The Green Cities Company Recieves PREA Sustainability Momentum Award

Recognizes Green Cities' Innovative and Industry-Leading Approach to Incorporating Sustainability and Wellness Principles into its Real Estate Investment and Management

PORTLAND, Ore. – Mar. 26, 2026 – The Green Cities Company ("Green Cities" or the "Firm") a real estate investment management firm, today announced that its Fund IV has been selected as the winner of Pension Real Estate Association's (PREA) Annual Sustainability Momentum Award, which recognizes real estate funds that have demonstrated innovative and industry-leading endeavors in sustainability. PREA is a non-profit trade association for the global institutional real estate investment industry with over 700 corporate member firms worldwide.

Green Cities is an innovative real estate investment management firm, combining operating expertise, proprietary AI data-driven insights, and a commitment to transforming the physical and operational profile of multifamily properties to incorporate sustainability and wellness for the betterment of residents. At Green Cities, sustainability is embedded in every stage of the investment lifecycle. With each investment, the Firm focuses on delivering measurable environmental performance, fostering inclusive communities, and prioritizing health and wellbeing. Green Cities forward thinking approach emphasizes measurable outcomes and continuous improvement, recognizing sustainability as a driver of both risk mitigation and value creation.

Green Cities Fund IV, which owns multifamily and office assets across the United States, was awarded the 2026 PREA Sustainability Momentum Award for building a portfolio wide operating system that grounds sustainability, wellness, resilience, and risk management into how buildings are underwritten, operated, and upgraded. Fund IV integrates climate and transition risk analysis, energy and carbon audits, health and accessibility standards, and preventative maintenance requirements directly into underwriting and capital planning replacing site by site discretion with consistent execution across the portfolio. Performance is managed through the Green Cities Index (GCI) 3.0, which tracks more than 75 indicators across energy, water, waste, health, resilience, and social impact, and ties asset level data directly to maintenance priorities, capital decisions, and risk mitigation actions.

This approach has produced measurable results. In 2025, Fund IV achieved 68.9% resident retention, outperforming the U.S. average by 13.3%, alongside near complete portfolio data coverage (97% energy, 93% water, 100% waste). Targeted retrofits, retro commissioning, and operational improvements strengthened building performance and reliability across the portfolio. At a 277 unit Los Angeles community, irrigation metering and xeriscaping reduced projected water demand by 23%, while expanded composting and recycling programs drove diversion rates as high as 48% at individual properties. With a focus on creating spaces that promote wellness, accessibility, and community, the organization conducted annual AIA Q testing for air quality; installed herbal gardens; and hosted wellness, fitness, arts, and community programs. These initiatives were often delivered in partnership with local minority-owned businesses to build connection, reduce isolation, improve overall wellness, and enhance residents' quality of life. PREA recognized Fund IV for this momentum, moving sustainability and wellness out of reporting frameworks and into daily operations, where it improves reliability, supports resident experience, and strengthens asset level risk management and performance.

From Managing Partner, Molly Bordonaro, "On behalf of our entire team, we are deeply honored to receive the PREA Sustainability Momentum Award. This recognition affirms our belief that embedding sustainability and wellness into every aspect of our portfolio not only drives performance but creates healthier, thriving communities for our residents. Thank you, PREA, for celebrating our commitment to measurable impact, innovation, and leadership in responsible investing."

ABOUT THE GREEN CITIES COMPANY

The Green Cities Company has driven innovation in real estate investment management for over 20 years guided by a disciplined data-driven approach and extensive owner-operator experience. The firm brings together expertise across every facet of the investment and asset management process through value-added investments, ground-up residential development, and the strategic sourcing and underwriting of debt investments. Headquartered in Portland, Oregon, with offices in San Francisco and Boston, the firm invests in equity, debt, and ground-up development opportunities across multiple top performing US markets on behalf of institutional investors, clients, and partners.

ABOUT PREA

Founded in 1979, the Pension Real Estate Association (PREA) is a non-profit trade association for the global institutional real estate investment industry. PREA currently lists over 700 corporate member firms across the United States, Canada, Europe and Asia. Our members include public and corporate pension funds, endowments, foundations, Taft-Hartley funds, insurance companies, investment advisory firms, REITs, developers, real estate operating companies and industry service providers.

CONTACTS

For Investment Inquiries, contact: Molly Bordonaro, Managing Partner e/molly.bordonaro@greencities.com

For Loan Inquiries, contact: Brent Gaulke, Managing Partner e/brent.gaulke@greencities.com

For Media Inquiries, contact: Taylor Hoffman, Marketing Manager e/taylor.hoffmnan@greencities.com

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