



THE
GREEN
CITIES
COMPANY

2025 Environmental and Community Impact Report

LIVING BUILDINGS: DESIGNING FOR PEOPLE



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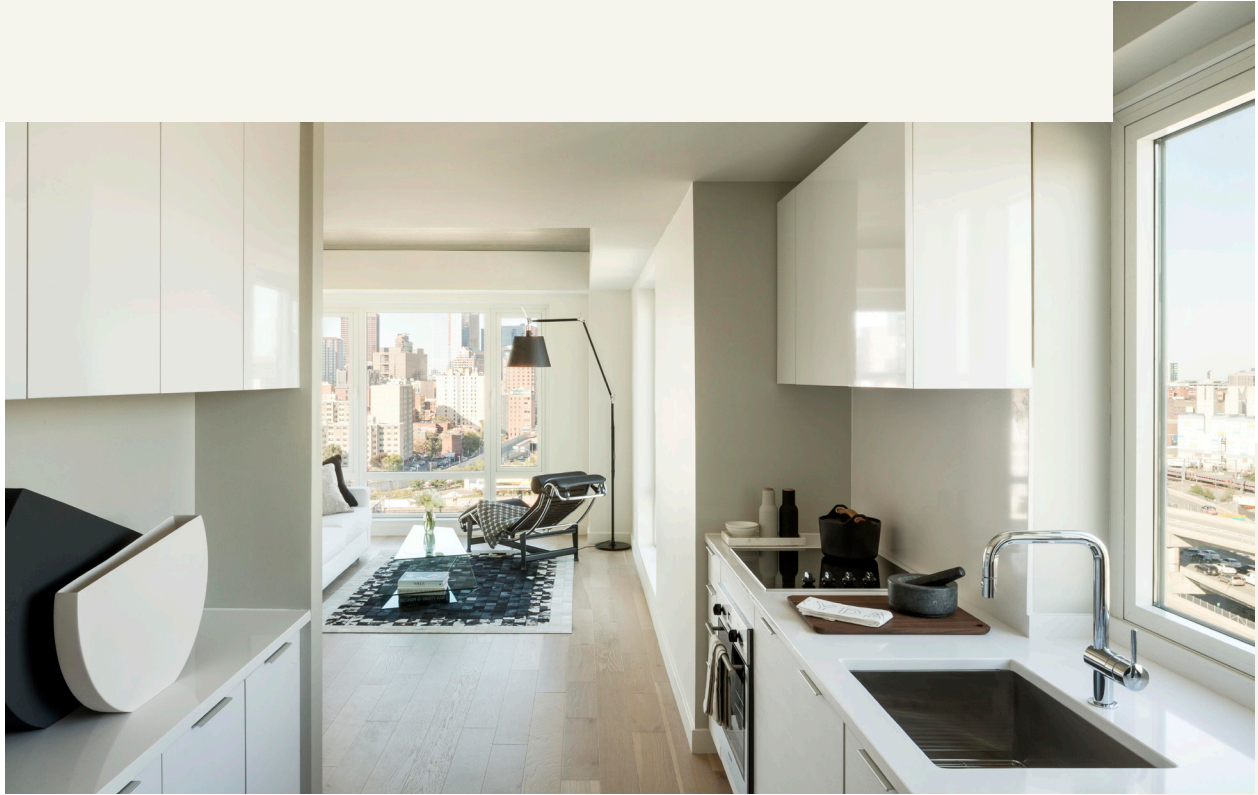
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Troy Boston, Boston



The Eddy, Boston

A Message from the Partners

Dear Investment Partner,

At Green Cities, we believe a home should actively support the people who live there. Residents are increasingly clear about what they want from their homes: clean air, safe water, materials they can trust, and buildings that feel reliable, inclusive, and well cared for. These expectations shape where residents choose to live, premiums they are willing to pay, and how long they stay.

When we refer to a living building, we mean a building where the physical structure, daily operations, and resident experience function together as one system. The building establishes the conditions, operations determine whether those conditions are delivered consistently, and residents experience the outcome through comfort, health, and trust. Performance is created through this relationship not by the building alone, and not by resident behavior in isolation.

In 2025, resident data reinforced this connection. In our most recent tenant survey, 81% of residents cited water quality, 76% cited indoor air quality, and 54% cited recycling or composting as factors influencing leasing decisions. These priorities reflect how buildings are operated day to day. Assets that consistently deliver these conditions also demonstrate stronger stability, with portfolio-wide resident retention averaging 64.6%, 6.5% above the market average.

This report reflects how we think about performance. Rather than just evaluating individual metrics in isolation, we focus on how building systems, operations, and resident outcomes reinforce one another. The impact areas that follow are organized around this idea, bringing together data on building performance and lived experience to show how operational choices shape health, comfort, belonging, and asset value.

A living building works only when the building itself, the way it is operated, and the people who live there are aligned. That alignment is not incidental, it is managed. This year's report shows how we measure that relationship, how we act on it, and why it is central to resident health, retention, and asset performance.

Best Regards,



Molly Bordonaro

MANAGING PARTNER



Kelly Saito

MANAGING PARTNER



Brent Gaulke

MANAGING PARTNER

The Green Cities Company



The Eddy, Boston

Innovative Value Creation

Driving Innovation in Real Estate Investment Management

With forward thinking strategies and fully integrated in-house expertise, The Green Cities Company are experts in multifamily, workforce, student and affordable housing offering investors an array of opportunities, where we deliver value for our clients.

Our mission is to cultivate competitive returns through a combination of proprietary AI-data analysis, in-house vertically integrated expertise, value-creative strategies, and sustainable practices.

Utilizing deep investment and asset management experience, we capitalize on data-driven market opportunities, providing multiple platforms to invest in real estate, debt, and equity strategies across the United States.



Bower, Boston

The Impact of Our Portfolio

\$1.4B

EQUITY RAISED

\$3.1B

IN GROSS ASSETS⁽¹⁾

38

TOTAL INVESTMENTS

6.8M

SQUARE FEET

6

DISCRETIONARY EQUITY
& DEBT FUNDS

(1) Gross Assets includes current unrealized gross assets as well as realized gross assets since Green Cities Investment Management was formed. Realized gross asset values are based on the sale price at disposition. Current Regulatory Assets Under Management are \$875 million as described in our most recent Form ADV filed with the U.S. Securities and Exchange Commission. The past performance of portfolios managed by Green Cities Investment Management is not necessarily indicative of future performance. This material does not constitute an offer of securities which will only be made by prospectus or offering memorandum.

Principles that Shape Performance



Lake & Wells, Chicago

Buildings as Living Systems

The relationship between human wellbeing and building performance.

A living building is one whose systems- air, water, energy, materials, and operations are intentionally designed, monitored, and managed in relationship with the people who inhabit it. When these systems are aligned with daily human needs, buildings operate more efficiently and residents experience healthier, more supportive places to live. Building performance and human wellbeing are not separate outcomes; they are mutually reinforcing.

In today's market, "home" is not a backdrop, it is where health is shaped and routines are formed. Indoor air, drinking water, material choices, and operational practices directly influence how residents breathe, rest, move, and feel. These are not abstract concepts; they are everyday drivers of trust, comfort, and retention, created by optimizing both the building and the human experience within it.

“

A living building is actively stewarded over time, with systems that evolve in response to real performance and real use.

Jennie Kalberer

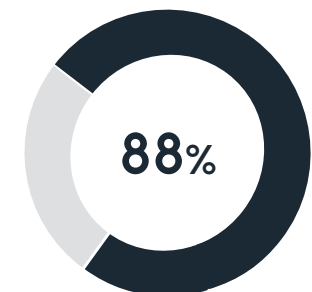
PARTNER, DESIGN, DEVELOPMENT & SUSTAINABILITY



GREEN CITIES PORTFOLIO-WIDE TENANT SURVEY

92% of residents identified water quality as a key driver in leasing decisions.

75% said access to recycling and composting influences where they choose to live.



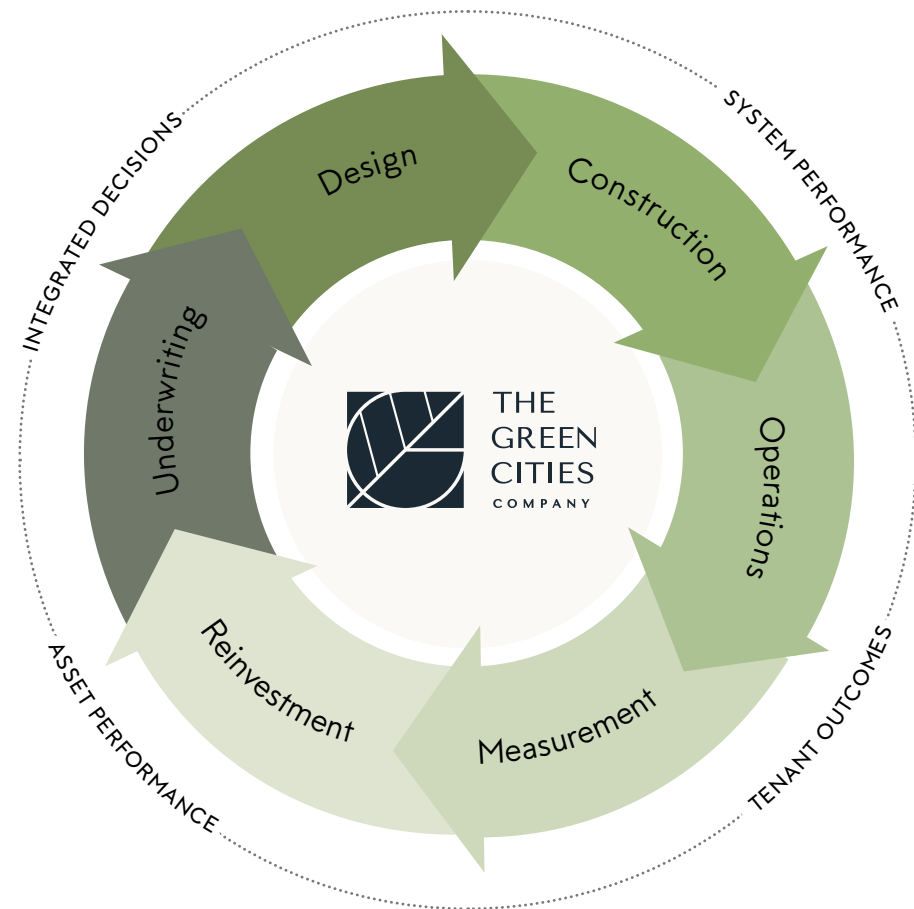
identified indoor air quality as a key driver in leasing decisions

Integration that Sustains Performance

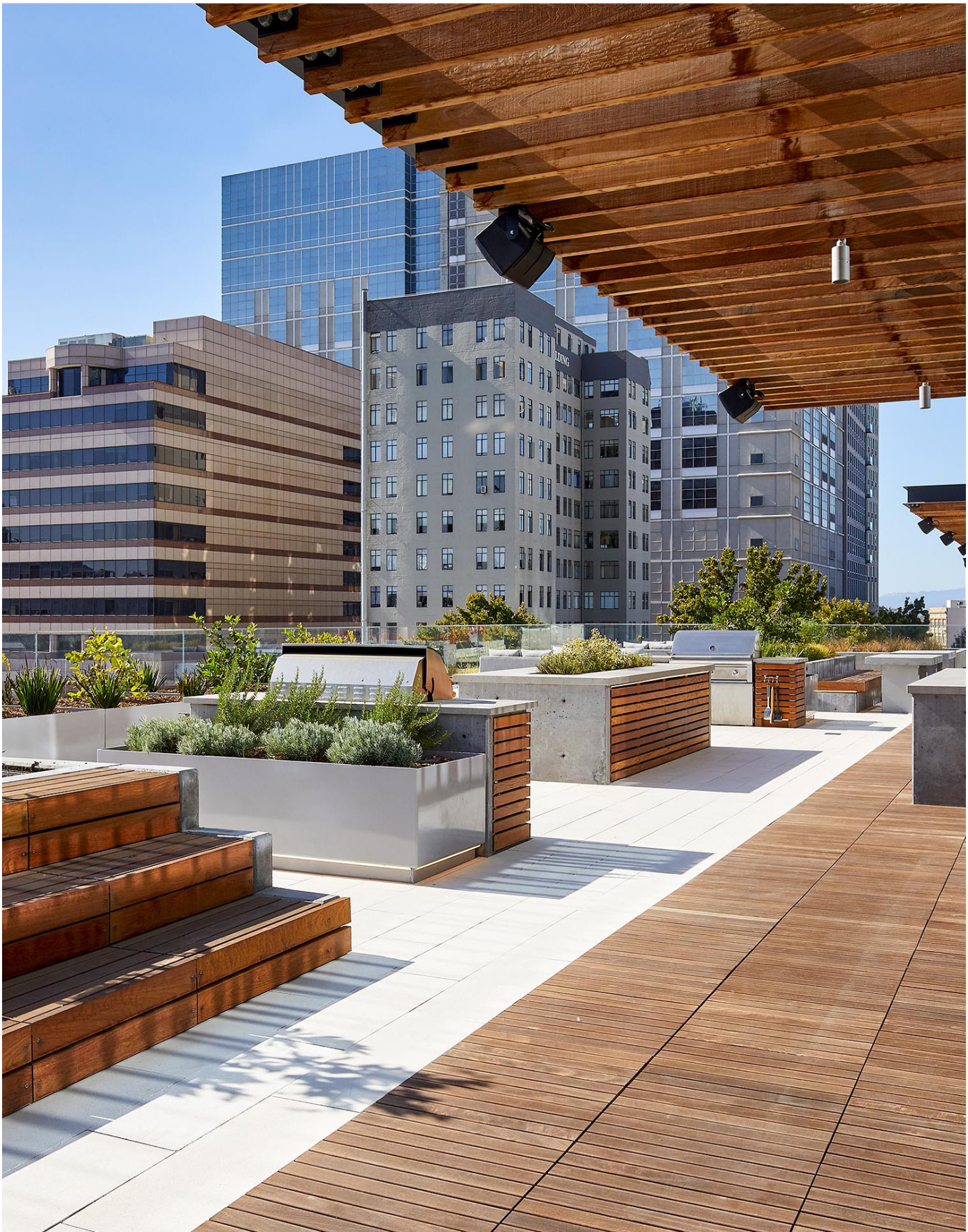
Driving performance across the asset lifecycle.

Buildings function as living systems when decisions remain connected across the full asset lifecycle. Green Cities operates as a vertically integrated investment platform, maintaining direct control from underwriting and capital planning through design, construction, operations, and disposition. This structure ensures that assumptions made at acquisition concerning energy, water, health, and resident experience are embedded into business plans and operations and executed over time.

We retain ownership of performance. Underwriting criteria becomes operating standards. Design intent becomes maintenance protocol. Performance targets are tracked, reviewed, and corrected in real time using building data and resident feedback. As assets' conditions change, operations are deliberately adjusted to maintain efficiency and ensure a positive resident experience. The result is tighter risk control, more reliable operating performance, and sustained value creation from acquisition through exit.²



(2) Based on Green Cities experience managing MFAM investments however, no strategy, formula or approach can guarantee gains or avoid losses.



Our Values Align Sustainability and Investment Performance

Values that govern performance and decision-making.

At Green Cities, our five values guide how we deploy capital and manage buildings over time. They ground everyday decisions around health and wellbeing, reliability, climate responsibility, stewardship, and accountability. We invest in sustainability only when it delivers clear return on cost, linking environmental and health improvements directly to operating efficiency, resident retention, and revenue performance.

As conditions shift, these values give our teams a shared discipline for decision-making, clarifying priorities, directing reinvestment, and driving timely course correction. The result is more resilient assets, consistent operating performance, and sustained value creation across the full asset lifecycle.³ The examples to the right show how our values are applied in practice to drive performance and manage risk.



(3) Based on Green Cities experience managing MFAM investments however, no strategy, formula or approach can guarantee gains or avoid losses.

Continuous Innovation

Leveraging innovation in building systems and operations to invest in new systems to prevent obsolescence, rising utility costs, and regulatory exposure.

EV CHARGING INSTALLATIONS
18% ROC⁴
ROOFTOP SOLAR ARRAYS
10% ROC⁴

Successes to be Proud of

Delivering the highest operational standard to ensure that buildings remain safe, reliable, and predictable.

81.3%
OF TENANTS RECOMMEND THE PROPERTY MAINTENANCE STAFF
100%
OF PROPERTIES MAINTAIN EMERGENCY PROTOCOLS

Institutional Rigor

Implementing rigorous standards to ensure risks are managed and returns are protected.

XERISCAPING AND SMART IRRIGATION
23% ROC⁴
POOL SOLAR THERMAL SYSTEMS
18% ROC⁴

These values operate as *decision rules*, reducing risks, improving outcomes, and protecting performance.

Sustainability & Human Focus

Creating residences that focus on tenant's health and well being to ensure a positive resident experience.

60%
OF PROPERTIES ARE FITWEL CERTIFIED
100%
LOW VOC PAINT USAGE

Commitment to Our Investors

Ensuring a strong business case, and return on costs, for any capital investment

WATER FILTRATION UPGRADES
20% ROC⁴
HEALTH-FORWARD UNIT RENOVATIONS
27% ROC⁴

(4) Return on Cost (ROC) calculations above are estimated at the property level and based on assumptions at the time of the initiative and not representative of fund level performance and not a projection of investor returns. There can be no assurance such estimates can be realized. Additional information on calculations available upon request.

Inclusion: The Operational Advantage

Access, inclusion, and ownership strengthen living buildings.



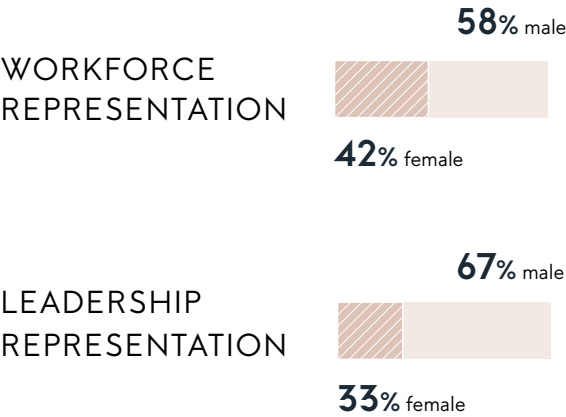
LIVING BUILDINGS

Green Cities is a women- and minority-owned firm, and that perspective directly informs how we invest, govern, and operate. We view inclusion as an operational strength: access, representation, and shared ownership shape how decisions are made. When diverse perspectives are embedded in leadership, teams bring lived experience into decision-making, resulting in more innovative solutions, stronger risk management, and greater adaptability in a competitive investment environment. These same principles guide how our buildings are designed and operated, and how they support the communities they serve.

At the property level, this commitment is reflected in both design and day-to-day operations. We prioritize access and usability from the outset, applying universal design standards so homes and shared spaces are intuitive, adaptable, and supportive of all residents across ages and abilities. Designing for accessibility improves daily comfort, supports performance, and allows buildings to evolve alongside resident needs. We also emphasize resident programming that fosters inclusion and partner with local, minority- and women-owned businesses, strengthening the neighborhoods where our properties are located.



GREEN CITIES WORKFORCE & ORGANIZATIONAL DATA | 2025



Green Cities conducts pay equity analyses on a regular basis.

GREEN CITIES' COMMUNITIES & ECONOMIC ACCESS | 2025

A total of **\$563k** spent on local and/or minority-and-women-owned vendors across our properties in 2025.

1,764,757 cumulative union labor hours across active assets.⁵

A total of **91** tenant engagement events held across the portfolio in 2025.

(5) Sourced from a combination of actual contractor data, estimates from the economic development program IMPLAN, and Green Cities Company estimates using similar methodology as IMPLAN. This cumulative number is the total number of union construction hours across lifespan of the portfolio. Union labor hours logged in 2025 were 16,411.

Managing Building Performance Over Time

25 years of continuous innovation.⁶

Green Cities’ early work began with a deep focus on the building itself and its systems, materials, and technical performance. Over time, experience across markets and asset types revealed limits with that exclusive focus: building performance cannot be fully understood through design specifications or energy models alone. What ultimately determines durability, efficiency, and value is how those systems interact with the people who live and work within them.

Performance emerges from the relationship between building systems and human behavior. Air quality, water systems, materials, and operational practices shape daily routines, health outcomes, and resident trust and those human responses, in turn, influence how systems are used, maintained, and sustained. This interaction is what drives performance.

Recognizing this interconnectedness led to sustained investment in measurement, transparency, and accountability including early leadership in green building, participation in third party benchmarking, and the development of the Green Cities Index. Each step reflected the same learning: buildings must be managed as dynamic living systems with success depending on how well they support the people living within them.



(6) Including Green Cities predecessor firm.

Lake & Wells, Chicago

Green Cities Evolution and Long-Term Commitment



Continuous Evolution

The continuous evolution of the Green Cities Index reflects a broader commitment to innovation to drive strong market performance.



From Measurement to Managed Performance



Vert. Warner Center

Accountability & Transparency

Independent validation protects credibility and performance.

Green Cities aligns performance measurement with established third-party frameworks and independently verifies portfolio data to ensure consistency, governance, and comparability. This alignment provides a reliable foundation for evaluating how assets are operated and where capital is best deployed.

Independent validation strengthens capital planning by reinforcing data integrity and oversight, supporting earlier risk identification, clear reinvestment priorities, and more disciplined capital allocation as conditions evolve.

For residents, this approach reinforces transparency and dependable building performance. For investors, it provides confidence that reported metrics are credible and embedded in how assets are managed, reinforcing stronger asset performance and growth.



4 Star rating; ranked #2 among U.S.
multifamily value add funds in 2024



Leadership in LEED certified development
beginning in the early 2000s



PRI signatory since 2017



Continuous evolution of the Green Cities Index
to better capture building-human interactions



Aligned with standards

The above third parties are not endorsements of the firm or any investment product. GRESB assessments evaluate ESG management and disclosure practices and do not evaluate or predict investment performance. Participation may require payment of assessment or membership fees. For more information on GRESB please visit <https://www.gresb.com/nl-en/>.

How Operational Expertise Creates Alpha

Green Cities puts its brand into practice through a disciplined, hands-on operating approach that shapes how buildings are run every day.

By closely curating how the resident experience is delivered, we create consistency across assets while leaving room for local execution. This work is guided by three operational pillars:



5 MLK, Portland

CURATE TENANT WELLBEING & INCLUSIVE COMMUNITY

We set clear standards for clean indoor air, thermal and acoustic comfort, low-toxicity materials, and predictable communication. Site teams bring these standards to life through inclusive signage, resident programming, and ready-to-use shared spaces. Every service interaction prioritizes comfort, safety, and trust, making health, belonging, and transparency consistent outcomes of daily operations.

MAINTAIN THE HIGHEST QUALITY BUILDING & DESIGN STANDARDS

We protect design quality through disciplined building care. Site teams apply Universal Design principles, keep spaces organized, maintain clear wayfinding, and conduct regular unit and common-area audits so buildings are usable for all tenants. Preventive maintenance and routine walkthroughs stabilize operations and inform better-timed capital decisions.

OPERATE IN HARMONY WITH THE NATURAL WORLD

We align daily operations with natural systems. Teams maintain HVAC, irrigation, and building systems through preventive maintenance; use green cleaning and Integrated Pest Management to protect indoor air quality; inspect recycling and compost programs; and uphold biophilic and climate-resilience practices through recurring audits reducing environmental impact while strengthening long-term asset performance.



Our Brand Standards Playbook defines how living buildings are actually run. By embedding health, design quality, and environmental responsibility into daily operations and service delivery, we create consistency, accountability, and performance at scale.

Impact



Bower, Boston

IMPACT FOCUS AREAS

The Green Cities Index

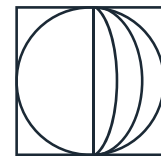
The Green Cities Index (GCI) is our portfolio-wide performance framework, designed to make building outcomes consistent, comparable, and actionable.

The GCI collects raw data from all of our assets. From this framework we have identified five Impact Focus Areas that distill complex performance information into clear narratives of impact, connecting operations, building systems, and lived experience to decision-making and investment priorities.



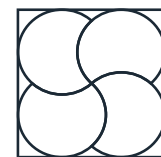
ENERGY AND EMISSIONS

Driving reductions in energy use and greenhouse gas emissions through efficiency and innovation.



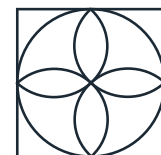
WATER, WASTE AND ECOLOGY

Conserving water resources, minimizing waste generation and preserving ecological health,



COMMUNITY AND INCLUSIVITY

Building equitable, inclusive communities that create opportunity and belonging.



HEALTH AND WELLBEING

Enhancing safety, comfort, and overall wellness for residents.



RESILIENCE AND RISK MITIGATION

Preparing for and managing climate risks, transition risks, and emergencies through proactive assessments, capital planning, preventative maintenance, and biodiversity.



Catalyst, Chicago

Data to Decisions

Translating building performance into a common language.

Each of the five impact focus areas bring together data from building systems, operational practices, and lived conditions. Viewed together, they reveal how performance shows up in daily experience, where operational friction or risk is emerging, and how decisions at the building level compound over time.

This framework allows performance to be understood in context, not as isolated metrics, but as interconnected drivers of resident experience, community outcomes, and asset performance. The pages that follow translate measurement into insight, providing a clearer basis for action across operations, capital planning, and stewardship.

HOW GCI ENABLES IMPACT AT SCALE

- Measures system performance and human outcomes
- Normalizes data for comparability and governance
- Informs operational and capital decisions
- Tracks outcomes to verify durability over time

DATA COVERAGE & MEASUREMENT INTEGRITY

95% Energy 100% Water
100% Emissions 100% Waste



Caldwell, Lynn

Energy and Emissions



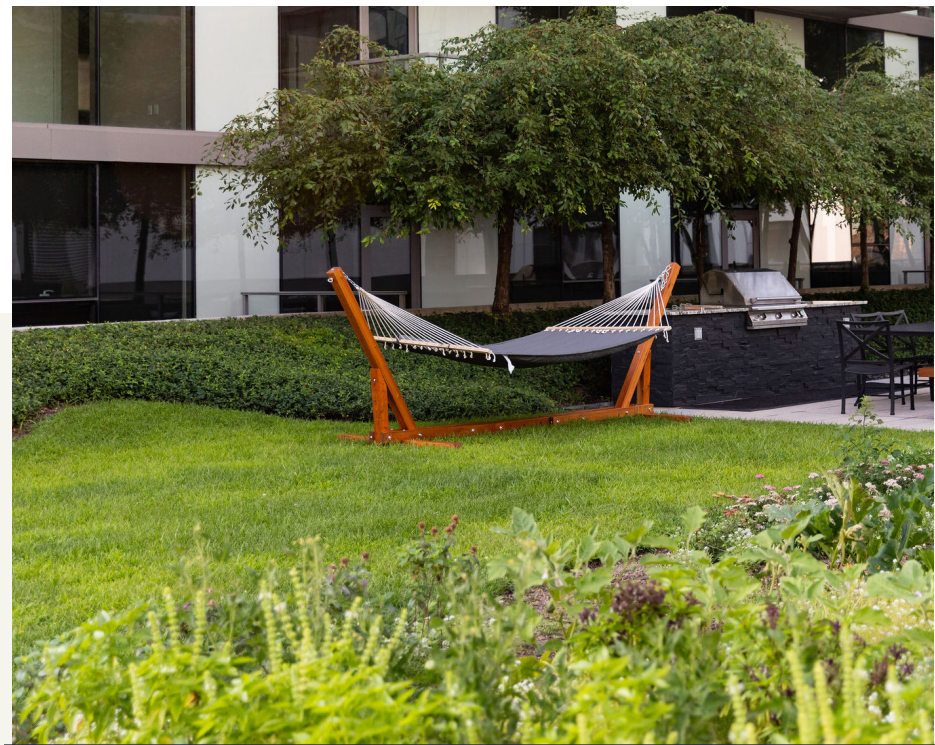
Energy performance reflects how a building operates; emissions reflect how and where energy is produced.

In 2025, all properties reduced energy use relative to baseline, with electricity reductions ranging from low single digits to nearly 30%. These improvements confirm consistent operational performance across the portfolio and reduced exposure to energy cost volatility.

Emissions outcomes, however, diverged. Total portfolio emissions were 5,961 metric tons CO₂e, and when comparing only assets held in both 2024 and 2025, emissions declined by approximately 10%. That reduction was driven by a combination of lower energy use and cleaner electricity, not just by efficiency alone.

Asset level data makes this distinction clear. One of our Chicago assets reduced electricity use by roughly 29%, yet remains the portfolio’s most emissions intensive asset at over 2,000 metric tons CO₂e annually, due to gas dominated heating loads and a higher carbon grid. By contrast, one of our California assets operates on one of the cleanest electric grids in the portfolio, where electricity carries nearly 60x less carbon per unit than Midwest utilities, allowing comparable operational performance to translate into much lower emissions intensity.

Taken together, the data shows that energy savings reduce demand, but fuel mix and grid carbon intensity increasingly shape emissions outcomes.



By pairing efficiency data with fuel and grid context, we can target emissions reductions more effectively.

Catalyst, Chicago

What the Data Reveals

When energy use, intensity, and emissions are evaluated as a system, clear patterns emerge:

NATURAL GAS DOMINATES EMISSIONS

Portfolio-wide, natural gas drives the majority of Scope 1 emissions, approximately 1,500 metric tons CO₂e compared to roughly 100 metric tons from refrigerants, indicating fuel choice matters more than incremental efficiency gains.

GRID CONDITIONS CHANGE RESULTS

Electricity emissions vary by more than an order of magnitude across markets, from ~12 lbs CO₂e/MWh in California to 700+ lbs CO₂e/MWh in the Midwest, meaning similar actions can yield very different emissions outcomes.

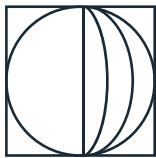
REDUCTIONS ARE REAL, BUT UNEVEN

Some assets show sustained emissions declines, while others remain constrained by fuel mix, climate, or infrastructure, confirming progress, but not uniform outcomes.



ZO, Oakland

Water, Waste and Ecology



Water, waste, and ecology conservation reflect how resources move through a building and how well systems are managed.

Water, waste, and ecology show how resources actually move through a building, and how well everyday operations are working.

Water data helps surface leaks, billing issues, and infrastructure problems. Waste data shows how much waste is being generated, how services are set up, and how residents use them. Together, these indicators reflect daily operational decisions and human behavior as much as design or site conditions.

In 2025, we strengthened this area of the index by improving visibility and consistency across the portfolio. We metered irrigation at all assets, established clear portfolio-wide waste and diversion standards, and trained site teams to use water and waste data as active management tools, not just reporting metrics. This allows issues to be identified earlier, normal variation to be distinguished from real problems, and responses to be more targeted.

When building systems, site conditions, and operating practices are aligned, resource use stays stable over time. When they are not, stress shows up quickly through higher costs, service disruptions, or degraded landscapes, making these metrics reliable indicators of operational discipline, resilience, and cost control.



CASE STUDY Los Angeles, CA

Our LA asset showcases our approach to water-smart landscaping and ecological stewardship. In 2025, we completed xeriscaping, replacing traditional turf and decorative plantings with drought-tolerant native plantings. This is projected to reduce irrigation demand by 23% while continuing to support local pollinators and biodiversity.

What the Data Reveals

TARGETED CORRECTIONS

One Chicago asset reduced water use by 78% by resolving billing inaccuracies and repairing an undetected underground leak. Improved data accuracy enabled rapid correction and cost recovery, preventing prolonged exposure rather than masking the issue over time.

WASTE DIVERSION

Our asset portfolio achieved up to 32% on average in total waste reductions after improving bin signage, placement, and tenant communications. When disposal systems are clear and intuitive, diversion improves through service configuration and site-specific practices rather than reliance on resident behavior alone.

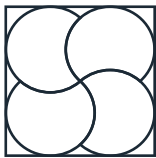
ACTIVE OVERSIGHT

Several assets held water use within a $\pm 6\%$ year-over-year band through disciplined irrigation controls, seasonal calibration, and routine maintenance. This level of stability reflects healthy systems and consistent practices, establishing a repeatable operational benchmark rather than episodic savings.



Bower, Boston

Community and Inclusivity



Community and inclusivity are shaped by one connected system: how capital is deployed, how buildings are designed, and how spaces are operated day to day.

At Green Cities, we view belonging and inclusivity as the outcome of these choices working together. Vendor participation reflects who has access to economic opportunity. Design decisions influence who buildings work for and how people move through them. Ongoing resident engagement determines whether shared spaces function as true community infrastructure or remain underused. When these elements operate in isolation, their impact is limited. When they are aligned, buildings create real opportunities for participation - supporting communities, residents and stronger social connections.



Green Cities Team, Oregon Food Bank

Community is built through intentional choices: inclusive partnerships, buildings designed for use by *all people*, and shared spaces that are actively used and cared for.

Impact at a Glance

ECONOMIC PARTICIPATION

Embedding impact through everyday spend

\$563k

spent on local and/or minority-and-women-owned vendors across our properties

1,764,757 hours

of cumulative union labor across active assets.⁷

INCLUSIVE DESIGN INFRASTRUCTURE

Reducing barriers across ability and age (FFE/ Signage/Design based on access, mobility, clarity, safety, and usability)

11

universal design categories tracked per asset through GCI

70

universal design strategies implemented portfolio-wide

SOCIAL, CIVIC, AND HEALTHCARE ACCESS

Ensuring buildings function as connective tissue

91

resident engagement events hosted

Average distance to voting locations

.58miles

Average distance to emergency healthcare services

1.04miles



Catalyst, Chicago

(7) Sourced from a combination of actual contractor data, estimates from the economic development program IMPLAN, and Green Cities Company estimates using similar methodology as IMPLAN. This cumulative number is the total number of union construction hours across lifespan of the portfolio. Union labor hours logged in 2025 were 16,411.

Health and Wellbeing



Tenant health and wellbeing are shaped by how buildings are designed, maintained, and used every day. Building systems and material choices set healthy conditions, operations sustain them, and residents experience the results through comfort, usability, and wellbeing.

Through the Green Cities Index (GCI), we evaluate health by examining how design decisions, operational practices, and resident experience work together in practice. This approach ensures that healthy conditions are not only established, but delivered consistently across the portfolio.

Our work is guided by established third-party frameworks, including Fitwel and LEED, which provide clear, evidence-based standards for indoor air quality, material health, access to daylight, and spaces that support physical and mental wellbeing. These frameworks help align design intent with day-to-day building operations, embedding health considerations into both planning and ongoing management.

Preventative maintenance plays a central role in supporting these outcomes. When mechanical systems and buildings are proactively maintained, ventilation and thermal comfort perform as intended. Low-toxic flooring, paints, and finishes help reduce off-gassing and limit chemical exposure. Walk-off mats at building entries help keep particulates out of indoor spaces, while fragrance-restricted common areas support detoxification and residents with chemical sensitivities.

Access to daylight, outdoor space, physical fitness, and nature further supports resident wellbeing. When these elements are intentionally designed and consistently maintained, buildings support healthy daily routines and over-all tenant wellbeing.



Health outcomes improve when buildings consistently support clean air, thermal comfort, low-toxic materials, and everyday access to fitness and nature - creating spaces that support daily routines, comfort, and over-all wellbeing.

Impact at a Glance

Health and Wellbeing metrics delivered in 2025:

SYSTEM RELIABILITY & PREVENTATIVE OPERATIONS , SUSTAINING HEALTHY CONDITIONS OVER TIME

- Majority of assets scored 3–5 (out of 5) on the GCI preventative maintenance scale.
- 50% of common areas and 75% of residential systems operating at highest allowable MERV filtrations rating.
- 100% of assets reported building performance standards on time and without penalties.

MATERIAL & ENVIRONMENTAL HEALTH CONTROLS, LIMITING TOXIC EXPOSURE

- 64,908 sf of low VOC and eco friendly flooring was replaced and 2,124 gallons of low VOC paint was used.
- Flooring selections evaluated for toxicity, off-gassing impacts, and material lifecycle.
- Walk-off mats installed at all building entrances/exits.
- Fragrance-free policies in shared interior spaces to reduce toxins.
- Water quality managed through testing and maintenance protocols.

ACCESS TO MOVEMENT, THE OUTDOORS, & SUPPORTING DAILY HEALTHY BEHAVIOR

- 7.3 million sq ft of open space within ½ mile of assets.
- 38.5 miles of walking trails and 26 miles of bike paths nearby.
- 806 on-site bicycle parking spaces
- 100% of assets provide access to fitness options.

IMPROVED TENANT RETENTION, INDICATING ALIGNMENT WITH RESIDENT VALUES

- Tenant retention average 68% portfolio wide in 2025, averaging 13% higher than the national average.⁽⁸⁾
- In 2025, our assets held 42 healthy program events with 91 total community engagement events.

(8) National average based on RealPage data.

Resilience and Risk Mitigation



Resilience and risk mitigation are built into how we plan, operate, and invest across the portfolio. Our approach aligns with established frameworks such as TCFD and GRESB, helping ensure that climate and operational risks are identified early and addressed consistently.

Using the Green Cities Index (GCI), along with third-party analysis and verification, Green Cities evaluates the risks that most directly affect building performance and financial outcomes. These include physical climate risks, regulatory and transition risks, preventative maintenance, emergency preparedness, and biodiversity. Findings are integrated into underwriting, capital planning, and asset management decisions throughout the investment lifecycle. Physical risks, such as flooding, extreme heat, water stress, and other climate hazards are assessed alongside transition risks related to regulatory change, and decarbonization requirements. Resilience is reinforced through proactive maintenance programs, clear emergency preparedness protocols, and nature-based strategies that support site-level energy performance.

Together, these practices reduce disruption from climate-related events, support operational continuity, and strengthen asset insurability. They also create clearer visibility into risk, enabling more informed decisions, more effective capital planning, and a more resilient operating platform across changing conditions.⁹



KEY CLIMATE RISKS & MITIGATION

Identifying material climate risks and hardening assets reduces disruption, insurance exposure, and unplanned capital events.

- Portfolio-wide climate risks identified include flooding and water stress, extreme heat, drought and wildfire exposure, and grid instability, based on third-party climate analysis and GCI tracking.
- Mitigation is operationalized through asset hardening and other strategies such as stormwater controls, roof and envelope inspections, and risk-informed capital planning.

(9) Based on Green Cities experience managing MFAM investments however, no strategy, formula or approach can guarantee gains or avoid losses.

LANDSCAPE, PEST MANAGEMENT PRACTICES & BIODIVERSITY

Tracking chemical use and biodiversity supports water and soil health while strengthening nature-based resilience.

- 35 total gallons of pesticides used portfolio-wide in 2025, explicitly tracked through GCI to monitor ecological and resident exposure risk.
- Biodiversity features average ~2 per asset across the portfolio (e.g., green roofs, native planting, pollinator habitats, gardens), reinforcing stormwater absorption and aid in heat mitigation and cooling strategies.

TRANSITION RISK & DECARBONIZATION READINESS

Managing regulatory transition risk reduces future compliance costs and aligns capital planning with decarbonization pathways.

- Refrigerant audits completed for 6 of 8 multifamily assets (75%) 2025 is the first year refrigerant leakage was quantified portfolio-wide.
- Refrigerant leakage accounts for ~6% of Scope 1 emissions at analyzed properties, with identified pathways to materially reduce emissions through lower-GWP refrigerants in response to the EPA's AIM Act.

PREVENTIVE MAINTENANCE & ASSET READINESS

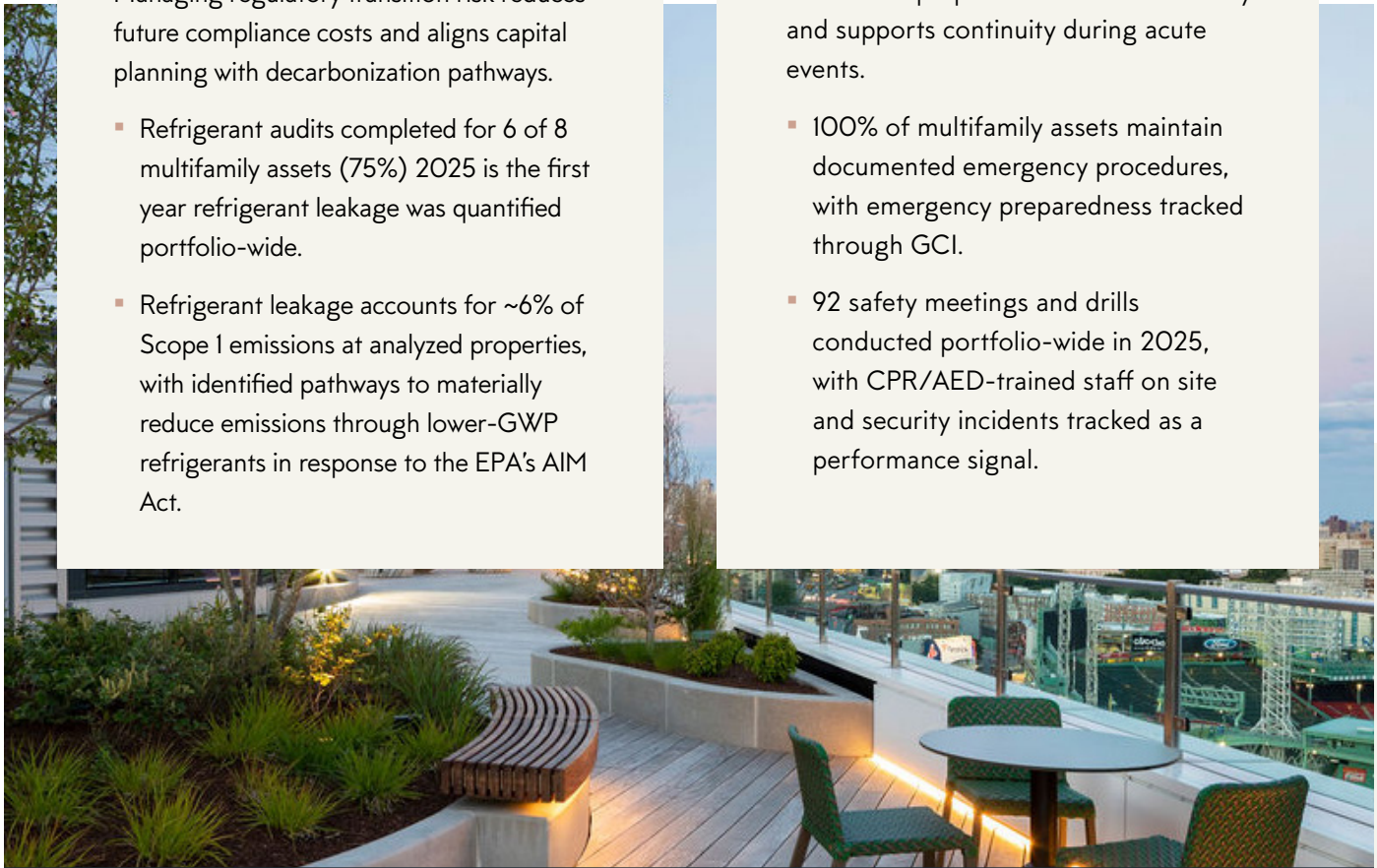
Preventive maintenance is a leading indicator of resilience and system reliability.

- Average preventive maintenance score across the portfolio: ~3.5 (on a scale of 1-5 based on inspection completion and resolution of deficiencies), indicating that most inspections are completed with the majority of deficiencies resolved. This gives us an active way to assess our preventative maintenance processes and procedures.

SAFETY & EMERGENCY PREPAREDNESS

Consistent preparedness reduces liability and supports continuity during acute events.

- 100% of multifamily assets maintain documented emergency procedures, with emergency preparedness tracked through GCI.
- 92 safety meetings and drills conducted portfolio-wide in 2025, with CPR/AED-trained staff on site and security incidents tracked as a performance signal.



2025 New Areas of Study: Embodied Carbon and Refrigerants

In 2025, the Green Cities Index expanded to include embodied carbon and refrigerant leakage emissions, adding a lifecycle perspective that links emissions directly to materials, equipment, and replacement decisions. These analyses are reported separately this year to preserve year over year comparability while establishing a foundation for future integration

EMBODIED CARBON

Embodied carbon captures the emissions associated with manufacturing and installing building materials and equipment and is reported as Scope 3 emissions. Unlike operational emissions, embodied carbon is driven by capital and maintenance activity, varying year to year based on what is repaired or replaced.

In 2025, embodied carbon analysis identified the highest impacts in flooring, lighting, appliances, and mechanical and plumbing repairs. Tracking these categories allows projects to be evaluated before procurement, supporting lower carbon material selection without compromising durability, performance, or resident experience. This shifts embodied carbon from a retrospective accounting exercise to a forward-looking capital planning tool.

REFRIGERANTS

Refrigerant leakage emissions were analyzed for the first time in 2025. Refrigerants leak gradually over the lifetime of HVAC equipment, making them an ongoing source of Scope 1 emissions. The analysis shows that refrigerant emissions vary significantly by asset. At some properties they are immaterial; at others they are comparable in scale to on site natural gas use, making refrigerant strategy a meaningful lever for emissions reduction.

Most of our assets currently utilize R410A, a high global warming potential refrigerant that is being phased out. Modeling shows that transitioning to lower impact alternatives such as R454B at equipment end of life can reduce refrigerant related emissions by more than 95% at affected properties. This enables targeted action where refrigerants materially affect emissions outcomes, while avoiding overinvestment where other interventions will have greater impact

Exhibit 9: 2025 Embodied Carbon Emissions by Project Type

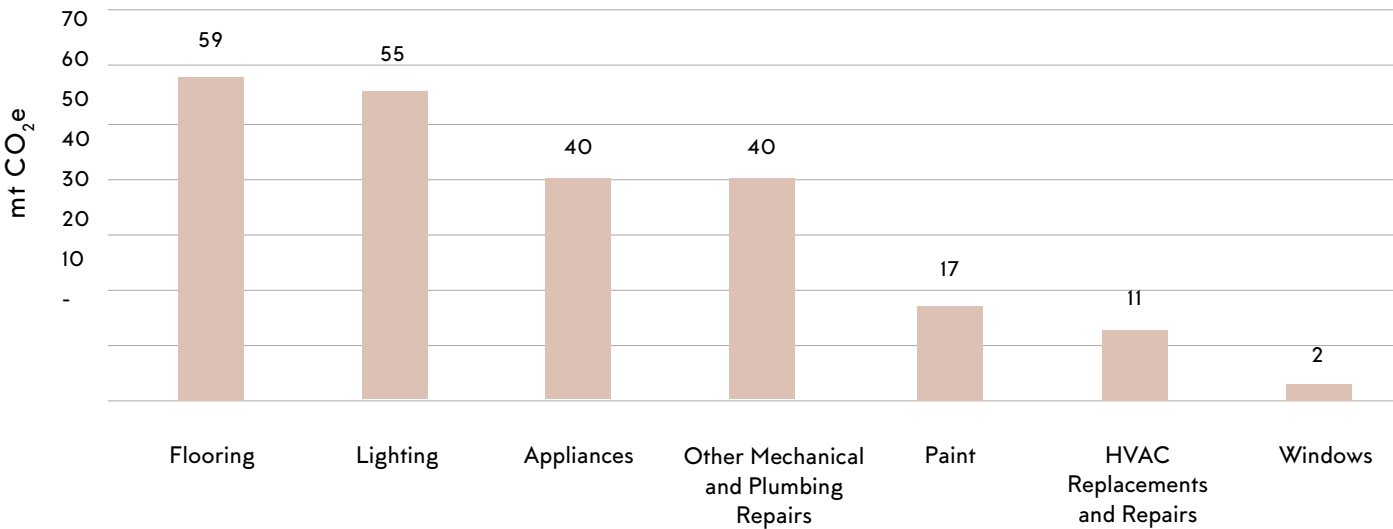
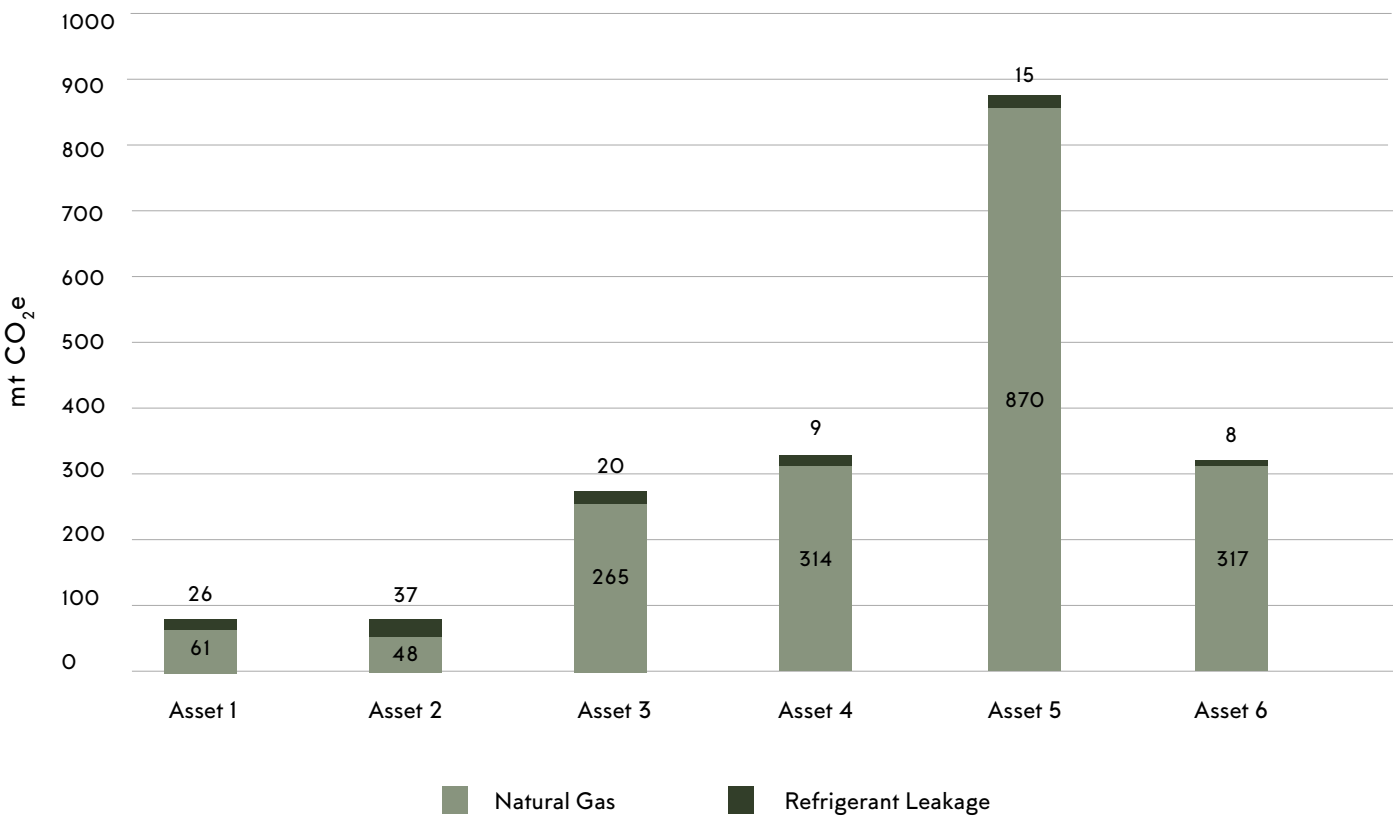


Exhibit 6: Scope 1 Emissions Breakdown



Case Study: Catalyst

Translating Capital Investment into Measurable Impact

Green Cities defines living buildings as the integration of building performance, design, operations, and tenant health and wellbeing, where capital investment translates into measurable outcomes for both residents and asset performance. Catalyst is a clear example of this approach in practice. In 2025, Green Cities purchased Catalyst, a 250-unit multifamily property in the West Loop neighborhood of Chicago, IL. The investment focused on targeted capital improvements that embedded sustainability, health, and wellness into the physical asset and operating strategy, aligning with resident demand for healthier living environments. A \$3.5 million capital program, completed in seven months, estimated to generate a projected return on cost of 14.9%.¹⁰ Occupancy reached 97.6% in July 2025, up from 96.2% the prior year, reflecting strong market performance following repositioning.

ENERGY & THERMAL PERFORMANCE

- A utility-sponsored retro-commissioning and LED retrofit was completed across common and back-of-house spaces to improve energy performance and increase cost savings.
- A new entrance vestibule was installed to improve thermal comfort while reducing heating and cooling loads.

AMENITY RENOVATIONS

- Acoustic upgrades were implemented with new fitness flooring, and throughout the renovations through carpet and FFE selections.
- Indoor air quality (IAQ) testing and water testing were conducted to support tenant health.
- Free green cleaning products are given to all residents and site teams, reducing exposure to harmful chemicals across shared and private spaces.

ECOLOGY & PROGRAMMING

- In partnership with RoofCrop, the 4th-floor terrace and rooftop planters were transformed into an urban agriculture hub featuring Certified Wildlife Habitat pollinator gardens with herbs, fruits, and vegetables.
- Monthly resident programming includes gardening workshops and “meet the farmer” events.

CERTIFICATIONS

- The asset achieved Fitwel certifications and is currently pursuing LEED O+M.
- Together, these frameworks provide third-party validation of Catalyst’s focus on occupant health, operational performance, and ongoing building management, reinforcing the role of certifications as tools for accountability, consistency, and performance.

⁽¹⁰⁾ Projected return on cost is hypothetical, relates solely to the Catalyst investment, excludes fund-level fees and expenses, and is not indicative of Green Cities Fund performance or future results.



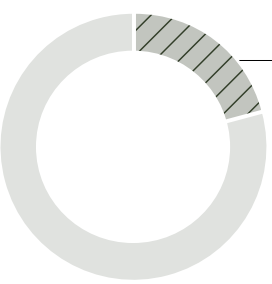
2025 Portfolio Impact

ENERGY & EMISSIONS



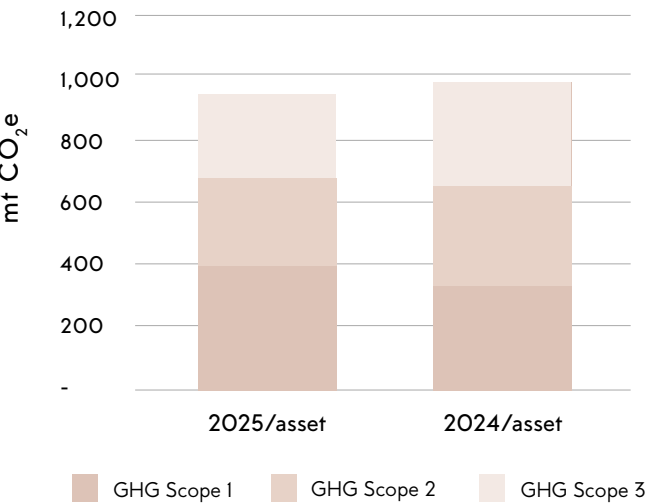
75% of all properties are currently LEED certified.

100% of certified properties achieved a minimum LEED Gold certification.



32.9% of waste generated during operations in 2020 was diverted from the landfill (where data available).

GREEN HOUSE GAS EMISSIONS PER ASSET



ENERGY FOOTPRINT

17,552,721 kWh

With an average Energy Usage Intensity of 39. Our asset electric usage is down 6.9% from 2024.

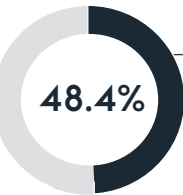
WATER FOOTPRINT

55,548,678 GALLONS

Our first year with full irrigation metered across portfolio.

CLIMATE CHANGE MITIGATION

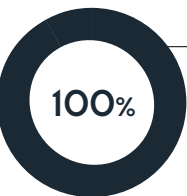
100% of our assets have had energy audits including Carbon assessments.



of portfolio green roof coverage, totaling to 58,254 sf.

78 EV charging stations on site

RESILIENCE



of units in all our properties have operable windows.

92 safety meetings and drills conducted throughout the portfolio

HEALTH & WELLBEING



100% of properties feature on-site gyms or free fitness classes to promote physical fitness and wellbeing.



67% of properties conducted air quality testing and 100% passed.



78% of properties have regenerative agriculture and associated programming.



75.8% of common areas across the portfolio have free WiFi.

25 team members have completed CPR and AED training, ensuring certified staff are available at nine different properties.

91 community events were held across the portfolio in 2025.

EQUITABLE COMMUNITIES

A total of **\$563k** spent on local and/or minority-and-women-owned vendors across our properties.

1,017 of locally owned businesses within 1 mile.

331 of minority-or woman-owned businesses within 1 mile.

1,764,757 cumulative union labor hours across active assets.⁽¹⁾

100% of assets give free green cleaning supplies to all residents and staff.

(1) Sourced from a combination of actual contractor data, estimates from the economic development program IMPLAN, and Green Cities Company estimates using similar methodology as IMPLAN. This cumulative number is the total number of union construction hours across lifespan of the portfolio. Union labor hours logged in 2025 were 16,411.

Looking Ahead



Catalyst, Chicago

2026 Initiatives: Strengthening Our Performance

In 2026, the focus is on disciplined execution, strengthening existing systems to improve day-to-day operations, reduce variability, and support better capital planning and investment decisions.

- > **WASTE DIVERSION & RECYCLING**

Operationalizing waste diversion within a system that is inherently behavior-driven. This work standardizes trash room layouts, signage, and service coordination, reduces contamination at the source, and reinforces clear site-team ownership improving diversion performance without relying on enforcement or reactive fees.
- > **AI & BUILDING AUTOMATION**

Continuing to evaluate AI-enabled tools and building automation systems to improve visibility into real-time system behavior. Focus areas include usage-based temperature optimization in common spaces, earlier identification of abnormal performance, and stronger preventative maintenance support.
- > **INDOOR AIR QUALITY**

Evaluating new IAQ monitoring technologies to enable continuous insight into day-to-day air quality performance and system behavior, supporting more targeted operational adjustments that directly impact resident health and comfort.
- > **DATA QUALITY & PERFORMANCE CONTROLS**

Continuing to strengthen data quality and interpretation as an ongoing discipline, ensuring asset-level information reliably supports operational focus, asset comparisons, and capital planning, not just reporting.
- > **WATER SYSTEMS & QUALITY**

Shifting the focus from water usage alone to water quality as a tenant-facing performance priority. This includes evaluating system pressure, equipment condition, and water quality indicators to reduce leaks and failures while improving fixture performance, longevity, and resident experience.

Impact Reporting Team

With a shared focus on sustainability and wellness, our team combines diverse expertise and a collaborative approach to deliver effective, innovative solutions.



Jennie Kalberer

PARTNER, DESIGN, DEVELOPMENT & SUSTAINABILITY

Jennie integrates design, building science, and operations to support asset-level performance. She champions health-forward design practices, including universal and biophilic design with a focus on how the built environment, combined with clear operational standards, drives measurable impacts on human health and wellbeing.

“

I'm interested in the intersection of systems and human behavior - where performance is actually determined. Leadership is knowing how decisions made every day impact people's lives.



Blake Philips

ANALYST, ASSETS & INVESTMENTS

Blake analyzes portfolio-wide data and asset-level performance to uncover trends that inform strategy and drive value creation. He translates complex datasets to help guide investment decisions, optimize operations, and identify opportunities for performance improvement across the portfolio. With a focus on property-level dynamics and overall trends, Blake supports a disciplined, data-driven approach to enhancing long-term asset performance.

“

I'm focused on making our properties more efficient and sustainable in ways that strengthen communities and deliver long-term value for tenants, shareholders, and the environment.



Taylor Hoffman

CORPORATE MARKETING MANAGER

Taylor leads marketing efforts with a focus on brand strategy and positioning at both the asset and corporate level. She integrates market insights, brand strategy, and investor relations to shape a cohesive narrative across multiple platforms. She helps translate complex initiatives into clear, compelling narratives that drive engagement and growth.

“

I'm passionate about creating and cultivating a sense of community and belonging. Through a measureable impact we can continue to learn and expand our knowledge of what makes a community thrive.



Brandon Wong

INTERN, ASSETS & INVESTMENTS

Brandon supports portfolio analytics and asset performance through hands-on market research and property-level analysis. He gathers market data while tracking competitive trends to help support investment decisions and operations. With a focus on both property-level performance and broader market dynamics, Brandon contributes to a disciplined, data-driven approach to improving asset performance.

“

I'm focused on supporting data-driven decisions by helping analyze market trends and property performance, contributing to strategies that improve asset value and operations.



5MLK, Portland

Disclaimer & Disclosures

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