

2025 SUSTAINABILITY SUPPLEMENT






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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](#) 



About ILPT



650 Braselton Parkway, Braselton, GA
BOMA 360 Certified

Industrial Logistics Properties Trust (Nasdaq: ILPT) is a REIT that owns \$5.7 billion in assets (inclusive of Mountain Industrial REIT LLC), including 409 industrial and logistics properties located in 39 states, including Hawaii.

Managed by The RMR Group (Nasdaq: RMR), a leading U.S. alternative asset management company, unique for its focus on commercial real estate (CRE) and related businesses, ILPT strongly encourages tenants to use energy and water management practices that reduce both operating costs and consumption of natural resources. These best practices include upgrades for indoor plumbing fixtures, low-flow water closets and urinals, low-flow flush valves, low-flow automatic faucet controls, low-flow faucet aerators and shower heads, water-efficient landscaping and cooling tower water management, among others.

Through RMR, ILPT collaborates with our net leased industrial tenants to capture environmental data for our properties. Engaging with our tenants that manage data directly provides RMR with greater visibility into the operational performance for those properties. This effort has provided insight into more than 12.4 million square feet of industrial properties. RMR’s asset managers encourage our tenants to operate properties in ways that improve the economic performance of their operations, while simultaneously managing energy and water consumption and greenhouse gas emissions.

Achievements and Recognitions



GREEN LEASE LEADERS — GOLD



4 PROPERTIES
1,077,184 SF



4 PROPERTIES
1,302,357 SF



56 PROPERTIES
10,020,021 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.



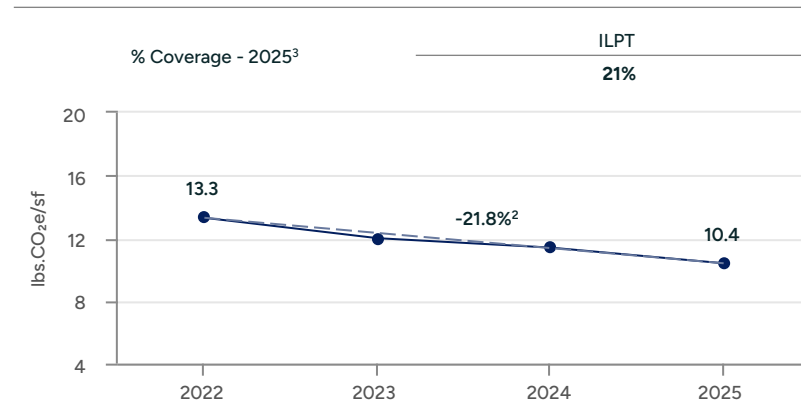
Environmental Initiatives

ILPT's business strategy incorporates a focus on sustainable approaches to operating our properties in a manner that benefits our shareholders, tenants and the communities in which we are located. Substantially all of our properties are net leased to third-party tenants that assume operating responsibilities for our properties. However, we encourage our tenants to operate our properties in ways that improve the economic performance of their operations, while simultaneously managing energy and water consumption and greenhouse gas emissions.

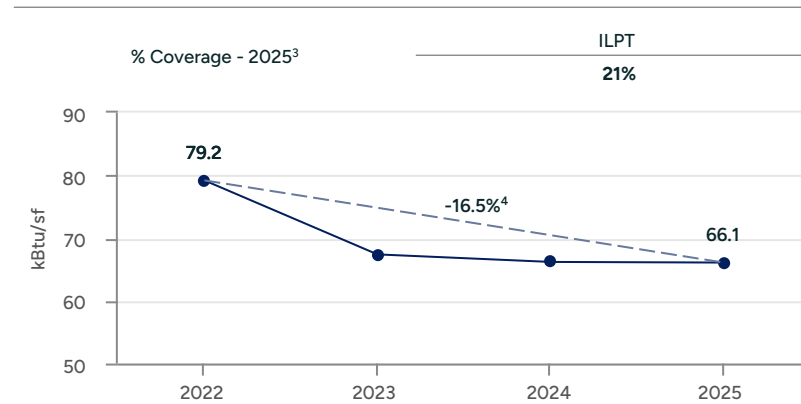


PERFORMANCE^{1,7}

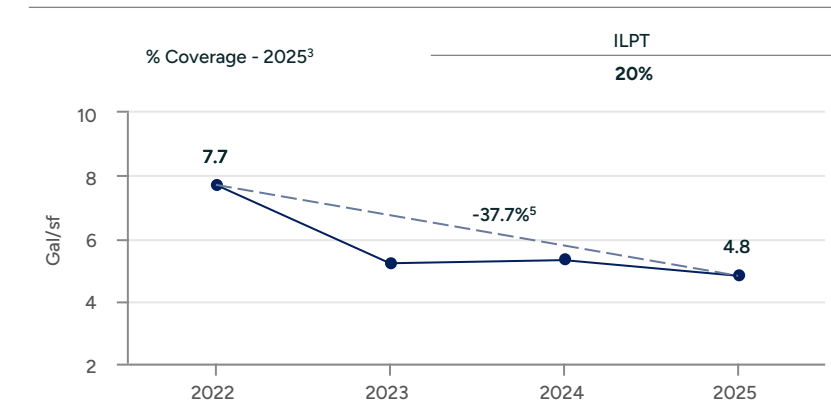
GHG Emissions Intensity



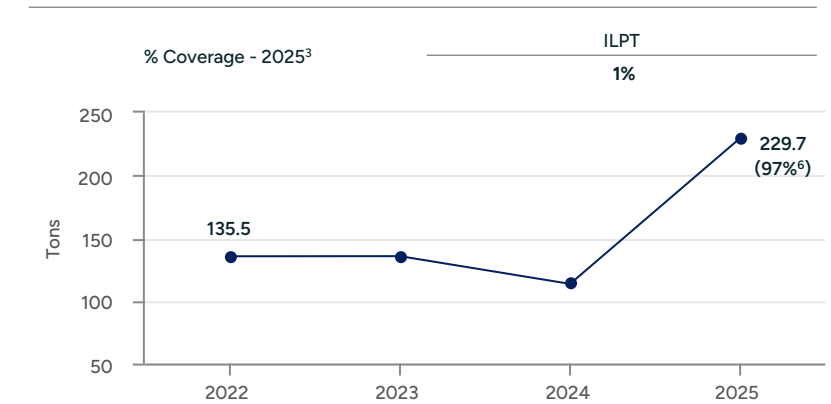
Energy Intensity



Water Intensity



Waste Diversion



● ILPT - - - - TREND LINE

¹- Please see the [RMR 2025 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 2022.

³- Percent data coverage is calculated from all properties with complete data in the portfolio. For waste, this only includes four ILPT properties for which RMR manages waste and recycling accounts.

⁴- Percent change in energy use intensity in 2025 from 2022.

⁵- Percent change in water use intensity in 2025 from 2022.

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

⁷- First year of substantial data collection on behalf of ILPT began in 2022.

Overall Assessment of Property Climate Change Risk



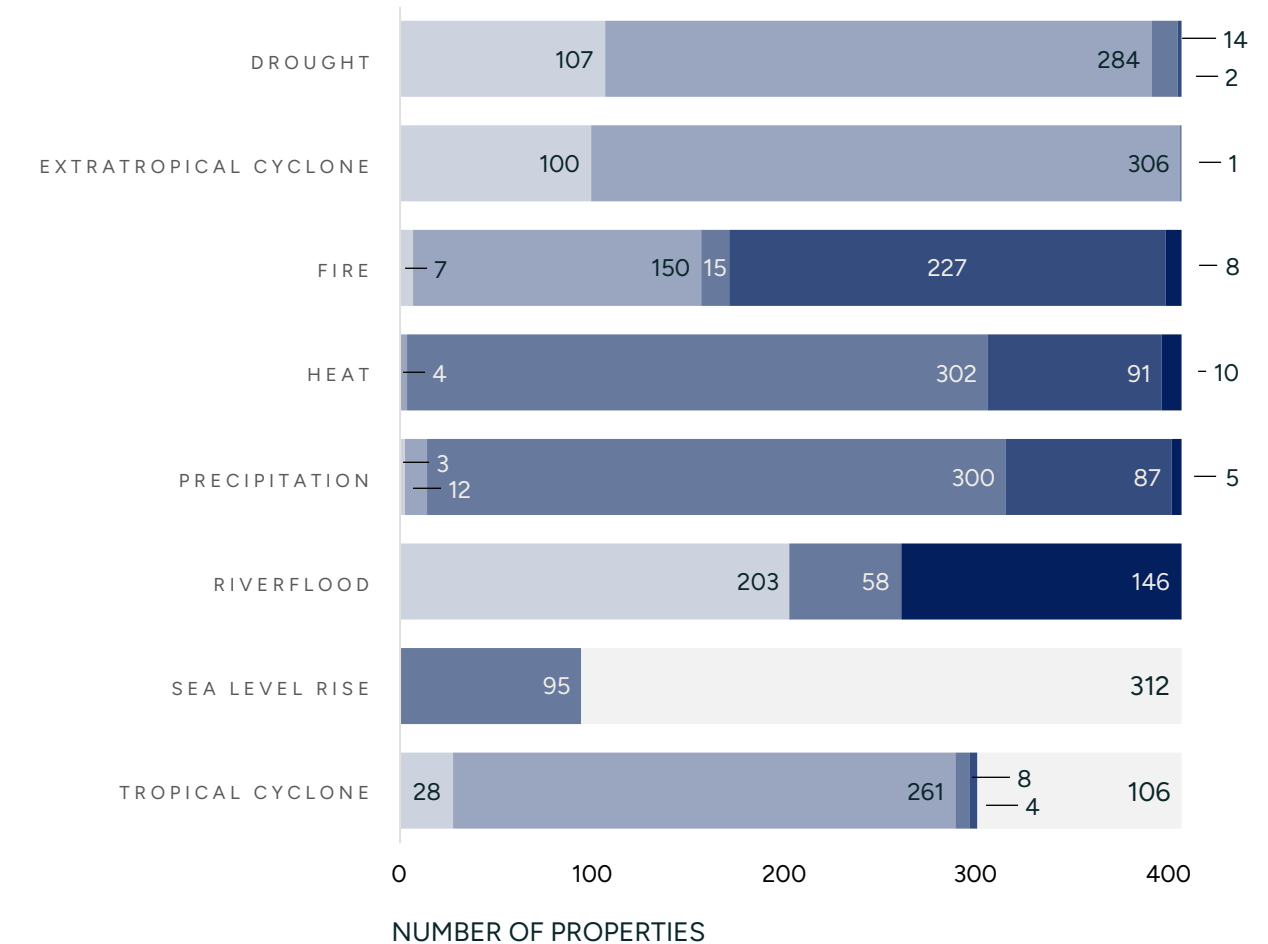
ILPT defines climate change resilience as the ability to anticipate, prepare for and recover from adverse climate-related events, including severe weather events, shifting weather patterns and policy or market changes. We routinely assess our properties deemed to be at risk of flooding or other climate-related impacts, evaluating existing measures like tenant coordination, incident response planning, insurance reviews and physical protections such as flood barriers. Leveraging technology, ILPT evaluates energy and water performance to lower costs, enhance occupant comfort and reduce greenhouse gas emissions risk. Our portfolio strategy incorporates hazard assessments, scenario planning and long-term economic risk reviews for property development opportunities.

¹ In 2025, RMR, in coordination with a third-party consultant, began physical climate scenario analyses for substantially all 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 upon 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

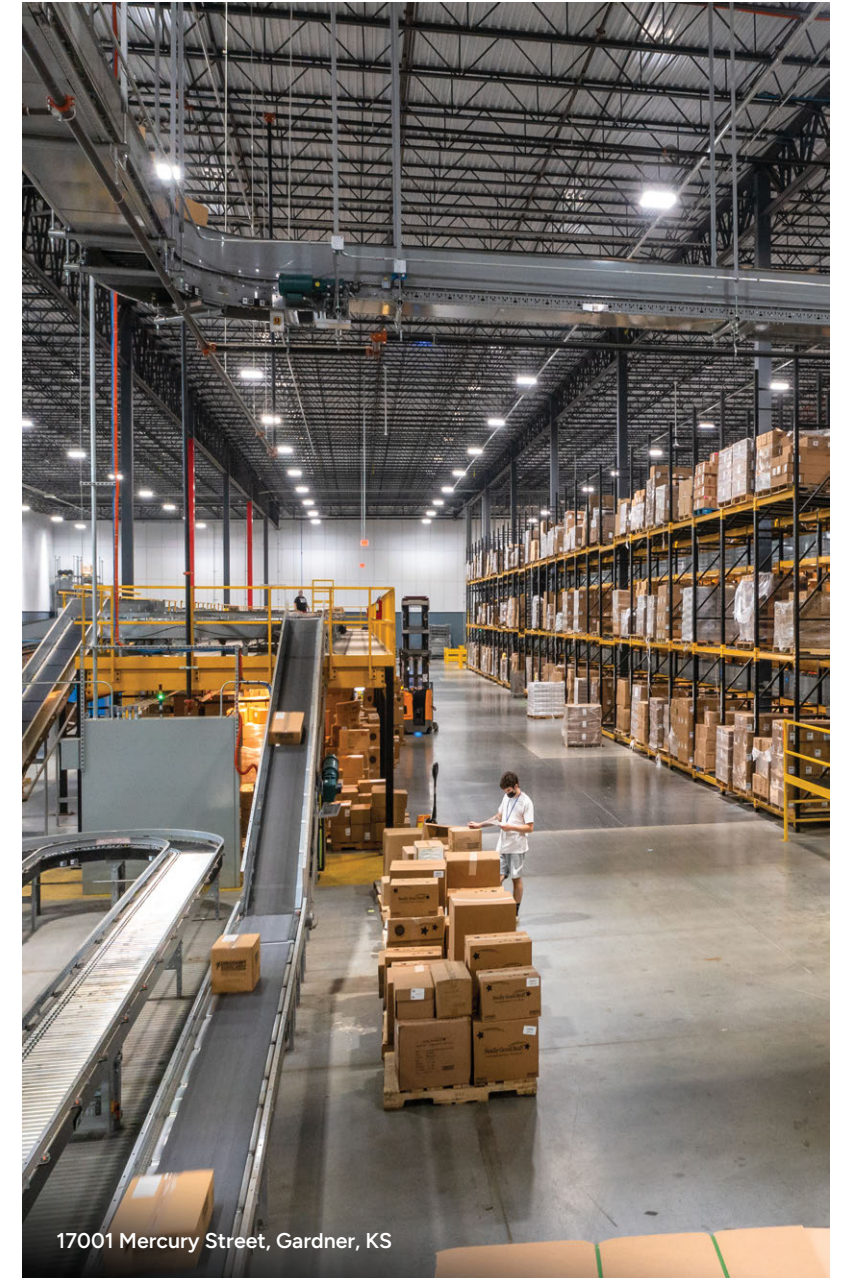
- Facilities that are not fully air conditioned may become susceptible to heat events.
- Working conditions (labor) may be impacted by chronic and extreme heat.
- Facilities are closely tied to road infrastructure; failures in road systems can affect desirability of sites.
- Large, impervious surfaces may experience flooding and exacerbate interior flooding due to inadequate drainage.
- Supply chain constraints due to climate disasters may lead to increased domestic storage needs.

Opportunities

- There are on-site solar opportunities for large roofs.
- Logistics properties have potential use as staging locations for local/state emergency response activities.
- Opportunities exist for increased light manufacturing and research resulting from government policies and funding.
- Tenants may require support in the transition of their fleets to electric vehicles (EV) with on-site charging infrastructure.
- Resilient properties may be in higher demand, increasing revenue potential.
- Innovative solutions, like smart buildings, may attract high-quality, investment-grade tenants.

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.
- 21 properties submitted documentation to jurisdictions in 2025 to comply with reporting and building performance regulations.



SPOTLIGHT

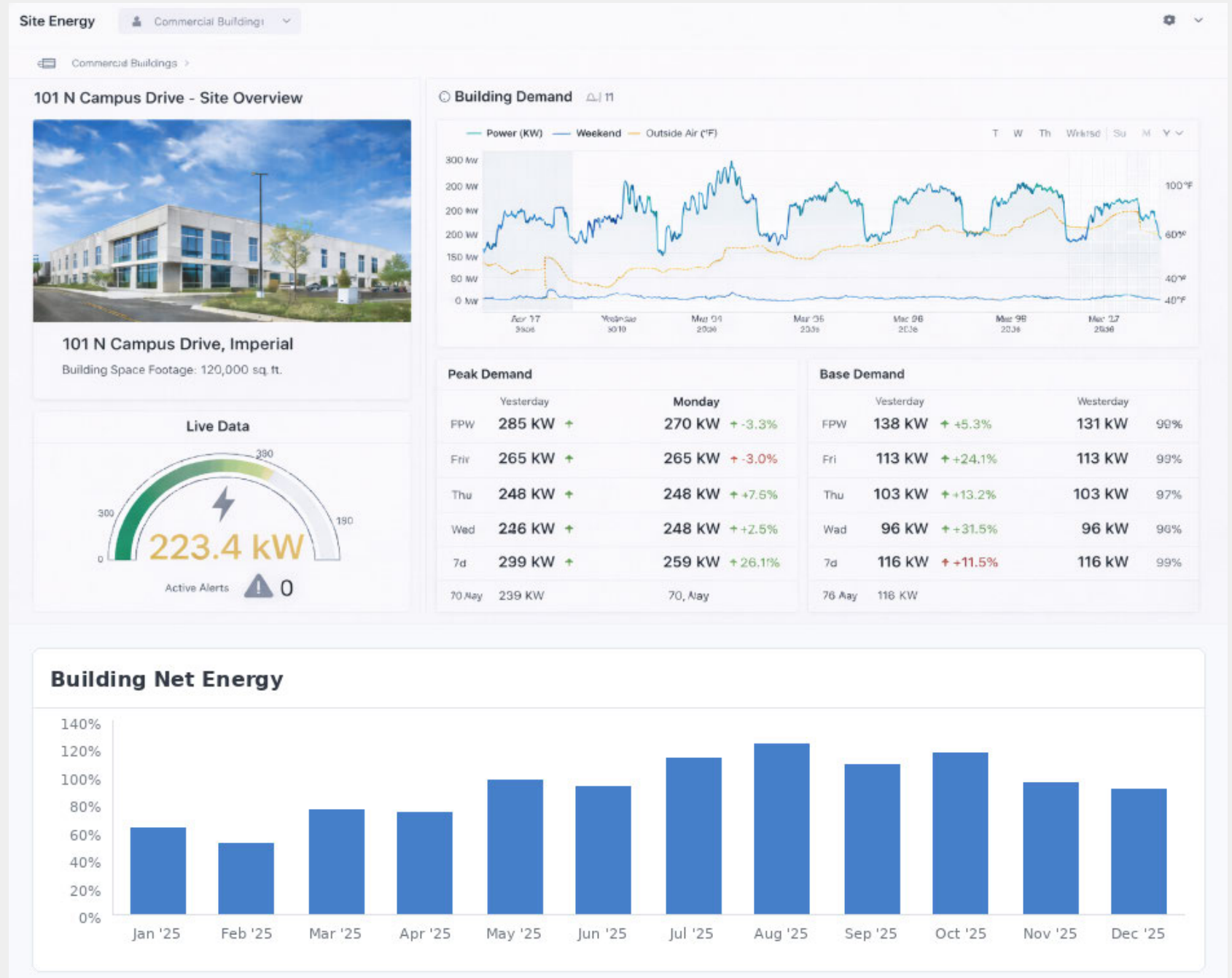
CONNECTED BUILDINGS

13
BUILDINGS CONNECTED TO
THE PLATFORM

4.5
MILLION SQUARE FEET
OF SPACE MONITORED

3 MW
PEAK DEMAND CAPTURED

RMR’s [Connected Buildings platform](#) enables users to proactively identify opportunities to improve efficiency and energy performance. It also supports regulatory benchmarking and BPS compliance, and allows us to work with tenants to understand their utility performance and opportunities. In 2025, 13 buildings were connected to the platform to monitor real-time, granular energy demand remotely, bringing our total to 14 connected buildings and nearly 4.5 million square feet of space now being monitored. This increase in data collection enabled us to ENERGY STAR certify five buildings on three properties. We have plans to connect another 21 buildings to the platform in 2026.



Note: Infographic depicts RMR’s proprietary Connected Buildings dashboard. For illustrative purposes only.

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.



3350 Laurel Ridge Ave, Ruskin, FL

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 leaves a positive impact on our environment. 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 seven members of our 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 ILPT. Visit our [2026 Proxy Statement](#) for more information about the Board and its members, committees and responsibilities, which include strategy, performance and risk management.

Investment Committee

ILPT'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

ILPT 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. ILPT 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 ILPT'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 ILPT to ensure ongoing environmental due diligence and compliance.

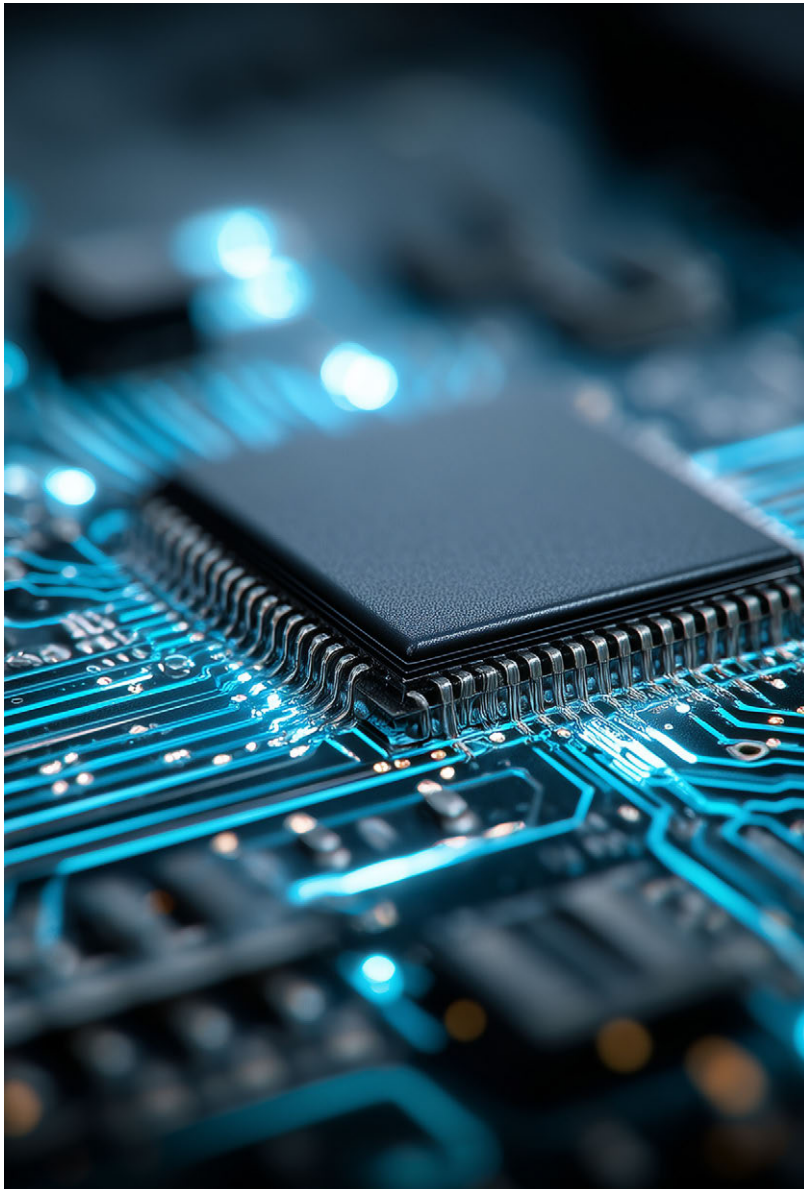
Ethics and Compliance

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.



2020 Joe B. Jackson Pkwy, Murfreesboro TN

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
10551 N Congress Avenue	158,417			Certified	
11501 Wilkinson Drive	144,199				Awarded
125 North Troy Hill Road	225,198				Awarded
1270 North Wilkening	73,500			Certified	Awarded
13509 Waterworks Street	304,859				Awarded
14001 Jetport Loop	213,672				Awarded
1415 West Commerce Way	222,000				Awarded
14257 E. Easter Avenue	69,865				Awarded
1430 South Wolf Road	123,000				Awarded
1580, 1590 & 1600 Williams Road	759,950			Certified	
1601 Brown Road	245,633				Awarded
1602 Vincent Drive	198,729				Awarded
17200 Manchac Park Lane	125,147				Awarded
1935 Blue Hills Drive	103,580				Awarded
200 Orange Point Drive	125,060				Awarded
2000 South Walnut Street	210,445				Awarded
2002 International Boulevard	225,997				Awarded
21200 Spring Plaza Drive	181,176				Awarded
22525 West 167th Street	313,763				Awarded
231 Theater Drive	122,522				Awarded
246 Glasson Drive	46,253				Awarded
2701 Texas Longhorn Way	312,923				Awarded
27200 SW 127th Avenue	237,756				Awarded

ADDRESS	SF	LEED	LEED CERTIFIED SF	ENERGY STAR	BOMA 360
28000 Five M Center Drive	71,933				Awarded
301 Commerce Drive	75,262				Awarded
3058 Lakemont Blvd	176,939				Awarded
3155 Grissom Parkway	144,138				Awarded
3200 Rodeo Court	290,879				Awarded
3245 Henry Road and 3185 Columbia Road	131,152				Awarded
3383 Spirit Way	99,102				Awarded
3736 Salisbury Road	95,883				Awarded
3774 Snyder Road	259,053				Awarded
3779 Lake Shore Road	338,584				Awarded
38401 Amrhein Road	172,668				Awarded
3870 Ronald Reagan Boulevard	97,187				Awarded
3900 NE 6th Street	24,310				Awarded
4350 Fortune Ave NW	354,482				Awarded
450 Northpointe Court	175,315				Awarded
4501 Industrial Drive	64,211				Awarded
4690 Global Avenue NW	330,717				Awarded
5000 North Ridge Trail	310,922				Awarded
502 West Independence Drive	164,207				Awarded
505 Morgan Lakes Industrial Blvd.	126,520				Awarded
510 Production Avenue	88,890				Awarded
52 Pettengill Road	614,240	Silver	614,240		

ADDRESS	SF	LEED	LEED CERTIFIED SF	ENERGY STAR	BOMA 360
5300 International Drive	139,564				Awarded
55 Commerce Avenue	125,000			Certified	Awarded
5501 Providence Hill Drive	66,692				Awarded
584 US Highway 130	347,145				Awarded
635 Community Drive	143,979				Awarded
650 Braselton Parkway	373,750				Awarded
6538 & 6526 Judge Adams Road	286,281				Awarded
685 Alliance Parkway	150,710				Awarded
7000 West Post Road	95,953	Gold	95,953		Awarded
7303 Rickenbacker Parkway West	357,504	Certified	357,504		
800 Lindale Industrial Parkway	163,383				Awarded
8411 Florida Mining Boulevard	171,734				Awarded
8644 Polk Lane	234,660	Certified	234,660		
8951 Mirabel Road	327,822				Awarded
91-238 Kauhi	85,317			Certified	Awarded
955 Aeroplaza Drive	125,060				Awarded

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 (“industrial”), 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	ILPT RESPONSE
ENERGY MANAGEMENT		
IF-RE-130a.1	Energy consumption data coverage as a percentage of total floor area, by property subsector	20.85% 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"> 866,631 GJ 67.98% 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	7.51% 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"> 28.49% by floor area 2.53% 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 , ILPT’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"> 20.10% by floor area 36.84% 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"> 218.35 km³ 36.83% 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	-3.90% 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 , ILPT’s 2025 Supplement, p. 5 and footnotes 5, 6

SASB CODE	TOPIC	ILPT RESPONSE
MANAGEMENT OF TENANT SUSTAINABILITY IMPACTS		
IF-RE410a.1	1. Percentage of new leases that contain a cost recovery clause for resource efficiency-related capital improvements and 2. associated leased floor area, by property subsector	1. 67.57% 2. 436,203 m ²
IF-RE410a.2	Percentage of tenants that are separately metered or sub-metered for 1. grid electricity consumption and 2. water withdrawals, by property subsector	1. See footnote 5 2. 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	142,120 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 ILPT's 2025 Supplement, p. 7
ACTIVITY METRIC		
IF-RE-000.A	Number of assets, by property subsector	409
IF-RE-000.B	Leasable floor area, by property subsector	5,537,391 m ²
IF-RE-000.C	Percentage of indirectly managed assets, by property subsector	96.12% by floor area
IF-RE-000.D	Average occupancy rate, by property subsector	94.50%

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- Substantially all ILPT's properties are leased to third parties that assume operating responsibilities for their properties, and as such, 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 ILPT specifically.

⁵- Sub-metered energy and water use at ILPT properties is not applicable as substantially all energy and water at ILPT's properties are managed by the tenants.

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.bnncpa.com



INDEPENDENT ACCOUNTANTS' REPORT

Industrial Logistics Properties Trust
 Two Newton Place
 255 Washington Street
 Newton, Massachusetts 02458

We have reviewed management of Industrial Logistics Properties Trust's (ILPT 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 ILPT's assertion that the Water Intensity Metric for ILPT 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 ILPT 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 ILPT 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 ILPT 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
 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
	ILPT's 2026 Proxy Statement — Our Board's Role in Oversight of Risk Management	12-13
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.	
	Appendix — Climate-Related Risks and Opportunities	7
	ILPT's 2025 Annual Report on Form 10-K — Item 1A. Risk Factors	27-44
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
	ILPT's 2025 Supplement	6-7
	ILPT's 2025 Annual Report on Form 10-K — Item 1A. Risk Factors	27-44




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
	ILPT's 2025 Supplement	6-7
	ILPT's 2026 Proxy Statement — Sustainability	6-11
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
	ILPT's 2025 Supplement	6-7
	ILPT's 2026 Proxy Statement — Sustainability	6-11
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
	ILPT's 2026 Proxy Statement — Sustainability	6-11

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
	ILPT's Supplement 2025	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
	ILPT's Supplement 2025	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. ILPT, through its Manager, RMR, aligns with eleven of the 17 SDGs. Unless otherwise stated, references below 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 ILPT Board: 43% 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 some ILPT properties. ILPT's water use has changed by -37.8% in 2025 compared to 2022. RMR's Water Programs, see p. 16 and RMR's Environmental Policy . For ILPT, please see this report, p. 5 and SASB. RMR tracks properties that are in water stressed areas across its portfolios (see ILPT's 2025 Supplement 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 properties ILPT manages. ILPT's energy use intensity has changed by -16.6% compared to 2022. ILPT's energy intensity is reported on p. 13 and ILPT's 2025 SASB disclosure, p. 18-24 . RMR has a program that supports the installation of EV chargers at ILPT properties. RMR's comprehensive energy programs include real time monitoring, certifications, and other programs to reduce energy. See p. 13 and ILPT'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
<p>9 INDUSTRY, INNOVATION AND INFRASTRUCTURE</p>	<p>Build resilient infrastructure, promote inclusive and sustainable industrialization and foster innovation.</p>	<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 ILPT’s 2025 Supplement p. 7.</p> <p>ILPT ensures that RMR includes climate factors in its due diligence, see ILPT’s 2025 Supplement p. 6.</p> <p>ILPT is a Gold Green Lease Leader and EPA ENERGY STAR Partner, ensuring our properties meet high standards.</p>
<p>10 REDUCED INEQUALITIES</p>	<p>Reduce inequality within and among countries.</p>	<p>43% of ILPT’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>
<p>11 SUSTAINABLE CITIES AND COMMUNITIES</p>	<p>Make cities and human settlements inclusive, safe, resilient and sustainable.</p>	<p>Property Development and Operations: RMR plans and executes major renovation projects that create great public spaces and places. RMR’s major renovations in our Office Portfolio have a goal of LEED Silver or better, where possible.</p> <p>ILPT has 56 BOMA 360 designated properties, 4 ENERGY STAR certified properties and 4 LEED certified properties.</p>

SDG	GOAL	ACTIONS
<p>12 RESPONSIBLE CONSUMPTION AND PRODUCTION</p>	<p>Ensure sustainable consumption and production patterns.</p>	<p>ILPT 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 ILPT properties that RMR manages.</p> <p>In 2025, ILPT had a 97.0% diversion rate as reported on ILPT’s 2025 Supplement p. 5.</p>
<p>13 CLIMATE ACTION</p>	<p>Take urgent action to combat climate change and its impacts.</p>	<p>Zero Emissions Promise: RMR has committed to reduce GHG emission intensity 50% by 2029 from a 2019 baseline (SBTi validated), with the goal of achieving net zero emissions from operations by 2050. RMR achieved a 32.4% GHG emission intensity reduction in 2025 compared to 2019 baseline.</p> <p>RMR is reducing emissions through practices such as refrigeration management, solar installation plans and energy reduction strategies.</p> <p>ILPT’s GHG emissions intensity changed in 2025 by -22.0% from 2022. ILPT reports its GHG emissions on ILPT’s 2025 Supplement p. 5.</p> <p>See Environmental Section of the 2025 RMR Sustainability Report and ILPT’s 2025 Supplement p. 7 for more information on ILPT’s climate mitigation actions.</p>



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For more information, please contact IR@ILPTREIT.com



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