Douglas Emmett

INVESTOR OVERVIEW

September 30, 2024

Douglas Emmett (DEI) Overview

Sharpshooter Focus & Best-in-Class Operating Platform

Focused 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

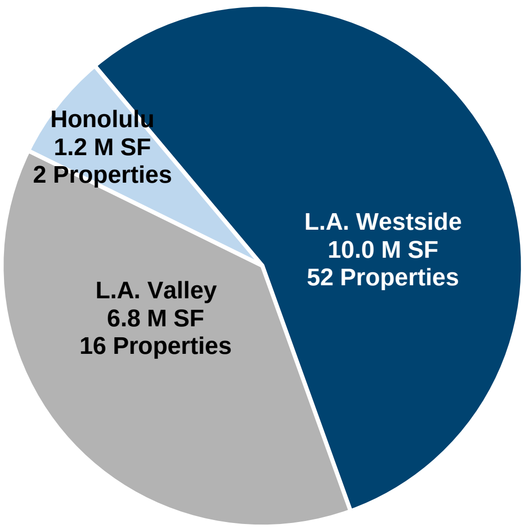
- ✓ Better long-term rent growth and less volatility than other gateway markets
- ✓ Our leases benefit from strong 3% to 5% annual rent increases
- ✓ Strong portfolio growth since IPO: office up 56% and multifamily up 78%
- ✓ Ample development opportunities within existing portfolio

The Landmark
Los Angeles

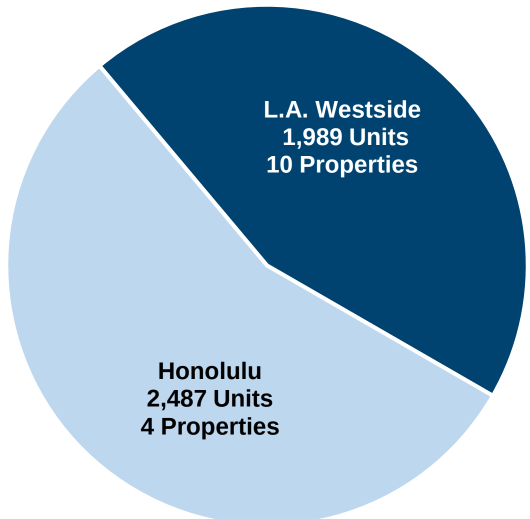
DEI Portfolio Snapshot

Our Properties are Located in Premium Los Angeles and Honolulu Markets

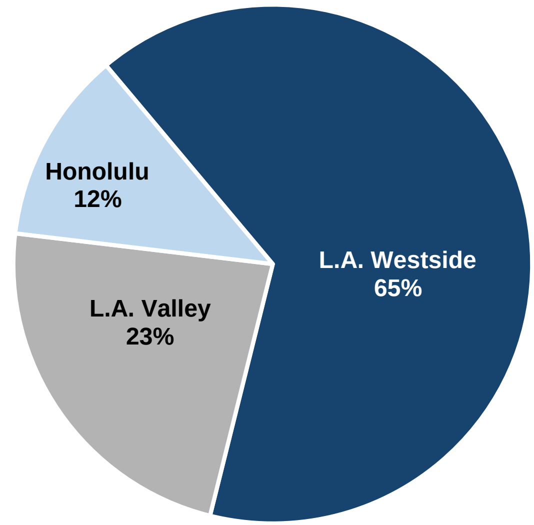
Office Portfolio
18M SF / 80% of Total Annual Rent

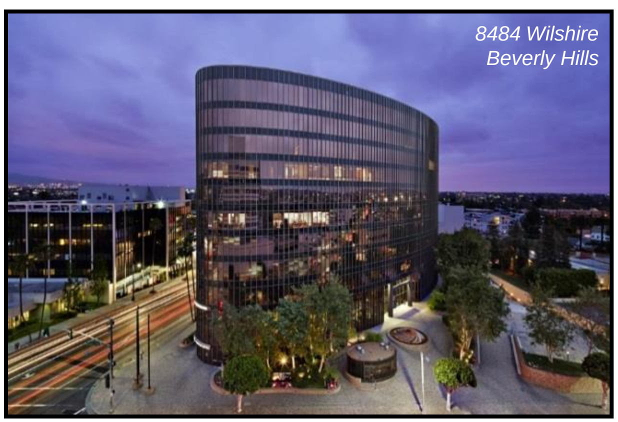


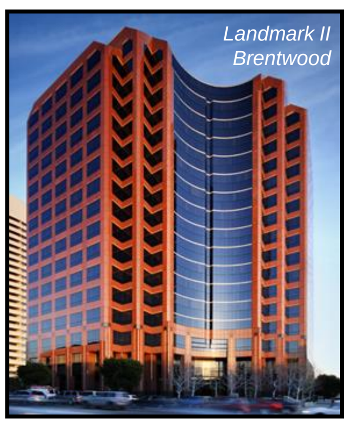
Multifamily Portfolio
4,476 Units / 20% of Total Annual Rent

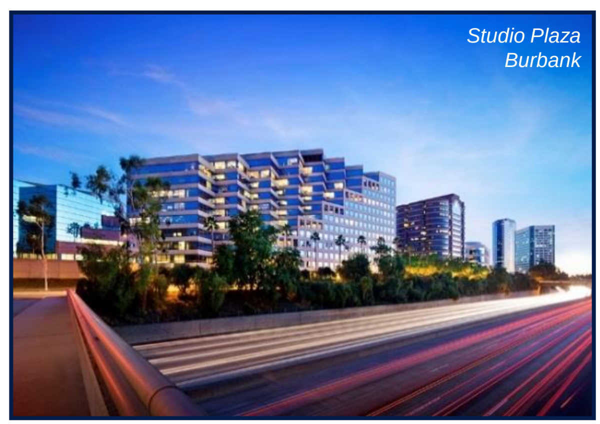


Combined Portfolio
Total Annual Rent




8484 Wilshire
Beverly Hills

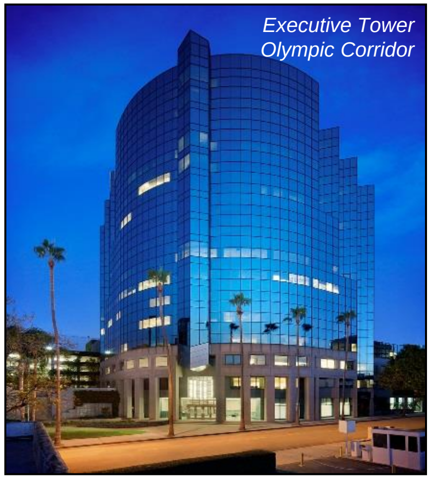

Landmark II
Brentwood


Studio Plaza
Burbank


The Shores
Santa Monica

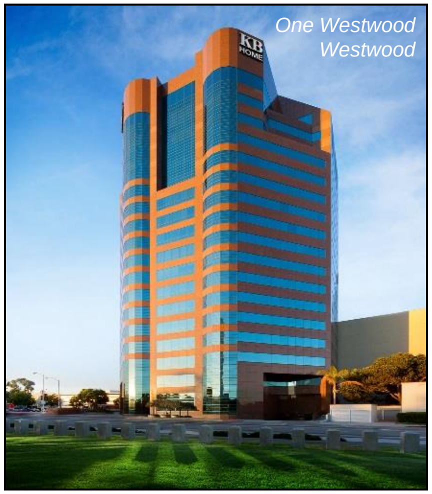
Douglas Emmett by the Numbers

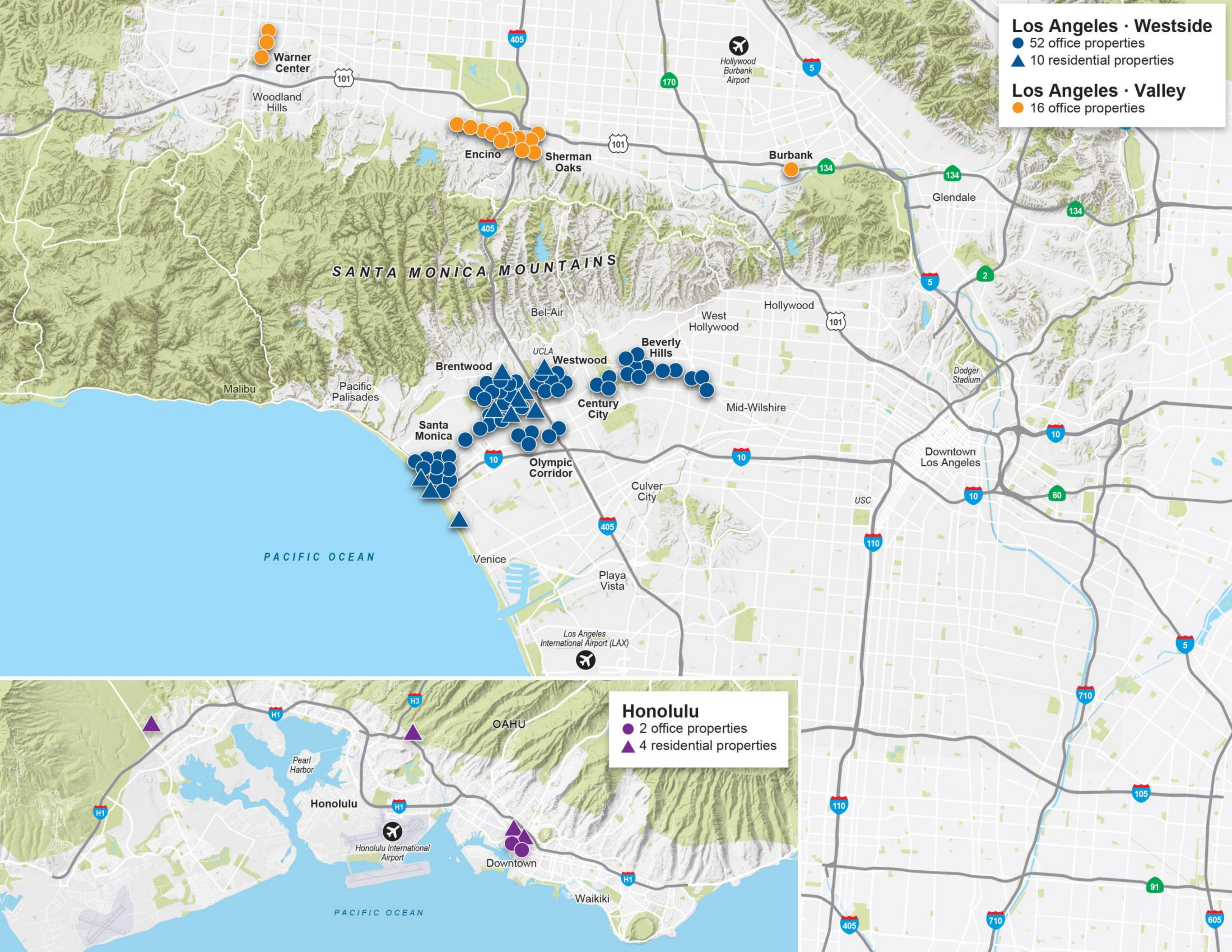
- Founded 53 years ago in 1971
- Approximately 37% average market share of Class A office space in our regions
- Largest office landlord in Los Angeles and Honolulu
- Approximately 2,700 offices leases in our total portfolio, with a median size of approximately 2,400 square feet
- Total capitalization of approximately $8 billion
- Annual revenues of approximately $1 billion
- Approximately 750 employees
- Annualized 2024 dividend of $.76 per share



Los Angeles County Economic Highlights

- **Ranks 3rd among the world's cities,** with GDP exceeding $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
- **Largest U.S. tech center,** with over 350,000 jobs, more than Silicon Valley
- **Largest U.S. manufacturing center**, with more than 365,000 employed
- **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

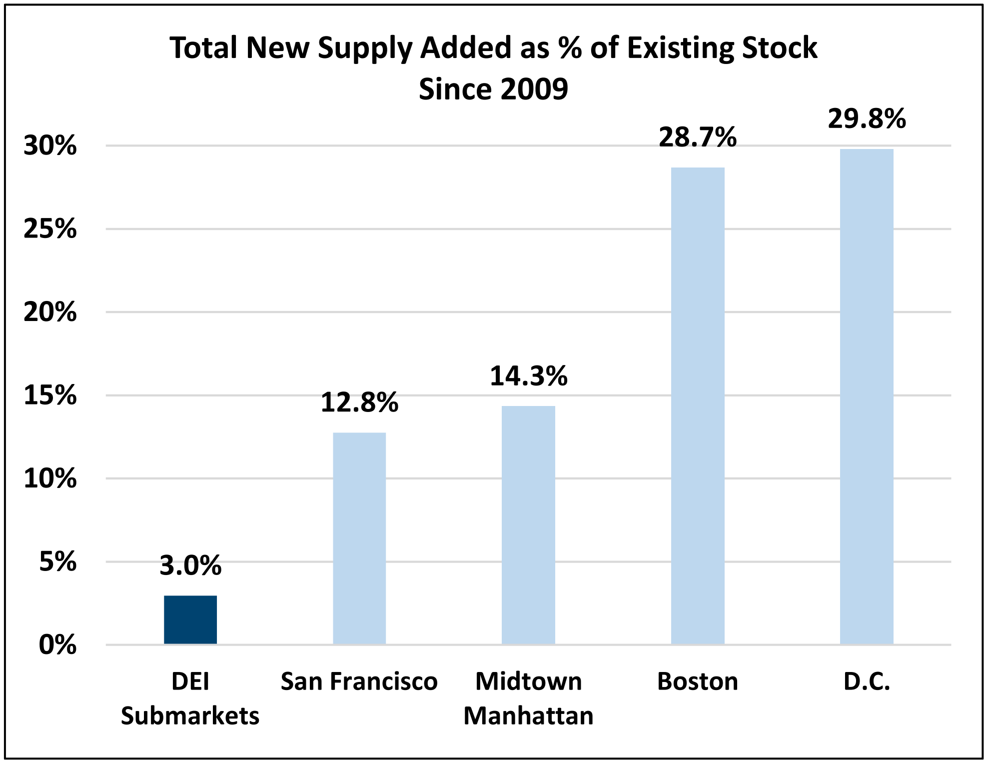




Los Angeles · Westside
52 office properties
10 residential properties
Los Angeles · Valley
16 office properties
Warner Center
Woodland Hills
Encino
Sherman Oaks
Burbank
Hollywood Burbank Airport
Glendale
SANTA MONICA MOUNTAINS
Bel-Air
West Hollywood
Hollywood
Beverly Hills
UCLA
Westwood
Brentwood
Malibu
Pacific Palisades
Century City
Mid-Wilshire
Dodger Stadium
Santa Monica
Olympic Corridor
Downtown Los Angeles
Culver City
USC
PACIFIC OCEAN
Venice
Playa Vista
Los Angeles International Airport (LAX)
Honolulu
2 office properties
4 residential properties
OAHU
Pearl Harbor
Honolulu
Honolulu International Airport
Downtown
Waikiki
PACIFIC OCEAN

Highest Barriers to Entry & Lowest New Construction of Any Gateway Market

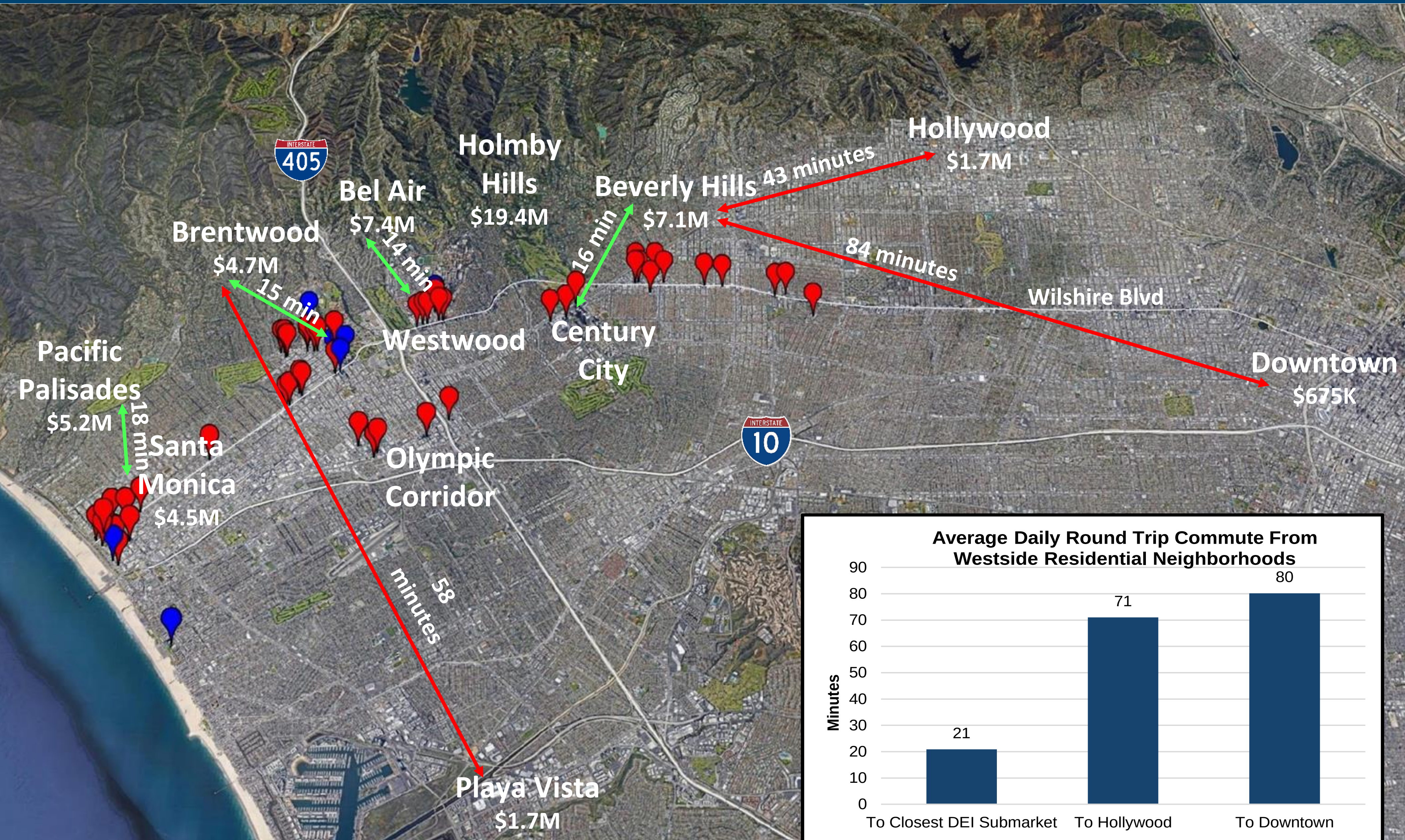
Historical Office Construction



New office development in our Core L.A. submarkets is effectively shut down by:

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

L.A.'s Heavy Traffic Limits Competition from Other Submarkets



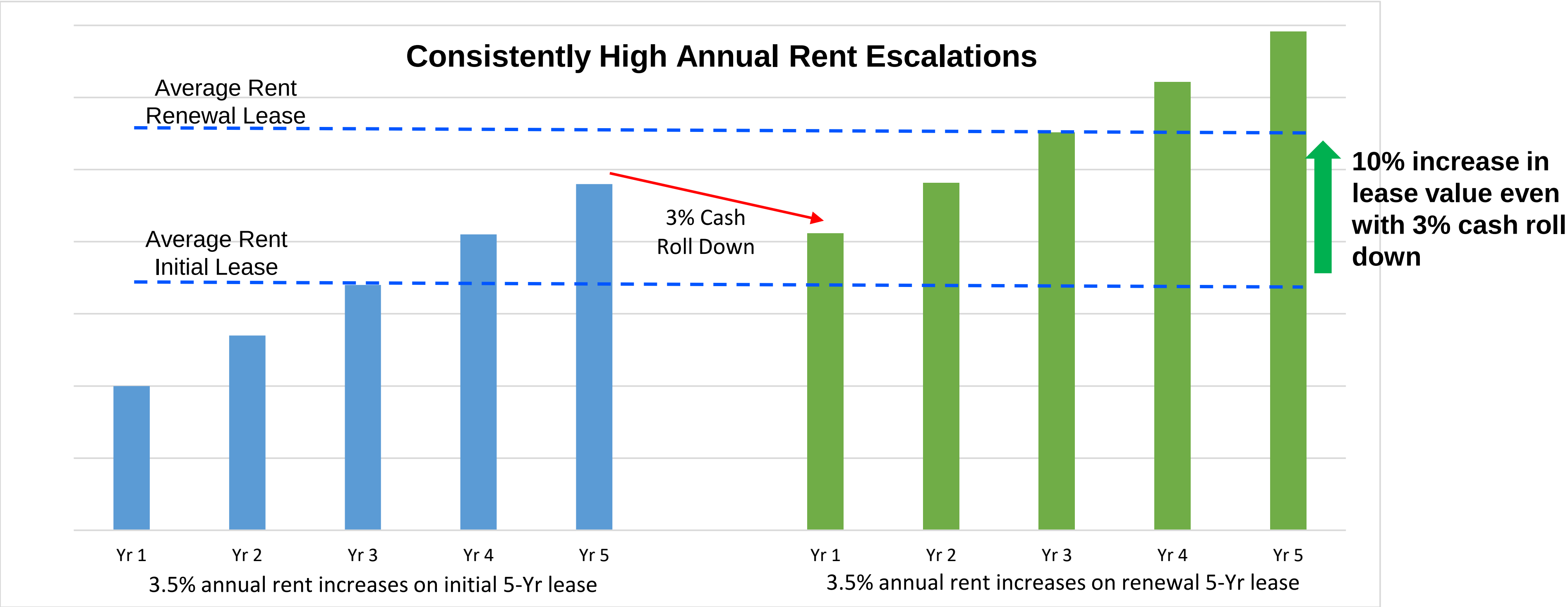
Avg. daily round trip commute to DEI market
Avg. daily round trip commute to non DEI market

(1) Values represent average sales price for single family homes sold during the prior year (as of Jan. 2024)
(2) Downtown average price includes condo sales due to lack of single family housing inventory

Limited New Supply Drives Consistent Rent Growth with Minimal Volatility

✓ Almost all of our office leases contain contractual annual rent increases of 3% to 5%, which:

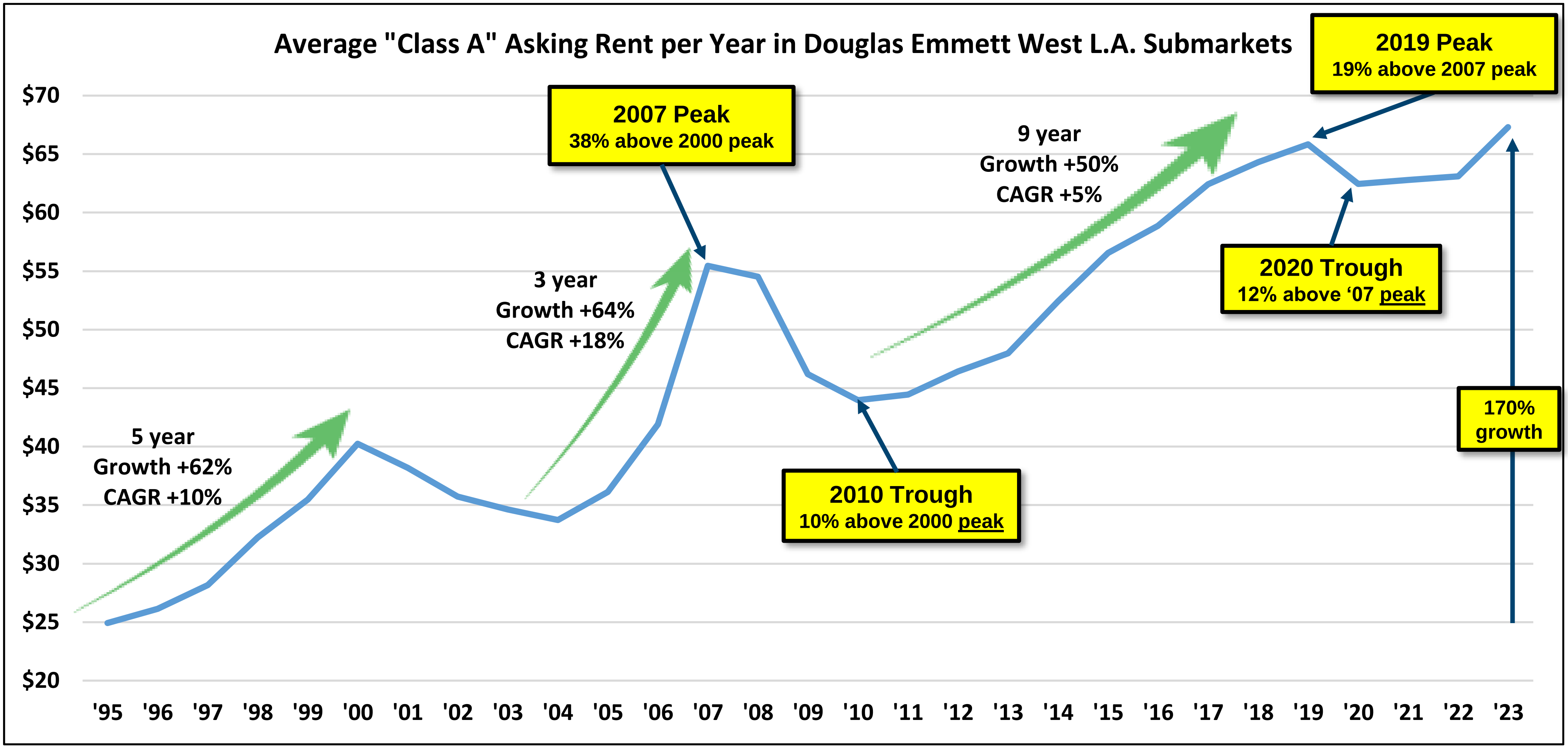
- Protects our cash flow during downturns
- Can accelerate cash flow growth during expansions
- Allows us to lower starting rents during challenging periods while still increasing the overall value of the lease:



In the example above, the renewal lease has a starting rent 3% below the prior ending rent, but an overall value 10% higher due to 3.5% annual rent increases.

Consistent Rent Growth through Three Down Cycles and 28 Years

3.6% Compounded Annual Growth Over The Last 28 Years

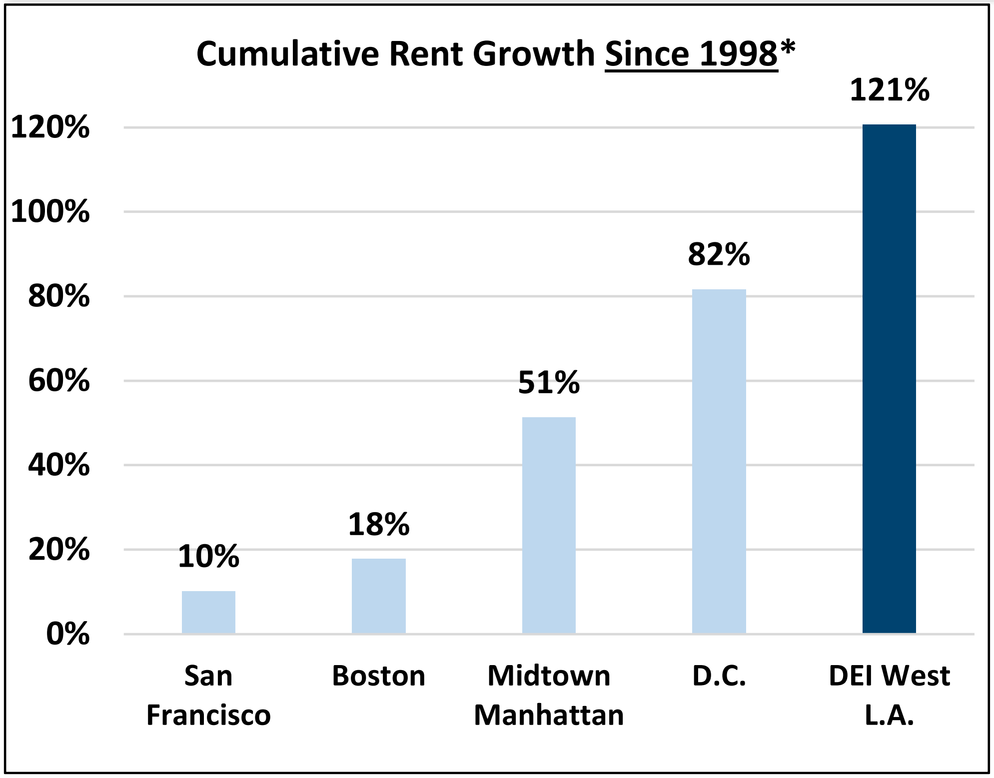


*The best CAGR among all major U.S. gateway markets.

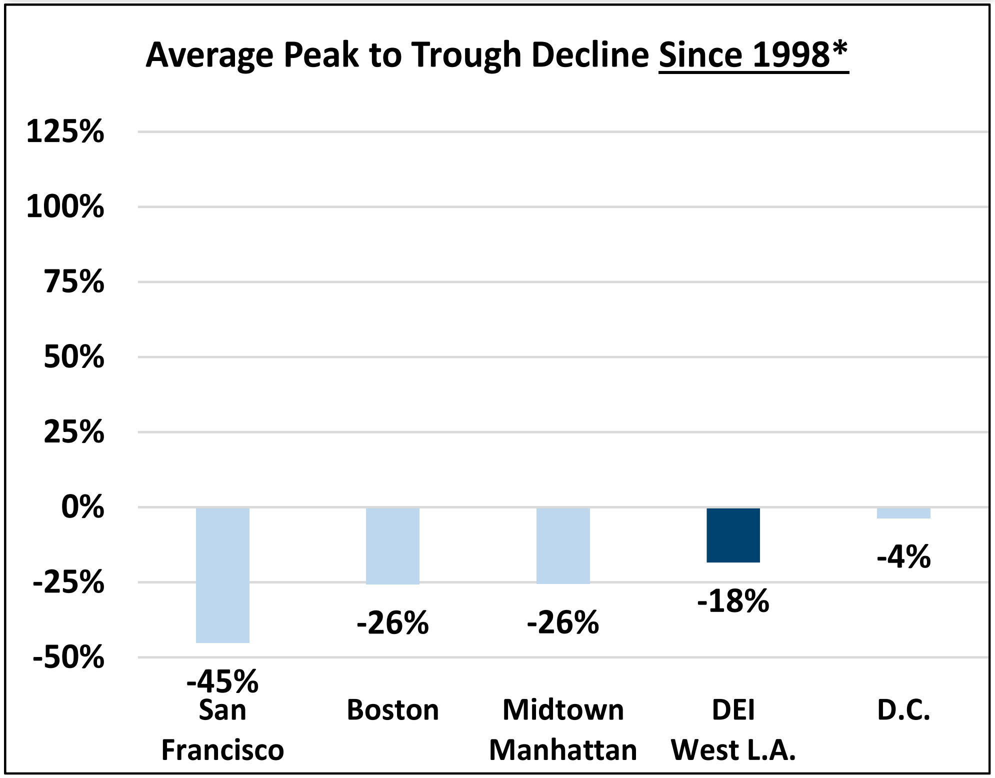
Source: CoStar/CBRE. 1995 data estimated.

West Los Angeles Has the Best Long Term Growth and Less Volatility

Better Rent Growth



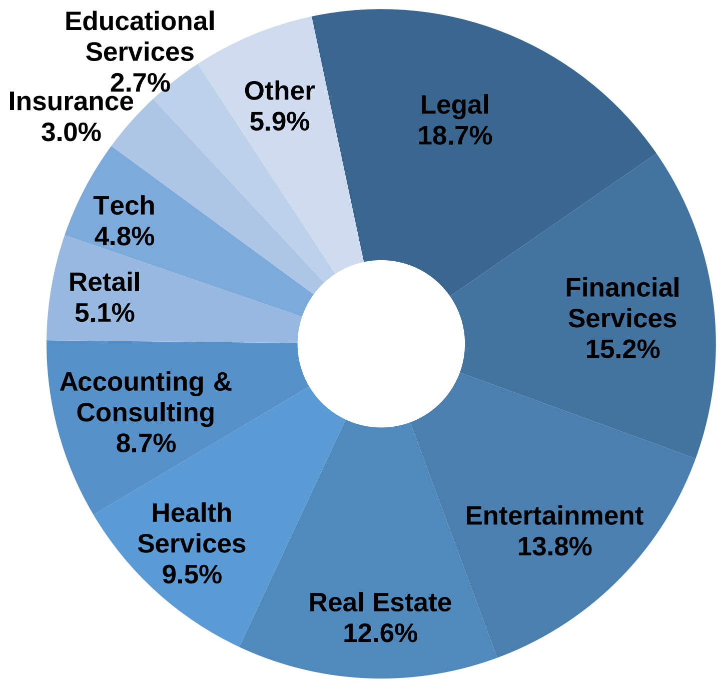
Lower Volatility Risk



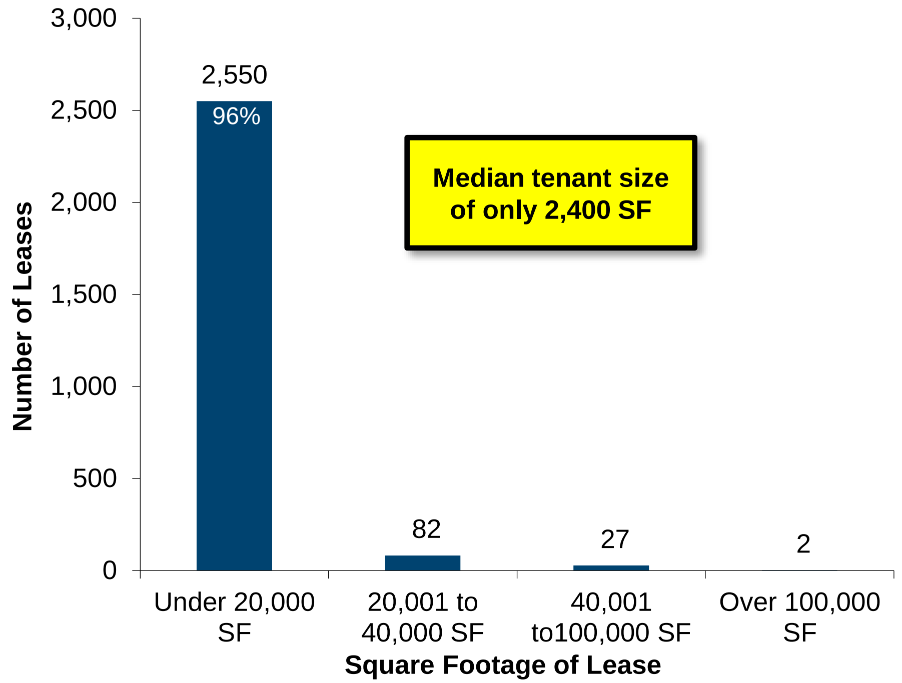
Source: Co-Star.
** First year of available data for all of the markets, period ending 9/30/2024*
Volatility is measured as the average difference between peak and trough rent over two cycles 2000 – 2004, and 2007 - 2012
West LA data includes DEI submarkets Beverly Hills, Brentwood, Century City, Olympic Corridor, Santa Monica and Westwood

Small Affluent Tenants in Diverse Industries

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

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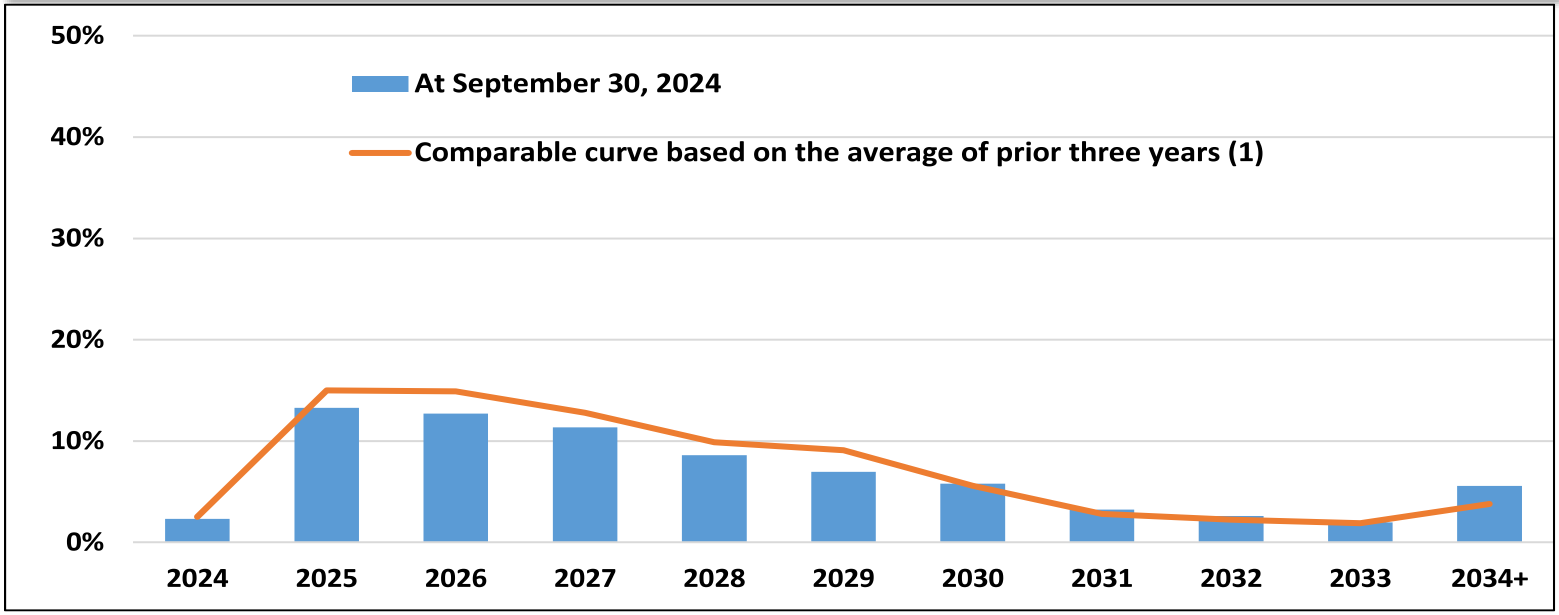
No Significant Large Tenant Rollover Risk

Consistent Lease Expirations Schedule



(1) Average of the percentage of leases at September 30, 2021, 2022, and 2023 with the same remaining duration as the leases for the labeled year had at September 30, 2024. Acquisitions are included in the prior year average commencing in the quarter after the acquisition.

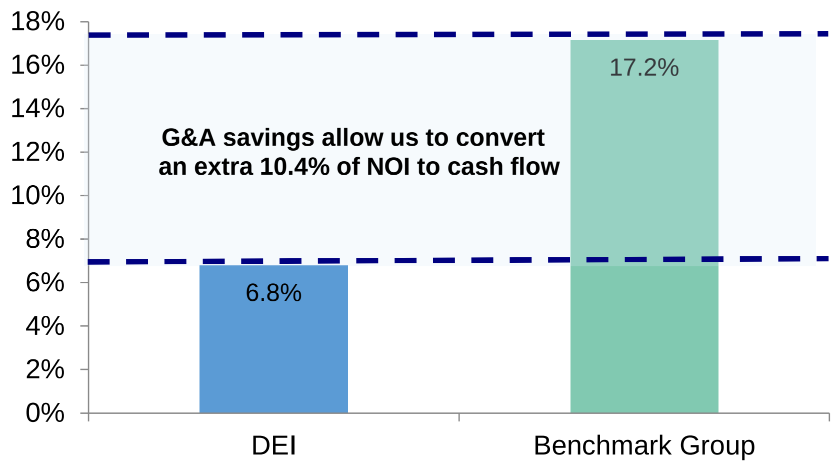
- ✓ Consistent annual lease expirations of between 11% and 15% limits our exposure in any single year
- ✓ Almost all of our office leases contain contractual annual rent increases of 3% to 5%, which:
  - Protects our cash flow during downturns
  - Can accelerate cash flow growth during expansions

Lower G&A and Tenant Turnover Costs

- ✓ 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 signing a letter of intent
- ✓ 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 12% and 20% more of our NOI into cash flow than our Benchmark Group.

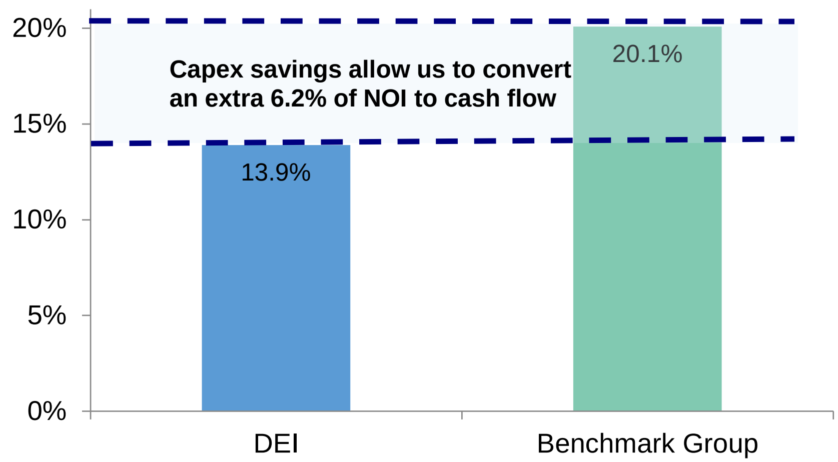
Efficient Management and Overhead

G&A Expense as Percent of NOI (1)



Efficient Operating Model

Recurring TI, LC and Capex as Percent of NOI (1)



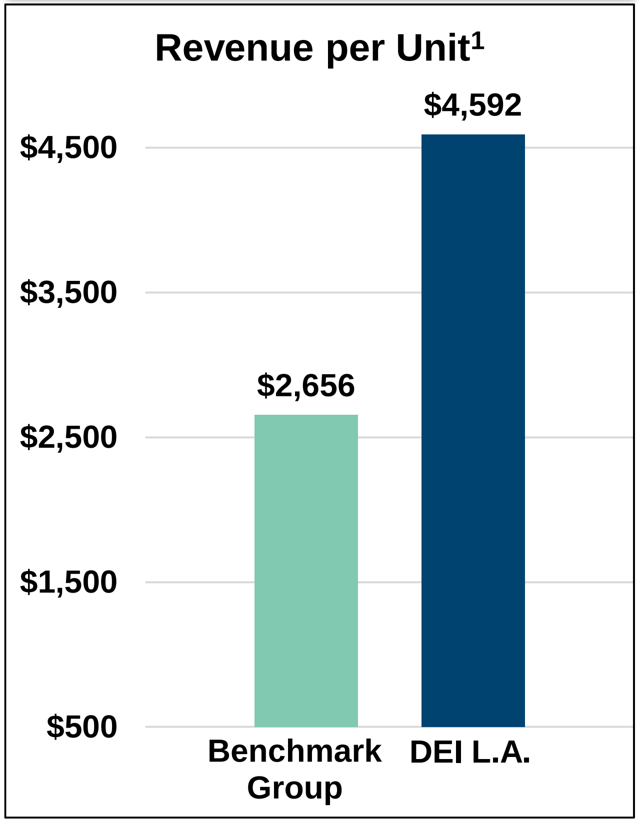
(1) Q3 2014 through Q2 2024. Benchmark Group include BXP, HPP, KRC, PGRE, SLG, and VNO.

Douglas Emmett

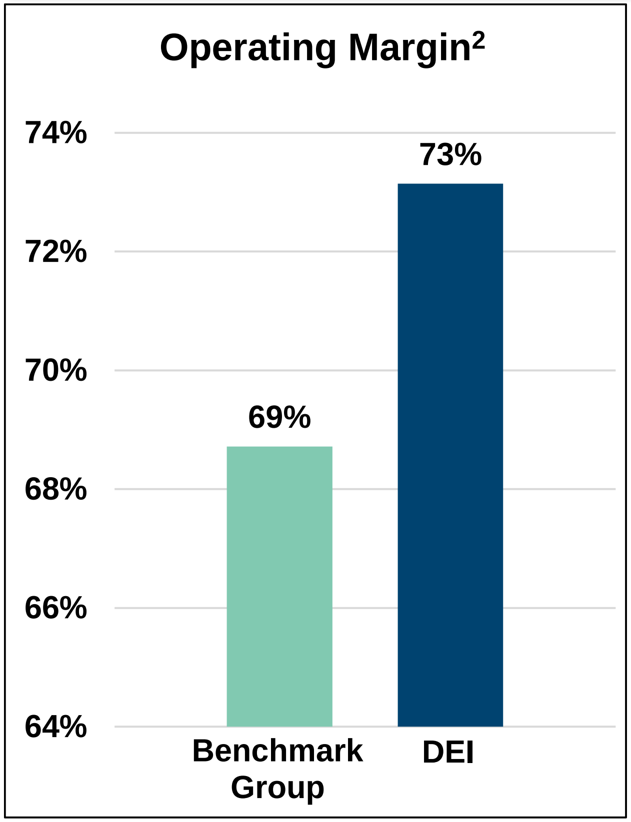
Premiere Multifamily Assets

- We own 14 multifamily properties with 4,476 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



The Landmark Los Angeles

1. DEI & Benchmark data based on average of 2023 reported same store data from: AIRC, AVB, CPT, EQR, ESS, and UDR.
2. DEI & Benchmark data based on average of 2014-2023 reported same store data from: AIRC, AVB, CPT, EQR, ESS, and UDR.

Non Recourse Debt, Best Pricing from Lenders and Refinancing Flexibility

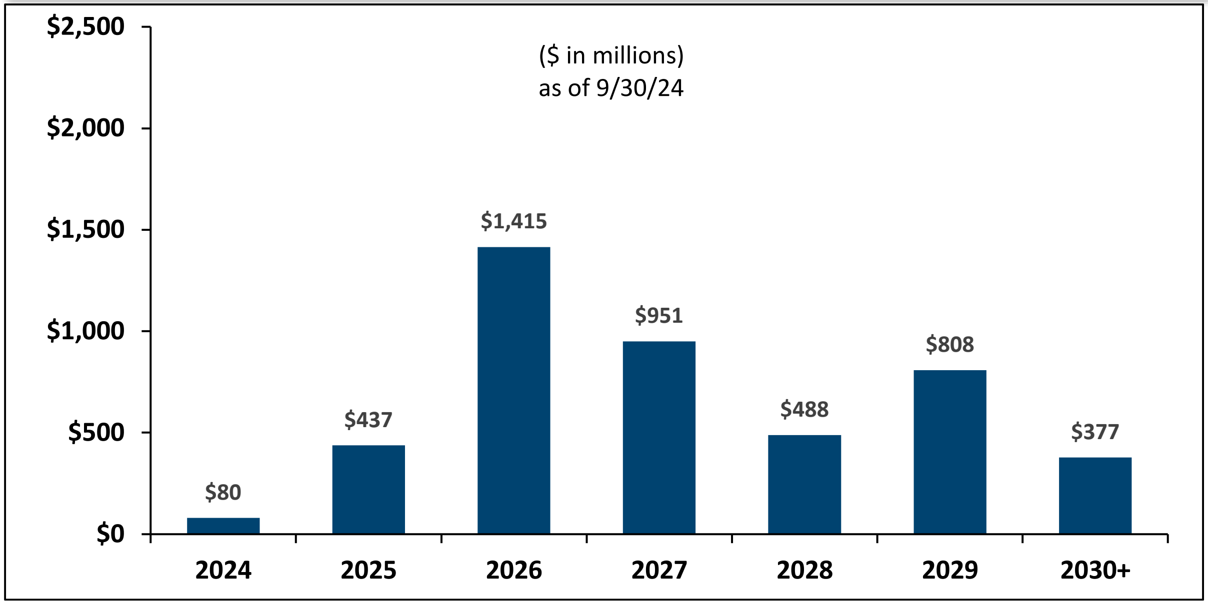
Our Approach

- ✓ 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 cost of debt is regularly below our benchmark group
- ✓ In 53 years (35 years private, 18 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

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:

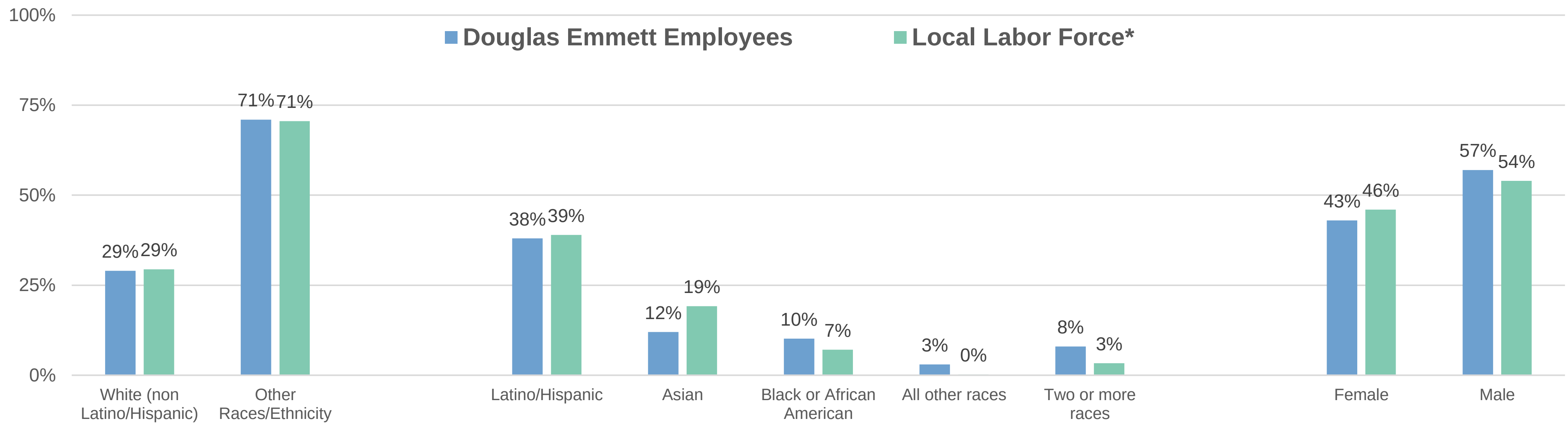
Goal	Status
To keep at least 80% of our stabilized eligible office space "ENERGY STAR Certified" by the E.P.A.	**Exceeded** ✓ More than 91% of our eligible office space qualified for "ENERGY STAR Certification" as of December 2023. Meaning they perform in the top 25% of all office buildings measured by the E.P.A.
To reduce our greenhouse gas emissions by 30% across our portfolio by 2035 as compared to 2019.	**Ahead of schedule** ✓ This is a new and more rigorous long-term goal set in 2024. Our prior long-term goal targeted a 10% electrical usage reduction in our office portfolio over 10 years; which we achieved ahead of schedule. We will begin reporting our progress against this new goal after year-end 2024.

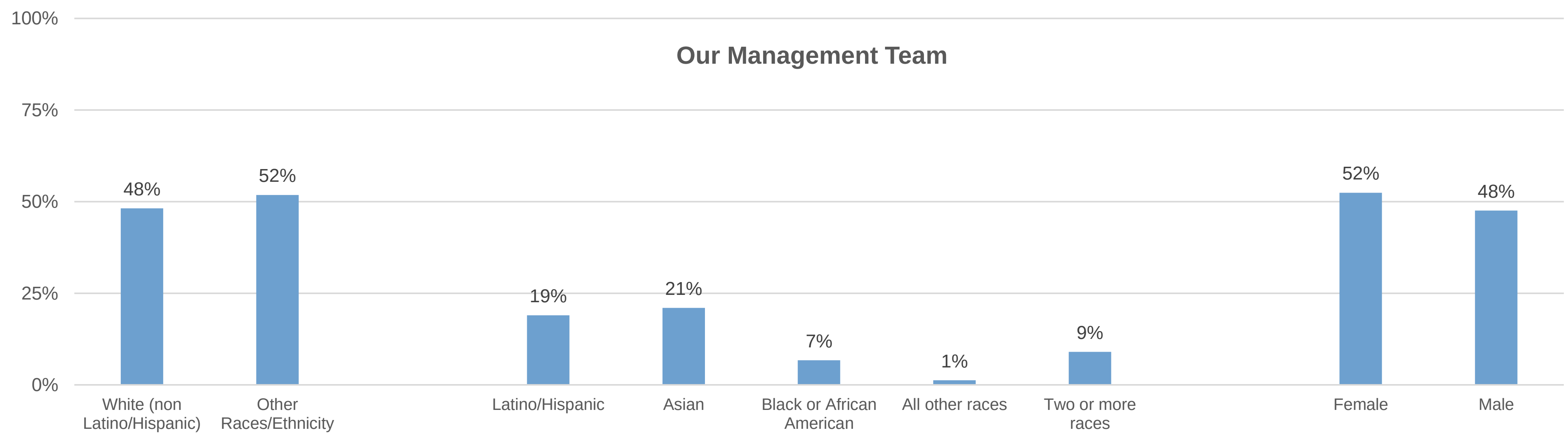
Our Human Relationships are Our Most Valuable Assets

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.

Our Team Reflects Our Diverse Communities





*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
Jordan L. Kaplan	President & CEO
Kenneth M. Panzer	Chief Operating Officer
Peter D. Seymour	Chief Financial Officer
Kevin A. Crummy	Chief Investment Officer
Michele L. Aronson	EVP, General Counsel and Secretary

Board of Directors

Dan A. Emmett	▪ Chairman of the Board
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
Ray C. Leonard	▪ President, Sugar Ray Leonard Foundation
Virginia A. McFerran	▪ Technology and Data Science Advisor
Thomas E. O'Hern	▪ Former Chief Executive Officer, Macerich
William E. Simon Jr.	▪ Partner Emeritus, Simon Quick Advisors
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**.