Douglas Emmett

INVESTOR OVERVIEW

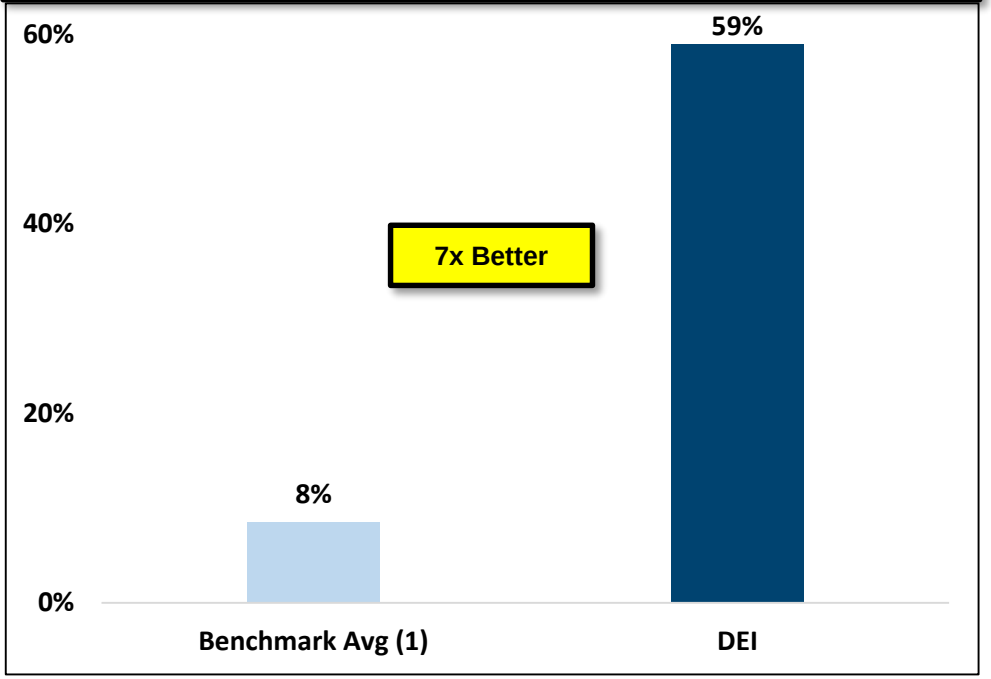
June 30, 2022

Our Results

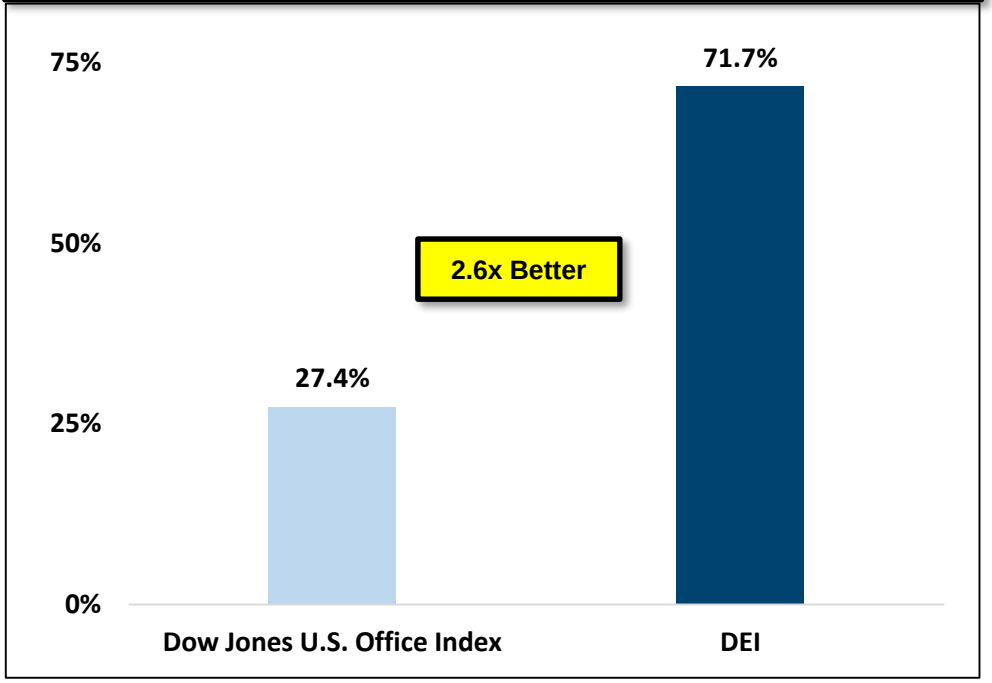
Long Term Outperformance

Our performance since our IPO has substantially exceeded performance benchmarks

FFO per Share Growth (2007-2021)



Total Shareholder Return ('06 IPO - 6/30/22)



(1) Benchmark group includes Boston Properties, Kilroy, SL Green, and Vornado

Please see our earnings package ir.douglasemmett.com for disclosures regarding the non-GAAP financial measures FFO & AFFO used in this Investor Overview and a reconciliation of such measures to our GAAP financial statements.

Douglas Emmett (DEI) Overview

Sharpshooter Focus & Best-in-Class Operating Platform

Submarket Strategy

- ✓ High barriers to entry reduce competitive pressures from new supply
- ✓ Proximity to premier housing markets attracts affluent tenants
- ✓ Small affluent tenants in diverse industries mitigate risk and reduce volatility
- ✓ Dominant market share creates leasing and operational synergies

Fully-Integrated Operating Platform

- ✓ Includes in-house leasing, space planning, legal, construction and design
- ✓ Major competitive advantage with our small affluent tenants
- ✓ Lowers operating, G&A, leasing and tenant improvement costs

Strong Internal and External Growth

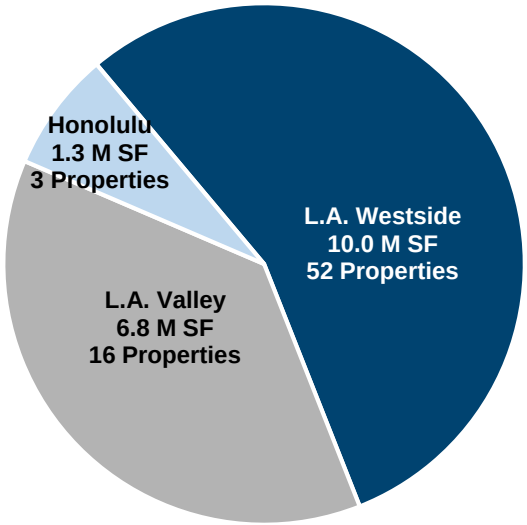
- ✓ Better long-term rent growth and less volatility than other gateway markets
- ✓ Our leases benefit from strong 3% to 5% annual rent increases
- ✓ Strong portfolio growth since IPO: office up 57% and multifamily up 60%
- ✓ Ample development opportunities within existing portfolio

The Landmark Development

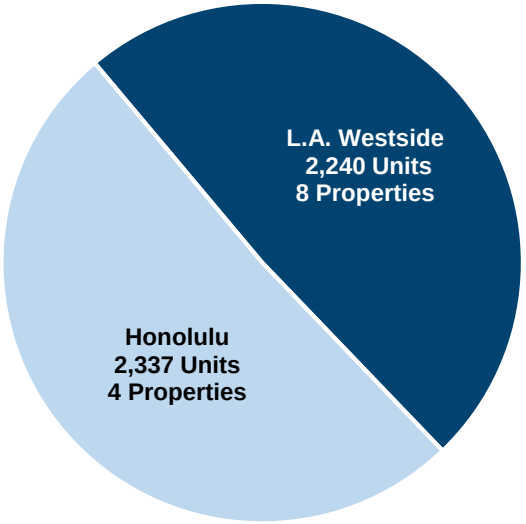
DEI Portfolio Snapshot

Our Properties are located in premium Los Angeles and Honolulu markets

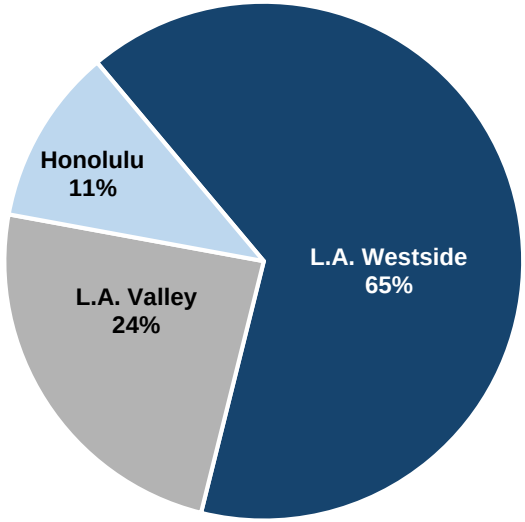
Office Portfolio
18.1M SF / 82% of Total Annual Rent

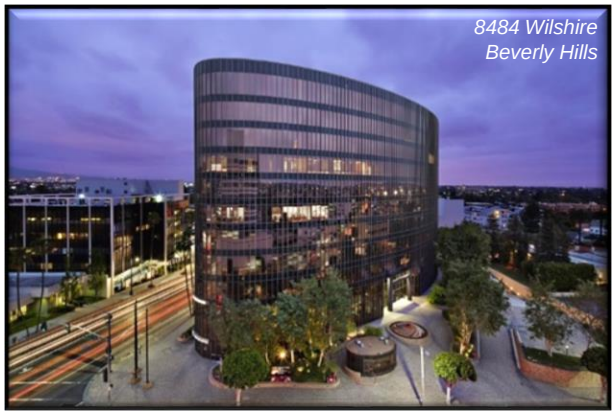


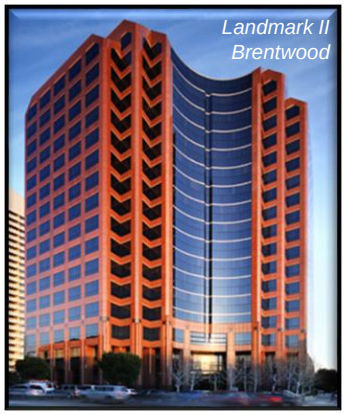
Multifamily Portfolio
4,577 Units / 18% of Total Annual Rent

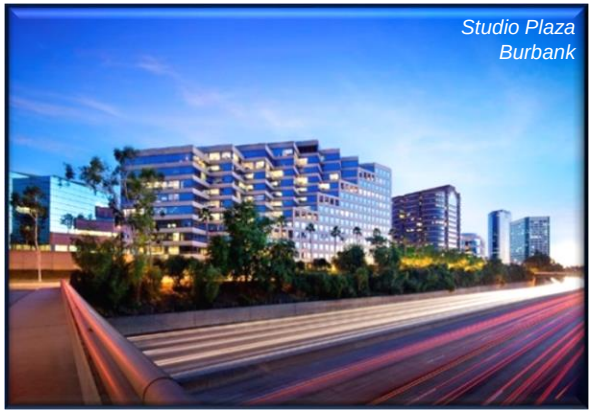


Combined Portfolio
Total Annual Rent



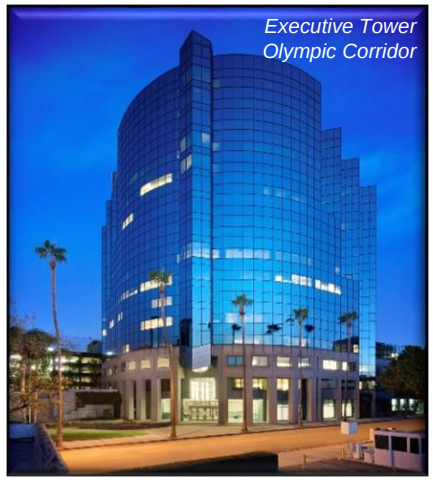






Douglas Emmett by the Numbers

- Founded 51 years ago in 1971
- Approximately 38% average market share of office space in our submarkets
- Largest office landlord in Los Angeles and Honolulu
- Approximately 2,700 offices leases in our total portfolio, with a median size of approximately 2,500 square feet
- Total capitalization of approximately $8.7 billion
- Annual revenues of approximately $1 billion
- Approximately 700 employees
- Annualized 2022 dividend of $1.12 per share and dividend yield of approximately 5%

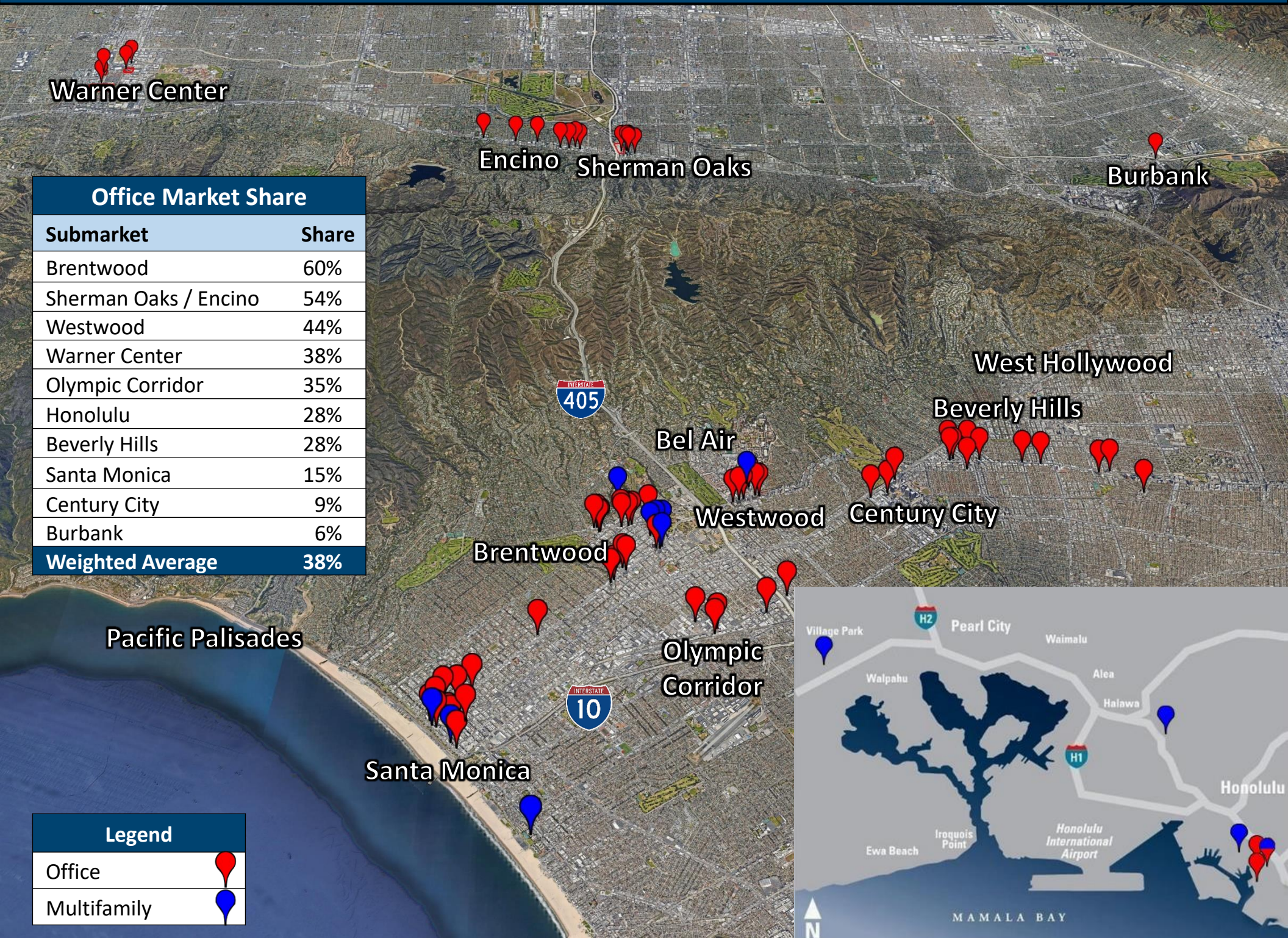

Executive Tower
Olympic Corridor

Los Angeles County Economic Highlights

- **Ranks 3rd among the world's cities,** with GDP of approximately $1 trillion, behind only Tokyo and New York
- **Population of approximately 10,000,000**, more than 43 states
- **World entertainment capital,** with more than 200,000 employed in motion pictures and television
- **Largest U.S. tech center,** with over 350,000 jobs, more than Silicon Valley
- **Largest U.S. manufacturing center**, with more than 365,000 workers
- **Largest U.S. Port,** LA/Long Beach handles 44% of all containerized US imports
- **World's largest higher education concentration,** with more than 112 colleges and research universities, which produce more Ph.D.s and graduate degrees than any other county in America
- **Diverse vibrant industries,** such as international trade, entertainment, tourism, technology, education, healthcare services and manufacturing

One Westwood
Westwood

Irreplaceable Portfolio and Dominant Market Share



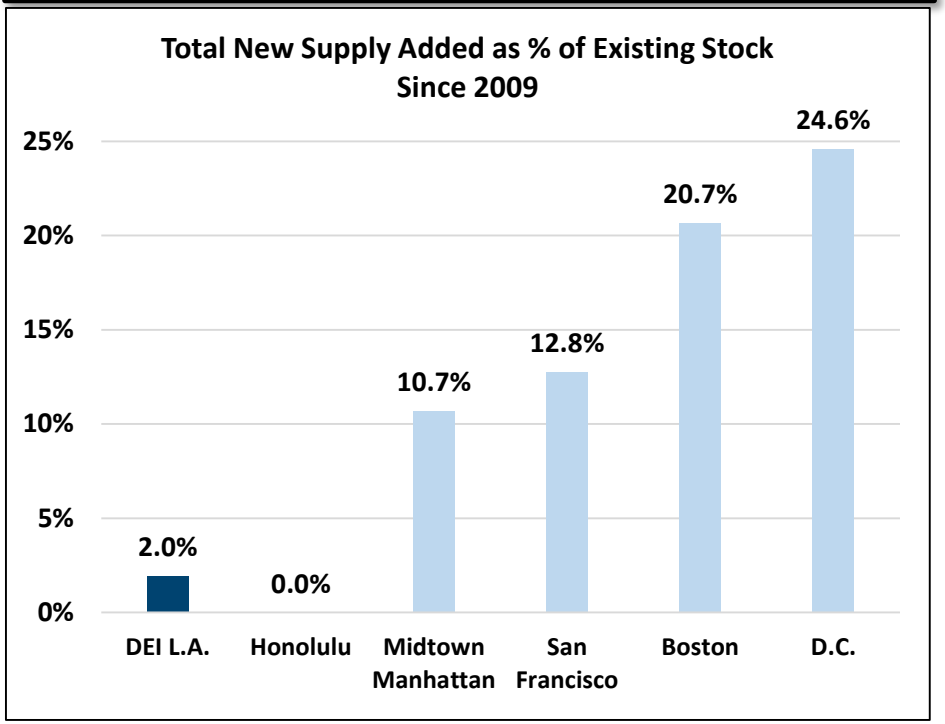
Office Market Share	
Submarket	**Share**
Brentwood	60%
Sherman Oaks / Encino	54%
Westwood	44%
Warner Center	38%
Olympic Corridor	35%
Honolulu	28%
Beverly Hills	28%
Santa Monica	15%
Century City	9%
Burbank	6%
Weighted Average	**38%**

Legend
Office
Multifamily

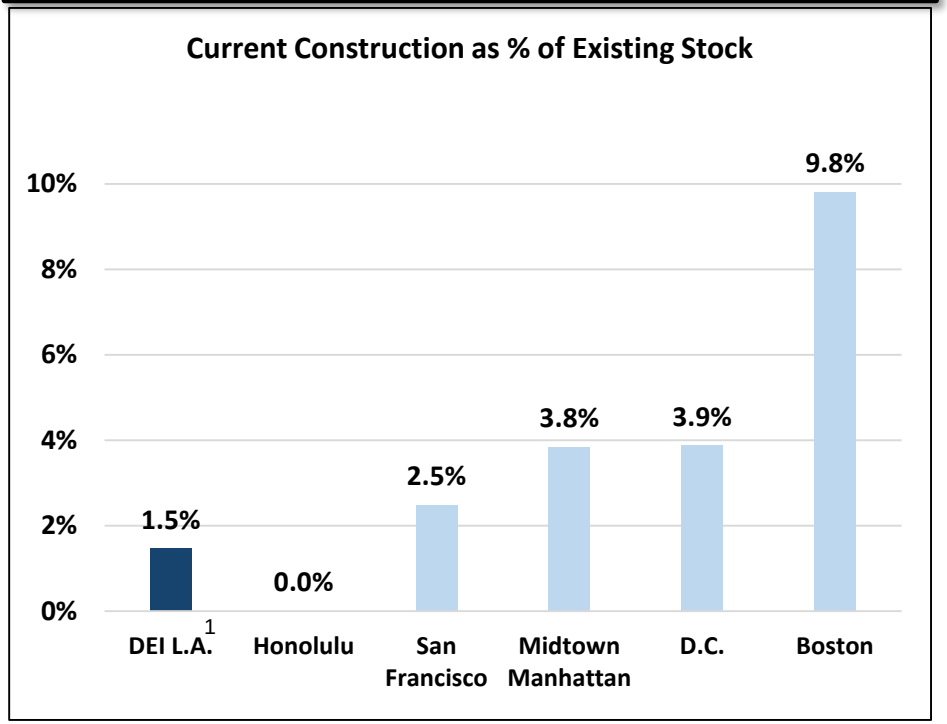
Our Markets: Highest Barriers to Entry of any Gateway Market In the U.S.

Lowest New Office Construction in Gateway Markets

Historical Construction



Current Construction



New office development in our Core L.A. submarkets is effectively capped:

- ✓ Restrictive zoning laws and Proposition U (density limits)
- ✓ Potent community "NIMBY" anti-growth sentiment

Source: Costar.
1. Adjusted to reflect only the net addition to the market from one office property which is being expanded.

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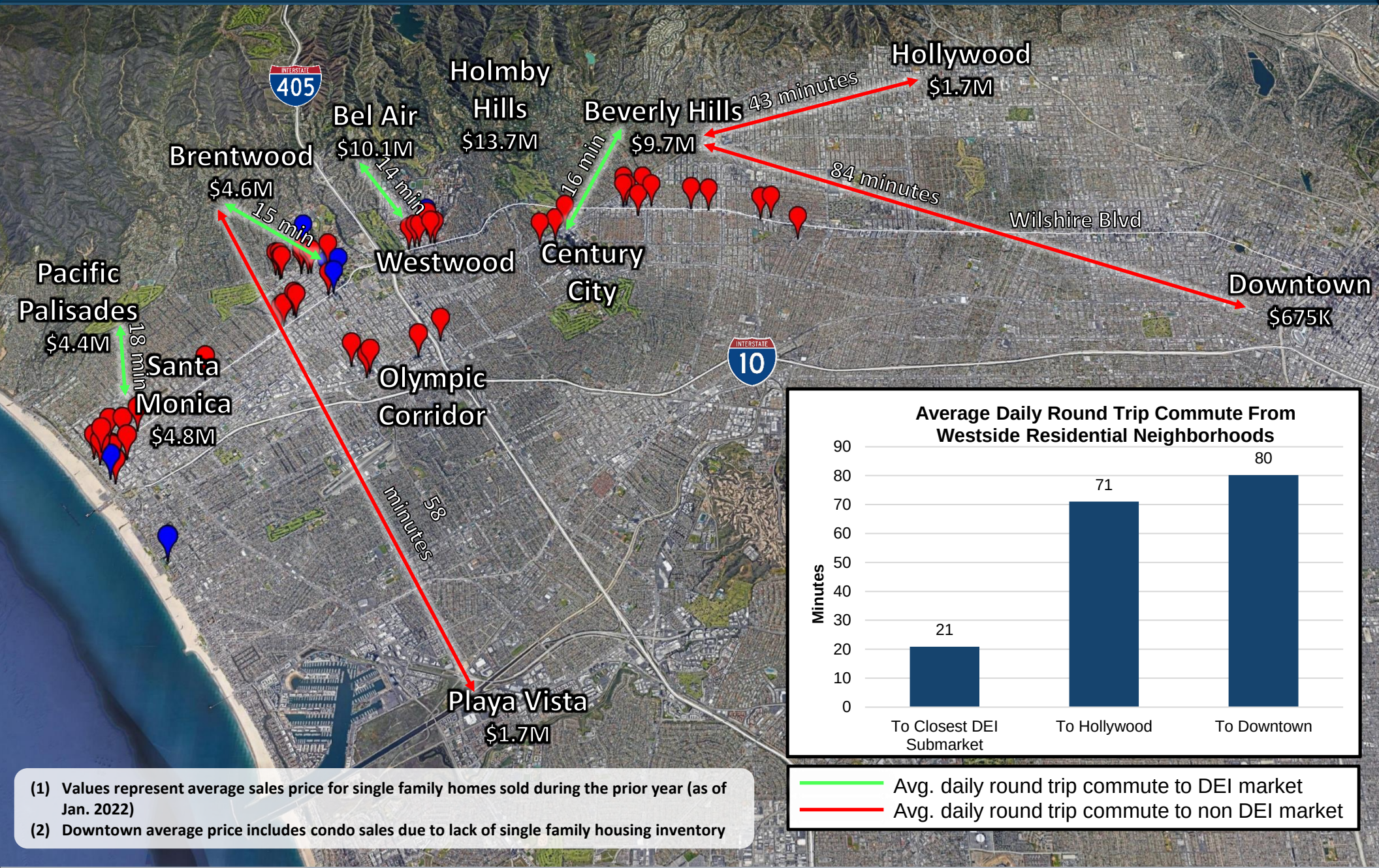
Our Markets: High barriers to competition from nearby submarkets

LA's heavy traffic limits competition from other submarkets

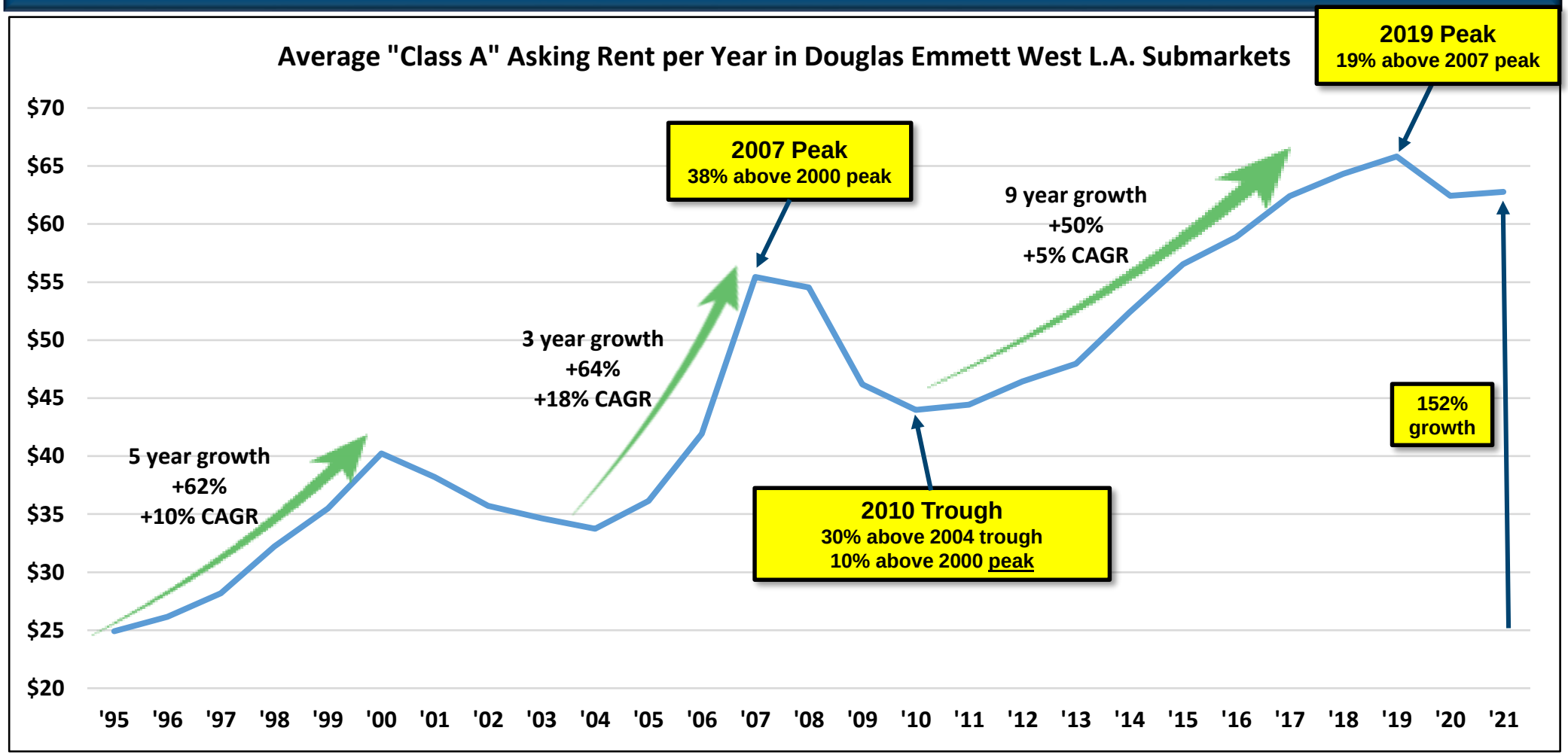


Avg. daily round trip commute to DEI market
Avg. daily round trip commute to non DEI market

(1) Values represent average sales price for single family homes sold during the prior year (as of Jan. 2022)
(2) Downtown average price includes condo sales due to lack of single family housing inventory

Our Markets: Higher Rent Growth and Lower Volatility

West L.A. rents have grown rapidly in expansions and only modestly declined in contractions



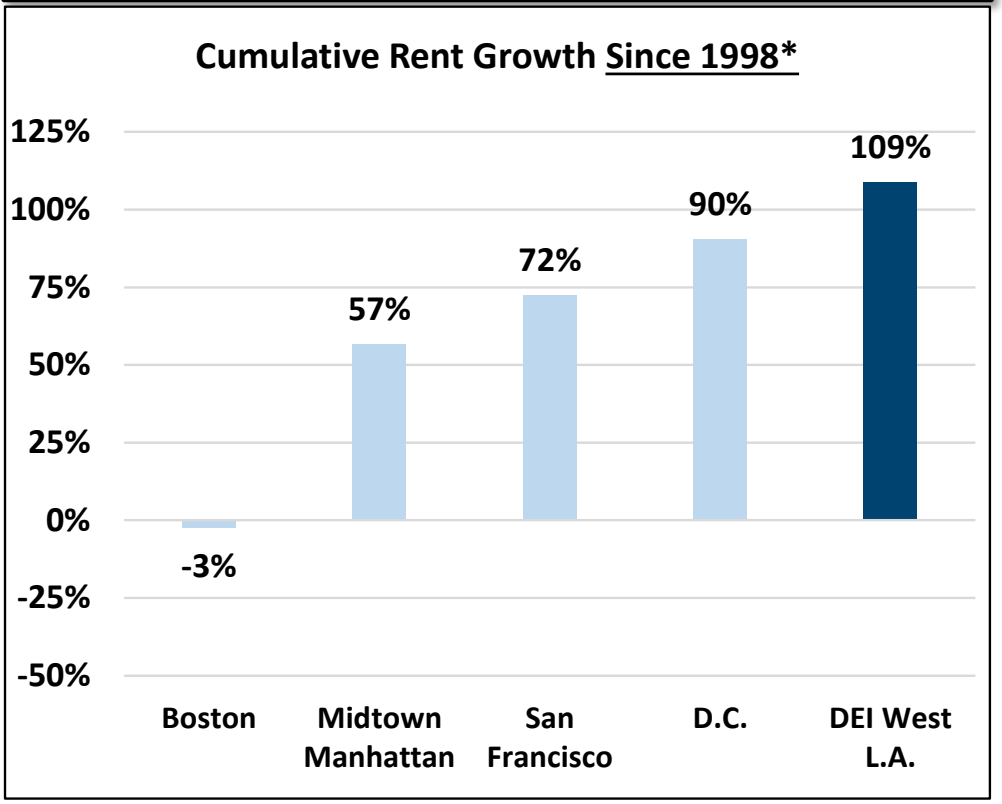
Rents in our West Los Angeles Submarkets have increased by 152% over the last 26 years, a 3.6% compounded annual growth rate. The best CAGR among all major U.S. gateway markets.

Source: CoStar/CBRE. 1995 data estimated.

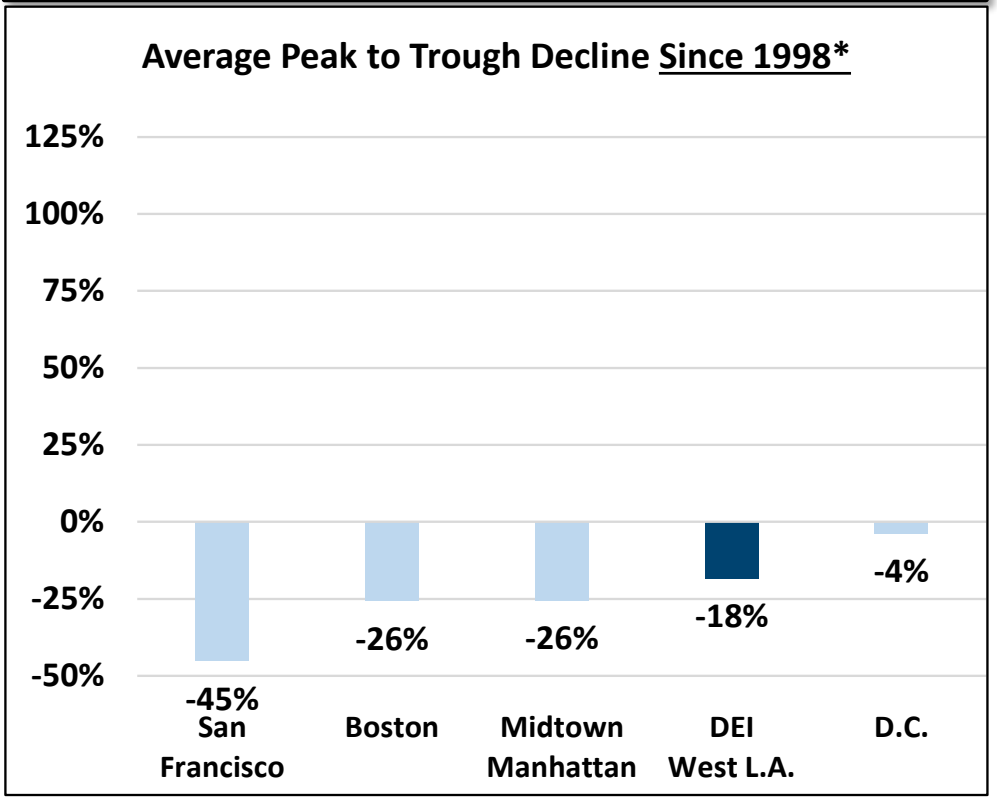
Our Markets: Higher Rent Growth and Lower Volatility

West Los Angeles has demonstrated higher long term growth and less volatility

Better Rent Growth



Lower Volatility Risk

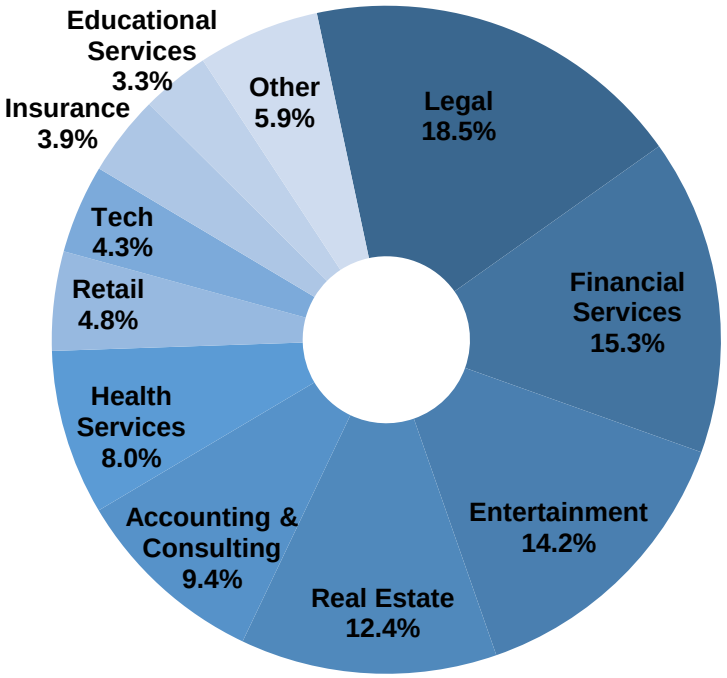


Source: Co-Star.
** First year of available data for all of the markets*
Volatility is measured as the average difference between peak and trough rent over the past two cycles
West LA data includes DEI submarkets Beverly Hills, Brentwood, Century City, Olympic Corridor, Santa Monica and Westwood

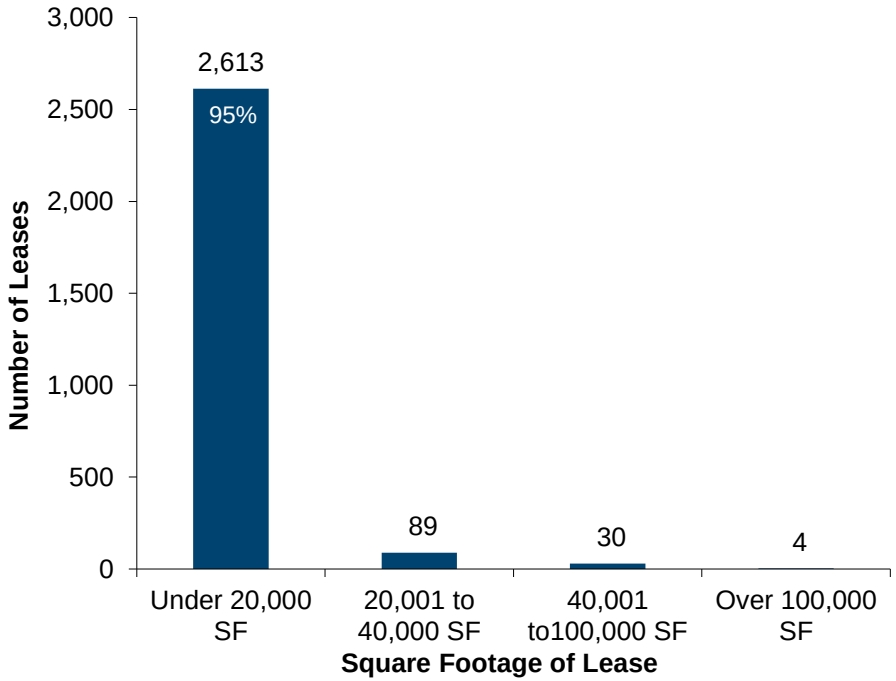
Our Markets: Higher Rent Growth and Lower Volatility

Smaller affluent tenants in diverse industries limits exposure to one tenant or industry

Diverse Tenant Industry Mix



Small Tenant Size

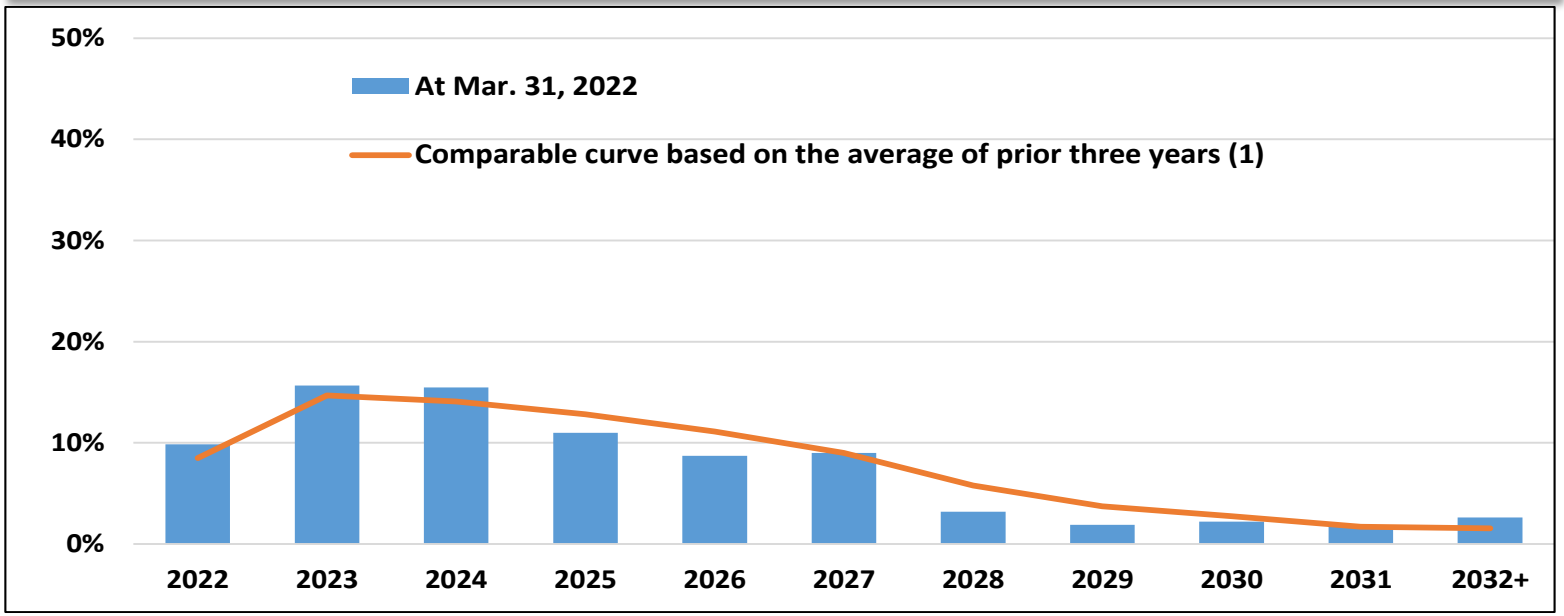


- ✓ The tenant decision maker typically works in our suite and lives nearby, so the significant personal impact makes moving less likely
- ✓ Rent is typically a very small portion of the tenant's revenues and not the paramount factor in their leasing decision
- ✓ Our targeted smaller tenants are willing to pay premium for proximity of home and office and need lower tenant improvement costs

Our Markets: Higher Rent Growth and Lower Volatility

High annual rent escalations and consistent annual roll lower risks

Consistent Lease Expirations



(1) Average of the percentage of leases at March 31, 2019, 2020, and 2021 with the same remaining duration as the leases for the labeled year had at March 31, 2022. Acquisitions are included in the prior year average commencing in the quarter after the acquisition.

- ✓ Consistent annual lease expirations of between 11% and 15% limits our exposure in any single year
- ✓ Almost all of our office leases contain contractual annual rent increases of 3% to 5%, which:
  - Protects our cash flow during downturns
  - Can accelerate cash flow growth during expansions

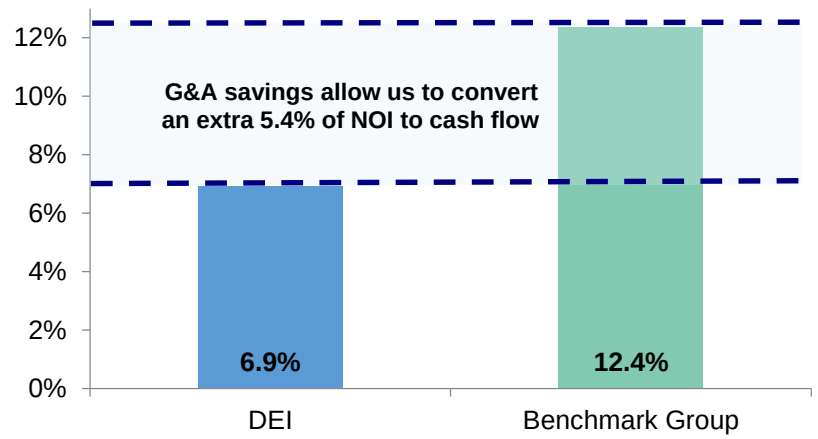
Our Efficient Integrated Operating Platform

Our operating platform minimizes tenant improvements, capex and G&A

- ✓ Our unsurpassed tenant service is a key advantage in handling a very large number of small, affluent tenants
- ✓ Our in-house leasing agents and lawyers execute about 3 office leases and 9 residential leases each business day
- ✓ Our average tenant moves into occupancy less than four months after initial contact
- ✓ Our internal tenant improvement, design and construction team standardizes build outs and compresses vacancy time, resulting in lower costs and easier transitions for tenants inexperienced in office build-outs
- ✓ By keeping our G&A and recurring leasing costs low, we typically converted between 15% and 20% more of our NOI into cash flow than our Benchmark Group.

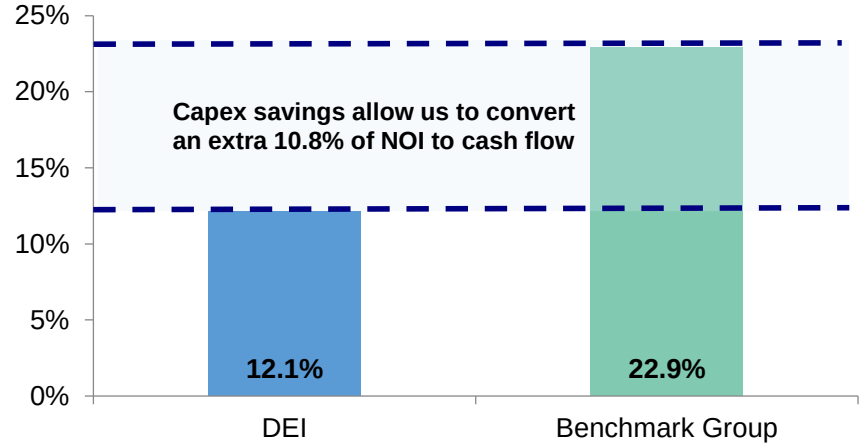
Efficient Management and Overhead

G&A Expense as Percent of NOI (1)



Efficient Operating Model

Recurring TI, LC and Capex as Percent of NOI (2)



(1) Year ended 12/31/21.
(2) Year ended 12/31/19. We are displaying 2019 data as the pandemic has unnaturally impacted new lease expenditures for the Benchmark Group.

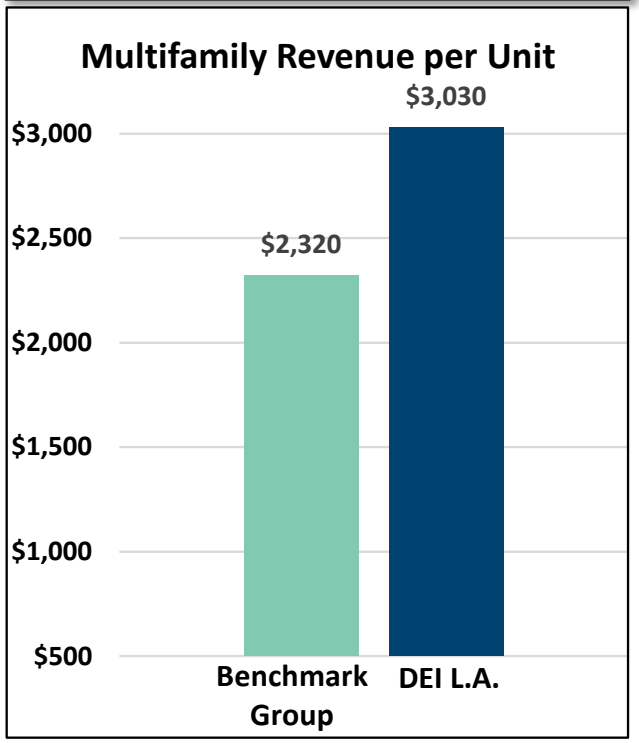
Benchmark Group include BXP, HPP, KRC, PGRE, SLG, and VNO.

Our Multifamily Portfolio

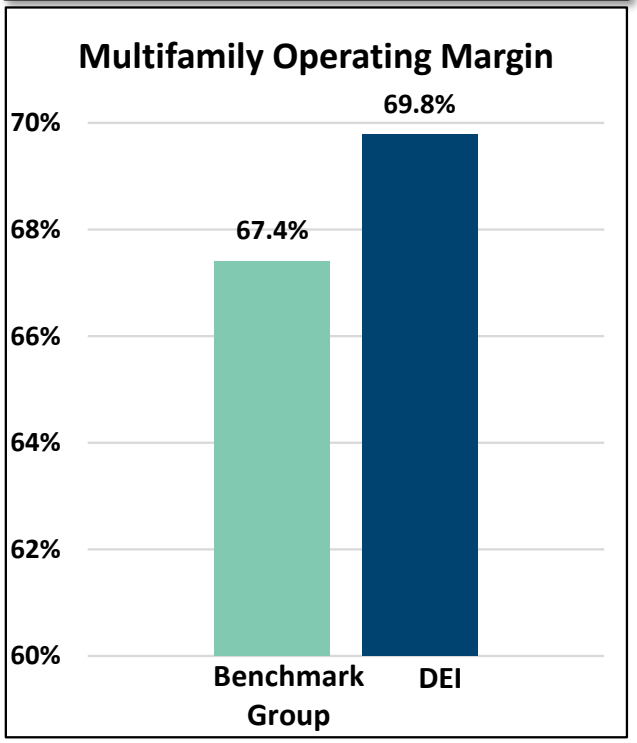
Our premium multifamily assets outperform in revenue and operating margins

- ✓ We own 12 multifamily properties with 4,415 total units in high-barrier premium submarkets in West LA and Honolulu
- ✓ Our apartment communities command premium rents and produce above average operating margins

Premium Properties



Efficient Management and Overhead



Benchmark data based on average of 2021 reported same store data from: AIRC, AVB, CPT, EQR, ESS, and UDR.

Disciplined Balance Sheet Management Strategy

Non Recourse Debt, Best Pricing from Lenders and Refinancing Flexibility

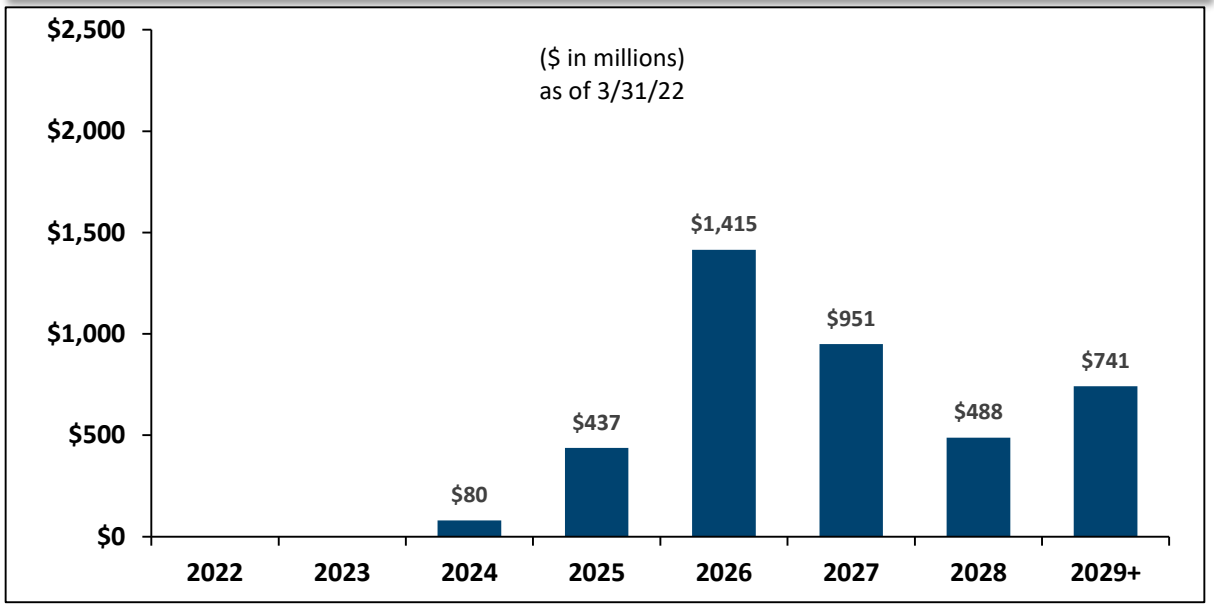
Our Approach

- ✓ We only use property level, non-recourse debt without corporate or rating agency covenants
- ✓ We set leverage at levels that merit best pricing from banks and insurance companies
- ✓ We retain flexibility in choosing when to refinance by negotiating 18 to 24 month cost free refinancing windows

The Results

- ✓ We were one of only a few REITs which was not forced to issue dilutive equity in the last recession
- ✓ Our average annual fixed interest rate is only 2.89% and next term loan maturity is not until December 2024
- ✓ In 50 years (35 years private, 15 years public), we have never defaulted on a loan or had litigation with a lender

Limited Upcoming Debt Maturities (1)



(1) Includes our share of our consolidated debt

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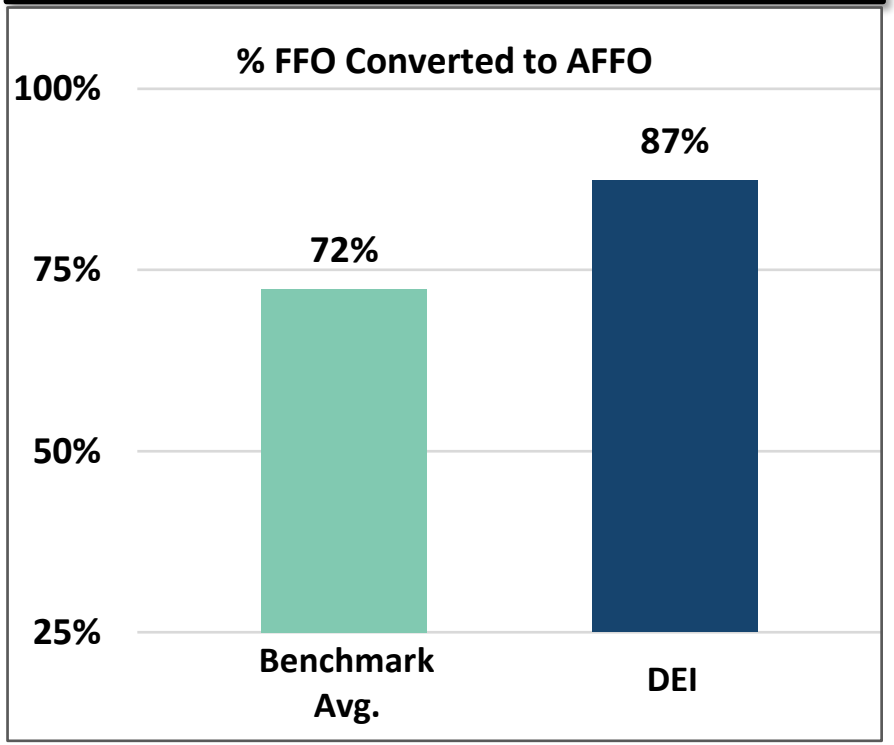
Disciplined Balance Sheet Management Strategy

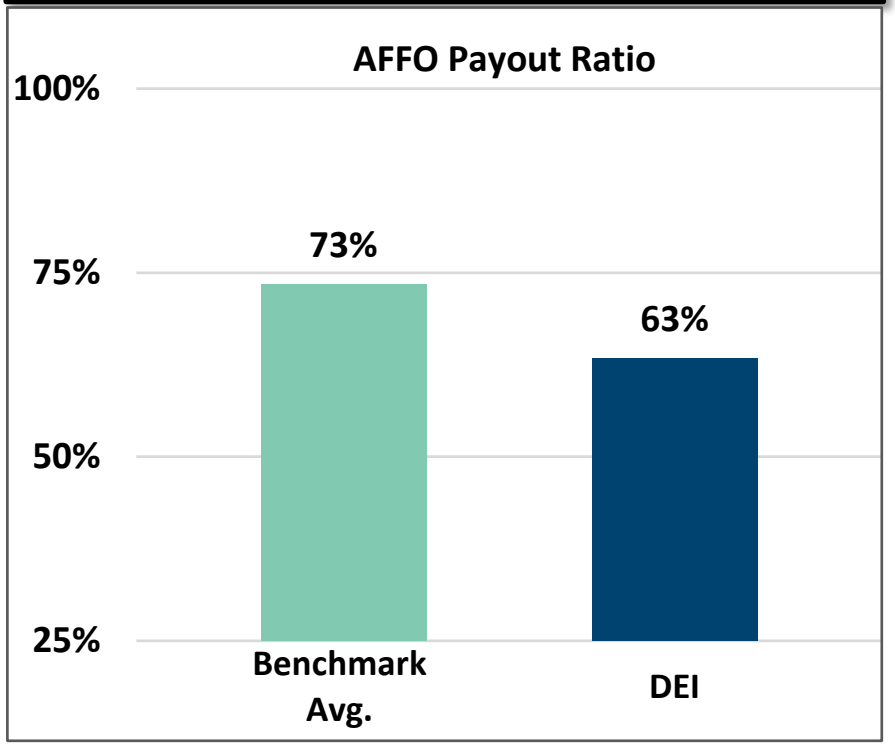
Strong operating cash flows and excellent dividend coverage

- ✓ By keeping our G&A, recurring capex and straight-line rent low, we convert a higher percentage of Funds from Operations (FFO) into Adjusted Funds from Operations (AFFO) and cash flow
- ✓ Even after paying significant dividends, we generate meaningful cash to use for acquisitions and development

Stronger Cash Flows



Better Dividend Coverage



Year ended 12/31/21. Benchmark Group include BXP, HPP, KRC, PGRE, SLG, VNO

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Commitment to Sustainability

Our sustainability programs are both socially responsible and good business

Our long-term focus on energy savings has resulted in a very efficient portfolio. All of our buildings save energy through LED lighting, automated energy management systems and real time energy usage software.

We continue to improve on this strong foundation. In addition to short term goals for individual buildings, we have set two key long-term sustainability targets for the company:

Goal	Status
To have 75% of our stabilized eligible office space qualify for "ENERGY STAR Certification" by the E.P.A.	**Exceeded** ✓ More than 89% of our eligible office space qualified for "ENERGY STAR Certification" as of December 2021. Meaning they perform in the top 25% of all office buildings measured by the E.P.A.
To reduce our electricity usage per square foot by 10% between 2019 and 2029.	**Ahead of schedule** ✓ We reduced our per square foot electrical usage by 8% in 2021. The pandemic kept our building utilization below normal levels and we expect to achieve more normalized reductions once tenants have fully returned to work. ✓ Our cumulative 12 year reduction from 2009 (the first year with reliable data) is 38%.

Commitment to Our People

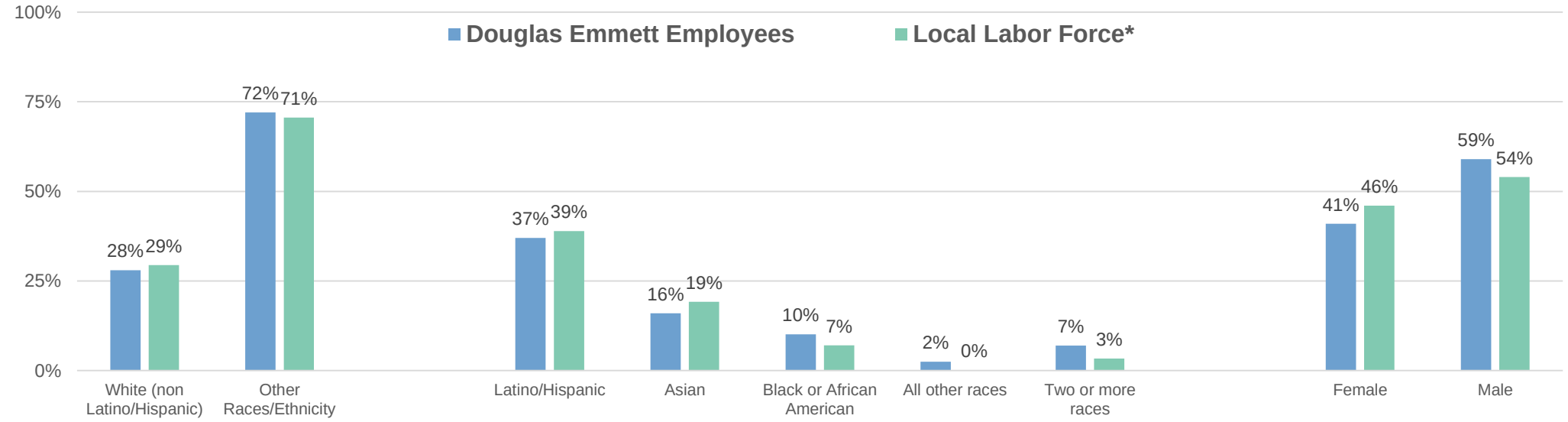
Our human relationships are our most valuable assets

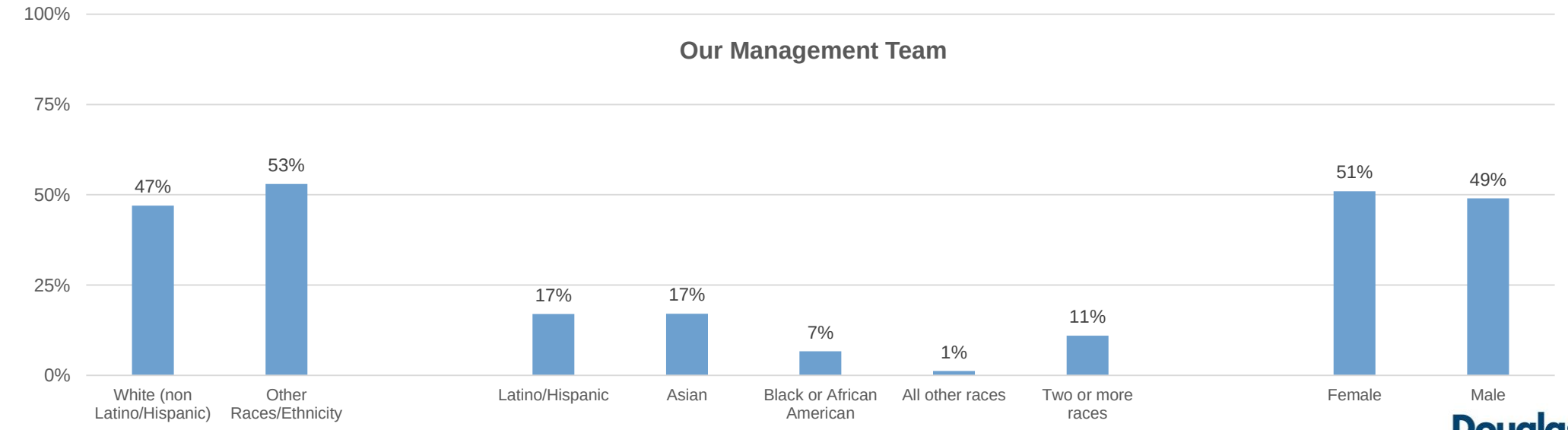
We strive to create an environment which honors our employees, tenants and vendors:

Our Promises	Every new employee is given a copy of the Douglas Emmett Promises, a set of 15 key commitments that we strive to embody each day.
Strong Ethics	We insist that our directors and employees conduct themselves in accordance with the highest moral and ethical standards, informed by a robust Code of Business Conduct and Ethics.
Fairness	We are committed to ensuring a fair workplace for our employees as well as partners with whom we do business. We have strict policies to protect against discrimination and harassment.
Communication	We maintain an Open-Door Policy to encourage communication to resolve any employee concerns; employees can also contact members of our board or use an anonymous hotline.
Ownership	To empower our team members to act and feel like owners, we have provided equity compensation to two thirds of our employees.
Benefits	We avoid the use of independent contractors or part time employees to provide our essential services; except at the request of the employee, all of our employees work full-time with full benefits.

Diversity & Inclusion

Our team reflects a commitment to hiring the best regardless of race, ethnicity, or gender





*Represents the local labor force in Los Angeles and Honolulu Counties, weighted by the proportion of our employees in each county

Highly Experienced Leadership Team

Executive Management

Officer	Position
Dan A. Emmett	Executive Chairman
Jordan L. Kaplan	President & CEO
Kenneth M. Panzer	Chief Operating Officer
Peter D. Seymour	Chief Financial Officer
Kevin A. Crummy	Chief Investment Officer

Board of Directors

Dan A. Emmett	▪ Executive Chairman of the Board – Douglas Emmett, Inc.
Jordan L. Kaplan	▪ Chief Executive Officer and President – Douglas Emmett, Inc.
Kenneth M. Panzer	▪ Chief Operating Officer – Douglas Emmett, Inc.
Leslie E. Bider	▪ Retired Executive and Investor
Dorene C. Dominguez	▪ Chairwoman and CEO of Vanir Group of Companies
Dr. David T. Feinberg	▪ President and Chief Executive Officer, Cerner Corporation
Ray C. Leonard	▪ President, Sugar Ray Leonard Foundation
Virginia A. McFerran	▪ Technology and Data Science Advisor
Thomas E. O'Hern	▪ Chief Executive Officer, Macerich
William E. Simon Jr.	▪ Partner Emeritus, Simon Quick Advisors
Johnese M. Spisso	▪ President, UCLA Health; Chief Executive Officer, UCLA Hospital System; Associate Vice Chancellor, UCLA Health Sciences
Shirley Wang	▪ Founder and CEO, Plastpro Inc.

Additional Information: Please contact **Stuart McElhinney, Vice President-Investor Relations** at **(310) 255-7751** or via email at **smcelhinney@douglasemmett.com**

Updates, financial information and additional property information can be obtained at **www.douglasemmett.com**.

Douglas Emmett

This profile is not intended to be a complete statement of all of the material facts concerning our company or to solicit purchase of, or to be used to evaluate, any securities. The use of "we" and "our" in this profile refers to Douglas Emmett, Inc., our operating partnership and its subsidiaries, as well as our consolidated JV's and our unconsolidated Funds. Unless otherwise indicated, all data about us is as of the date on the front cover. This Profile should be read in conjunction with the detailed financial information contained in our quarterly earning packages and in our filings with the Securities and Exchange Commission, all of which are available on **www.douglasemmett.com** or **www.sec.gov** Except for the historical facts, the statements are forward-looking statements based on the beliefs of, assumptions made by and information currently available to us. Some will inevitably prove to be incorrect. Potential investors should read and carefully consider all of the information in our filings with the Securities and Exchange Commission. For a discussion of some risks and uncertainties that could cause actual results to differ from those contained in any forward-looking statements, see "Risk Factors" in our Annual Report on Form 10-K. Copies can also be viewed at **www.douglasemmett.com** or **www.sec.gov**.