**Risk Factors Comparison 2024-02-06 to 2023-02-07 Form: 10-K**

**Legend:** **New Text** ~~Removed Text~~ Unchanged Text Moved Text Section

An investment in our securities involves various risks. Investors should carefully consider the following risk factors in conjunction with the other information contained in this Annual Report before trading in our securities. If any of these risks actually occur, our business, results of operations, prospects and financial condition could be adversely affected. Risks Related to our Operations **The** ~~Potential changes in customer behavior, such as the~~ continued social acceptance, desirability and perceived economic benefits of work- from- home arrangements ~~,~~ could materially and negatively impact the future demand for office space over the long- term. The COVID- 19 pandemic ~~has~~ had, and another pandemic in the future could have, repercussions across regional and global economies and financial markets. Most countries, including the United States, reacted to the pandemic by restricting many business and travel activities, mandating the partial or complete closures of certain ~~business~~ **businesses** and schools and taking other actions to mitigate the spread of the virus, most of which had a disruptive effect on economic activity, including the use of and demand for office space. Many private businesses, including some of our customers, continue to permit some or all of their employees to work from home some or all of the time even after the pandemic has subsided. **The** ~~Potential changes in customer behavior, such as the~~ continued social acceptance, desirability and perceived economic benefits of work- from- home arrangements **initially** prompted ~~initially~~ by the pandemic ~~,~~ could materially and negatively impact ~~the~~ future demand for office space over the long- term. Adverse economic conditions in our markets that negatively impact the demand for office space, such as high unemployment, may result in lower occupancy and rental rates for our portfolio, which would adversely affect our results of operations. Our operating results **heavily** depend ~~heavily~~ on successfully leasing and operating the office space in our portfolio. Economic growth and office employment levels in our core markets are important factors, among others, in predicting our future operating results. The key components affecting our rental and other revenues are average occupancy, rental rates, cost recovery income, new developments placed in service, acquisitions and dispositions. Average occupancy generally increases during times of improving economic growth, as our ability to lease space outpaces vacancies that occur upon the expirations of existing leases. Average occupancy generally declines during times of slower or negative economic growth ~~,~~ when new vacancies tend to outpace our ability to lease space. In addition, the timing of changes in occupancy levels tends to lag the timing of changes in overall economic activity and employment levels. Occupancy in our office portfolio decreased from 91. ~~2 % as of December 31, 2021 to 91.~~ 0 % as of December 31, 2022 **to 88. 8 % as of December 31, 2023** . Average occupancy in future periods will be lower, perhaps significantly ~~lower~~ , if potential changes in customer behavior, such as the continued social acceptance, desirability and perceived economic benefits of work- from- home arrangements, result in reduced future demand for office space over the long- term. For additional information regarding our average occupancy and rental rate trends over the past five years, see " Item 2. Properties. " Lower rental revenues that result from lower average occupancy or lower rental rates with respect to our same property portfolio will adversely affect our results of operations unless offset by the impact of any newly acquired or developed properties or lower variable operating expenses, general and administrative expenses and / or interest expense.