and safety



Community outreach



Business ethics



Data and cybersecurity

Stakeholder Engagement, Risk Management, and Ethics and Compliance

Stakeholder Engagement

OPI conducts stakeholder outreach throughout the year to engage with investors and partners on issues important to them. The Board receives reports on this engagement as well as any specific issues to be addressed.



Engagement

Our management engages on a regular basis with investors and partners to build long-term relationships and solicit feedback on a variety of corporate governance matters, including, but not limited to, executive compensation, corporate governance policies and corporate sustainability practices. OPI leverages RMR's vertically integrated platform to expand outreach efforts and provide cutting edge insight to stakeholders.



Feedback

We share our shareholder feedback as well as trends and developments about corporate governance matters with our Board and its committees as we seek to enhance our governance and sustainability practices and improve our disclosures. Regular Board meetings provide an opportunity for OPI's management team to engage in strategic planning and vision execution with Board members.



Communication

We also routinely interact and communicate with shareholders through a number of other forums, including quarterly earnings presentations, the Securities and Exchange Commission (SEC) filings, our annual report and proxy statement, the annual shareholder meeting, investor meetings and conferences, and website communications.

Risk Management

Our Board of Trustees and its committees oversee risk management and receive reports on risk management and sustainability initiatives. Company management is charged with managing risk through robust internal processes and effective controls and incorporating risk management into the day-to-day operations of our business. Our manager, RMR, also performs quarterly asset-level reviews on behalf of OPI to ensure ongoing environmental due diligence and compliance.

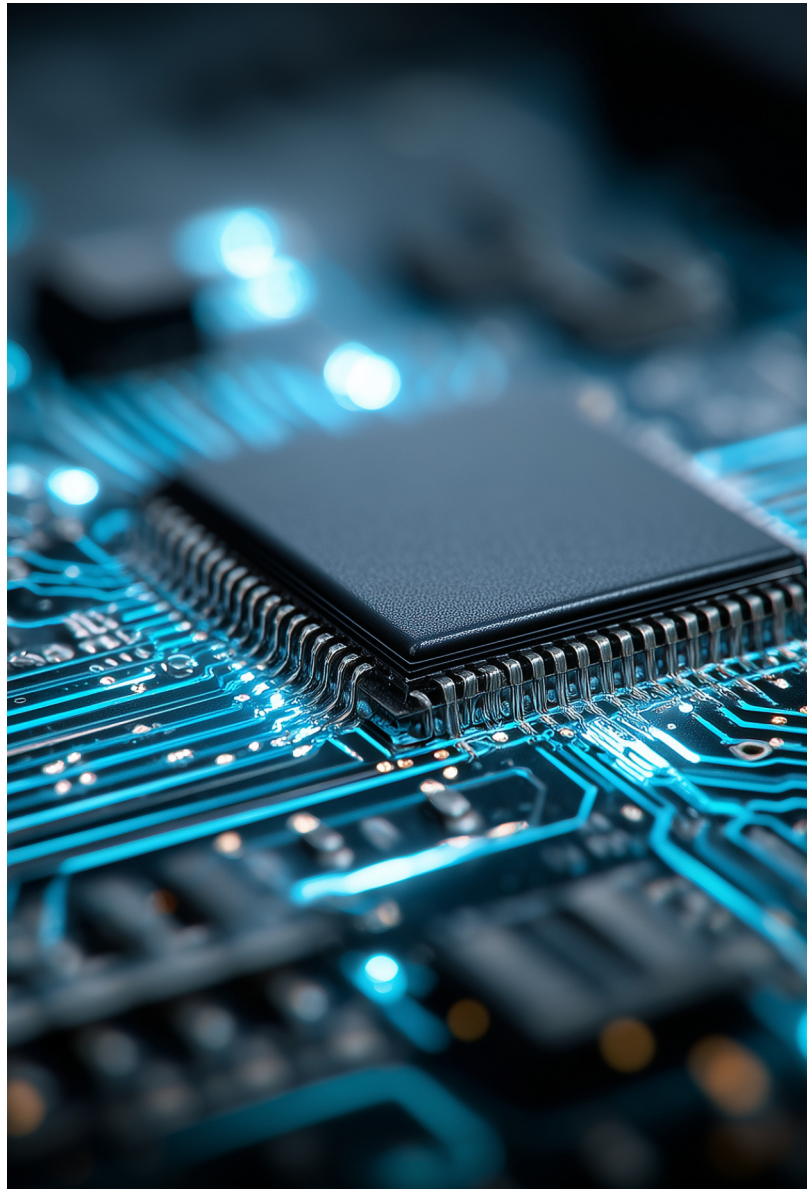
Ethics and Compliance

All trustees, officers and employees are responsible for acting ethically, adhering to applicable laws and regulations, and following all provisions outlined in both the Code of Business Conduct and Ethics and the RMR Employee Handbook. Possible violations of the Code of Conduct can be reported anonymously through a Governance Hotline, maintained by RMR and each public company client. In addition, RMR employees can report violations to their supervisors, managers or other appropriate personnel, email or mail a report to Internal Audit, or use a covered company's website. We prohibit retaliation against anyone who reports a violation in good faith and conduct investigations of all reports and implement appropriate disciplinary measures.



1000 W Fulton, Chicago, IL
LEED Platinum Certified

Cybersecurity and Artificial Intelligence



Our manager, RMR, is committed to safeguarding the data of its clients and their tenants. RMR fosters a culture of innovation and continuous improvement, employing cutting-edge security tools and controls, providing employee training and annually assessing its Cybersecurity program using the National Institute of Standards and Technology Cybersecurity Framework 2.0.

Information Security Oversight

RMR's Board of Directors receives updates at least annually on information security. Its Chief Information Officer is responsible for IT management, strategy and technology innovation. The Information Security team is supported by a Virtual Security Operations Center (vSOC) that provides centralized, real-time system monitoring and acts as an extension of RMR's team.

Data Privacy

All RMR employees are responsible for the security of its IT systems and the data used, generated and housed on them. RMR maintains a Written Information Security Program (WISP) to govern personal information privacy and security, as well as AI Safe Use guidelines. The WISP keeps employees informed about how best to safeguard personal information and how to respond to privacy breaches should they occur.

RMR has enacted policies and processes for responsible data management and protection that are designed to comply with federal and state laws. Our Code of Business Conduct requires employees to respect confidential information and comply with any applicable laws governing use and disclosure of information.

Awareness Training

RMR employees are required to complete WISP training on an annual basis. The training prepares employees to identify and avoid potential cyber threats, including AI-powered attacks. In addition, RMR incorporates real-world scenarios such as simulated phishing attacks and compromised vendor emails. RMR's training efforts have led to a re-education opportunity in an evolving cyber threat landscape, including hands-on training seminars for employees.

Security Controls

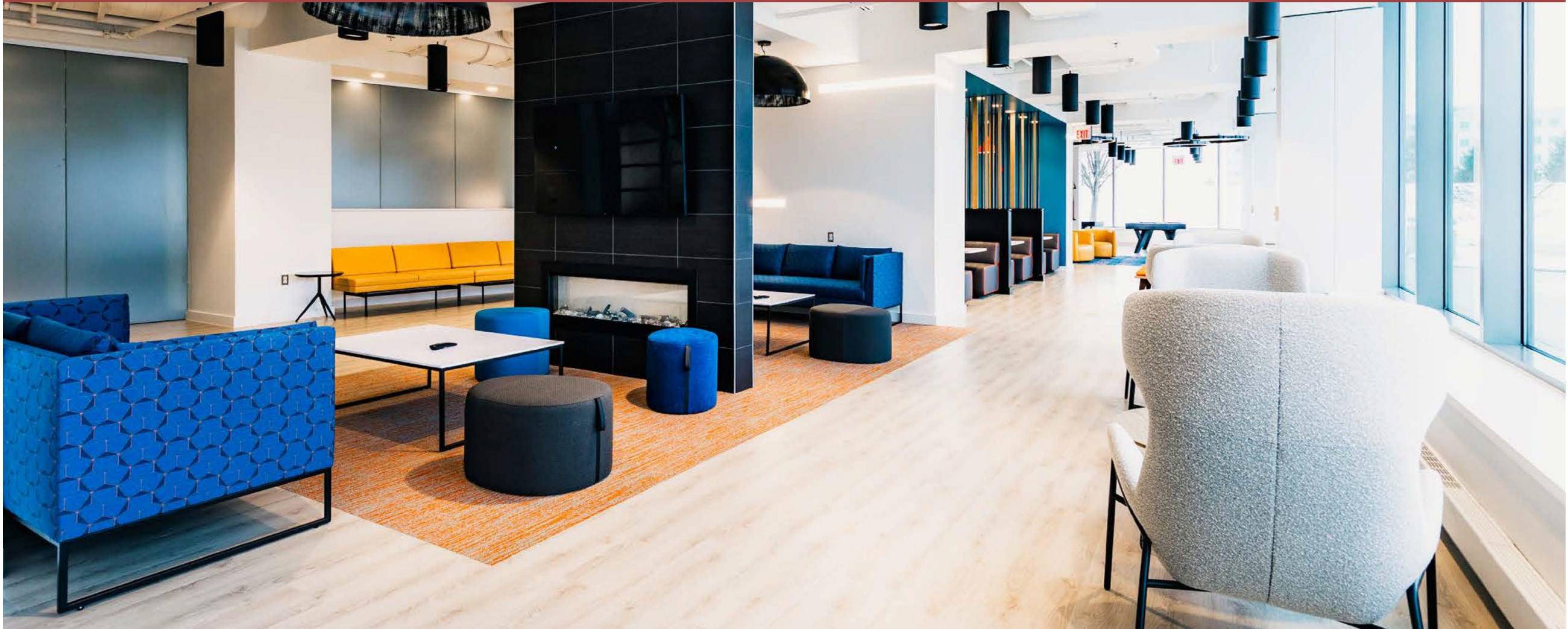
In 2025, RMR upgraded its email security solution to a next-generation AI platform and moved to a more advanced security awareness testing and training platform. Its security protocols include the following:

- Multi-factor authentication on all accounts that can access RMR's systems
- Strict password policy (requiring changes every six months)
- Active monitoring of user account actions and behavior for indicators of malware and ransomware activity
- A detailed plan for alerting authorities and informing key stakeholders in the event of a material cybersecurity incident
- Endpoint security measures that defend against threats from email, web browsing, malicious downloads and removable media

Artificial Intelligence

RMR's AI Safe Use guidelines explain the acceptable use of AI in the workplace, highlight issues raised when using AI and address AI security concerns. RMR maintains a suite of AI tools that employees are authorized to use to streamline work functions, automate tasks and increase efficiency. RMR tracks all approved use of AI throughout its organization to ensure responsible adoption.

Appendix



Certified Properties

ADDRESS	SF	LEED	LEED CERTIFIED SF	ENERGY STAR	BOMA 360
1000 West Fulton Market	544,617	Platinum	544,617	Certified	Awarded
10320 Little Patuxent Parkway	155,206	Gold	155,206		
10949 N. Mather Boulevard	93,807	Gold	93,807	Certified	
10b Airline Drive	64,361			Certified	
11 Dupont Circle, NW	153,228			Certified	
11020 Sun Center Drive	82,896	Gold	82,896		
1185 South Vinnell Way	30,401			Certified	Awarded
1211 Connecticut Avenue, NW	139,562	Silver	139,562	Certified	
1224 Hammond Drive NE	357,570	Silver	357,570	Certified	Awarded
1249 South Vinnell Way	59,696				Awarded
1387 South Vinnell Way	90,855			Certified	Awarded
1401 K Street, NW	130,230	Gold	130,230	Certified	
1415 West Diehl Road	735,227			Certified	
145 Rio Robles Drive	57,586	Silver	57,586		
15451 North 28th Avenue	66,743				Awarded
1775 Wiehle Avenue	135,471	Silver	135,471		
180 Ted Turner Drive SW	90,688	Silver	90,688	Certified	
20 Massachusetts Avenue NW	187,546	Gold	187,546		
2020 S. Arlington Heights	57,770	Gold	57,770	Certified	Awarded
22330 Glenn Drive	167,360	Gold	167,360		
2300 Yorkmont Road	150,892	Gold	150,892	Certified	
2400 Yorkmont Road	133,147	Gold	133,147	Certified	
2420 Stevens Center Place	92,914	Gold	92,914	Certified	Awarded
2430 Stevens Center Place	47,238	Gold	47,238	Certified	Awarded
25 Newport Avenue Extension	92,549	Silver	92,549	Certified	
2500 Walsh Avenue	65,840	Silver	46,742		
2555 Grand Boulevard	595,607	Gold	595,607	Certified	Awarded
330 Billerica Road	98,048	Silver	98,048		

ADDRESS	SF	LEED	LEED CERTIFIED SF	ENERGY STAR	BOMA 360
3550 Green Court	82,003			Certified	
3600 Wiseman Boulevard	99,986	Silver	99,986	Certified	Awarded
401 Elliott Ave West	85,446	Gold	77,222		
4344 Carmichael Road	49,370	Silver	49,370	Certified	
440 First Street, NW	141,576	Platinum	141,576		
4560 Viewridge Avenue	93,177	Silver	93,177	Certified	
45600 Woodland Road	109,751	Silver	109,751	Certified	Awarded
45610 Woodland Road	111,244	Gold	111,244	Certified	Awarded
501 Elliott Ave West	114,310	Gold	114,310		
51 Rio Robles Drive	60,566	Gold	60,566		
530 Gaither Road	216,060	Gold	216,060	Certified	Awarded
5353 Yellowstone Road	106,107	Gold	106,107	Certified	
540 Gaither Road	130,820	Gold	130,820	Certified	Awarded
600 West Peachtree Street NW	387,242	Gold	387,242		
603 San Juan Avenue	22,012	Silver	22,012		
625 Indiana Avenue, NW	165,439	Silver	165,439		
65 Bowdoin Street	26,609	Gold	26,609	Certified	
701 Clay Road	138,608	Silver	138,608	Certified	
711 S 14th Avenue	36,139	Silver	36,139		Awarded
7635 Interactive Way	155,205	Silver	23,691		
77 Rio Robles Drive	68,243	Gold	68,243		
7850 Southwest 6th Court	135,819	Gold	135,819	Certified	
840 First Street, NE	253,164	Gold	253,164		
8900 Grand Oak Circle	67,916	Gold	67,916	Certified	
915 L Street	163,840	Gold	163,840	Certified	
9201 Forest Hill Avenue	50,237				Awarded
9960 Mayland Drive	173,932	Silver	173,932	Certified	
Two Commercial Place	288,662	Silver	287,664		

Sustainable Accounting Standards Board (SASB)

The following disclosures are presented in accordance with the SASB Real Estate Industry Standard Version 2023-06. For the following disclosures, our properties are considered a single subsector property type (“office”), consistent with how these properties and our operating results are presented in our Securities and Exchange Commission (SEC) filings. The information presented is as of December 31, 2025, unless otherwise noted.

All page references are to the [RMR 2025 Sustainability Report](#) unless otherwise noted.

For SASB metrics IF-RE-130a.5, IF-RE-140a.4, IF-RE-410a.3 and IF-RE-450a.2, we have included references to other pages where discussion and analysis related to those metrics appear. Baker Newman & Noyes LLC has not reviewed information on those referenced pages, with the exception of the Water Intensity Metric on [page 5](#), as detailed within their Independent Accountants’ Report.

SASB CODE	TOPIC	OPI RESPONSE
ENERGY MANAGEMENT		
IF-RE-130a.1	Energy consumption data coverage as a percentage of total floor area, by property subsector	57.97% by floor area See footnote 1
F-RE-130a.2	<ol style="list-style-type: none"> Total energy consumed by portfolio area with data coverage, percentage grid electricity, and percentage renewable, by property subsector 	<ol style="list-style-type: none"> 546,655 GJ 95.33% 0% See footnote 2
F-RE-130a.3	Like-for-like percentage change in energy consumption for the portfolio area with data coverage, by property subsector	-7.96% See footnotes 2, 3
IF-RE-130a.4	Percentage of eligible portfolio that <ol style="list-style-type: none"> has an energy rating and is certified to ENERGY STAR, by property subsector 	<ol style="list-style-type: none"> 60.76% by floor area 37.64% by floor area See footnote 1
IF-RE-130a.5	Description of how building energy management considerations are integrated into property investment analysis and operational strategy	See Environmental — Energy Management, p. 13 , OPI’s 2025 Supplement, p. 5 and footnote 4
WATER MANAGEMENT		
IF-RE-140a.1	Water withdrawal data coverage as a percentage of <ol style="list-style-type: none"> total floor area and floor area in regions with High or Extremely High Baseline Water Stress, by property subsector 	<ol style="list-style-type: none"> 35.36% by floor area 40.77% by floor area See footnote 1
IF-RE-140a.2	<ol style="list-style-type: none"> Total water withdrawn by portfolio area with data coverage and percentage in regions with High or Extremely High Baseline Water Stress, by property subsector 	<ol style="list-style-type: none"> 328.83 km³ 57.14% See footnotes 1, 2
IF-RE-140a.3	Like-for-like percentage change in water withdrawn for portfolio area with data coverage, by property subsector	-7.53% See footnotes 2, 3
IF-RE-140a.4	Description of water management risks and discussion of strategies and practices to mitigate those risks	See Environmental — Water Management, p. 16 , OPI’s 2025 Supplement, p. 5 and footnotes 4, 6

SASB CODE	TOPIC	OPI RESPONSE
MANAGEMENT OF TENANT SUSTAINABILITY IMPACTS		
IF-RE410a.1	<ol style="list-style-type: none"> Percentage of new leases that contain a cost recovery clause for resource efficiency-related capital improvements and associated leased floor area, by property subsector 	<ol style="list-style-type: none"> 82.53% 60,285 m²
IF-RE410a.2	Percentage of tenants that are separately metered or sub-metered for <ol style="list-style-type: none"> grid electricity consumption and water withdrawals, by property subsector 	<ol style="list-style-type: none"> See footnote 5 See footnote 5
IF-RE410a.3	Discussion of approach to measuring, incentivizing, and improving sustainability impacts of tenants	See Introduction — Client Impact — How We Add Value, p. 7-8 and footnotes 4, 5
CLIMATE CHANGE ADAPTATION		
IF-RE-450a.1	Area of properties located in 100-year flood zones, by property subsector	80,587 m ² See footnote 1
IF-RE-450a.2	Description of climate change risk exposure analysis, degree of systematic portfolio exposure, and strategies for mitigating risks	See Environmental — Climate Risk and Resilience, p. 18 , Appendix — Climate-Related Risks and Opportunities, p. 7 and OPI's 2025 Supplement, pp. 7-8
ACTIVITY METRIC		
IF-RE-000.A	Number of assets, by property subsector	122
IF-RE-000.B	Leasable floor area, by property subsector	1,589,840 m ²
IF-RE-000.C	Percentage of indirectly managed assets, by property subsector	19.44% by floor area
IF-RE-000.D	Average occupancy rate, by property subsector	78.24%

¹⁻ Leasable floor area is used for metrics reported as square meters and metrics represented as a percentage of total floor area.

²⁻ Disclosed as whole building. Energy and water data is reported where available.

³⁻ Like-for-like metrics include properties where data is available and acceptable to report as defined by SASB.

⁴⁻ Where an accounting metric or metric component, as defined by the SASB Standard, is not applicable to the portfolio or data to report on the applicable accounting metric is not available to us, there is no disclosure. Targets and goals throughout this report represent RMR's commitments and are not those of OPI specifically.

⁵⁻ OPI does not directly track the percentage of tenants that are separately metered or sub-metered for (1) grid electricity consumption and (2) water withdrawals, by property subsector.

⁶⁻ RMR conducts water stress assessments using Aqueduct, a global water risk mapping tool, to identify water risks and opportunities for water savings.

Independent Accountants' Report



Baker Newman & Noyes LLC
MAINE | MASSACHUSETTS | NEW HAMPSHIRE
800.244.7444 | www.bnnca.com



INDEPENDENT ACCOUNTANTS' REPORT

Office Properties Income Trust
Two Newton Place
255 Washington Street
Newton, Massachusetts 02458

We have reviewed management of Office Properties Income Trust's (OPI or the Company) assertion that the specified information included in the 2025 Sustainability Accounting Standards Board (SASB) Index for the year ended December 31, 2025 (the 2025 SASB Index) included within the accompanying supplement on pages 18 and 19, is presented in accordance with the SASB Real Estate Industry Sustainability Accounting Standard. We have also reviewed management of OPI's assertion that the Water Intensity Metric for OPI for the year ended December 31, 2025 is presented in accordance with management's criteria as set forth on page 5 of the accompanying supplement. The Company's management is responsible for its assertions. Our responsibility is to express a conclusion on management's assertions based on our review.

Our review was conducted in accordance with attestation standards established by the AICPA. Those standards require that we plan and perform the review to obtain limited assurance about whether any material modifications should be made to the 2025 SASB Index and the Water Intensity Metric in order for them to be presented in accordance with (or based on) the criteria. The procedures performed in a review vary in nature and timing from and are substantially less in extent than an examination, the objective of which is to obtain reasonable assurance about whether the 2025 SASB Index and the Water Intensity Metric are presented in accordance with (or based on) the criteria, in all material respects, in order to express an opinion. Accordingly, we do not express such an opinion. Because of the limited nature of the engagement, the level of assurance obtained in a review is substantially lower than the assurance that would have been obtained had an examination been performed. We believe that the review evidence obtained is sufficient and appropriate to provide a reasonable basis for our conclusion.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

The procedures we performed were based on our professional judgment. In performing our review, we performed analytical procedures, inquiries, and other procedures as we considered necessary in the circumstances. For a selection of the amounts within the 2025 SASB Index and Water Intensity Metric, we performed tests of mathematical accuracy of computations and compared the specified information to underlying records.

The preparation of the 2025 SASB Index included within the accompanying supplement on pages 18 and 19 and the Water Intensity Metric for OPI on page 5 of the accompanying supplement require management to interpret the respective criteria, make determinations as to the relevancy of information to be included, and make estimates and assumptions that affect reported information. Measurement of certain amounts, disclosures, and metrics may include estimates and assumptions that are subject to substantial inherent measurement uncertainty, including estimation methodologies used by management. Obtaining sufficient appropriate review evidence to support our conclusion does not reduce the inherent uncertainty in the amounts and disclosures. The selection by management of a different but acceptable measurement method, input data, or model assumptions, may have resulted in materially different amounts and disclosures being reported.

Information outside of the 2025 SASB Index included within the accompanying supplement on pages 18 and 19 and the Water Intensity Metric for OPI on page 5 of the accompanying supplement was not subject to our review and, accordingly, we do not express a conclusion or any form of assurance on such information. Further, any information relating to periods prior to the year ended December 31, 2025, or information relating to forward-looking statements, targets, goals, progress against goals, and linked information was not subject to our review and, accordingly, we do not express a conclusion or any form of assurance on such information.

Based on our review, we are not aware of any material modifications that should be made to the 2025 SASB Index for the year ended December 31, 2025, included within the accompanying supplement on pages 18 and 19 in order for it to be presented in accordance with the SASB Real Estate Industry Sustainability Standard. Based on our review, we are also not aware of any material modifications that should be made to the Water Intensity Metric for OPI for the year ended December 31, 2025 in order for it to be presented in accordance with management's criteria as set forth on page 5 of the accompanying supplement.

Baker Newman & Noyes LLC
Boston, Massachusetts
March 31, 2026

Task Force on Climate-Related Financial Disclosures (TCFD)

Our existing business practices are intended to align with the TCFD framework across both physical and transition risks and opportunities. All page references are to the [RMR 2025 Sustainability Report](#) unless otherwise noted.




DISCLOSURE	DISCLOSURE RESPONSE	PAGE NUMBER
GOVERNANCE		
a) Describe the board's oversight of climate-related risks and opportunities.	Good Governance — Board Oversight, Risk Management, Ethics and Compliance	26-27
	OPI's 2025 Proxy Statement — Our Board's Role in Oversight of Risk Management	14-15
b) Describe management's role in assessing and managing climate-related risks and opportunities.	Environmental — Climate Risk and Resilience	18
	Good Governance — Board Oversight, Risk Management, Ethics and Compliance	26-27
STRATEGY		
a) Describe the climate-related risks and opportunities the organization has identified over the short, medium, and long term.	Physical and transition risks vary by asset type and geographical location. Both climate events and local, state and federal policy developments are monitored for portfolio impact. Programs are deployed where risks and opportunities exist. Physical risk review is coordinated with property insurance brokers.	7-8
	OPI's 2025 Supplement	
	OPI's 2024 Annual Report on Form 10-K — Item 1A. Risk Factors	25-44
b) Describe the impact of climate-related risks and opportunities on the organization's businesses, strategy, and financial planning.	Environmental — Climate Risk and Resilience	18
	OPI's 2025 Supplement	7-8
	OPI's 2024 Annual Report on Form 10-K — Item 1A. Risk Factors	25-44
c) Describe the resilience of the organization's strategy, taking into consideration different climate-related scenarios, including a 2°C or lower scenario.	Environmental — Climate Risk and Resilience	18
	OPI's 2025 Supplement	7-8
	OPI's 2024 Annual Report on Form 10-K — Item 1A. Risk Factors	25-44




DISCLOSURE	DISCLOSURE RESPONSE	PAGE NUMBER
RISK MANAGEMENT		
a) Describe the organization's processes for identifying and assessing climate-related risks.	Good Governance — Board Oversight, Risk Management, Ethics and Compliance	26-27
	Environmental — Climate Risk and Resilience	18
	OPI's 2025 Supplement	7-8
	OPI's 2025 Proxy Statement — Sustainability	7-13
b) Describe the organization's processes for managing climate-related risks.	Good Governance — Board Oversight, Risk Management, Ethics and Compliance	26-27
	Environmental — Climate Risk and Resilience	18
	OPI's 2025 Supplement	7-8
	OPI's 2025 Proxy Statement — Sustainability	7-13
c) Describe how processes for identifying, assessing and managing climate-related risks are integrated into the organization's overall risk management.	Good Governance — Board Oversight, Risk Management, Ethics and Compliance	26-27
	Environmental — Climate Risk and Resilience	18
	OPI's 2025 Supplement	7-8
	OPI's 2025 Proxy Statement — Sustainability	7-13




DISCLOSURE	DISCLOSURE RESPONSE	PAGE NUMBER
METRICS AND TARGETS		
a) Disclose the metrics used by the organization to assess climate-related risks and opportunities in line with its strategy and risk management process.	Environmental — 2025 Environmental Highlights	10
	Environmental — Pathway to Net Zero	12
	Environmental — Greenhouse Gas Emissions and Climate Change	12
	Environmental — Energy Management	13
	Environmental — Water Management	16
	Environmental — Waste Management	17
	OPI's 2025 Supplement	5
b) Disclose Scope 1, Scope 2 and, if appropriate, Scope 3 greenhouse gas (GHG) emissions, and the related risks.	Environmental — Greenhouse Gas Emissions and Climate Change	12
	OPI's 2025 Supplement	5
c) Describe the targets used by the organization to manage climate-related risks and opportunities and performance against targets.	Environmental — 2025 Environmental Highlights	10
	Environmental — Pathway to Net Zero	12
	Environmental — Greenhouse Gas Emissions and Climate Change	12
	Environmental — Energy Management	13



United Nations Sustainable Development Goals (SDG)

The United Nations' 17 SDGs were adopted by all United Nations Member States in 2015 as part of the 2030 Agenda for Sustainable Development. Demonstrating alignment with SDGs is one way we show how our activities contribute positive outcomes for our environment and our people. OPI, through its Manager, RMR, aligns with eleven of the 17 SDGs. Unless otherwise stated, references are to the [RMR 2025 Sustainability Report](#).

SDG	GOAL	ACTIONS
 <p>2 ZERO HUNGER</p>	End hunger, achieve food security and improved nutrition and promote sustainable agriculture.	RMR's Annual Volunteer and Community Service. See p. 24 . Matching Gift Program
 <p>3 GOOD HEALTH AND WELL-BEING</p>	Ensure healthy lives and promote well-being for all at all ages.	RMR's LiveWell Employee Program gives employees the opportunity to participate in bi-monthly competitions, campaigns and webinars to improve health, knowledge and well-being. RMR provides employees comprehensive health insurance programs. See RMR's Benefits . RMR Workplace Safety Program: 100% participation by eligible employees in a voluntary training program.
 <p>5 GENDER EQUALITY</p>	Achieve gender equality and empower all women and girls.	Gender diversity on OPI's Board: 44% women RMR has several programs for women, including the following: <ul style="list-style-type: none"> — Accelerated Women in Leadership Program — RMR's Working Parents Resource Group — RMR celebrated International Women's Day with site specific events. — Gender Inclusive Benefits: Including maternity and paternity paid time off — RMR Recognizes Outstanding Women Leaders

SDG	GOAL	ACTIONS
 <p>6 CLEAN WATER AND SANITATION</p>	Ensure availability and sustainable management of water and sanitation for all.	RMR's Water Reduction Goal: Reduce water consumption intensity by 25% by 2030 (from a 2019 baseline) on managed properties. RMR has reduced water consumption intensity by 21.8% compared to 2019 baseline, which includes RMR managed OPI properties. OPI's water use has changed by -8.9% in 2025 compared to 2019. RMR's Water Programs, see p. 16 and RMR's Environmental Policy . For OPI, please see OPI's 2025 Supplement p. 5 and SASB. RMR tracks properties that are in water stressed areas across its portfolios (see SASB metrics) and uses LEED O+M to support the reduction of water.
 <p>7 AFFORDABLE AND CLEAN ENERGY</p>	Ensure access to affordable, reliable, sustainable and modern energy for all.	RMR's Energy Efficiency Goal: 35% reduction in energy use per square foot from 2019 baseline by 2030. RMR had a 16.0% reduction in 2025 from the baseline, which includes OPI managed properties. OPI's energy intensity has changed by -16.9% compared to 2019. OPI's Energy Use is reported on OPI's 2025 Supplement p. 5 and SASB. RMR has a program that supports the installation of EV chargers at OPI properties. RMR's comprehensive energy programs include real time monitoring, certifications and other programs to reduce energy. See p. 13 and OPI's 2025 Supplement p. 5 .
 <p>8 DECENT WORK AND ECONOMIC GROWTH</p>	Promote sustained, inclusive, and sustainable economic growth, full and productive employment and decent work for all.	RMR has a robust professional training program, see p. 20 and RMR's Benefits .

SDG	GOAL	ACTIONS
9 INDUSTRY, INNOVATION AND INFRASTRUCTURE 	Build resilient infrastructure, promote inclusive and sustainable industrialization and foster innovation.	<p>RMR fosters innovation in real estate, including in technology and sustainability. RMR has received awards for innovation. See p. 9 for more information.</p> <p>RMR prepares its properties for climate events and invests in resilient infrastructure. Please see p. 18 and OPI's 2025 Supplement p. 7-8.</p> <p>OPI ensures that RMR includes climate factors in its due diligence, see OPI's 2025 Supplement p. 7.</p> <p>OPI is a Gold Green Lease Leader and an EPA ENERGY STAR Partner of the Year, ensuring our properties meet high standards and representing leadership in the industry.</p>
10 REDUCED INEQUALITIES 	Reduce inequality within and among countries.	<p>56% of OPI's Board members are from marginalized communities, including women.</p> <p>RMR partners with Project Destined, a national program in which CRE companies sponsor college students from communities marginalized in CRE.</p>
11 SUSTAINABLE CITIES AND COMMUNITIES 	Make cities and human settlements inclusive, safe, resilient and sustainable.	<p>Property Development and Operations: RMR plans and executes major renovation projects that create great public spaces and places. RMR's major renovations have a goal of LEED Silver or better, where possible.</p> <p>OPI has 17 BOMA 360 designated properties, 33 ENERGY STAR certified properties and 47 LEED certified properties.</p>

SDG	GOAL	ACTIONS
12 RESPONSIBLE CONSUMPTION AND PRODUCTION 	Ensure sustainable consumption and production patterns.	<p>OPI uses RMR's Capital Project Guide for Green and Energy Efficient Equipment Purchasing for capital investments.</p> <p>RMR has committed to diverting 75% of its generated waste from landfills by 2035. As of 2025, RMR has achieved a 63.1% waste diversion from landfills, which includes OPI managed properties.</p> <p>In 2025, OPI had a 61.0% diversion rate.</p>
13 CLIMATE ACTION 	Take urgent action to combat climate change and its impacts.	<p>Zero Emissions Promise: RMR has committed to reduce GHG emissions intensity 50% by 2029 from a 2019 baseline (SBTi validated), with the goal of achieving net zero emissions intensity from operations by 2050. RMR achieved a 32.4% GHG emissions intensity reduction in 2025 compared to 2019 baseline, which includes properties RMR manages on behalf of OPI.</p> <p>RMR is reducing emissions through practices such as refrigeration management, solar installation plans and energy reduction strategies.</p> <p>OPI's GHG emissions intensity changed in 2025 by -37.1% from 2019. OPI reports its GHG emissions on p. 5.</p> <p>See Environment Section of the 2025 RMR Sustainability Report and OPI's 2025 Supplement p. 8 for more information on OPI's climate mitigation actions.</p>



OFFICE PROPERTIES
INCOME TRUST

For more information, please contact IR@OPIREIT.com

2400 Yorkmont Road, Charlotte, NC
LEED Gold Certified