



Environmental & Community Impact Report



THE
GREEN
CITIES
COMPANY

ISSUED APRIL 2023

2022

Dear Investment Partner,

2022 was another exciting and groundbreaking year for Green Cities as a champion of sustainability and human impact. We have always pioneered ways to enhance the environmental, social, and governance profile of our properties and of our business - and, so, we regard “ESG” as value-adding business practice. We are proud to present our ESG achievements and performance to our investors, our peers, our partners, and our employees in our annual Environmental & Community Impact Report.

The Green Cities Company is invigorated by our mission of enhancing our communities, supporting the health and wellbeing of our tenants, and driving towards a more sustainable world. Utilizing our proprietary Green Cities Index (GCI), we continue to measure and hold ourselves accountable to progressing material areas of impact under the **GCI’s five pillars: Environmental Impact, Climate Change Mitigation, Resilience, Health & Wellbeing, and Equitable Communities.**

We have made commitments to achieving a Net Zero portfolio by 2050 as well as making significant reductions in our assets’ energy usage and carbon emissions in the interim. We continue to advance diversity, equity, inclusion, and access (DEI&A - a unique perspective in our field) in our firm and in our properties. And, we believe these and other trailblazing approaches are raising the bar throughout our industry. Our focus on ESG considerations is a commitment we make to our employees, our tenants, and our investors. We believe ESG strategies and practices drive real value into the performance of our assets. This report highlights these accomplishments, reporting the innovations that connect our investment strategy with our ethos as a firm and as a values-driven investor.

In addition to our status as signatories to the United Nations Principles for Responsible Investment (PRI), our reporting under GRESB, and our certification as a B Corporation, we believe the information shared in this report provides an industry-leading level of transparency and stewardship in the real estate investment management community. Backed by our fully integrated team - which uniquely adds development and design, asset management, and operations management to our investment expertise - we feel more capable than ever to drive important ESG performance throughout our portfolio.

The Green Cities Company looks forward to continuing to engage with you and with our tenants and communities to yield financial value and returns for our investors and more beneficial outcomes for the communities in which we invest.



Molly Bordonaro

MOLLY BORDONARO
Managing Partner



Brent Gaulke

BRENT GAULKE
Managing Partner



Kelly Saito

KELLY SAITO
Managing Partner



Patrick Wilde

PATRICK WILDE
Managing Partner



We believe in the value
of ESG as investment
managers and as a team.

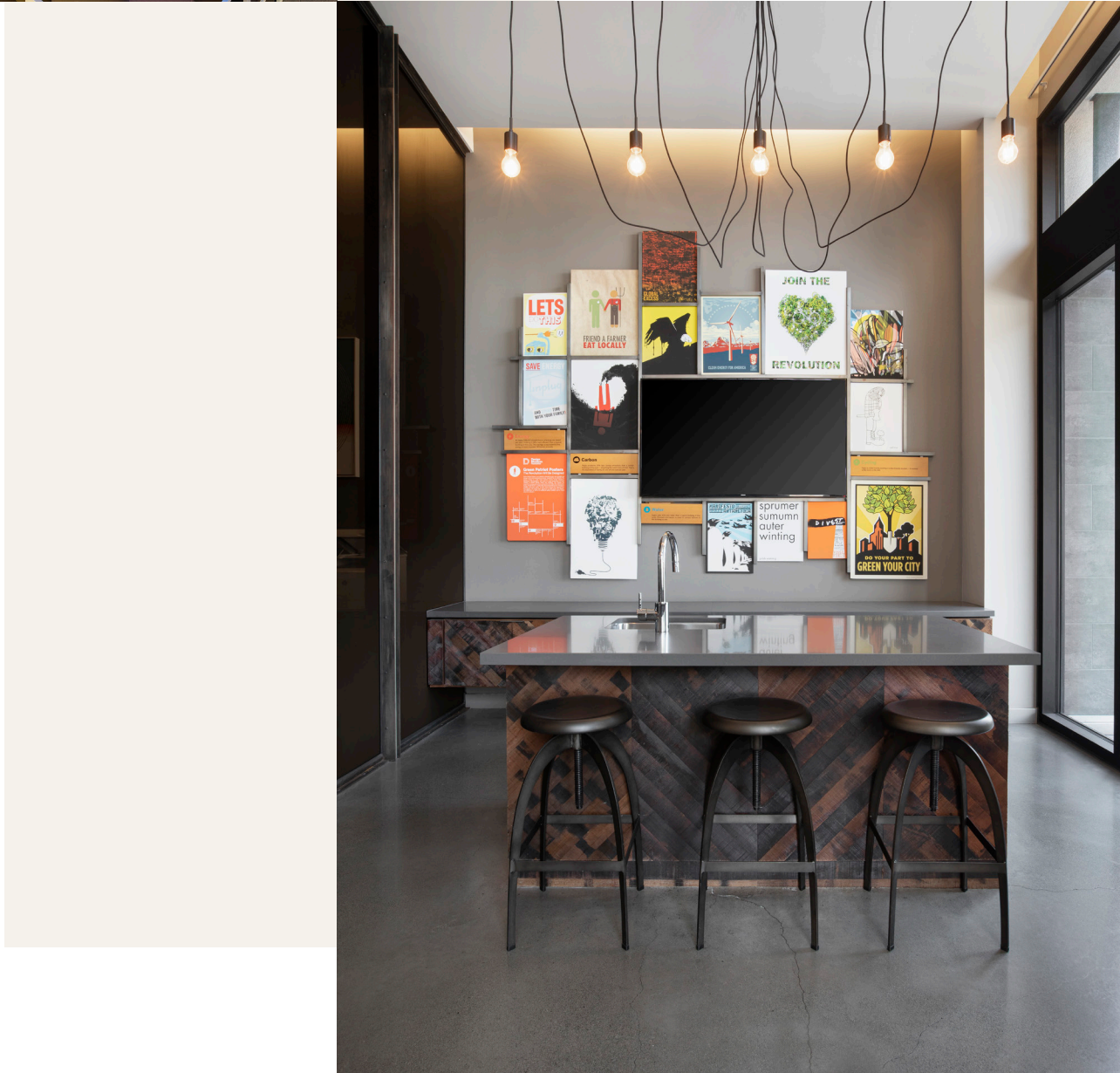


Table of Contents

SECTION 1

Sustainable Value Creation

FIRM OVERVIEW

A DEEP HISTORY OF SUSTAINABILITY

THE GREEN CITIES INDEX

FULLY INTEGRATED ESG APPROACH

2022 ESG RESULTS

TRANSPARENCY AND PROGRESS

5

6

7

8

9

10

SECTION 2

Leading Our Industry

STRATEGICALLY REDUCING CARBON EMISSIONS

HEALTHY LIVING THROUGH GREEN CITIES

DIVERSITY, EQUITY, INCLUSION & ACCESS

BIOPHILIC DESIGN

REGENERATIVE AGRICULTURE AND LANDSCAPING

ELEVATING ESG IMPLEMENTATION

COMMUNITY ENGAGEMENT

12

13

14

15

16

17

18

SECTION 3

Reporting with Transparency

CORPORATE PERFORMANCE

GREEN CITIES PORTFOLIO

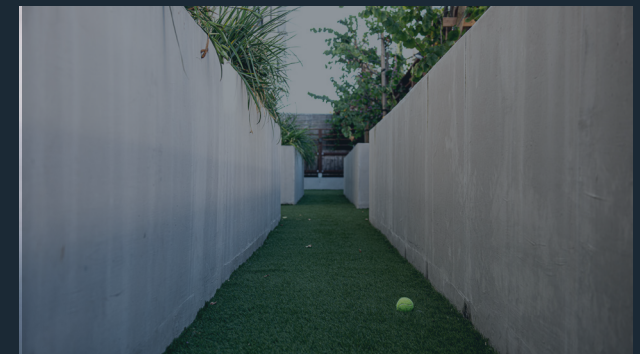
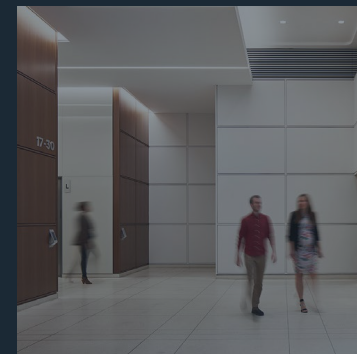
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Sustainable Value Creation



SECTION

1



The Green Cities Company

Driving innovation in real estate investment management through the confluence of environmental, social, and investment value.

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.

(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 \$1.9B 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.

(2) Excludes properties sold as of the end of the reporting year.

OUR IMPACT-POWERED INVESTMENT STRATEGY



Our Ability to Drive Impact

\$1.2B

EQUITY RAISED

\$2.9B

IN GROSS ASSETS⁽¹⁾

6.8M

SQUARE FEET

~3,000

RESIDENTIAL UNITS

19 YEARS

AVERAGE SENIOR TEAM EXPERIENCE

60%⁽²⁾

OF ACTIVE ASSETS HAVE BEEN LEED CERTIFIED

A Deep History of Sustainability

1996

Formed Gerding Edlen Development, specializing in sustainable residential and office development

2009

Transition to investment management leveraging development expertise to execute environmental and social impact through our proprietary Living Place Index



THE GREEN CITIES COMPANY

2020

Rebrand to The Green Cities Company under the leadership of our Managing Partners and expand our impact through an evolution to the Green Cities Index

2022

Expanded in-house ESG expertise, developing unique positions on decarbonization, healthy materials, and universal design



2004-2008

Developed first LEED Certified Gold and first LEED Certified Platinum residential high-rises in the U.S



2015

First submission under GRESB



2016

Became one of only a handful of real estate investment managers to become a Certified B Corporation



2017

Became signatories of the United Nations-supported Principles for Responsible Investment (PRI)



2021

Recognized as PE ESG Innovators of the Year by PREA

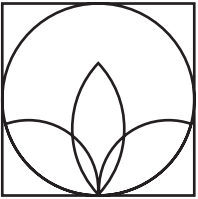




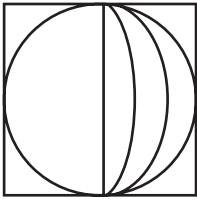
The Green Cities Index

Our proprietary Green Cities Index (GCI) is a robust metric, fully integrating ESG with our overall investment strategy. This industry-leading framework promotes our deep focus on five key pillars.

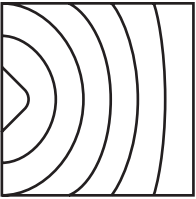
THE GREEN CITIES INDEX



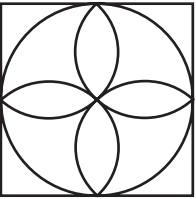
ENVIRONMENTAL
IMPACT



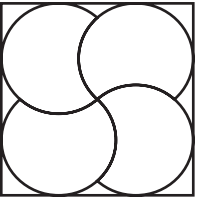
CLIMATE CHANGE
MITIGATION



RESILIENCE



HEALTH &
WELLBEING



EQUITABLE
COMMUNITIES

Through 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.

Fully Integrated ESG Approach

Through the five pillars of the GCI and our vertically integrated team, every ESG consideration is linked to our overall investment strategy and the individual business plan for each property.



1 ACQUISITIONS & DISPOSITIONS

Competitive in-house deal sourcing team with experienced market knowledge to source, acquire and exit attractive real estate investment opportunities.

2 RESEARCH & DATA

Use proprietary data to ground decisions in the most accurate underwriting assumptions, clearest market performance metrics, and understanding of the strongest relative value opportunities.

3 ASSET MANAGEMENT & OPERATIONS

In-house asset and property management expertise to drive best in class operations to curate communities at each property to competitively attract and retain tenants.

4 DEVELOPMENT & DESIGN

In-house development, design and construction management company, combining sustainability and eye towards design to drive innovative value.

5 ESG

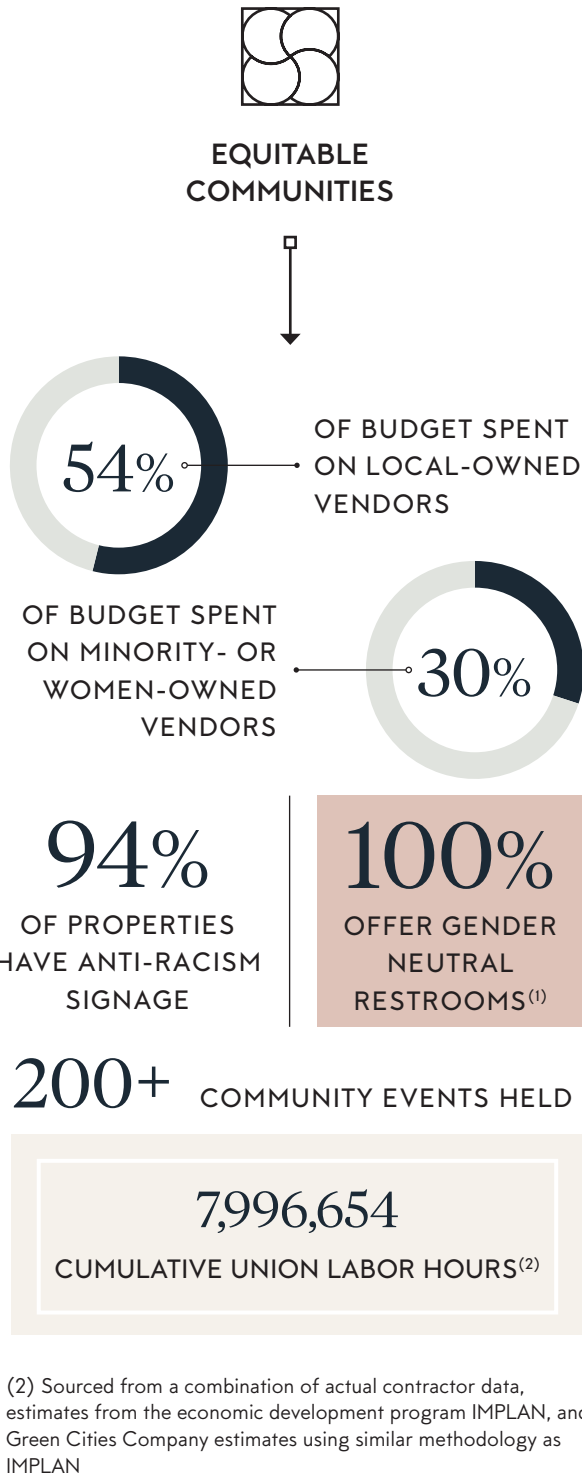
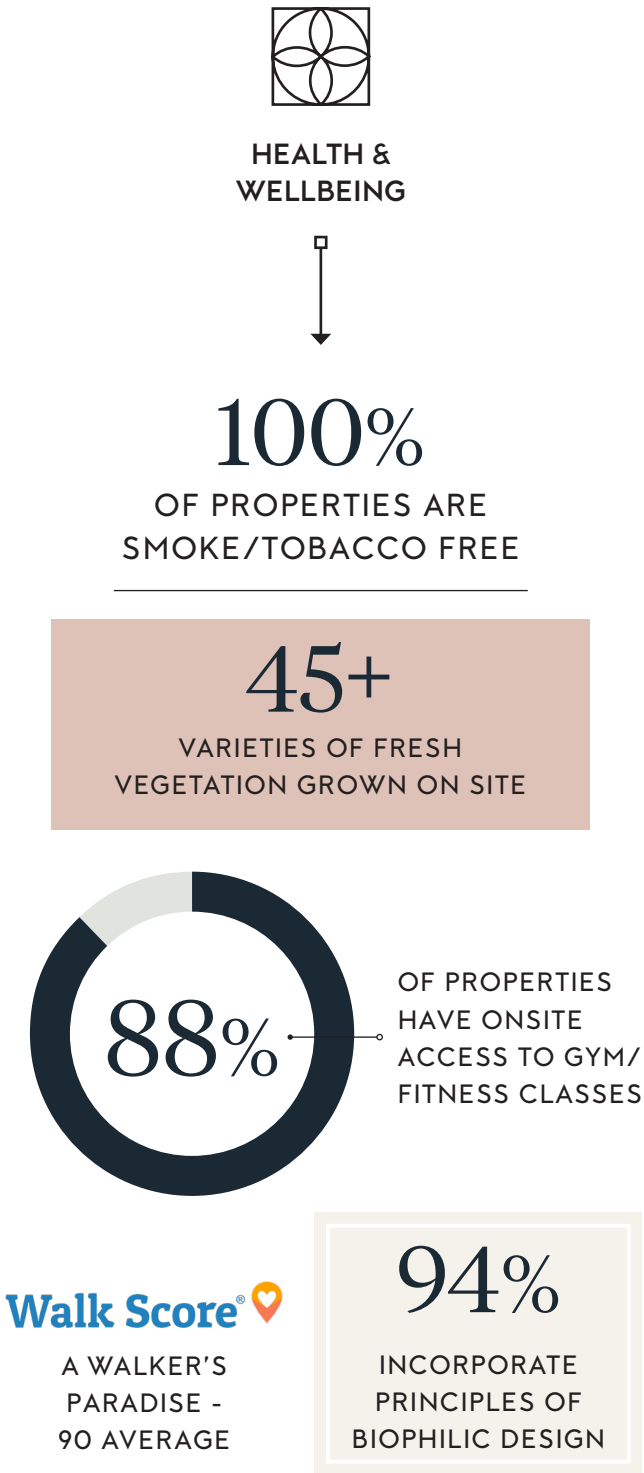
Industry leading in-house expertise with strategies around sustainability, reduced carbon emissions, health and wellbeing, and equitable communities to drive value into our properties with robust internal and third-party ESG and DEI&A reporting to investors.

Early in the underwriting process, we are able to integrate the GCI into each investment's overall value proposition. A formalized structure ensures regular follow-up to support tailored capital improvements, innovative operational strategies, and a holistic management approach that strengthens each property's ESG performance and marketplace positioning.

Collaborative Execution



2022 ESG Results



Industry Recognition Over the Past 5 Years



(1) Note excludes two properties we exited in January 2022 before the portfolio-wide implementation of our inclusive signage policy.

Transparency and Progress

We hold ourselves accountable for ESG-related performance and believe we have an opportunity and an obligation to advance environmental and social performance throughout the real estate sector. We proudly participate in and contribute to many of our industry’s most impactful frameworks and certification standards.



Contributing to the SDGs

With our proactive asset management, in-house expertise, and deep history of leadership in sustainability and community impact, Green Cities has a differentiated opportunity to contribute to the United Nations Sustainable Development Goals (SDGs).

PRIMARY 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

Accountability and Stewardship



Delivering asset, fund, and portfolio level reporting for over 10 years

Stewarding our best practices to site management with over 350 hours of proprietary training

Executing our strategies across the board with 9 standard site management policies

Evaluating and seeking to advance over 100 material ESG-related factors through the Green Cities Index



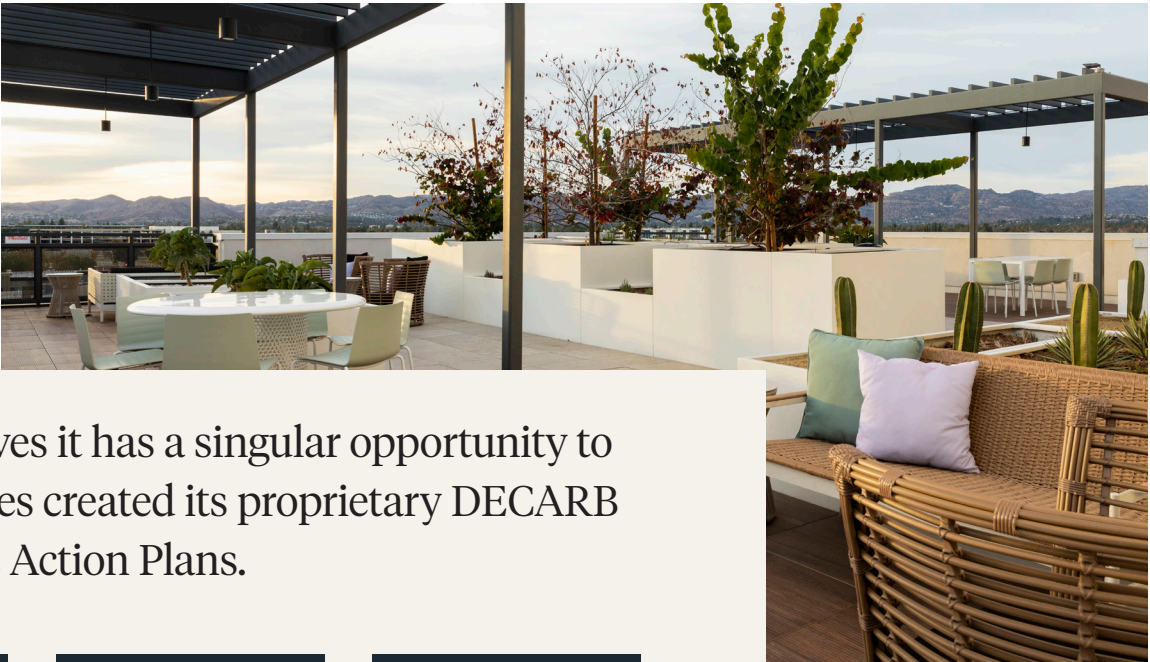


Leading Our Industry



SECTION 2

Strategically Reducing Carbon Emissions



Given our long history of sustainable innovation, Green Cities believes it has a singular opportunity to drive carbon reduction in the multifamily space. In 2022, Green Cities created its proprietary DECARB methodology, a step-by-step playbook for property-specific Climate Action Plans.



The Green Cities Decarbonization Approach

Through the five pillars of the GCI and our fully integrated team, each potential decarbonization initiative is evaluated for its emissions-reducing opportunity as well as its ROI for the specific asset.

- Whole lifecycle carbon accountability
- Detailed data collection for informed Scope 1, Scope 2, and Scope 3 action
- Deep pre-acquisition audits identify Energy Conservation Measures in diligence phase
- Asset-specific Climate Action Plans informed by diligence, retro-commissioning, and our own in-house expertise
- Operational improvements throughout our hold period driving emissions reductions and cost savings
- Mechanical, electrical, and plumbing retrofits
- Emphasis on materials selection, reducing embodied carbon while screening for forever chemicals and health threats
- Wherever possible, elimination of fossil fuels through electrification, onsite renewable installations, offsite renewable power purchase agreements
- A “RECs-last” approach, prioritizing real decarbonization over purchased offsets
- Focus on full-portfolio impact, in addition to our own corporate footprint



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.

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.



Healthy Living through Green Cities

We believe in a holistic approach to ESG that champions the health of the people impacted by our business as well as the planet.

Each material in our ownership process, whether construction, retrofit, or redesign, is carefully selected for its chemical and embodied carbon attributes. It is our goal to foster healthy, welcoming, and safe spaces for our tenants that drive retention and wellbeing at every property.

THE GREEN CITIES MATERIALS BRAND STANDARDS

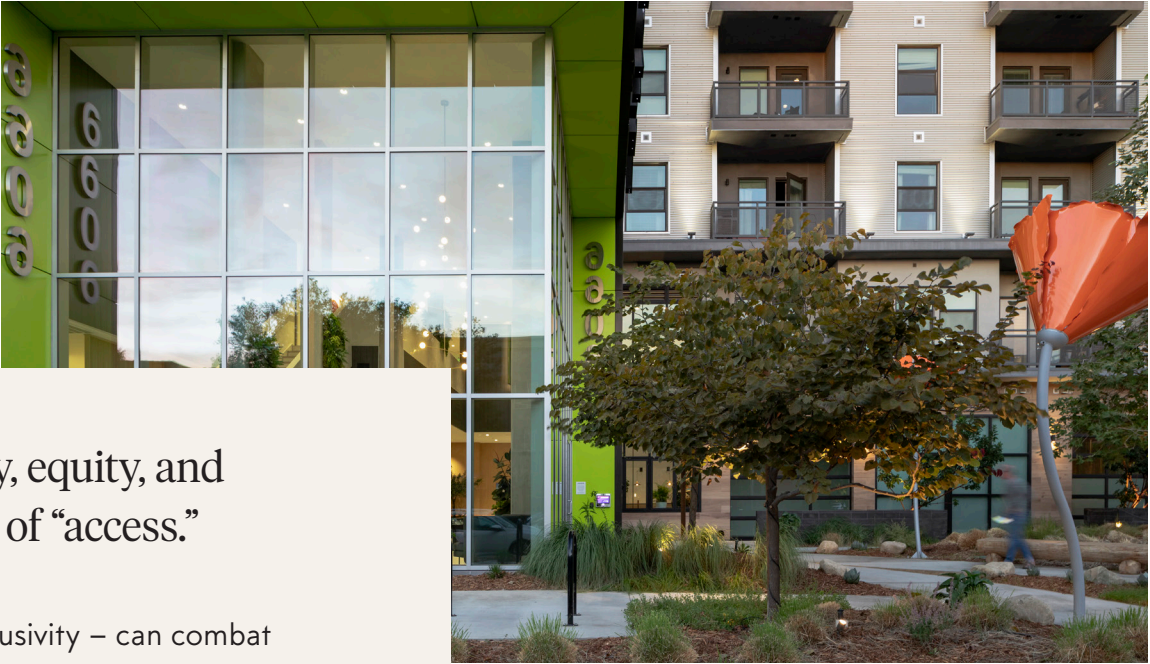
- **Transparency.** Prioritize materials where we have information access (EPDs, HPDs, have known certifications, and are third-party verified)
- **Stewardship.** Partner with vendors, manufacturers, contractors, architects, ownership groups, and other companies to better advance industry commitment
- **Lifecycle.** Consider all aspects of the material lifecycle including raw materials, manufacturing, transportation, resilience, end of life waste, equity, and social justice
- **Detoxification.** Screen for products that do not contain these six chemical classes: PFAS, antimicrobials, flame retardants, bisphenols and phthalates, some solvents, and certain metals
- **Water.** Emphasize the conservation and optimization of water in all aspects of the built environment including material manufacturing, plumbing fixtures, landscaping and irrigation, potable water health, and storm water management
- **Efficiency.** Optimize energy use and use systems and materials (HVAC, appliances, lighting) that use less energy
- **Design.** Base all design decisions and selections on the premise that good design is sustainable and healthy for all people and the planet
- **GCI Integration.** Unite all aspects of the GCI in our materials selection for a holistic view of each element's environmental and social impact



Mindful Materials

In 2022, Green Cities was proud to become a Founding Member of the Owners Group for Mindful Materials, an organization dedicated to creating a Common Materials Framework through a publicly available portal. The Portal seeks to connect and align sustainability and social health information to drive consistency across the real estate ecosystem.

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

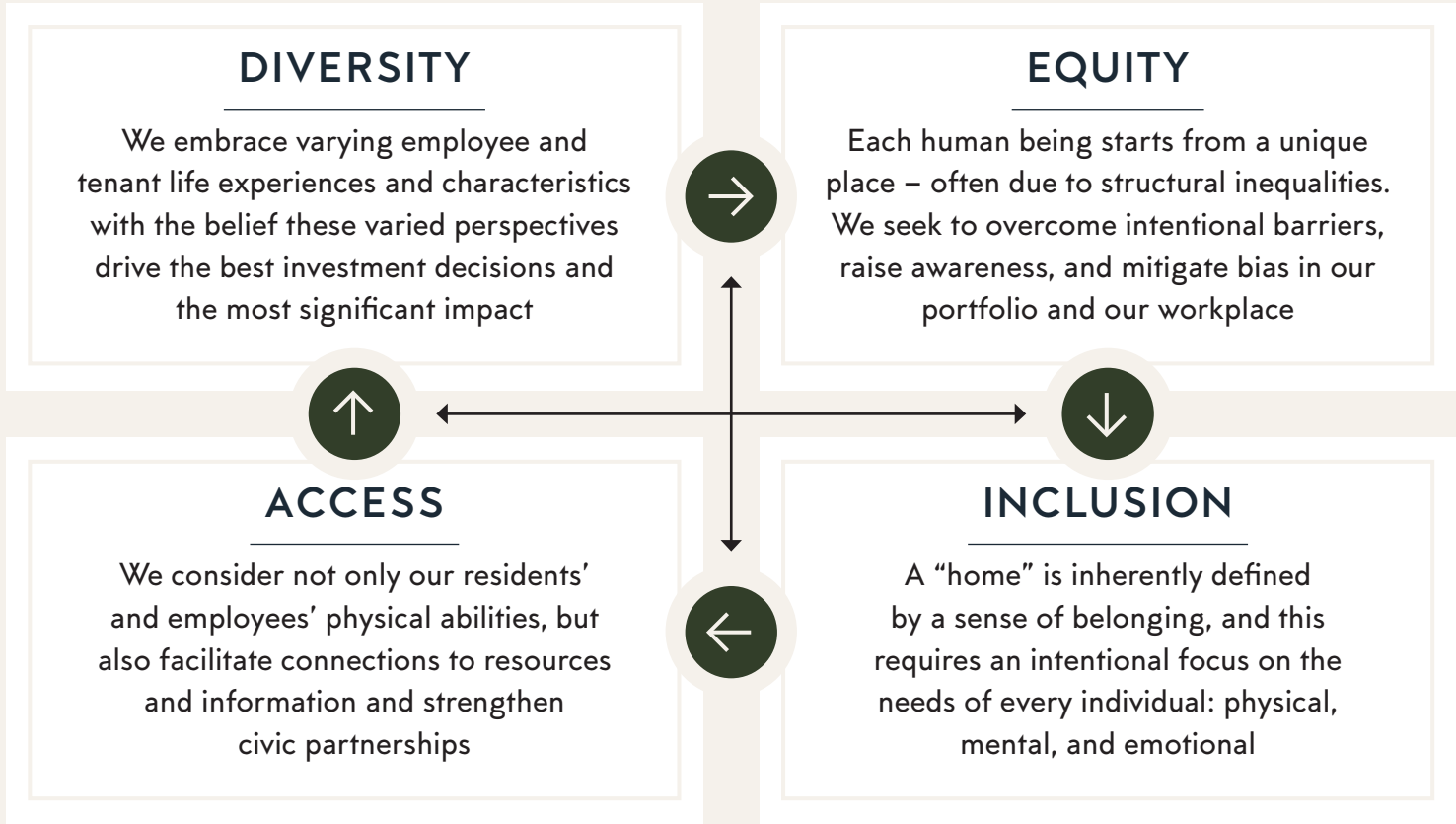


In light of these groundbreaking efforts, Green Cities was recognized twice in 2022



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 all four Managing Partners. In 2022 the Committee set goals and made considerable progress on actions both internal to our firm and external to our properties and partners:

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

- **Hosted an Equitable Communities charette** with our property management staff to identify opportunities for tenant and community connections
- **Piloted 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 onsite management bonuses** to Green Cities DEI&A goals on a quarterly basis

Biophilic Design

In 2022, as previewed in last year’s Environmental & Community Impact Report, we enhanced the GCI to add in reporting around principles of Biophilic Design – reflecting our long-standing focus on a rigorous design approach that aligns function and form to create stronger tenant retention and amplify tenant health.

As humans, our mental and physical wellbeing are intricately tied to our relationship and proximity to the natural world– we are all a part of nature. As such, the Green Cities design process does not distinguish between sustainability and design.

TERRAPIN 14 PATTERNS OF BIOPHILIC DESIGN⁽¹⁾

1. Visual Connection with Nature

2. Non-Visual Connection with Nature

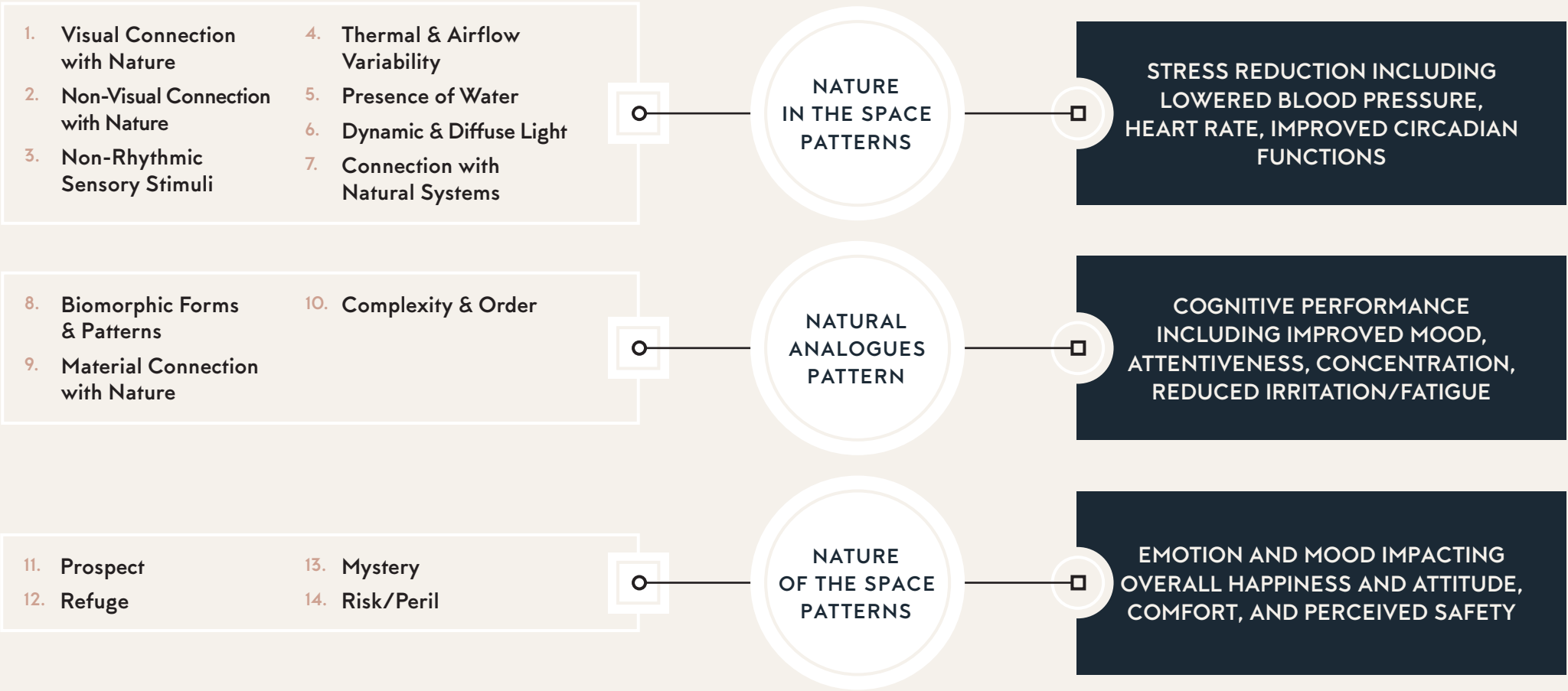
3. Non-Rhythmic Sensory Stimuli
4. Thermal & Airflow Variability

5. Presence of Water

6. Dynamic & Diffuse Light

7. Connection with Natural Systems

GREEN CITIES INDEX BIOPHILIC DESIGN REPORTING AND BENEFITS



Biophilic design is about more than aesthetics – it is engaging a connection in our spaces that transforms “buildings” into valued “homes”

(1) For further information, attribution, and authorship, please visit <https://www.terrapinbrightgreen.com/reports/14-patterns/>.

Regenerative Agriculture and Landscaping

While we execute out our DECARB playbook and seek to reduce emissions across our portfolio, Green Cities also is intensely focused on the threat of the water shortage and quality issues facing our planet.



XERISCAPING

Utilizing our design and development background, we have strategically updated several of our properties with xeriscaping, utilizing drought-tolerant plant species that limit water use and reduce irrigation expenses. Our properties in California are especially in need of this landscape renovation which we believe future-proofs the properties against future legislation and climate risk.



URBAN GARDENING

Two of our Boston-area properties – where the climate supports the effort – have brought urban agriculture onsite to support tenant resilience through urban agriculture. Rooftop and poolside planters have been transformed into vegetable-producing elements that contribute to food security and diet nutrition for our residents. This free amenity is enhanced by tenant programming that engages the residents in gardening and agricultural activities bringing them closer to the earth and healthy living.



Elevating ESG Implementation

One of our goals for 2022 as outlined in our last Environmental and Community Impact Report was to raise the bar for the real estate investment sector and set a model of leadership for our peers and residents. We feel this is a goal we accomplished, though believe the work of driving value and sustainability for our investors is always ongoing.

The Exchange by Green Cities

We were proud last year to announce the creation of The Exchange, an informal, collaborative series of industry specific discussions. Through these targeted and intimate events, we hoped to create forums for education, sharing of ideas, and mutual advancement through topics including equity, inclusion, access, health and wellbeing, resilience, and climate change.

WE HELD FOUR EXCHANGE EVENTS IN 2022:

- **Biophilic Design** – a review of the biophilic features and impact of our properties 5MLK (Portland, OR) and Bower (Boston, MA) led by our Senior Director, Design and Development
- **Retrofitting for Inclusivity** – guest speaker from the Community Vision Assistive Technology Lab on principles of Universal Design for both visible and invisible disabilities
- **Harper’s Playground** – Green Cities is proud of our longstanding support and engagement with this organization, which is revolutionizing the play environment for children of all circumstances
- **WoodWorks** – a non-profit which assists developers and design / construction teams in executing projects using wood / mass timber as a means of reducing emissions and enhancing resilience

Esusu



Green Cities piloted a partnership with Esusu in 2022 as part of our focus on bringing financial fluency as an equity-driving amenity to our tenants.

Esusu was built to remove credit scores as a barrier to financial stability for renting tenants. Residents at properties where Esusu is integrated with property management software receive positive-only reporting of their on-time rent payments to the three major U.S. credit bureaus. Esusu also provides zero-interest rent relief for up to three months of challenged tenant circumstance – supporting resident finances while enhancing our property cash flow.

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.



MAKING STRIDES AGAINST BREAST CANCER

Green Cities employees receive unlimited PTO and are encouraged to take the time needed for voting as well as civic service. In addition, we regularly participate in community events where we can leverage the resources of our team to better the places where we live and work.

Green Cities team members supported Making Strides against Breast Cancer by walking and raising sponsor money, in addition to a company donation.

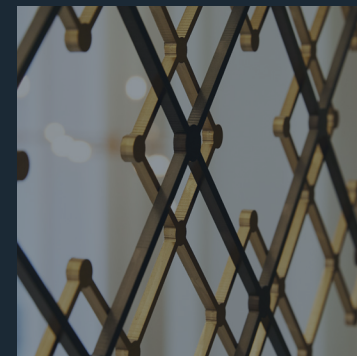


ANNUAL DAY OF SERVICE

As a Certified B Corporation, Green Cities was proud to participate in the local B Corp PDX Day of Service which engaged some 150 volunteers from 34 different organizations, delivering over 450 hours of volunteer service to 14 non-profits in the Portland, OR area.

The Green Cities team worked to restore a natural bioswale, encouraging runoff of polluted stormwater behind a local East Portland church.

Reporting with Transparency





Corporate Performance Reporting

Corporate Performance

Environmental Impact



CATEGORY	KPI	CORPORATE TOTAL
Certifications		
LEED certification	Y/N - Corporate office is located in LEED certified building	Y
Energy-Star certified building	Y/N - Property Achieved Energy Star certification for the reporting yr	Y
Energy ⁽¹⁾		
Electricity Use: Reporting Yr	kWh used, reporting yr	77,050
Gas Use: Reporting Yr	therms used, reporting yr	1,408
Aggregate Energy Use: Reporting Yr	gas + electricity expressed in kBTUs	128,046
Energy Use Intensity	EUI (kBTU/sf), reporting yr	53
Energy Use: Prior Yr	2022 energy use, expressed in kBTUs	361,364
Energy Use: +/- change over prior yr	% absolute reduction in energy use over prior yr	65%
GHG Emissions ⁽²⁾		
GHG Emissions: Reporting Yr - Scope 1	metric tons CO2e, reporting yr	10.44
GHG Emissions: Reporting Yr - Scope 2	metric tons CO2e, reporting yr	39
GHG Emissions: Reporting Yr - Scope 3	travel-related metric tons CO2e, reporting yr	0
Total GHG Emissions	total metric tons CO2e, reporting yr	49.4
% GHG Offset: Reporting Yr	total metric tons CO2e offset with certified offsets	100%
Water ⁽³⁾		
Water Use: Prior Yr	2022 water use, expressed in gallons	30,076
Water Use: Reporting Yr	gallons used, reporting year	26,488
Water Use: % Change: Prior Yr	% reduction relative to prior yr	11.9%
Materials		
Preferred Purchasing Policy	preference for recycled content, locally-sourced, Energy-Star rated materials/ products	Y
Waste		
Waste: Baseline: Operations	tons waste in operations, reporting yr	Waste information was not available in the reporting year
GHG Reduction Strategies		
GHG offsets	% GHG emissions offset with verified CO2 offsets which include additionality, reporting yr	100%
Alternative Transportation Subsidies	Y/N - employees receive subsidized transit pass and/ or bicycle purchase	Y
Flexible Work Schedule	Y/N - employees can choose to work remotely and/ or at flexible times	Y

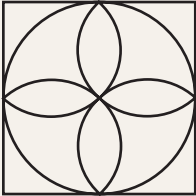
(1) All energy, carbon and water savings calculations are performed and/or verified by an independent specialist in energy engineering.

(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.

Corporate Performance

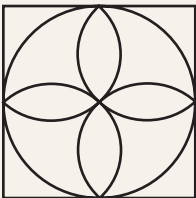
Health and Wellbeing



CATEGORY	KPI	CORPORATE TOTAL
Indoor Air Quality		
Indoor Air Monitoring	Y/N - testing performed for TVOC and CO2, reporting yr	N
Filtration	Y/N - MERV 13 or better filtration in corporate office	Y
Ventilation	Y/N - ability to adjust fresh air ventilation volume in corporate office	Y
Smoke and Tobacco-free Building	Y/N - smoke-free building	Y
Permanent Entryway System	Y/N - grates or permanent walk-off mats at all main building entrances, including parking garage vestibules	Y
Green Cleaning Program	Y/N - green cleaning program in effect, reporting yr	Y
Mobility & Physical Fitness		
Fitness Opportunities	employees have access to on site gym or subsidized monthly membership	Y
Walkable Neighborhoods	Walk Score, reporting yr	99
Transit Options	Transit Score, reporting yr	88
Bike-Friendly	Bike Score, reporting yr	90
Benefits		
Benefits: Full-Time Employees	Y/N - medical, dental and vision coverage provided	Y
Benefits: Part-Time Employees	Y/N - medical, dental and vision coverage provided	Y
Paid Time Off	Y/N - all employees are eligible for PTO	Y
CTO/ VTO	Y/N - all employees receive paid time of for voting, volunteerism, and other civic services	Y
Mental Health Benefits	Y/N - all employees have mental health benefits	Y
Behavioral Health Services	Y/N - all employees can access to smoking cessation and weight mgmt programs	Y
Fertility/ Adoption Services	Y/N - all employees have access to fertility/ adoption services	N
Disability/ Life insurance	Y/N - all employees have access to disability/ life insurance	Y
Retirement program (401(k))	Y/N - employer matches a portion of employee 401(k) contributions	Y
Financial Planning Services	Y/N - all employees have access to financial planning services	Y
Nourishment		
Fresh Produce	Y/N - farmer's market or grocer within 1/4 mile of the office	Y
Healthy Snacks	Y/N - free, healthy snacks are provided for employees	Y
CSA Program	Y/N - available to employees, reporting yr	N

Corporate Performance

Health and Wellbeing continued



CATEGORY	KPI	CORPORATE TOTAL
Biophilic Design continued		
Nature in the Space	Y/N - Stress reduction including lowered blood pressure, heart rate, improved circadian functions	Y
Natural Analogues	Y/N - Cognitive Performance including improved mood, attentiveness, concentration, reduced irritation/fatigue	Y
Nature of the Space	Y/N - Emotion and mood impacting overall happiness and attitude, comfort, and perceived safety	Y
Emotional Wellbeing		
Pet-friendly workplace	Y/N - pets are allowed in the office on a short-term basis	Y
Cultivating community (social events, programming)	# company-sponsored activities in reporting yr	11
Inclusive Built Environment		
Universal Design	Ergonomic workstations, lactation room, gender neutral restrooms, variety of group and private meeting spaces, open office configuration	Y
Policy and Process		
Code of Ethics	Y/N - company has a firm-wide Code of Ethics, reviewed annually	Y
Regulatory and Best Practices Training	Y/N - All employees receive regular training essential to business function	Compliance Anti-harrassment Cybersecurity
Business Recovery Plan	Y/N - company has a continuity plan for disasters / emergencies	Y
ESG Policy	Y/N - company has a Responsible Investment Policy, reviewed annually	Y
DEI&A Policy	Y/N - company has a DEI&A policy, reviewed annally	Y
ESG Integration	Y/N - formal process exists to integrate ESG in investment decisions	Y
Oversight		
Leadership	Y/N - company has a dedicated team to ESG and DEI&A	Y
Governance - Other	Y/N - company has formal structures for oversight and implementation of ESG and DEI&A initiatives	GCI Intake Form, DEI&A Committee, Green Cities Index regular reporting

Corporate Performance

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

CATEGORY	KPI	CORPORATE TOTAL
Diversity Reporting		
Gender composition	% female / male / non-binary	52% Female, 48% Male
Race/ethnicity composition		75.9% White 6.9% Asian 6.9% Not defined 6.9% Two or more races 3.4% Hispanic
Leadership composition (gender)	% female / male / non-binary that hold executive roles	75% male, 25% female
Leadership composition (race/ethnic)	% that hold executive roles	25%
Gender pay equity analysis	Y/N - gender pay equity analysis conducted within past three years	Y
Race/ethnicity pay equity analysis	Y/N - race/ethnicity pay equity analysis conducted within past three years	N
Exchange Events Held	# of Exchange events held during reporting year	4
Inclusive Practices		
Training and Education	Y/N - employees provided resources and training around DEI&A	Y
Holidays and Observances	Y/N - holiday/observances audit is performed annually	Y
Industry and Community Engagement		
Industry participation	industry forums, committees, or organizations the company actively participates in with a focus on DEI&A issues	ULI, NAREIM, B Local PDX, CFA DEI
Community participation	community partnerships the company supports and/or is actively involved in	Harpers Playground, Portland Means Progress



Green Cities Portfolio

In 2022, the Green Cities portfolio consisted of 15 multifamily properties and 2 office properties geographically dispersed across the U.S.

Green Cities Portfolio

Environmental Impact



CATEGORY	KPI	PORTFOLIO TOTALS	DATA ANALYSIS
Certifications			
LEED Certified	Y/N - % LEED certified properties	60% ⁽⁴⁾	
ENERGY STAR Score	Energy Star score, reporting yr		2023 Data Initiative
ENERGY STAR Certification	Y/N - % stabilized properties certified in reporting yr		2023 Data Initiative
Energy ⁽¹⁾			
Electricity Use: Reporting Yr	kWh used, reporting yr	26,761,057	
Electricity Use: Reporting Yr, House	kWh used, reporting yr, House	16,778,439	
Electricity Use: Reporting Yr, Tenant	kWh used, reporting yr, Tenant		2023 Data Initiative
Reporting: House	Y/N - House Usage is complete and verified	66%	2023 Data Initiative
Reporting: Tenant	Y/N - Tenant Usage is complete and verified	40%	2023 Data Initiative
Reporting: Whole Building	Y/N - Whole Building Usage is complete and verified	74%	2023 Data Initiative
Gas Use: Reporting Yr	therms used, reporting yr	795,591	
Aggregate Energy Use: Reporting Yr	total energy, reporting yr, expressed in kWh	48,075,695	
Energy Use Intensity	EUI (kBtu/sf), reporting yr		2023 Data Initiative
Energy Use: +/- change: EPA Benchmark	% reduction relative to EPA baseline, reporting yr		2023 Data Initiative
Energy Use: +/- change: Prior Yr (2021)	kWh used, difference between reporting yr and prior yr		
Energy Use: +/- change: Prior Yr (2021)	% absolute reduction in energy use over prior yr		2023 Data Initiative
GHG Emissions ⁽²⁾			
GHG Emissions: Reporting Yr - Scope 1	metric tons CO2e from natural gas used at the property in the reporting yr	3,927	
GHG Emissions: Reporting Yr - Scope 2	metric tons CO2e from electricity purchased and used at the property, reporting yr	8,198	
GHG Emissions: Reporting Yr - Scope 3	Metric tons CO2e from all other sources used at the property, reporting yr		2023 Data Initiative
GHG Emissions: Reporting Yr. - Total Scope 1 + 2	total metric tons CO2e, reporting yr	5,490	
GHG Emissions: % change: EPA Benchmark	% reduction relative to EPA baseline		2023 Data Initiative
GHG Emissions: +/- change: Prior Yr (2021)	change in metric tons		2023 Data Initiative
GHG Emissions: +/- change: Prior Yr (2021)	% absolute reduction over prior yr	35%	2023 Data Initiative
Water ⁽³⁾			
Water Use: Reporting Yr	gallons used, reporting year	68,941,117	
Water Use: % change: EPA Benchmark	% reduction relative to EPA baseline, reporting yr	24%	
Water Use: +/- change: Prior Yr (2021)	% absolute reduction over prior yr		2023 Data Initiative

In the second half of 2022, Green Cities undertook a tremendous effort to streamline and enhance our data collection. We believe thorough, reliable data is critical to efforts to decarbonize our properties and continue driving leadership through both environmental and social impact. We expect this industry-leading effort to complete in 2023 and look forward to updating our investors with the kind of transparency we have always pioneered.

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

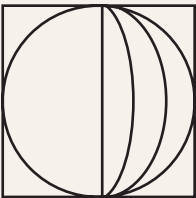
(2) Carbon emission calculations are based on the emission values associated with electricity generation in the property's utility market as published by the Environmental Protection Agency (EPA).

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

(4) Similar to the figure reported on Page 5 of this report, this Portfolio Total excludes properties sold in the reporting year.

Green Cities Portfolio

Climate Change Mitigation



CATEGORY	KPI	PORTFOLIO TOTALS	DATA ANALYSIS
Waste			
Waste: Baseline: Operations	tons waste in operations, reporting year	2,813	
Waste Diversion: Operations	% waste diverted in operations, reporting year	25%	
Climate Risk Planning			
Performance to Targets			
Performance vs. Target, Reporting Yr - electricity	% reduction in electricity use relative to 2021 target		2023 Data Initiative
Performance vs. Target, Reporting Yr - gas	% reduction in gas use relative to 2021 target		2023 Data Initiative
Performance vs. Target: Total Energy Use	% reduction total energy use relative to 2021 target		2023 Data Initiative
Climate Risk Assessment	physical risk assessment performed at acquisition/ development		
Building Optimization Strategies			
Commissioning	Y/N - commissioning completed within the past three years	53%	
Technical Assessments/ Audits	Y/N - energy, water and/ or waste audit performed within the past three years	94%	
GHG Reduction Strategies			
Electrification	electricity vs. gas expressed as a % of total energy use	54%	
Climate	climate level of the property location and what climate zone it is	n/a	
Climate Considerations	Overall climate risk based on location	n/a	
EV Charging Stations	Y/N - % properties with EV charging stations available for tenant and/ or public use	59%	
Fossil Fuel Systems	Y/N - are on-site systems fossil fuel powered?	41%	
Renewable Energy	kWh generated on site from renewable sources, reporting yr	0	
Renewable Energy	kWh generated on site expressed as a % of total building electricity use, reporting yr	0%	

Green Cities Portfolio

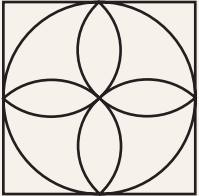
Resilience



CATEGORY	KPI	PORTFOLIO TOTALS
Resilient Strategies		
On Site Energy Production: Co-generation	kWh generated on site, reporting yr	459,057
On Site Energy Production: Co-generation	therms offset by on site generation, reporting yr	40,572
On Site Energy Production: Co-generation	% of total house energy load offset with on site generation, reporting yr	n/m
Access to Fresh Air	Y/N - operable windows	94%
Local Ecology		
Salmon Safe Certification	Y/N - Salmon Safe certification earned in development or renovation	6%
Biodiversity	Y/N - property features herb garden, rooftop garden or apiary	76%
Stormwater Management	Y/N - stormwater treatment or infiltration on site	47%
Emergency Preparedness		
Emergency Power	Y/N - building has back-up generator to last a min. of 72 hrs.	82%
Pandemic Preparedness Rating	Y/N - property is Fitwel Viral Response certified	59%

Green Cities Portfolio

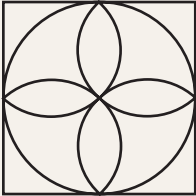
Health and Wellbeing



CATEGORY	KPI	PORTFOLIO TOTALS
Certifications		
Fitwel Certified	% Fitwel certified properties, cumulative	29%
Fitwel Level	*, ** or *** Rated	60% *, 40% **
Indoor Air Quality		
Smoke and Tobacco-free Buildings	Y/N - smoke-free building	100%
Apartments - Mechanical Ventilation	Y/N - ducted fresh air is primary source of unit ventilation	40%
Apartments - Bathroom Fans	Y/N - fan operation tied to light switch or occupancy sensor	100%
Commercial Properties	Y/N - office spaces are served by 100% outside air	57%
Indoor Air Monitoring	Y/N - testing performed or monitoring in place for TVOC and CO2, reporting yr	65%
Air Filtration - Central Units	Y/N - MERV 13 or better filter rating, reporting yr	88%
Air filtration - Apartments or Commercial Spaces	Y/N - MERV 13 or better filter rating, reporting yr	65%
Pollutant Control	Y/N - grates or walk-off mats at all main building entrances, including entrances from parking garages	88%
Green Cleaning Program	Y/N green cleaning program in effect, reporting yr	100%
Mobility & Physical Fitness		
Fitness Opportunities	Y/N - on site gym or free fitness classes	88%
Trails/ Bike Paths	Y/N - accessible walking/ bike trails within a 1/4 mile	71%
Walkable Neighborhoods	score, reporting year	90
Transit Options	score, reporting year	74
Bike-Friendly	score, reporting year	79
Nourishment		
Fresh Produce	Y/N - farmer's market or grocer within 1/4 mile of the property	82%
CSA Program	Y/N - available to tenants, reporting yr	53%
Healthy Vending Machines	Y/N - healthy/ fresh food available on site	35%

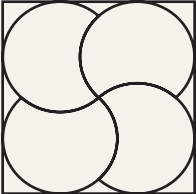
Green Cities Portfolio

Health and Wellbeing continued



CATEGORY	KPI	PORTFOLIO TOTALS
Biophilic Design		
Nature in the Space	Y/N - Stress reduction including lowered blood pressure, heart rate, improved circadian functions	94%
Natural Analogues	Y/N - Cognitive Performance including improved mood, attentiveness, concentration, reduced irritation/fatigue	71%
Nature of the Space	Y/N - Emotion and mood impacting overall happiness and attitude, comfort, and perceived safety	65%
Comfort and Safety		
Multifamily Properties	Y/N - units feature programmable thermostats	80%
Commercial Properties	Y/N - office tenants have thermal control of their space	71%
Building Condition Assessments	Y/N - physical building condition assessment performed by site staff or third-party vendor, reporting yr	82%
Emotional Wellbeing		
Pet Amenities	Y/N - property features washing station and/or relief area	73%
Pet Policies	Y/N - no restrictions on dog breeds or size	60%

Green Cities Portfolio

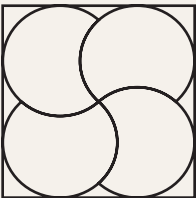


CATEGORY	KPI	PORTFOLIO TOTALS
Universal Design		
Wayfinding/Signage	Y/N - use of text and non text diagrams and symbols, braille, or active visual signaling	100%
FFE for All	Y/N - height adjustable desks, height adjustable counters, variety of seating solutions for all body types (height/weight/ability), varying table heights (bar/counter)	100%
Hardware	Y/N - door, drawer, cabinet hardware that requires no grasping, pinching, or twisting of wrist	67%
Private Spaces	Y/N - lactation room(s), quiet/wellness room/meditation room, private work area	17%
Gender neutral restrooms	Y/N - common area restrooms are signed gender neutral	88%
Public Spaces and Services	Y/N - exterior green space, public restrooms, public education areas, publicly available event space, indoor weather shelters, and locally designated emergency-related outreach/points of distribution	17%
Fitness	Y/N - accessible and inclusive activities and equipment	100%
Social Spaces	Y/N - to encourage frequent, casual, social interaction to reduce probability of social isolation	100%
Wheelchairs/Walkers/Canes	Y/N - low or no pile floor coverings and thresholds, hard surfaces over carpet, consideration of all turning needs, add automatic door openers whenever possible	83%
Access to Water	Y/N - located bottle fillers in a highly accessible location	67%
Hearing Considerations	Y/N - use closed captioning options on all public/common area televisions	50%
Economic Opportunity		
Union Construction Labor Hours ⁽¹⁾ : Reporting Yr	union construction labor hours in reporting yr	53,599
Union Construction Labor Hours ⁽¹⁾ : Cumulative	total union construction labor hours over life of asset/ fund	7,996,654

(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

Green Cities Portfolio

Equitable Communities continued



CATEGORY	KPI	PORTFOLIO TOTALS
Vendors, Operations		
Minority and Women-owned Vendors, % Local Spend	% of local minority and women-owned vendors, reporting yr	29%
Locally Owned Vendors, % of Total Spend	% of local vendors by spend, reporting yr	54%
Contractors		
Minority Owned Contractors, % of Total Value, Cumulative	% minority-owned contractors by contract value, cumulative	8%
Women Owned Contractors, % of Total Value, Cumulative	% women-owned contractors by contract value, cumulative	7%
Artists		
Total Artists Commissioned	total # artists commissioned for artwork, cumulative	51
Women Artists Commissioned	% of women artists commissioned, cumulative	20%
BIPOC Artists Commissioned	% of BIPOC artists commissioned, cumulative	31%
Affordable Housing		
Affordable Units	number of units maintained as affordable, reporting yr	209
Affordable Units	% of total units maintained as affordable, reporting yr	8%
Community Engagement		
Community Access to Space/Services	Y/N - project provides a space or service for use by the surrounding community	24%
Cultivating Community	# community events held, reporting year	202
Local Partnerships	# of local partnerships, reporting yr	47
Anti-Discrimination		
Signage	Y/N - anti-racism signage in building common areas	94%
Audit anti-discrimination language in leases	Y/N - property lease template revised to include anti-discrimination language	41%



Authors of the Report



Lauren Winkler
SENIOR DIRECTOR, ESG

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 is a leading voice in the real estate investment management sector, stewarding our ESG and DEI&A innovations 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 works to uphold and promote our corporate brand image, creating and implementing various marketing collateral for internal and external distribution. In addition, she is responsible for managing the company website, social media pages, and public relations for the firm.



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



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.
