



Environmental & Community Impact Report



THE
GREEN
CITIES
COMPANY

ISSUED APRIL 2024

2023

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For years, our consistent mission has been to unite sustainability and investment value – for our tenants, for our communities, for our industry, and for our investors.

Dear Investment Partner,

As we look back on 2023 – and, indeed, back on the span of our historical approach to environmental, social, and governance (ESG) factors – the word we keep coming to is “intentionality.” Everything that we do has been with an intentional focus to connect our push for positive investment outcomes with impactful results for our stakeholders. As leaders in sustainability, we are both proud to have pioneered the way for the integration of these outcomes into our investment strategies and humbled by the opportunities that still lay ahead.

In this year’s Environmental and Community Impact Report, we are pleased to share with you many of the ways we are driving sustainability and social impact at our properties. In 2023, we continued to make advancements in our ESG program, from the launch of the second version of the Green Cities Index to the formalization of our ESG Playbook. These efforts have resulted in progress in our commitment to evaluating the risks and opportunities of Climate Change, our formal alignment with the Task Force on Climate-Related Financial Disclosure (TCFD), our second achievement of Fitwel Champion⁽¹⁾ status, and a robust catalogue of energy- and cost-saving initiatives. We also have maintained our commitment to the health and wellbeing of our tenants, as well as the equity of the communities in which they live, by supporting local minority- and/or women-owned businesses throughout our operations. All of this is in keeping with our goal of creating more compelling places for people to live, managing risks, and creating value at each property.

Along this journey, we thank our investors and community partners. We look forward to continuing this dialogue with you and with our peers as we seek an ongoing elevation of responsibility throughout our industry.



MOLLY BORDONARO
Managing Partner



BRENT GAULKE
Managing Partner



KELLY SAITO
Managing Partner

(1) See page 12 for details on Fitwel Champion.



The Green Cities Company

An innovative real estate investment management company pioneering the industry's approach to driving value through environmental and community results.

As a *vertically integrated and Minority- and Women-Owned real estate investment management firm*, The Green Cities Company's values and practices are rooted in environmental stewardship, social impact, and fiduciary responsibility.

Our *mission* is to cultivate competitive returns by acquiring, managing, and developing multifamily assets with meaningful attention to ESG considerations.

Our *differentiated approach* is holistic, encompassing the environmental footprint of an asset, the diversity and inclusivity of its community, and the wellbeing and fulfillment of its occupants and neighbors.

This Report is for informational purposes only. It is not intended to be relied upon to make any investment decisions and does not constitute an offer to buy or sell securities. Information in this report is for calendar year 2023 unless otherwise stated.

OUR IMPACT-POWERED INVESTMENT STRATEGY



Green Cities & ESG

Our history of ESG leadership dates back to our development roots, driving real estate innovation going back to the mid-1990s. Over time, and through the buyout of the firm by the current Managing Partners in 2020, we have continued to innovate to lead our industry in ESG results.



FIRM HISTORY

Laying Foundations



- Developed first LEED Gold and LEED Platinum residential high-rises in the U.S.
- Began submitting to GRESB in 2015
- Became a Certified B Corporation in 2016
- Became a signatory of Principles for Responsible Investment (PRI) in 2017

2020 - 2022

Building Operational Excellence



- Winner of PREA's Inaugural ESG Momentum Award in 2021⁽¹⁾
- Invested to expand ESG Team and technical resources to support data collection and analysis
- Created our proprietary Green Cities Index (GCI) for quantifying ESG results
- Established ESG Playbook to fully integrate ESG with our investment lifecycle

2023 & BEYOND

Visionary Progress



- Announcement of DECARB pathway to significant decarbonization by 2030 and Net Zero by 2050
- Second achievement of Fitwel Champion⁽²⁾ status
- Development of Green Cities Materials Standards to lead groundbreaking transparency on toxicity
- Development of GCI 2.0 to enhance ESG performance accountability

4.9M

SQ. FT. OF LEED CERTIFIED BUILDINGS

2.3M

SQ. FT. OF FITWEL CERTIFIED BUILDINGS

7 of 14

FITWEL VIRAL RESPONSE CERTIFIED BUILDINGS

2,312

ENERGY STAR REGISTERED RESIDENTIAL UNITS

176

UTILITY METERS MONITORED

3,815

RESIDENTIAL TENANTS⁽³⁾

(1) Green Cities Fund III won the 2021 inaugural PREA ESG Momentum Award. The award recognizes PREA members at the forefront of ESG within real estate investing, and to provide the industry with examples of best practices in ESG. There is no fee for the award, but recipients have to be PREA members.
 (2) The Fitwel Champion program is given by the Center for Active Design, via Fitwel. Fitwel Champions must commit to registering and certifying a contracted number of assets within a 24-month period. Properties must pay certification fees to pursue Fitwel certifications. For more information www.fitwel.org.
 (3) Total number of residential tenants is as of March 31, 2024, and excludes one multifamily property that was sold in April 2023.



Leaders in Sustainability

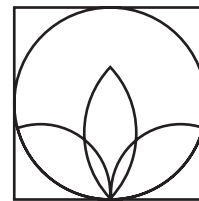




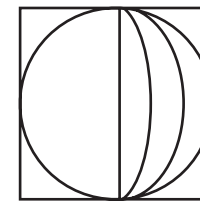
The Green Cities Index

In 2023, we updated our proprietary Green Cities Index (GCI) to continue to measure the performance and materiality of ESG-related opportunities and risks for each property.

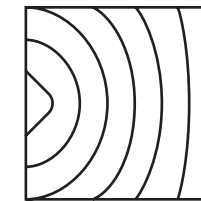
THE GREEN CITIES INDEX



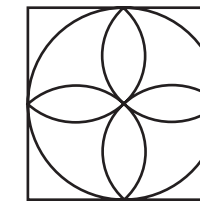
ENVIRONMENTAL
IMPACT



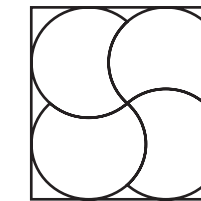
CLIMATE CHANGE
MITIGATION



RESILIENCE



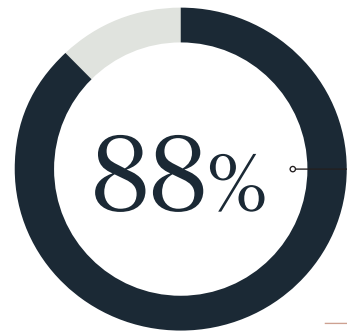
HEALTH &
WELLBEING



EQUITABLE
COMMUNITIES

Through the 5 pillars of the GCI, we identify and evaluate the most material ESG-related opportunities and risks for each individual property. We believe the holistic approach of the GCI is unique in our industry, reducing each asset's near-term environmental footprint, while also driving climate-forward, human-focused, and community-empowering impact strategies.

2023 ESG Highlights



88% OF OUR PROPERTIES HAVE AN ACTIVE LEED CERTIFICATION, UP FROM 53% IN 2022

~630k kWh REDUCTION IN ELECTRICITY USAGE ACROSS PORTFOLIO⁽¹⁾

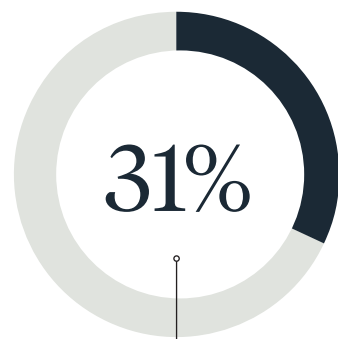
8% REDUCTION IN EMISSIONS FROM PURCHASED ELECTRICITY YOY

119 EV CHARGERS INSTALLED AT PROPERTIES

319 POUNDS OF AGRICULTURE GROWN AT PROPERTIES

54 BIODIVERSITY FEATURES ACROSS PORTFOLIO

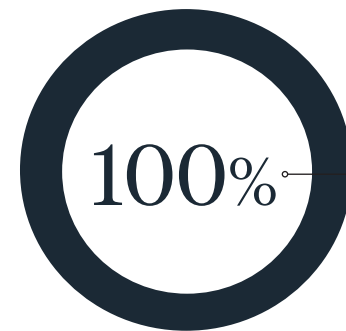
64 SECURITY FEATURES ADDED AT PROPERTIES INCLUDING 19 CPR / AED CERTIFIED STAFF MEMBERS



31% OF WASTE DIVERTED (OR 3,640 TONS) UP FROM 25% IN 2022

100% OF PROPERTIES ARE TOBACCO & SMOKE FREE

234 HOURS OF HEALTH PROGRAMMING



100% OF PORTFOLIO INCORPORATES TERRAPIN PRINCIPLES OF BIOPHILIC DESIGN

0 PESTICIDES USED AT 8 PROPERTIES, ONLY 7 GALLONS USED AT OTHERS

1,305 BICYCLE PARKING SPOTS AVAILABLE ON-SITE

60 MILES OF BIKE PATHS WITHIN 1/2 MILE

76 MILES OF WALKING TRAILS WITHIN 1/2 MILE

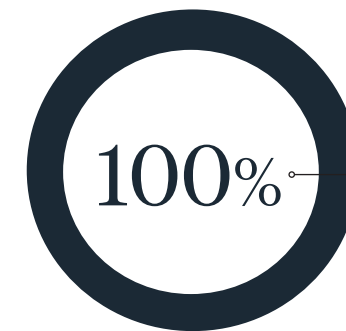
225 FREE, STATIONARY FITNESS EQUIPMENT AT PROPERTIES

9,330,756 CUMULATIVE UNION LABOR HOURS⁽²⁾

98,773 UNION LABOR HOURS IN 2023⁽²⁾

1,200+ LOCAL- OR MINORITY- OWNED BUSINESSES WITHIN 1 MILE

180 TENANT ENGAGEMENT EVENTS HELD



100% OF UNIVERSAL DESIGN STRATEGIES UTILIZED ACROSS THE PORTFOLIO



AVERAGE NEARBY EDUCATION 0.9 MILES



AVERAGE NEARBY VOTING CENTER 0.9 MILES



AVERAGE NEARBY HEALTHCARE 0.7 MILES



AVERAGE NEARBY SELF-CARE 1.3 MILES

See Reporting with Transparency section on pages 22-28 for more details on above statistic.

(1) Energy reduction is based on Energy Conservation Measures (ECMs) implemented at properties during 2023.

(2) 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.



Executing on ESG



SECTION 2

Comprehensive Accountability: Climate Change

As we seek to continue to advance our performance under the Green Cities Index, we remain aware that climate change presents one of the biggest risks and greatest opportunities as a real estate investment manager. Our thorough approach marries the strengths of our in-house expertise, our innovative frameworks, and the guidance of some of our industry’s most recognized best practices.



MANAGING RISK

Our extensive integration of climate change considerations through our investment process begins in investment sourcing and due diligence. Leveraging the insurance industry’s traditional “COPE” model, we identify each property’s climate profile and embed mitigation strategies into our investment business plan.



INDUSTRY ALIGNMENT

Our climate approach has been crafted in alignment with the recommendations of the Task Force on Climate-Related Financial Disclosures (TCFD).



GOVERNANCE

- Thorough integration in Investment Committee evaluations
- Direction set by Managing Partners
- Ongoing oversight by dedicated ESG Team through our ESG playbook

RISK MANAGEMENT

- Evaluate each property pre-investment with a defined checklist
- Continue to tie back to our business plan and new challenges throughout our ownership

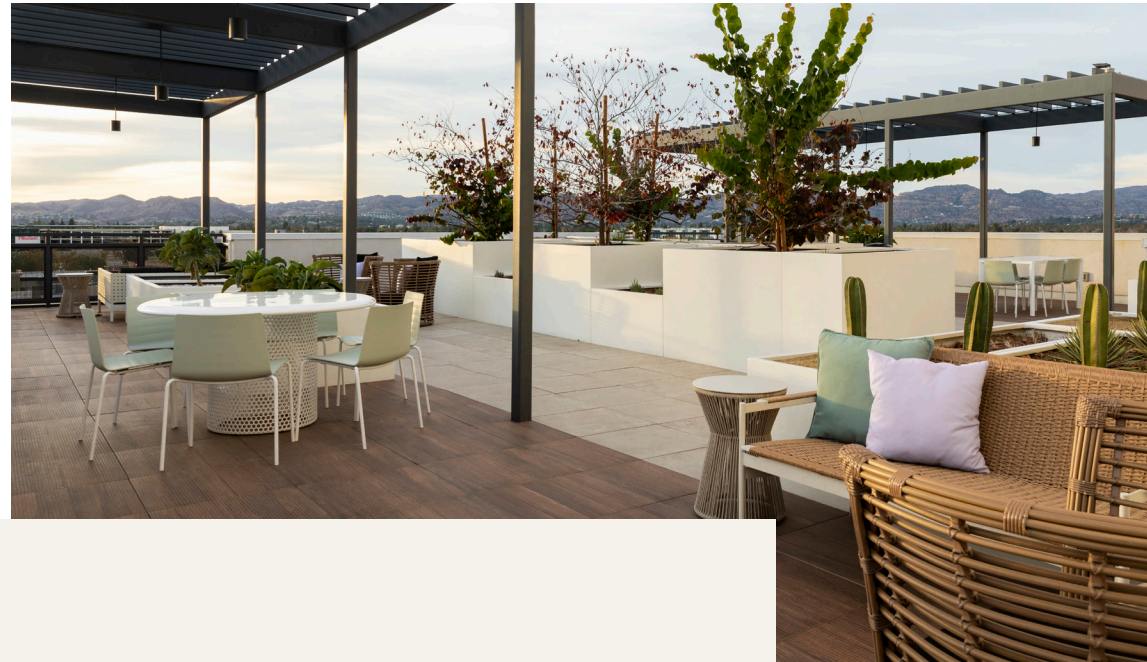
STRATEGY

- Scenario planning for long-term risks
- Incorporation of risks and opportunities into investments theses
- Consider both physical as well as transitional climate risks / opportunities

METRICS & TARGETS

- Disclose Scope 1, Scope 2, and Scope 3 emissions in our annual Impact Report
- Disclose location-based climate considerations and large risk factors

Comprehensive Accountability: Climate Change *(continued)*



Green Cities is proudly committed to the ULI Greenprint Net Zero by 2050 climate action call, in addition to our own portfolio-wide science-based interim reduction targets for 2030.

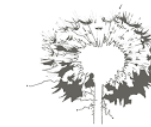
CAPTURING OPPORTUNITY

The thorough nature of our property evaluation allows us to not only assess climate-related risk, but plan for the opportunities associated with mitigating climate change. Our proprietary “DECARB” framework prescribes a methodical approach to reducing carbon emissions and driving value in each asset.

- Evaluate small- and large-scale decarbonization measures for impact and asset-specific ROI
- Plan for whole lifecycle carbon, including embodied carbon
- Emphasize materials selection / sourcing to reduce carbon and toxin exposure
- Retrofit for mechanical, electrical, and plumbing efficiency upgrades
- Collect and analyze Scope 1, Scope 2, and Scope 3 GHG emissions
- Seek to eliminate fossil fuels through electrification, on-site renewables, or off-site renewable power purchase
- Set goals for emissions reductions by 2030 and Net Zero by 2050
- Create unique property Climate Action Plans that dictate both our business plan as well as the opportunities for decarbonization by future owners beyond our hold period

GUIDING TARGET FRAMEWORKS

In developing the DECARB playbook we partnered with peers, consultants, and some of the leading frameworks to not only advance our strategy but steward industry progress.



D	E	C	A	R	B
DEFINED AND SPECIFIC PARAMETERS	EVALUATED WITH REGULARITY AND PRECISION	COST-EFFECTIVE AND RETURNS-DRIVEN	ASSET SPECIFIC	REPEATABLE THROUGHOUT THE PORTFOLIO	BOLD, SETTING NEW INDUSTRY STANDARDS

Comprehensive Accountability: Tenant Outcomes

Unique to Green Cities is an understanding that we can create investment value through the optimized operations of our buildings and the enhanced experiences of our tenants. Using our suite of in-house capabilities and our expansive playbook for ESG initiatives, we seek to drive valuable results.

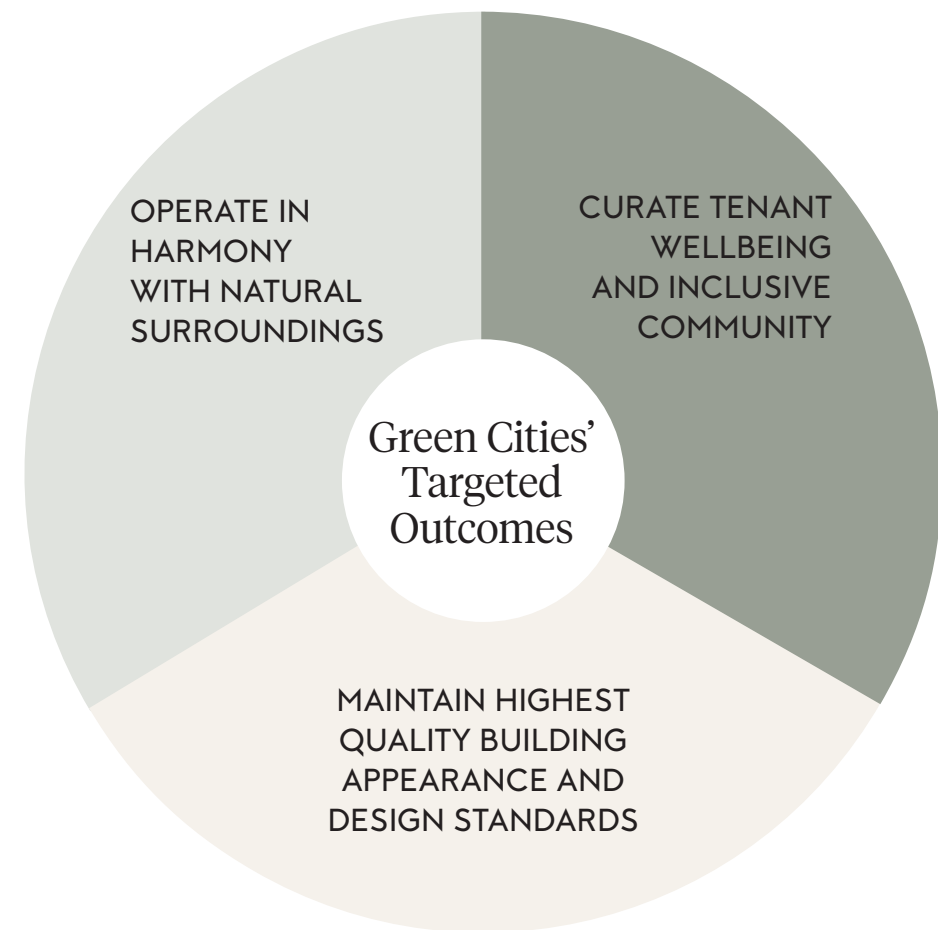


Fitwel Champions⁽¹⁾

In 2023, for the second time in our history as investment managers, Green Cities was proud to become Fitwel Champions – a global cohort of managers committed to meeting the demand for healthy buildings. Originally created by the U.S. Centers for Disease Control and Prevention (CDC) and U.S. General Services Administration (GSA), Fitwel is the leading healthy building certification used by top real estate companies around the world to ensure their assets are designed and operated to positively impact the health, productivity, and satisfaction of residents, employees, and tenants.

Today, Green Cities has properties across the United States that have achieved Fitwel certification. In addition, 7 of our properties as well as our corporate-level operations have achieved Fitwel Viral Response module certification. Going forward, we have developed a proprietary LEED and Fitwel Readiness Checklist to allow us to identify opportunities to meet and exceed the standards of these widely recognized frameworks at every property.

(1) The Fitwel Champions program is led by the Center for Active Design, via Fitwel. Fitwel Champions must register 20 assets upon signing and certifying at least 10 or more projects over the 24-month period. Certifications are issued on a rolling basis and are valid for three years. Properties must re-certify to maintain certification standing. Properties must pay certification fees to pursue Fitwel certifications. For more information www.fitwel.org



Comprehensive Accountability: Governance & Action

In order to keep promoting our brand of value-driving ESG performance, Green Cities reports to / aligns with some of the industry's leading frameworks. We are even more proud of opportunities to share our groundbreaking innovations with the marketplace, driving industry progress through pioneering transparency.



Global Guidelines

Our Green Cities Index is rooted in the recommendations of taskforces in the fields of climate change and biodiversity, as well as material considerations for the real estate investment industry.



Recognized Industry Frameworks

We seek the evaluation of our ESG performance through the most prominent industry scoring systems to ensure we remain at or ahead of best practices, setting the bar for our peers.



International Goals

Green Cities epitomizes the concept of “thinking globally while acting locally.” We recognize that we have an opportunity to perform for our investors while contributing to needed change with intentionality.

PRIMARY SUSTAINABLE DEVELOPMENT GOALS CONTRIBUTIONS

- 11 SUSTAINABLE CITIES AND COMMUNITIES**: MAKE CITIES AND HUMAN SETTLEMENTS INCLUSIVE, SAFE, RESILIENT AND SUSTAINABLE
- 12 RESPONSIBLE CONSUMPTION AND PRODUCTION**: ENSURE SUSTAINABLE CONSUMPTION AND PRODUCTION PATTERNS

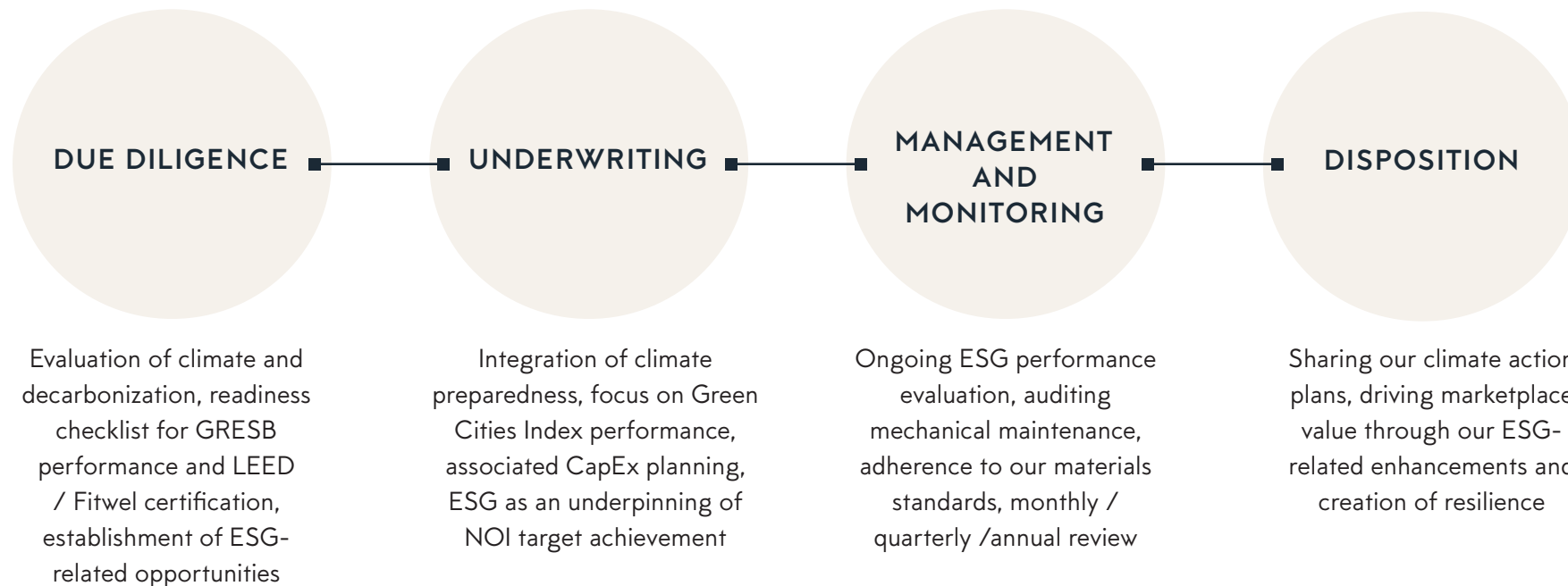
ADDITIONAL CONTRIBUTIONS





- 6 CLEAN WATER AND SANITATION**: ENSURE AVAILABILITY AND SUSTAINABLE MANAGEMENT OF WATER AND SANITATION FOR ALL
- 8 DECENT WORK AND ECONOMIC GROWTH**: PROMOTE SUSTAINED, INCLUSIVE AND SUSTAINABLE ECONOMIC GROWTH, FULL AND PRODUCTIVE EMPLOYMENT AND DECENT WORK FOR ALL



Investment Integration

The essence of our impact is a complete integration in our investment process. Every Green Cities employee understands that their job is both accountability to our investors and sustainability – and that those two goals are united.



	ENERGY DATA COVERAGE ⁽¹⁾	+18% from 2022	97%
	WATER DATA COVERAGE ⁽¹⁾		99%
	WASTE DATA COVERAGE		100%
	EMISSIONS DATA COVERAGE ⁽¹⁾	+18% from 2022	97%

Data Coverage

Over the past three years, Green Cities has steadily worked to purify our data collection and analysis systems in order to ensure real-time tracking against our ESG targets. Today, we are pleased to have optimized coverage of utility performance throughout our portfolio to allow for reporting on emissions, energy, water, and waste data wherever possible. This information is audited by a third-party to ensure accuracy and regularly monitored by our ESG Analyst as well as an additional third-party partner to pre-identify gaps and anomalies that may ultimately impact operating cost.

(1) Missing data is where local utilities prohibit the sharing of tenant performance. 100% of house data is tracked across the portfolio.

A Uniquely Holistic Approach

Our ESG Playbook prescribes strategies for positive impact across our portfolio potentially including:

ENERGY EFFICIENCY & DECARBONIZATION

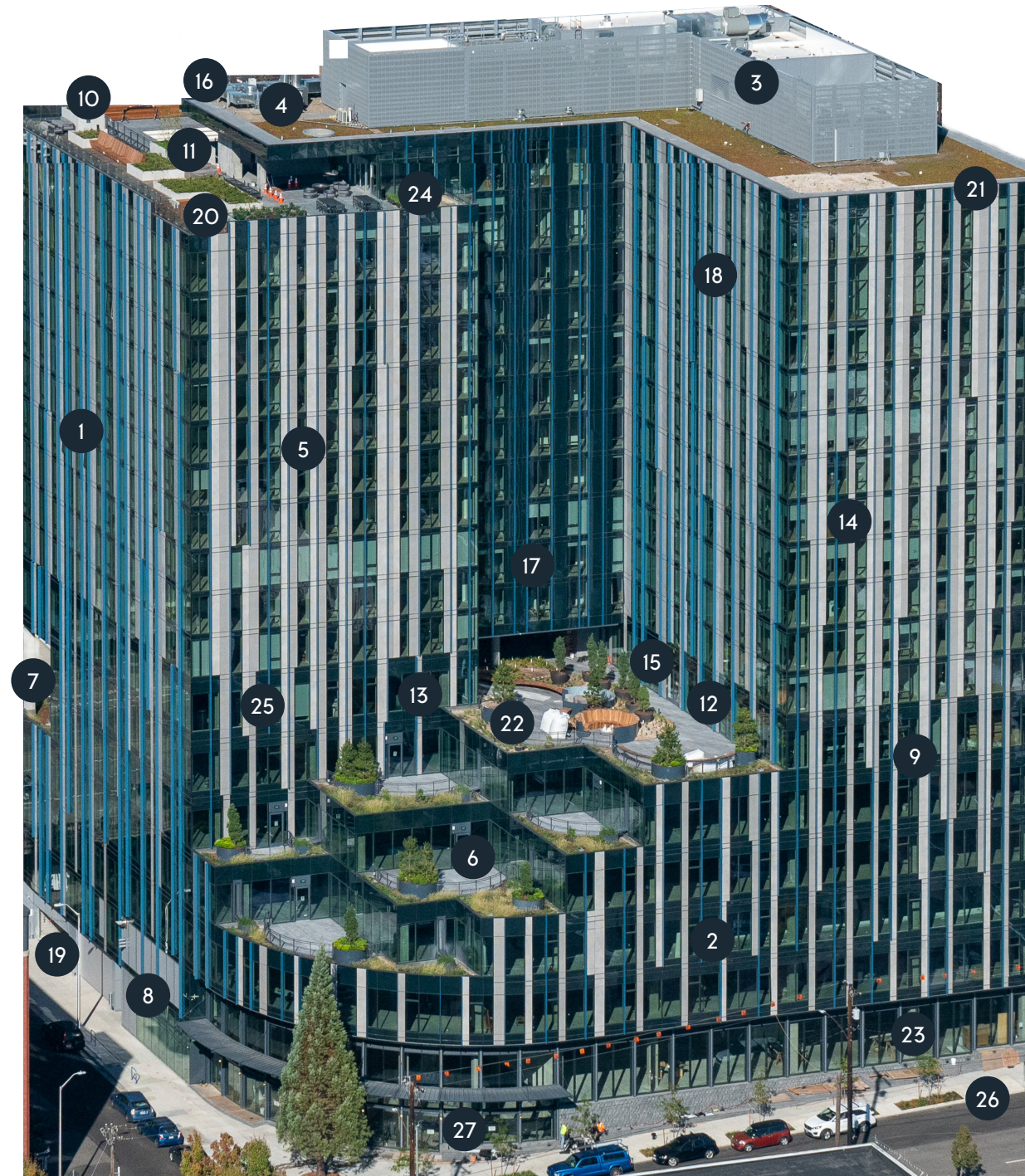
1. Defined standards through our proprietary DECARB framework
2. Requirement for efficient lighting and fixture in renovations
3. On-site renewable power generation where possible
4. Automated systems for managing energy usage
5. Electrification where supported by grid cleanliness

WATER QUALITY & WASTE PROTOCOLS

6. Drought tolerant landscaping and smart irrigation methods
7. Low flow fixtures that reduce water consumption
8. Waste diversion with recycling, compost, and e-waste programming
9. Identify and treat physical, microbial, and chemical water hazards

BIODIVERSITY

10. On-site regenerative agriculture, including pollinator plants
11. Rooftop gardens and beehives
12. Integrated pest management for natural pest control



PROMOTING HEALTH

13. Annual calendar of tenant health programming
14. Annual indoor air quality testing
15. 100% tobacco- and smoke-free environments
16. MERV-rated filtration in HVAC systems
17. Free green cleaning products provided to all tenants

HOLISTIC WELLBEING

18. Focus on acoustic, thermal, and emotional comfort
19. Variety and depth of security features
20. Community Supported Agriculture offerings
21. Materials standards focused on avoidance of toxins and offgassing
22. Biophilic design strategies for connections to nature
23. Healthy vending

CURATING COMMUNITY

24. Monthly tenant engagement programming
25. Universal design strategies for inclusion
26. Prioritizing local and/or minority- or women-owned businesses
27. Awareness of needs related to access to nearby healthcare, self-care, education, and voting





Impact & Outcomes



Reduced Footprint

Through the various options of our ESG Playbook and DECARB framework, Green Cities is able to think creatively and specific to each asset about the most effective ways of driving sustainability while reducing cost. Some examples include:



EV CHARGERS

We believe in creating Buildings of the Future, and we seek to support the move away from fossil fuels in the transportation sector by installing Electric Vehicle charging stations at our properties. Not only do these chargers support our tenants in being environmental stewards, but they add rent premium value for our units.



RENEWABLE THERMAL HEATING

While we seek opportunities for on-site renewables to cover our houseload and/or that of our tenants, we also consider other ways to bring renewables into our operations. One example is using solar panels to replace natural gas-fired thermal heating for pools.



XERISCAPING

As the energy conversation largely tends to be around fuels and electricity, we acknowledge that a high percentage of a building's energy usage can come from water. By proactively trading out landscaping for native, drought-tolerant species, we are able to significantly reduce our water footprint on-site.

~441k POUNDS OF GHG EMISSIONS AVOIDED ON-SITE ACROSS PORTFOLIO⁽¹⁾

-9,913 THERMS OF NATURAL GAS USE REDUCTION ACROSS PORTFOLIO IN 2023

<2x DAYS PER WEEK OF LANDSCAPE WATERING ACROSS PORTFOLIO

(1) Total GHG emissions reported from EV usage excludes two properties.



Pioneering Waste Protocols

Another often-overlooked contributor to a building's environmental performance is its waste profile. In 2023, Green Cities developed a comprehensive Waste Protocol which we are rolling out across our portfolio in 2024.

Highlights of Our Waste Approach

INITIAL / ANNUAL AUDITING

- Residential floor trash rooms and process / building-level trash rooms and pickup
- State recycling requirements and opportunities
- Local expanded recycling options (e.g. e-waste, textiles)

STANDARD PROCEDURES

- At least 2 receptacles (garbage, recycling, and maybe organics) in every common space
- Addition of batteries recycling on residential floors
- Blue recycling bin in all areas of business (leasing offices, conference centers)
- Blue bins as part of tenant move-in gifts, where possible
- State-specific signage in residential trash rooms
- Twice annual (April, October) e-waste collection drives
- Double-trash where appropriate for unit configurations, considered in all renovations
- Required tracking and reporting of contractor waste; tracking of Green Cities reuse and recycling in retrofits
- Required one annual tenant program or communication

Composting Partnership



In our quest for pioneering ESG opportunities, Green Cities often partners with companies that are developing unique solutions to widespread challenges. In Chicago, the demi composting system addresses the typical urban obstacle for apartment tenants around organic waste. Green Cities is proudly the first building to roll out demi property-wide.

In only 1.5 months⁽¹⁾:

- 206** TENANT DEPOSITS
- 329** POUNDS CO₂E AVOIDED
- 418** POUNDS WASTE DIVERTED



(1) Stats are generated through demi's property portal.

Healthy Living

Green Cities believes there is value in the symbiosis of planetary and human health – both in terms of tenant outcomes and in terms of creating buildings of more value in the marketplace.

Health programming and tenant engagement are critical elements to this approach, and we affirm our commitment to these values by making our tenants our partners in sustainability.

Examples of Healthy Living at Green Cities’ Properties



NON-TOXIC CLEANING

Across all Green Cities properties for every tenant for the lifetime of their stay within our building, we provide free multipurpose green cleaning products. We view this as a tenant amenity, demonstrating our focus on environmentalism and health and making the tenant our partner in these goals.

At a Boston property, we have taken this a step further: partnering with a company called Good Filling to provide sustainable, toxin-free alternatives to additional cleaning and beauty products in reusable glass containers.

Over the course of our partnership, this one property was able to save⁽¹⁾:

- **545**
BOTTLES FROM
LANDFILLS
- **~1,000**
SQ. FT. OF
LANDFILL SPACE
- **20**
POUNDS OF
PLASTIC

(1) Stats are generated and provided by Good Filling.



CONNECTING WITH NATURE

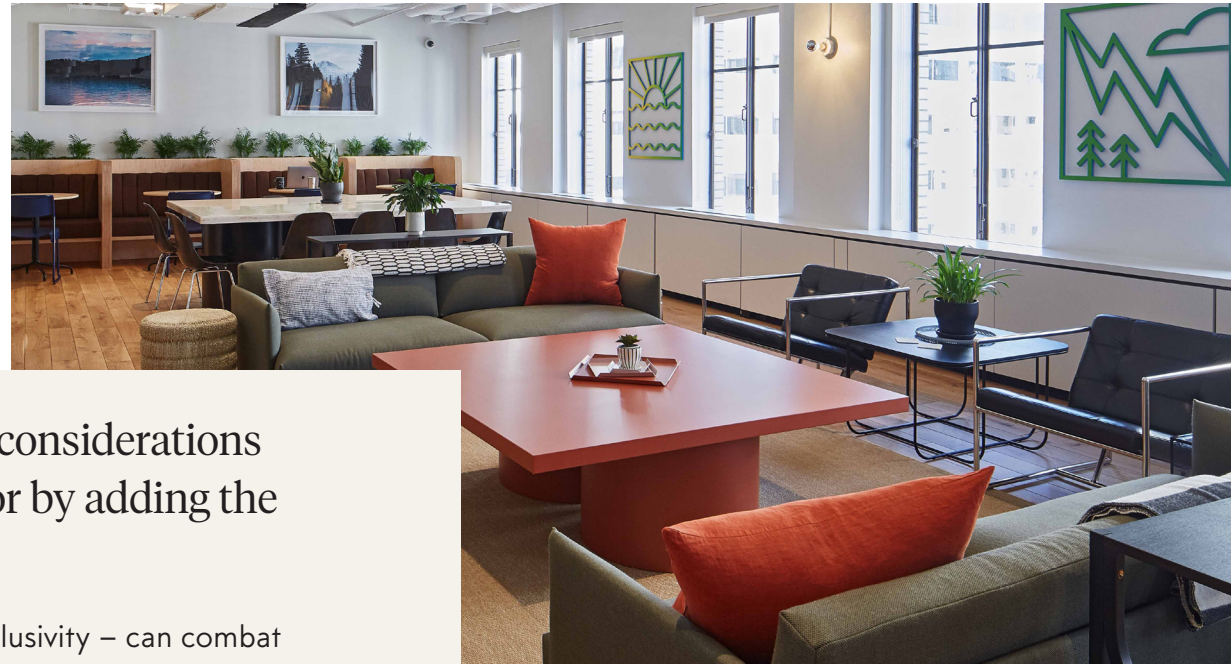
One of the unique aspects of the Green Cities approach is our focus on biophilic design, which we’ve showcased in prior Environmental and Community Impact Reports. We understand that creating opportunities for our tenants to connect with nature not only has positive benefits for them but also creates a pathway to promoting biodiversity and securing the natural ecology surrounding our buildings.

At a property in Chicago, within the first year of ownership, we installed an expansive garden in a communal outdoor terrace space including both an apiary for bees as well as elements that garnered designation as a Certified Wildlife Habitat.

Not only will this garden activate the space, but we also are bringing 45 edible agricultural elements to our tenants including healthy greens, native shrubs, row crops, fruits, herbs, and edible blooms.



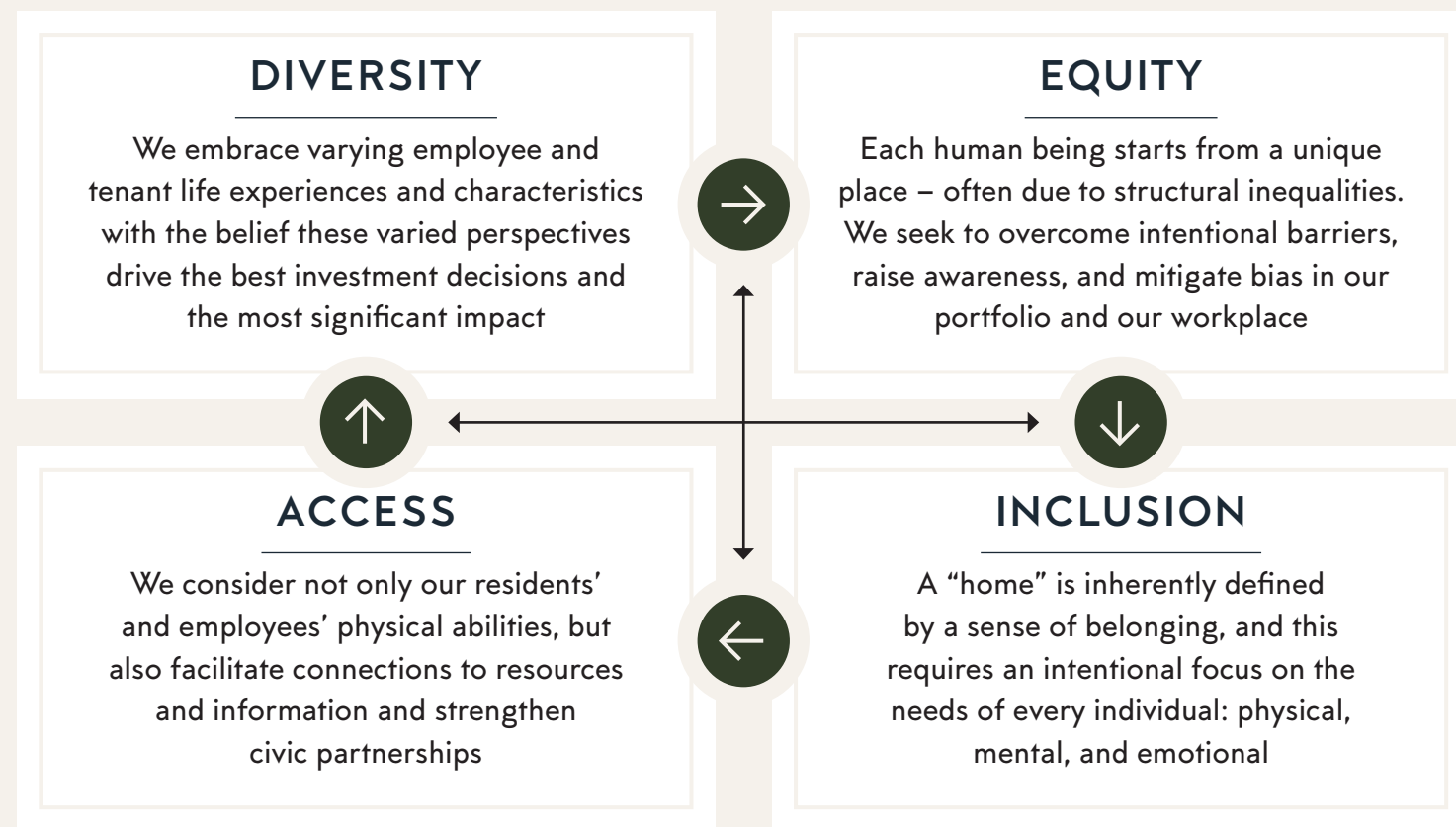
Diversity, Equity, Inclusion & Access (DEI&A)



66% of tenant engagement event spend with local and / or minority- and women-owned vendors

As we reported last year, Green Cities has redefined the traditional considerations of diversity, equity, and inclusion in the real estate investment sector by adding the concept of “access.”

We believe that the built environment – when conceived and operated with respect and inclusivity – can combat systemic marginalization by fostering dignity, providing equitable access, empowering individual voices, and inspiring collective purpose.



Taking Action on DEI&A

DEI&A at Green Cities is shepherded and stewarded by our volunteer DEI&A Committee, which includes participation by the Managing Partners. Under this leadership and our Equitable Communities pillar, we have implemented a number of strategies.

INTERNAL ENGAGEMENT

- **Creation of a Green Cities Mentorship program and Onboarding Program** for new employees, setting the path for each employee to show up to work as their whole selves
- **Creation of a Glossary of Terms** to provide access to information about our business, our industry, and ESG
- **Advancement of our Performance Equity Management system** with the rollout of Key Behavioral Competencies and an equitable review process

EXTERNAL ENGAGEMENT

- **Developing a shared quick reference calendar** with our property management staff to identify opportunities for tenant and community connections
- **Created the Green Cities “Yellow Pages,”** a directory of local-, minority-, and women-owned businesses for tenant events and property spend
- **Connected a significant portion of on-site management bonuses** to Green Cities DEI&A goals on a quarterly basis

Curating Community

Ultimately, we appreciate that our buildings are not just properties but homesteads for thousands of people. We believe we have an opportunity to enrich lives and create connections both within our properties and between our tenants and their communities through our focus on DEI&A.



Finance as an Amenity



In 2022, we piloted a relationship with Esusu, a company focused on creating a pathway for renters to enhance their credit with the same opportunity as homeowners. After a year at that pilot property, we are pleased to report tremendous results:

61 RESIDENTS HAVE IMPROVED CREDIT SCORES SINCE IMPLEMENTATION

+37 AVERAGE CREDIT SCORE INCREASE

7 RESIDENTS MOVED FROM SUBPRIME TO PRIME LEVELS OF CREDIT

4 FORMERLY "CREDIT INVISIBLE" RESIDENTS NOW HAVE ESTABLISHED CREDIT

Fostering Inclusivity

We support our properties in living the values of DEI&A and engaging with tenants from a variety of backgrounds. Through the metrics of the Equitable Communities pillar of the Green Cities Index, we evaluate opportunities to drive income to the local neighborhood, including minority- and women-owned businesses, as a way to celebrate both our towns and our tenants.

In 2023, we held 180 events at our properties and generated over \$5 million of spend with local, minority, and women vendors. Throughout the year, we promoted celebration of Heritage Months, philanthropic activities, and local engagement through at least monthly programming at every property.



Green Cities' Community Engagement

Green Cities is dedicated to living our values not only through the work we perform at our properties but also through our own civic engagement.



ANNUAL DAY OF SERVICE

Green Cities regularly participates in community events where we can leverage the resources of our team to better the places where we live and work. For the annual day of service, Green Cities partnered with Zenger Farm, a 24-acre combined farm and wetland, located in the Powellhurst-Gilbert neighborhood of Outer East Portland.

After a tour of the grounds the team supported Zenger Farm by in the preparations for winter crops to be planted and their assistance accomplished what one farmer would accomplish in 40 hours of work. The preparations included prepping the soil by removing rocks from beds to make weights, laying down tarps, weeding, and tilling a path and transplanting 200 scallions for Winter Community Supported Agriculture (CSA).



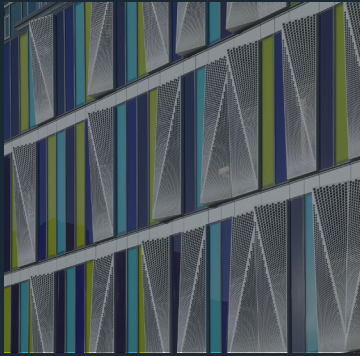
ABOUT ZENGER FARM

Zenger Farm is a working urban farm that models, promotes, and educates about sustainable food systems, environmental stewardship, community development, and access to good food for all.

They envision a just food system that dismantles the root causes of systemic inequity - racism, colonialism, and other systems of oppressions - by fostering lasting connections between people, food, and the environment.



Reporting with Transparency



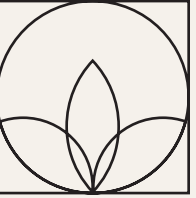


Green Cities Portfolio

In 2023, the Green Cities portfolio consisted of 12 multifamily properties and 2 office properties geographically dispersed across the U.S.

Green Cities Portfolio

Environmental Impact



CATEGORY	KPI	PORTFOLIO TOTALS
PERFORMANCE SNAPSHOT		
Baseline Electricity Usage (Whole Building) ⁽¹⁾	# - kWh used, baseline	24,409,209
Electricity Usage: Reporting Yr (Common) ⁽¹⁾	# - kWh used, reporting yr	18,403,158
Electricity Usage: Reporting Yr (Tenant) ⁽¹⁾	# - kWh used, reporting yr	12,572,920
Baseline Gas Usage (Whole Building) ⁽¹⁾	# - therms used, baseline	699,697
Gas Usage: Reporting Yr (Whole Building) ⁽¹⁾	# - therms used, reporting yr	769,223
Energy Use Intensity, Reporting Yr ⁽¹⁾	# - kBtu / sq. ft., reporting yr	36
ENERGY STAR Score	# - average Energy Star score, reporting yr	91
Active LEED Certification	% - active LEED certified properties	88%
GHG Emissions: Reporting Yr - Scope 1 ⁽²⁾	# - metric tons CO ₂ e from natural gas used across portfolio, reporting yr	4,192
GHG Emissions: Reporting Yr - Scope 2 ⁽²⁾	# - metric tons CO ₂ e from electricity purchased and across portfolio reporting yr	5,734
GHG Emissions: Reporting Yr - Scope 3 ⁽²⁾	# - metric tons CO ₂ e from all other sources across portfolio, reporting yr	3,681
Baseline Water Usage (Whole Building) ⁽¹⁾	# - gallons used, baseline	67,713,191
Water Usage: Reporting Yr (Whole Building) ⁽¹⁾	# - gallons used, reporting yr	82,392,144
Baseline Waste Production (Whole Building) ⁽³⁾	# - tons waste produced in operations, baseline	2,003
Waste Production: Reporting Yr (Whole Building) ⁽³⁾	# - tons waste produced in operations, reporting yr	3,640
Waste Production Development: Cumulative ⁽³⁾	# - tons waste produced in development, cumulative	19,258

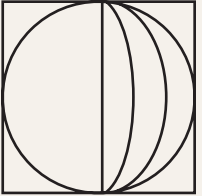
(1) All energy, carbon, and water savings calculations are performed and/or verified by an independent specialist in energy engineering.

(2) Carbon emission calculations are based on the emission values associated with electricity generation in the property's utility market as published by the Environmental Protection Agency (EPA).

(3) Waste data is provided by the waste hauler where reported and where diversion metrics are made available.

Green Cities Portfolio

Climate Change Mitigation



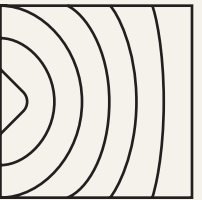
CATEGORY	KPI	PORTFOLIO TOTALS
RESOURCE EFFICIENCIES		
Reduction in Electricity Usage through Conservation Measures ⁽¹⁾	# - est. kWh saved, reporting yr	630,952
Reduction in Electricity Usage through Conservation Measures ⁽¹⁾	\$ - est. saved, reporting yr	\$59,470
Reduction in Gas Usage through Conservation Measures	# - est. therms saved, reporting yr	9,913
Reduction in Gas Usage through Conservation Measures	\$ - est. saved, reporting yr	\$8,748
Reduction in GHG Emissions Usage through Conservation Measures ⁽²⁾	# - est. mtCO ₂ e saved, reporting yr	0
Reduction in Water Usage through Conservation Measures ⁽²⁾	# - est. gallons saved, reporting yr	0
Waste Diversion: Reporting Yr ⁽³⁾	% - waste that was diverted from landfills, reporting yr	31%
Waste Diversion: Reporting Yr	# - tons waste diverted from landfills, reporting yr	749
Development Waste Diversion	% - tons waste diverted from landfills during development	87%
ENVISIONING BUILDINGS OF THE FUTURE		
Level II EV Charging Stations	# - EV charging stations available for tenant and / or public use	119
Electrification	% - electricity vs. gas expressed as a % of total energy use	58%
Native, Drought-Tolerant Xeriscaping	% - calendar year days watered	28%

(1) Investment span savings are based on Energy Conservation Measures (ECMs) implemented beginning January 1, 2023. Based on available electricity information for House usage only. Using data from prior years, it is reasonably likely that the electrification % is higher than shown.

(2) These line items are new to the Green Cities Index as of 2023 and will be tracked going forward.

(3) Green Cities uses a combination of actuals and estimates based on data provided through waste audits and available hauler data. Please see Fund reporting sections for details.

Green Cities Portfolio

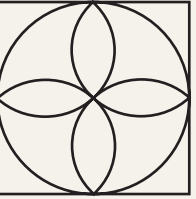


CATEGORY	KPI	PORTFOLIO TOTALS
PROMOTING TENANT SECURITY		
Security Features of the Building	# - security features installed across portfolio	45
Entry / Exit Lighting	% - percentage of properties with every entrance and exit of the building / garage well-lit	100%
Pathway / Parking Area Lighting	% - percentage of properties with every pathway and parking area well-lit	100%
CPR / AED Certified Staff On-Site	# - full-time staff that are CPR / AED certified	19
Fitwel Viral Response Certification	% - percentage of portfolio Fitwel Viral Response certified	50%
ECOLOGICAL LONGEVITY		
Biodiversity Features	# - biodiversity property features (herb garden, rooftop garden, apiary, pollinator pathways, wildlife certifications, etc.)	54
Toxicity to Environment	# - gallons pesticides used across portfolio, reporting yr	7
Non-GHG Air Pollutants ⁽¹⁾	# - µg/m ³ (Nitrogen oxides (NO ₂ , NO and NO ₃); Volatile organic compounds (VOC or NMVOC); Sulphur oxides (SO ₂ , SO, SO ₃ , SOX); and Ammonia (NH ₃))	63
Regenerative Agriculture	# - pounds / types of fresh produce grown on-site	319 lbs / 27 types
PROPERTY LONGEVITY		
Renewable Energy Consumption ⁽²⁾	% - total annual energy use from renewable sources	14%
Renewable Energy Production ⁽²⁾	# - kWh produced at properties, reporting yr	776,103
Climate Zone	x - exposure and zone numbers throughout portfolio	Mild - Zone 3: 4 Mild - Zone 4: 3 Cold - Zone 5: 7
Key Climate Risks	x - climate risks listed throughout portfolio	Flood: 5 Drought: 3 Fire: 2

(1) Based on averages of all tested spaces by an independent third-party against LEED and Fitwel Requirements for Indoor Air Quality.

(2) Based on shared savings report provided by Dalkia Aegis and verified by a third-party specialist in energy engineering.

Green Cities Portfolio



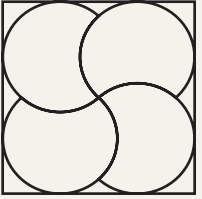
CATEGORY	KPI	PORTFOLIO TOTALS
BUILDING IMPACT ON TENANTS		
Fitwel Certified	% - Fitwel certified properties, reporting yr	50%
Indoor Air Quality ⁽¹⁾	# - µg/m ³ - particulate matter (PM2.5 and / or PM10)	16
Mechanical or Natural Ventilation	% - windows of common area that are operable across portfolio	62%
Maximization of Mechanical Air Filtration (Common)	# - properties compliant with the highest MERV rating accommodated by their systems	9/14
Maximization of Mechanical Air Filtration (Tenants) ⁽²⁾	# - properties compliant with the highest MERV rating accommodated by their systems	8/11
FACILITATING PHYSICAL ACTIVITY		
Number of Bicycle Parking Spots	# - bicycle parking spots on-site	1,305
Number of Long-Term Bicycle Storage Spots	# - long-term bicycle storage spots on-site	1,212
On-Site Gym	# - free, stationary equipment on-site	225
Proximity to Walking Trail Within 1/2 mile ⁽³⁾	# - total length of walking trails within 1/2 mile	76.3
Proximity to Bike Paths Within 1/2 mile ⁽³⁾	# - total length of bike paths within 1/2 mile	60.3
Proximity to Open Space Within 1/2 mile ⁽³⁾	# - total acreage of open space within 1/2 mile	1,375
Health Programming	# - total hours of health programming offered to tenants, reporting yr	234
Adherence to Terrapin Principles of Biophilic Design	# - x of 14 total Terrapin Principles of Biophilic Design used across the portfolio	14
Tobacco and Smoke Free	% - portfolio total of tobacco and smoke free buildings	100%
Healthy Vending Machines	% - properties with healthy / fresh food available on-site	14%

(1) Based on averages of all tested spaces by an independent third-party against LEED and Fitwel Requirements for Indoor Air Quality.

(2) Total number excludes three multifamily properties that have different air filtration systems installed.

(3) Calculated by Green Cities using Google Maps.

Green Cities Portfolio



CATEGORY	KPI	PORTFOLIO TOTALS
COMMUNITY INVESTMENT OPPORTUNITY		
Local-Owned Businesses within 1 mile ⁽¹⁾	# - local-owned businesses within 1 mile of properties	1,265
Minority-Owned Businesses within 1 mile ⁽¹⁾	# - minority-owned businesses within 1 mile of properties	417
Affordable and / or Workforce Housing Units	# - total affordable and / or workforce housing units	102
Local and / or Minority-Owned Vendors, % of Spend on Tenant Engagement Events	% - spend on tenant engagement events, reporting yr	66%
Local and / or Minority-Owned Vendors, \$ of Spend on Tenant Engagement Events	\$ - spend on tenant engagement events, reporting yr	\$82,929
Union Construction Labor Hours: Cumulative ⁽²⁾	# - hours of union construction labor hours, cumulative	5,306,612
FOSTERING A SENSE OF COMMUNITY		
Tenant Engagement Events	# - events held for tenants across portfolio, reporting yr	180
Universal Design Strategies Utilized	# - x of 11 universal design strategies utilized across portfolio	11
NEIGHBORHOOD CONNECTIONS		
Walk Score ⁽³⁾	# - average score across portfolio, reporting yr	91
Bike Score ⁽³⁾	# - average score across portfolio, reporting yr	82
Transit Score ⁽³⁾	# - average score across portfolio, reporting yr	75
Nearby Education ⁽⁴⁾	# - mileage to closest educational institute	0.9
Nearby Healthcare ⁽⁴⁾	# - mileage to closest healthcare facility	0.7
Nearby Self-Care ⁽⁴⁾	# - mileage to closest self-care (spas, mental health, yoga studios, etc.)	1.3
Nearby Voting Center ⁽⁴⁾	# - mileage to closest voting center	0.9

(1) Calculated by Green Cities using Google Maps.

(2) 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.

(3) Sourced from Walkscore.com.

(4) Calculated by Green Cities using Google Maps.



Authors of the Report



Lauren Winkler
SENIOR DIRECTOR, ESG & INNOVATION

Lauren creates the overarching vision and direction of our ESG platform, seeking to ensure The Green Cities Company remains a pioneer in sustainability and social impact. Through leadership and collaboration throughout the organization, she drives strategic ESG initiatives both in the Green Cities portfolio and in our firm. In addition, Lauren directs Green Cities' marketing strategy across our portfolio and our corporate profile. Her integration of ESG, innovation, and engagement speaks to Green Cities' commitment to steward ESG and DEI&A leadership throughout the industry.



Benjamin O'Connor
ANALYST, ESG

Benjamin is responsible for collection, execution, and analysis of performance of initiatives related to the Green Cities Index. He also is responsible for maintaining compliance with the industry frameworks to which Green Cities reports.



Megan Irwin
CORPORATE MARKETING MANAGER

Megan is dedicated to cultivating and elevating the corporate brand image. With a focus on strategic marketing initiatives, she spearheads the creation and deployment of diverse marketing materials for both internal and external audiences. From managing the company's digital presence on the website and social media platforms to overseeing corporate sponsorships and public relations efforts, she ensures that Green Cities maintains a strong and impactful presence.



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Should you wish to request further information on this report, please email us at investors@greencities.com. Data specific to each fund and/or property can also be requested via this email.

DISCLAIMER

There can be no assurance that estimated returns or projections can be realized or that actual returns or results will not be inferior than those estimated herein. Past performance is not an indicator of future results.

Green Cities is not responsible for the accuracy of any third-party information provided in this report. Information shown herein is valid as of April 2024.

This Report is for informational purposes only. It is not intended to be relied upon to make any investment decisions and does not constitute an offer to sell or the solicitation of an offer to purchase any securities in any Green Cities Funds.

This Report is separate and distinct from the Green Cities Fund's financial reporting which is done in accordance with the Fund agreements.