Principal Real Estate

Principal Asset Management[SM]

PILLARS OF RESPONSIBLE PROPERTY INVESTING

Sustainability Profile

801 Grand

Property name: 801 Grand

Location: Des Moines, Iowa, USA

Building Type: Office

Building Size: 920,000 SF

Constructed: 1990

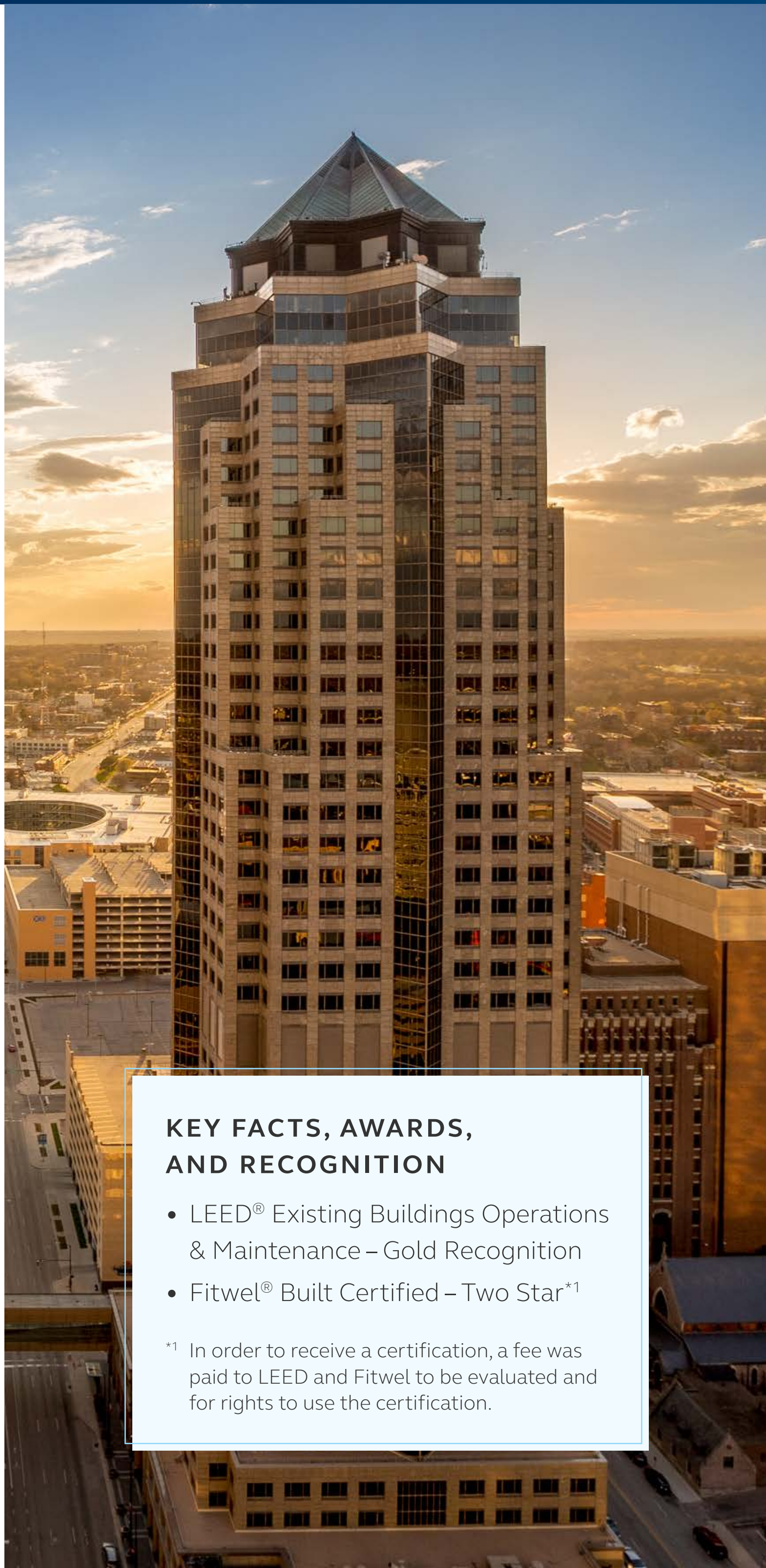
Property Manager: Jones Lang Lasalle

Property Overview

801 Grand, an iconic 44-story office tower and the tallest building in Iowa, consists of approximately 920,000 square feet occupied by 19 tenants. The tower features a distinctive granite and marble façade and a central location in downtown Des Moines, Iowa.

As tenant expectations evolve regarding health-centered workplace environments, the property management team, with support from Principal, chose to pursue Fitwel® certification. Fitwel is a recognized, research-based framework that validates wellness and sustainability practices, enhances transparency, strengthens engagement, and supports a dynamic downtown ecosystem.

The property has set a new statewide precedent as the first property in Iowa to achieve Fitwel certification. Earning Fitwel certification builds on the property's history of high performance, which includes multiple LEED Existing Buildings certifications, and reinforces our commitment to workplaces that prioritize occupant wellbeing, operational sustainability, and community impact. The property management team, Jones Lang LaSalle (JLL), was paramount in this achievement and continues to raise the bar as an example of exemplary property management.



KEY FACTS, AWARDS, AND RECOGNITION

- LEED® Existing Buildings Operations & Maintenance – Gold Recognition
- Fitwel® Built Certified – Two Star[*1]

[*1] In order to receive a certification, a fee was paid to LEED and Fitwel to be evaluated and for rights to use the certification.

Integrating health-centered strategies

Fitwel evaluates buildings using evidence-based strategies that align with seven “health impact categories”, which research has shown to have the greatest influence on occupant health and wellbeing. These categories include supporting physical activity, promoting occupant safety, improving access to healthy food, enhancing social connection and wellbeing, reducing morbidity and absenteeism, supporting community health, and advancing equity for vulnerable populations. Below is a summary of how 801 Grand elevated each of these categories to earn Fitwel Two-Star certification.

Supporting physical activity

801 Grand supports active lifestyles by integrating movement opportunities throughout the building and its surrounding environment. The 2024 opening of a state-of-the-art fitness center on the 19th floor provides tenants with convenient access to onsite exercise amenities such as weights, treadmills, Peloton bikes, and locker rooms with shower facilities. The building provides secure bike racks that encourage active commuting. The property’s strong walkability score of 82 out of 100, proximity to greenspace such as the Des Moines Sculpture Park, and visible stairwell signage encouraging usage further promote everyday physical activity. Overall, the building reinforces a culture of movement within and beyond the workplace.

Promoting occupant safety

Occupant safety and health are prioritized through building operations and policies. As part of the Fitwel certification process, the 801 Grand team completed a comprehensive review and enhancement of emergency preparedness plans, safety procedures, and security operations, including a transition in security services. These efforts are supported by a continued focus on indoor air quality management, with testing completed in 2024 for all occupied floors, helping to safeguard occupant health while fostering a secure and welcoming indoor environment.

Improving access to healthy food

801 Grand advances access to nutritious food options through both current offerings and future initiatives. On-site tenant Fresh Fit provides convenient, health focused food choices for building occupants, with transparent macros and ingredients. The meals provided are dietitian-designed and chef-crafted, served grab-and-go style alongside high protein shakes and smoothies. A hydroponic garden located within 801 Grand further expands access to fresh, locally grown ingredients, with plans to expand the garden in 2026. Together, these initiatives support healthier daily choices and elevate the building’s commitment to wellbeing for tenants and the broader community.

Reducing morbidity and absenteeism

Strategies to reduce illness and support occupant resilience focus on improving the quality of the indoor environment and overall workplace experience. Indoor air quality policies, access to daylight and views where available, and attention to ergonomic considerations contribute to healthier, more comfortable workspaces. These measures aim to support occupant productivity, reduce absenteeism, and enhance long-term health outcomes.

Enhancing social connection and wellbeing

Social wellbeing is actively cultivated through ongoing tenant engagement and communication. The property hosts regular events and activities—including seasonal celebrations, informal community gatherings, and tenant meetings—that create opportunities for connection and collaboration. Consistent tenant communications help maintain strong relationships across the building community, fostering a welcoming, inclusive environment that supports mental and emotional wellbeing.

Supporting community health

801 Grand extends its health centered impact beyond the building through community focused initiatives and volunteerism. In 2025, the property organized an electronics recycling drive, as well as supported charitable initiatives such as coat drives and volunteer activities in collaboration with local organizations. In 2026, the property management team will facilitate quarterly blood donation events.

To further advance community health and environmental wellbeing, the building has installed electric vehicle charging stations in its parking garage, helping tenants and visitors transition to lower emission transportation, and a mural was painted on the West wall of the parking garage. Together, these initiatives reflect 801 Grand's role as an engaged community partner and reinforce its contribution to collective wellbeing.

Advancing equity for vulnerable populations

Equity and inclusion are embedded into both the design and day-to-day operations of 801 Grand. Accessible building features, including ramps and elevators, support mobility for all users, while communal quiet rooms enhance inclusivity for occupants with diverse needs. Clear tobacco and smoke free signage, convenient access to public transportation, and initiatives that support access to fresh produce further promote equitable health outcomes, helping ensure the building remains welcoming and supportive for vulnerable populations. Looking ahead, the 801 Grand team is exploring opportunities to introduce community gardens around the property, with plans to make fresh produce available to the surrounding community it serves.

Together, these strategies demonstrate how 801 Grand has translated Fitwel's evidence-based framework into meaningful, on the ground actions that elevate occupant wellbeing, strengthen community connections, and advance inclusive and sustainable building operations. By integrating health centered design, proactive property management, and intentional tenant engagement, 801 Grand has set a new benchmark for healthy workplace environments in Iowa. The achievement of Fitwel® Two-Star Certification marks not a finish line, but a foundation for continuous improvement, positioning the asset to remain responsive to evolving tenant needs while delivering sustainable value for occupants, the surrounding community, and investors alike.

HIGHLIGHTS

2025 tenant engagement events

Earth Day recycling: In April, 801 Grand hosted a building-wide electronics recycling event. The event offered tenants the opportunity to bring their electronics from home and recycle them for free instead of throwing them away. In total, the event led to 1,979 pounds of electronics being recycled.

Puppy party: In October, Grand partnered with AHeinz57 Pet Rescue and Transport to host a litter of adoptable puppies in the common area, offering tenants a relaxing and uplifting break during the workday while creating opportunities to socialize and connect with colleagues. AHeinz57 is a local nonprofit dedicated to rescuing homeless companion animals, supporting other shelters through transport programs, providing low cost spay and neuter services, and educating the community on animal welfare. The event attracted several hundred tenants and was supported by a $500 donation to AHeinz57, helping advance the organization's mission while raising awareness of companion animal welfare.

Holiday spirit: In December, 801 Grand hosted a holiday gathering that brought together more than 400 tenants for an afternoon of refreshments, snacks, and seasonal celebration. The event featured live performances by Principal Guys Who Harmonize, a group of current employees and retirees from Principal Financial Group, and the 515 String Quartet, which featured a tenant from the building. By showcasing local and tenant connected performers, the event fostered a sense of community, celebrated shared traditions, and strengthened social connections within the building.

About PRPI: The Pillars of Responsible Property Investing (PRPI) initiative is a unique sustainability and investment platform developed to drive superior asset management and fiduciary governance. For more information on how PRPI is delivering positive financial and environmental results for Principal Real Estate, please visit https://www.principalam.com/us/investment-strategies/real-estate/responsible-property-investing

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