

2024

ROCKWOOD

Sustainability Report



LETTER FROM THE RESPONSIBLE INVESTMENT COMMITTEE

At Rockwood, we are committed to creating long-term value for our investors, the communities where we operate, and our shared planet. We believe that managing and mitigating our environmental impacts, supporting the people who live and work with us, and upholding good governance that promotes transparency and ethics are essential aspects of Responsible Investment. Our core pillars—Partnership, Place, and Performance—have always defined this work, and we are proud to share our investment and management efforts to drive positive results.

In 2024, Rockwood Multifamily Partner's submission to GRESB achieved four stars, outperforming both the average GRESB score and average peer score across all topic areas. The success we have seen would not be possible without the collaboration and support of our property teams and partners.

We continue to systematically assess our environmental impact, and this has led us to establish new carbon reduction targets for Rockwood Multifamily Partners and increase our green building certifications. Our initiatives at both property and portfolio levels are focused on driving returns by enhancing efficiencies and mitigating risks. This approach to building a resilient portfolio aligns with the recommendations

found in the Taskforce on Climate-Related Financial Disclosures (TCFD) framework, which you can read more about on page 28.

We believe Rockwood continues to be successful in our efforts and initiatives because we adapt based on data and results. Since our last report, we have completed a greenhouse gas (GHG) inventory for all of our equity holdings and implemented a carbon reduction strategy for Rockwood Multifamily Partners, which included establishing the aforementioned emissions reduction target and identifying opportunities that can increase efficiency and produce capital savings.

The health and wellness of our people, partners, and communities remain central to our Responsible Investment efforts. We continue to certify our buildings with industry-recognized health and safety standards, donate our time and resources to charities that align with our values, and foster workplaces and communities that prioritize walkability, access to green space, and social connections.

At Rockwood, our dedication to Responsible Investment is backed by strong leadership and a talented team of employees who are implementing this important work. Our Responsible Investment Committee drives our efforts. They are committed to building on our success to continue to create value through Responsible Investment practices well into the future. **Together, we will collaborate to deliver enduring value to our investors.**



Najee Coverson

Director and Head of Sustainability

ROCKWOOD AT-A-GLANCE

With over 30 years of experience as a real estate investment management firm, Rockwood has developed a value-driven investment approach that emphasizes the importance of natural elements in generating positive returns. **We call this philosophy “The Nature of Value.”** Through debt and equity investment vehicles, Rockwood repositions, develops, redevelops, and recapitalizes a portfolio of properties in select markets across the United States, including:



Residential



Commercial



Retail



Mixed-use



Industrial

Rockwood Overview

Year Founded **1995**

80

People

450

Properties

\$39B

Invested Across
Real Estate Markets
Since Inception

\$13B

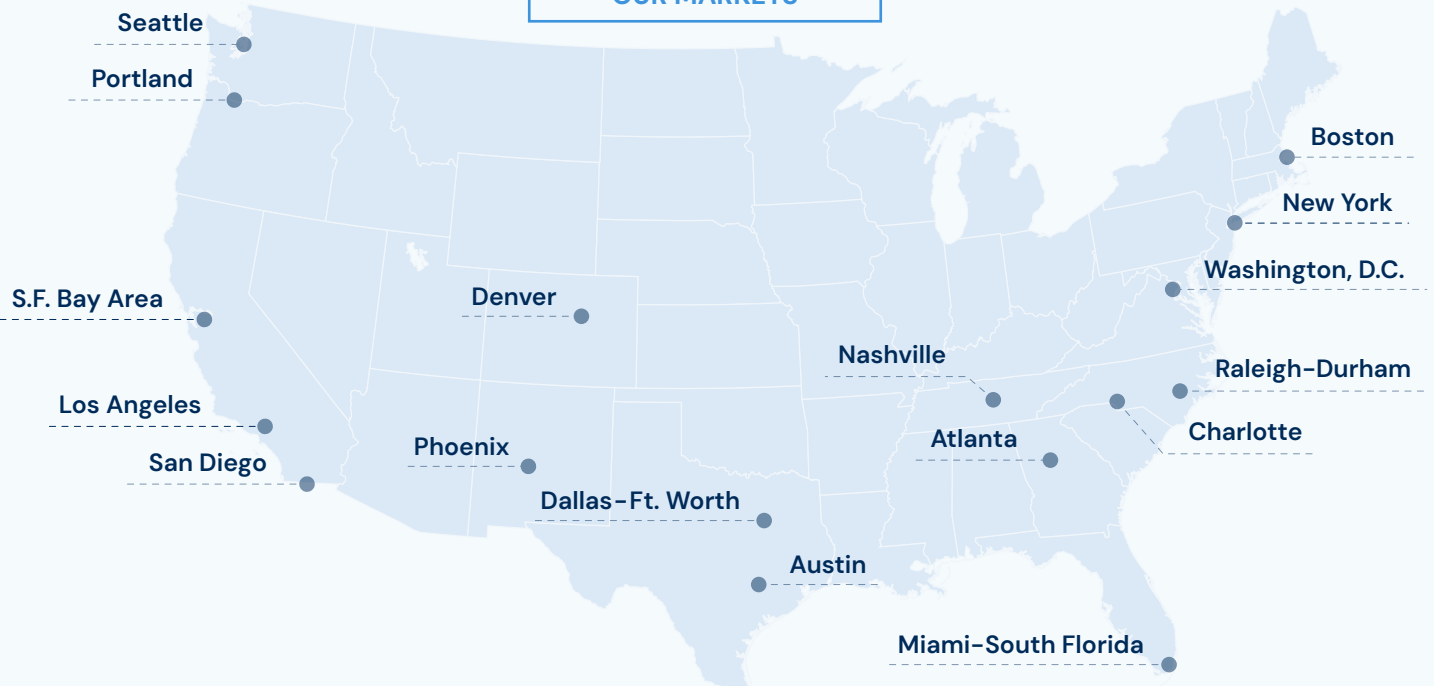
of Assets Under
Management

130+

Investors

Values as of December 31, 2024

OUR MARKETS



ABOUT RESPONSIBLE INVESTMENT AT ROCKWOOD

Our Pillars

Rockwood's Responsible Investment framework is built around three pillars that aim to drive action and promote a resilient portfolio.

PARTNERSHIP ●

Working with our partners to support our community and the environment.

- Encouraging our stakeholders to embrace Responsible Investment principles with open dialogue, education, and training
- Communicating material aspects of Rockwood's Responsible Investment performance and governance structure
- Reinforcing a culture of teamwork and inclusion among our staff
- Promoting inclusion at Rockwood and within the industry

PLACE

Prioritizing nature to improve our communities' health, happiness, and quality of life.

- Developing strategies to identify, analyze, and mitigate material Responsible Investment risks
- Investing in communities that promote healthy, sustainable lifestyles
- Collecting and analyzing key performance indicators (KPIs) at the asset level

PERFORMANCE

Managing material financial, environmental, and social indicators to improve and inform our operational performance.

- Considering material Responsible Investment-related risks and opportunities across our existing portfolio and as part of our acquisition process
- Incorporating innovative technologies to improve data management
- Assessing properties and developments to identify risks and opportunities
- Certifying properties, where deemed appropriate, through industry-recognized programs

Our Committee

Rockwood's Responsible Investment Committee is fully accountable for driving the long-term success of our program.



Modera Needham, Needham, MA

WHO:

The Committee is composed of nine cross-functional members from our senior leadership team.

Najee Coverson

Director and Head of
Sustainability

Mary Bogino

Managing Director
Credit Strategies

Matthew Friedman

Managing Director
Acquisitions

Peter Kaye

Partner
Portfolio Management

Beau Baiocchi

Managing Director
Head of Asset Management

Hallock Svensk, Esq.

Associate General Counsel

Suzanne Segur

Executive Director
Head of Human Capital

Maria Vasilatos

Managing Director
Capital & Client Strategies

WHAT:

The Committee rigorously tracks progress and is responsible for advancing the goals of our Responsible Investment strategy. There is a strong and regular line of communication between the Responsible Investment Committee and Rockwood's Management Committee.

HOW:

Meeting monthly, the Management Committee actively approves the priorities the Responsible Investment Committee sets forth, ensuring that our initiatives consistently align with responsible business practices.



Modera Sedici, Washington, DC

Our Objectives

Rockwood has defined Responsible Investment objectives that align with our Responsible Investment framework and overall investment strategy.

OBJECTIVE	2024 PROGRESS
Proactively identify climate-related risks through comprehensive risk analyses	Rockwood issued its first report that aligns with the recommendations laid out in TCFD (see more on page 28)
Support internal and external human capital initiatives to drive inclusion throughout our industry	Rockwood continues to be a partner and advocate for organizations that support and promote inclusion
Engage stakeholders on the importance of Responsible Investment considerations	100% of Rockwood Multifamily Partners equity holdings completed energy, water, and waste technical assessments
Drive community impact with our time and resource commitments	Rockwood continues to dedicate our time and resources to various sponsorships and charities (see more on page 21)
Monitor and track our energy data against KPIs	Between 2022 and 2024, Rockwood Multifamily Partners achieved an 18.6% reduction in scope 1 and 2 emissions intensity ¹
Align to or support certain international standards and reporting frameworks, such as GRESB	Rockwood Multifamily Partners achieved 4/5 stars (87/100 points) on its 2024 GRESB submission, and a 12-point and 2-star improvement over our inaugural GRESB submission in 2023

¹RMP conducts an annual greenhouse gas (GHG) inventory in alignment with the GHG Protocol's Corporate Standard to ensure accurate, consistent, and standardized reporting of emissions. To calculate emissions from energy use, emission factors from EPA's eGRID are applied to convert measured energy consumption data stored in ENERGY STAR Portfolio Manager into MTCO₂e. In cases where reported consumption data is unavailable, estimations are used. Scope allocation for whole building energy consumption is determined proportionally based on square footage of common areas and tenant spaces.

Aligning with the United Nations Sustainable Development Goals

Rockwood aligns our Responsible Investment strategy with UN SDGs on topics of climate change, poverty, and inequality, among others. We aspire to use our business to positively impact the people, communities, and environment where we invest.



WHAT ARE THE UN SDGS?

The United Nations Sustainable Development Goals¹ (UN SDGs) are the world's shared plan to end extreme poverty, reduce inequality, and protect the planet by 2030. Adopted by 193 countries in 2015, the UN SDGs emerged from the most inclusive and comprehensive negotiations in UN history and have inspired action from people and organizations across sectors, geographies, and cultures.

OUR ALIGNMENT



Develop or invest in properties that support healthy cities and promote occupant health and well-being.

Initiative in play: Attaining green building certifications.

- Rockwood Multifamily Partners properties have achieved the following certifications: 21 Fitwel, 10 LEED, 1 National Green Building Standard, and 1 WiredScore.



Support gender equality through inclusive hiring practices and alignment with organizations that promote this goal.

Initiative in play: Partnering with organizations who are propelling equality.

- Rockwood supports various organizations that prioritize inclusion.



Invest in creating stronger communities that promote social and environmental sustainability.

Initiative in play: Vetting properties for sustainable living.

- Starting in 2021, 100% of acquisitions have been evaluated for walk, bike, and transit scores during due diligence. All Rockwood Multifamily Partners assets—not just new acquisitions—have been scored.



Work to reduce waste, water, and resource consumption across our investments and operations.

Initiative in play: Setting targets to reduce utility consumption.

- Rockwood Multifamily Partners has set a 20% reduction goal for scope 1 and 2 (energy-only) carbon use intensity by 2030.



Baseline, benchmark, measure, and report our Responsible Investment performance towards energy and emissions reduction.

Initiative in play: Completing a greenhouse gas (GHG) inventory of equity holdings and developing a carbon reduction strategy for Rockwood Multifamily Partners.

- Data tracking has since expanded in energy, water, and waste.

¹The United Nations Sustainable Development Goals (UN SDGs) are aspirational in nature. The analysis involved in determining whether and how certain initiatives may contribute to the UN SDGs is inherently subjective and dependent on a number of factors. There can be no assurance that reasonable parties will agree on a decision as to whether certain projects or investments contribute to a particular UN SDG. Accordingly, investors should not place undue reliance on Rockwood's application of the UN SDGs, as such application is subject to change at any time and at Rockwood's sole discretion.

ENVIRONMENTAL RESILIENCE

The Responsible Investment strategy we employ seeks to understand and limit potential negative impacts of our investments on the health of people and the planet. Certifying our spaces with accredited green building certifications, tracking and analyzing our utility usage, implementing efficiency measures, and assessing climate risks are some of the actions we carry out to understand and mitigate adverse environmental impacts and future-proof our sites.

Data Management

WHAT WE TRACK



UTILITY DATA



GREEN BUILDING
CERTIFICATIONS



GHG EMISSIONS AND
CARBON TARGETS



EFFICIENCY
UPGRADES



WASTE DIVERSION &
CONSUMPTION



CLIMATE
ASSESSMENTS

HOW WE TRACK

To understand our utility usage and quantify the consumption of our properties, Rockwood benchmarks our properties with ENERGY STAR® Portfolio Manager®. Through this tool, we created performance dashboards to visualize key metrics over time, help us pinpoint spikes in usage, and validate savings attributed to efficiency measures.

Using ENERGY STAR® not only allows for accurate benchmarking but also provides Rockwood with a suite of resources to enhance the efficiency of our portfolios.



76%

of assets have
ENERGY STAR® scores^{III}

81 average score



^{III}76% of equity assets onboarded into ENERGY STAR® Portfolio Manager® have received ENERGY STAR® scores, with an average score of 81. To receive an ENERGY STAR® score, an asset must have at least 12 consecutive months of utility data along with key property use details like square footage, operating hours, and occupancy.

Property-level Efforts

Managing the environmental effects of our sites is done through property-level efforts that proliferate what we consider best practices and give agency to asset managers, property managers, and partners to drive efficiency and environmental performance.



PLAYBOOKS

Rockwood's Multifamily and Office Responsible Investment Operations and Maintenance Playbooks provide our managers and partners with resources that cover a range of Responsible Investment topics. The Playbooks allow our asset managers, property managers, and partners to design and operate with Responsible Investment practices and provide supplemental material to execute action plans.



Knox Apartments, Lynwood, WA



NEW ACQUISITIONS AND DEVELOPMENTS

Through due diligence and Responsible Investment checklists for credit and equity investments, Rockwood seeks to assess and, where appropriate, address a variety of topics when embarking on a new development or acquisition.

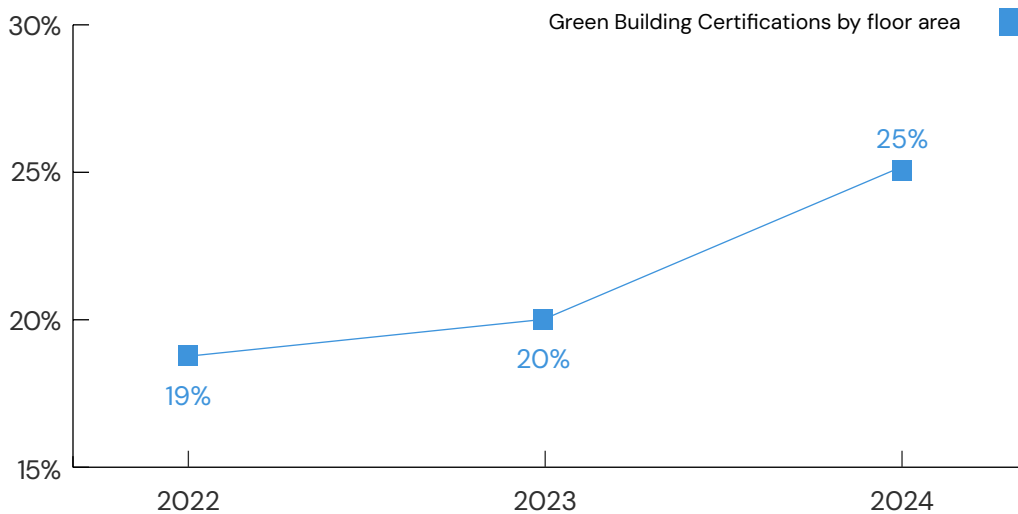
Responsible Investment Considerations



Green Building Certifications

To convey and validate the health, safety, efficiency, and environmental performance of our sites, Rockwood relies on certifications, such as Fitwel, ENERGY STAR®, and LEED. These certifications give us a benchmark of performance, show our commitment to Responsible Investment practices, and provide third-party validation of our efforts in the industry.

Green Building Certifications



ENERGY STAR®

Certifications

2021	11
2022	10
2023	22
2024	23

Rockwood will continue to pursue green building certifications wherever appropriate across our portfolio to uphold this standard of excellence.

WHAT IS FITWEL?

Developed by the General Services Administration (GSA) and the U.S. Centers for Disease Control and Prevention (CDC), Fitwel is a certification program that promotes and verifies building health. Through a dynamic insights platform based on 100 years of public health research, Fitwel certification allows companies to manage risk, create value, and invest in the health and wellness of their tenants, residents, and employees.



ROCKWOOD IS A FITWEL CHAMPION

Rockwood has committed to applying Fitwel at scale, registering at least 20 assets with the Fitwel certification and certifying nearly all of them. As such, Rockwood has attained the distinction of being a Fitwel Champion Company. With this title comes valuable benefits, including:

- Discounted and expedited certification
- Access to a dedicated Fitwel performance champion
- Targeted Fitwel trainings for Champion staff and a discount on Fitwel Ambassador trainings
- Recognition of commitment through press and media opportunities
- Exclusive updates and access to Fitwel materials

Converting for the Community SoMA

New York, NY



SoMA, New York, NY

PROJECT SPECS

1,320	Multifamily Units
330	Affordable Units
100,000 SF	Indoor and Outdoor Amenity Space
8,900 SF	Of Ground-Floor Retail
90+	Parking Spaces



LEED Silver

EFFICIENCY EFFORTS AT SoMA HAVE LED TO^{IV}

30%+	Reduction in Indoor Water Use
50%+	Reduction in Potable Outdoor Water Use
7.6%	Reduction in Energy Cost compared to ASHRAE 90.1-2010 Baseline

Developing with the environment in mind, over 90% of existing structural elements, including roofing and envelope material, were reused in redevelopment (excluding windows).

Select investment provided for illustrative purposes only. It should not be assumed that future investments will be comparable in quality or Responsible Investment performance.

^{IV}Projected energy and water use reductions are based on conversion upgrades completed throughout 2024 and 2025. Estimates are calculated using the LEED v4 methodology and the [EPA WaterSense Water Budget Tool](#).

As the nation's largest office-to-residential conversion to date, SoMA was converted with a 10-story overbuild to include a range of new community benefits. Linking lifestyle with lodging, Rockwood has created a building where people can live, work, and play.

AMENITIES:

- Indoor and outdoor social and coworking space
- Indoor and outdoor pool
- Outdoor grills and dining areas
- Indoor kitchen, lounge, and bar areas
- Children's playroom
- Music and recording rooms
- Fitness center with class studios
- Basketball and pickleball courts
- On-site spa
- Game room with bowling, golf simulators, and an arcade
- Proximity to local landmarks, cultural and shopping centers
- Accessible by numerous transportation hubs



ROCKWOOD MULTIFAMILY PARTNERS

Launched in December of 2021, the open-ended Rockwood Multifamily Partners strategy includes 30 assets in select markets in the United States with an investment approach focused on high-quality multifamily communities in select innovation and growth markets. Through these long-term holds, Rockwood is able to deepen our Responsible Investment strategies and study their performance. When we find initiatives that work well, we deploy them strategically across our other funds to drive value. Rockwood Multifamily Partners is where we have the opportunity to evolve lasting, valuable strategies around Responsible Investment that work for our portfolio.

580 Anton, Costa Mesa, CA



Select investment provided for illustrative purpose only. It is not necessarily representative of all investments held by Rockwood.

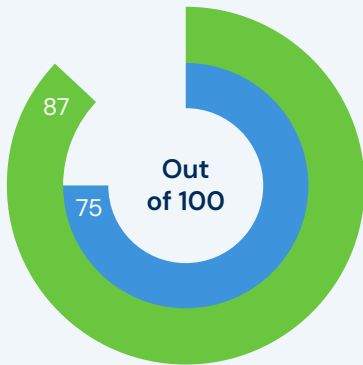
GRESB

Rockwood Multifamily Partners has submitted to GRESB for the past two years to benchmark our Responsible Investment performance in the industry and against GRESB-defined peers.^v

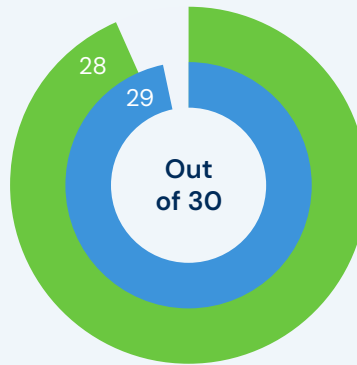
RESULTS^{vi}



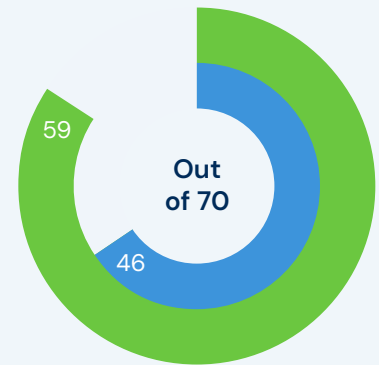
Overall Score



Management Score



Performance Score



Year	2024	2023
GRESB Average	76	75
Peer Average	77	77

Year	2024	2023
GRESB Average	27	27
Peer Average	27	27

Year	2024	2023
GRESB Average	49	48
Peer Average	50	50

2024 Peer Group Ranking (Residential Multifamily, Core, America)



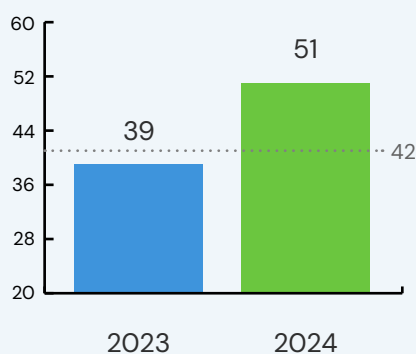
2023 Peer Group Ranking (Residential Multifamily, Core, America)



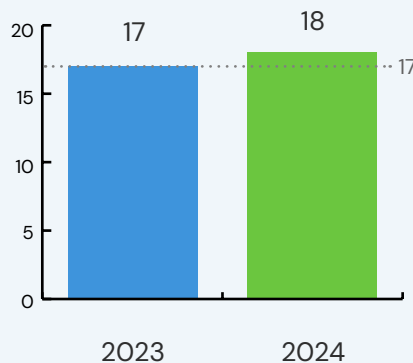
ROCKWOOD'S ESG SCORES

Peer Average ...

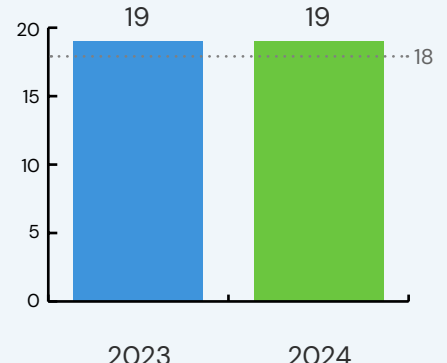
Environmental



Social



Governance



Submission to GRESB helps us identify where in our strategy we perform well, and where there are opportunities for improvement.

^vPeer group visuals provided for illustrative purposes only. Classifications are based on GRESB's methodology, which considers fund characteristics, building type, location, and lifecycle, using reporting data from calendar years 2023 and 2024.

^{vi}Third party rating provided for illustrative purposes only.

Targets and KPIs

By completing a third GHG inventory, Rockwood can better assess the impact of its actions—such as strategic acquisitions and efficiency improvements—on its carbon footprint. The table below presents scope 1 and 2 location-based emissions for Rockwood Multifamily Partners from 2022 to 2024.

Same Store Change in Location-Based Emissions 2022 to 2024^{VII}

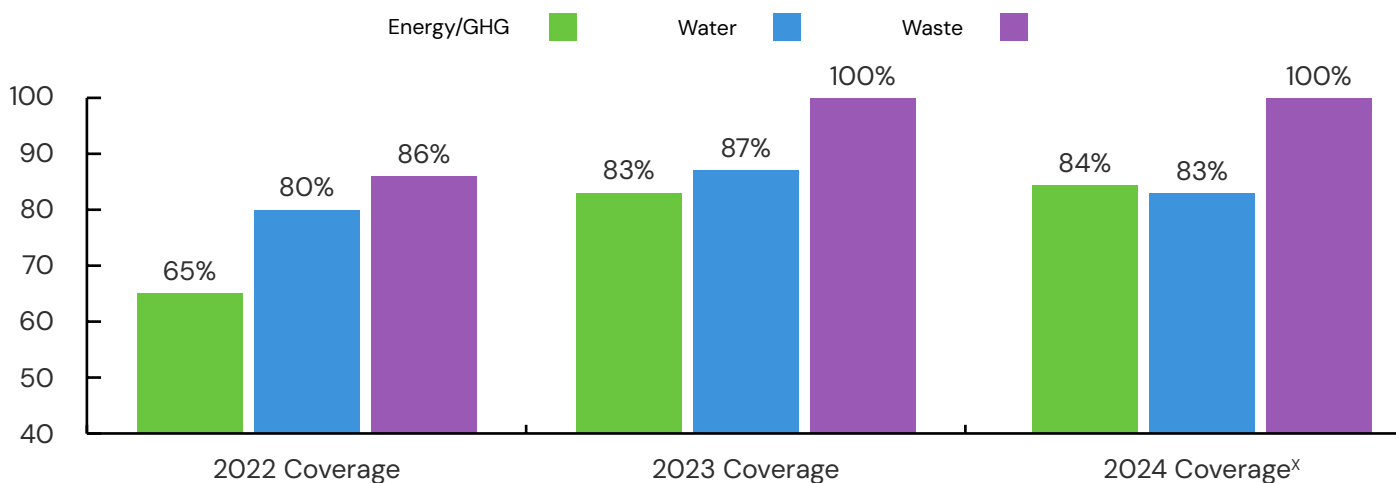
Scope/ Source	2022 Emissions (MTCO ₂ e)	2023 Emissions (MTCO ₂ e)	2024 Emissions (MTCO ₂ e)	Percent Change in Emissions (2022–2024)
Scope 1	543	479	523	–4%
Scope 2	2,793	2,449	2,318	–17%
Grand Total Emissions	3,336	2,928	2,841	–14.9%

Between 2022 and 2024, Rockwood Multifamily Partners reduced its absolute greenhouse gas emissions by 14.9% and its emissions per square foot by 18.6% (energy-only Scope 1 and 2), putting it on track to meet its 2030 goal of a 20% per-square-foot reduction (from a 2022 baseline).^{VIII} Our roadmap to this target remains focused on prioritizing on-site energy efficiency and renewable energy. Wherever commercially feasible, Rockwood will also focus on addressing whole building emissions reductions to help effectively manage transition risk and improve future GRESB performance.

Property-level Efforts

DATA COVERAGE^{IX}

Through ENERGY STAR® Portfolio Manager®, Rockwood has been able to capture utility use and waste generation for Rockwood Multifamily Partners to accurately map out our consumption habits and pinpoint inefficiencies.



^{VII}Same store emissions represent emissions from Rockwood Multifamily Partners assets owned the entirety of each reporting year (2022–2024). This includes 21 assets. The calculation excludes refrigerants.

^{VIII}See page 6 for additional information on the methodology used to calculate emissions intensity.

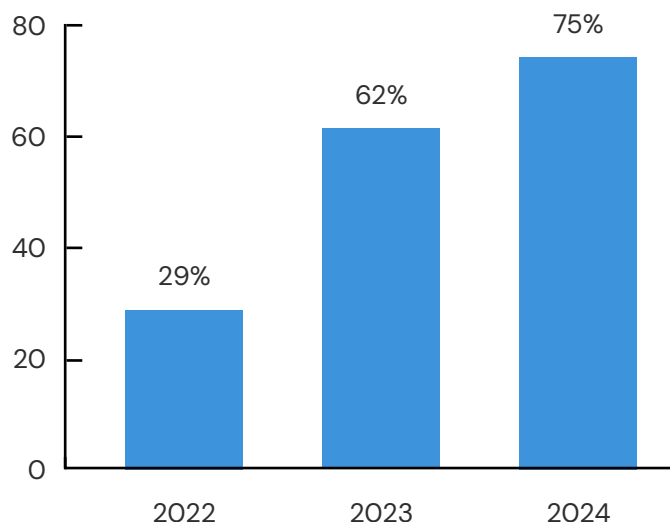
^{IX}Coverage is calculated as the utility floor area with available data divided by the total gross floor area (GFA) for each utility type.

^xWater coverage declined slightly due to delayed utility bills at several mid-rise properties and the addition of a new asset, Knox Apartments, where resident occupancy began in late 2024.

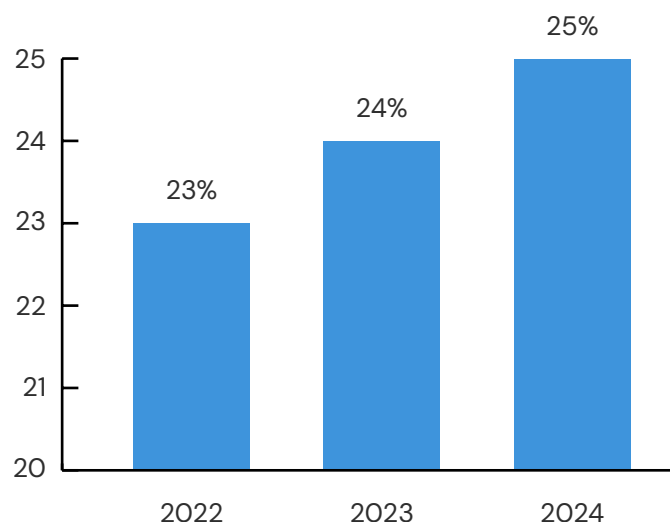
Green Building Certifications

Attaining green building certifications is a priority across Rockwood Multifamily Partners assets.

Total Green Building Certifications by Floor Area

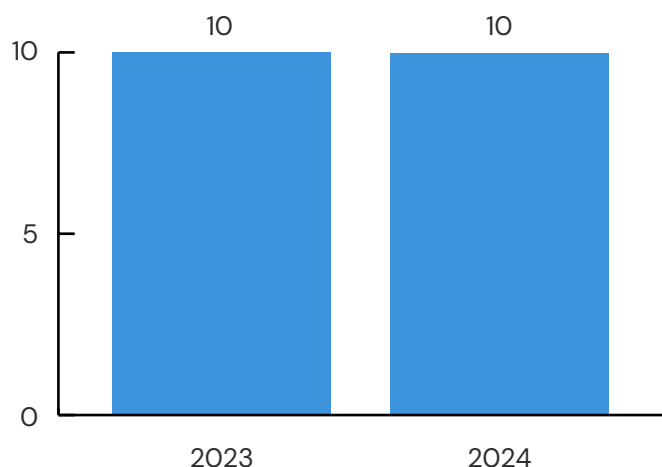


LEED Certifications by Floor Area

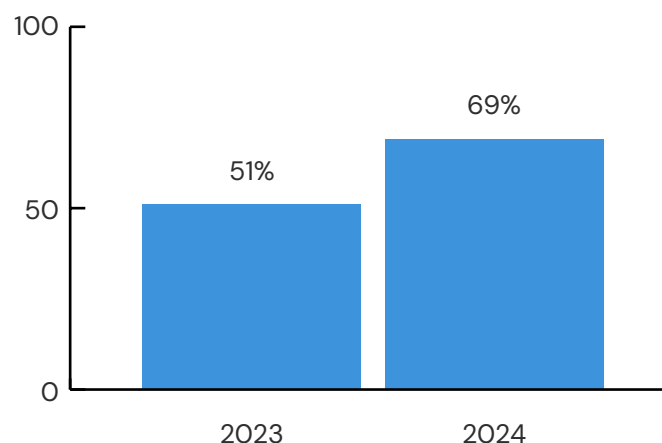


93% of assets have ENERGY STAR® scores, and the average score of those assets is 92.^{xi}

Number of ENERGY STAR® Certifications



Fitwel Certifications by Floor Area



GREEN LEASING LANGUAGE

All Rockwood Multifamily Partners assets have a sustainable living addendum added to our standard lease form, which is meant to help educate and engage residents in improving the efficiency and environmental performance of our assets.

Guidelines include:


- Ways to reduce electricity, water, and gas usage
- Waste management resources
- Guidance on prioritizing public transit
- Indoor health and wellness tips


^{xi}93% of equity assets onboarded into ENERGY STAR® Portfolio Manager® have received ENERGY STAR® scores, with an average score of 92. To receive an ENERGY STAR® score, an asset must have at least 12 consecutive months of utility data along with key property use details like square footage, operating hours, and occupancy.


Efficiency Measures


Rockwood engages an advisor to help validate our data quarterly through our proprietary Responsible Investment dashboards. Through this record-keeping, we are able to pinpoint where efficiencies are needed and develop action plans that best suit each property type and location.


Added efficiencies include:

- 

High-efficiency energy equipment and appliances
- 

Automatic energy meters
- 

Composting and recycling capabilities
- 

Water leak detection systems
- 

Drought-tolerant or native landscaping



Modera Mosaic, Fairfax, VA

Percentage of Rockwood Multifamily Partners assets that have implemented each retrofit or upgrade:^{xii}

86%	75%	69%	64%	59%
Improved Wall and Roof Insulation	Low-Flow Sprinkler Heads	Low-Flow Toilets	Drip Irrigation	Efficient HVAC

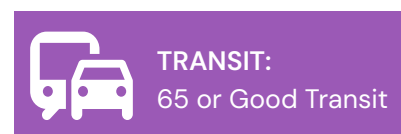
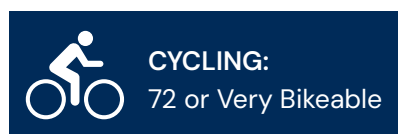
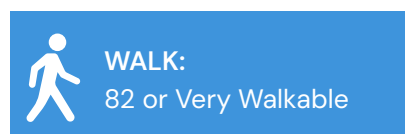
^{xii}These percentages are reflective of efficiency measures that were implemented between January 1, 2022 and December 31, 2024. This is based on Rockwood Multifamily Partners’ Annual Sustainability Survey, where information was collected from the property teams in the second quarter of 2025.

Health and Wellness

To promote the health and wellness of our residents, Rockwood has incorporated the following practices when taking on new development opportunities in Rockwood Multifamily Partners:

- Surveying the surrounding areas for land use, access to nature, and connectivity to public transit to ensure we could create an integrated community.

Average walk, bike, and transit scores^{xiii}



- Making decisions to build resilient assets outfitted with high-quality, durable finishes. Our aforementioned Sustainability Survey of Rockwood Multifamily Partners assets revealed the following insights:

100%

of assets have
recycling
available

144

total EV charging
stations available
across all properties

90%

of assets are
outfitted with LED
lighting or completed
a lighting retrofit

79%

of assets have
physical activity and/
or exercise features

- Securing green building certifications as outlined above to validate our Responsible Investment strategies.

75%

of properties by floor area, have a green
building certification

- Collecting feedback from our residents to prioritize their satisfaction and identify improvements across our sites.

100%

of Rockwood Multifamily Partners
residents were surveyed and overall they
shared improved sentiment towards
Rockwood over the last year

4.16/5

Overall Experience

^{xiii}Walk, bike, and transit scores are calculated by <https://www.walkscore.com/> using a system that measures a location's accessibility to nearby amenities, bike infrastructure, and public transit. Scores range from 0 to 100, with higher scores indicating better access and connectivity.

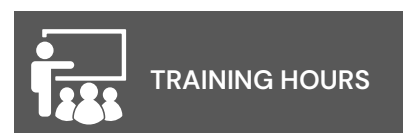
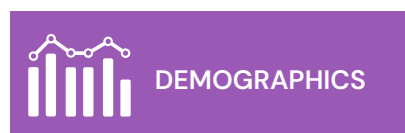
OUR PEOPLE

Rockwood promotes a welcoming social environment in and across our operations by uplifting our employees through training, resources, and benefits, creating healthy spaces for tenants and residents, and donating our time and resources back to the communities in which we operate.

Employee Engagement

Rockwood focuses on creating a welcoming, dynamic workforce by promoting inclusion and taking a holistic approach to professional development. Health and wellness benefits complement this strategy, keeping our employees cognizant and proactive about their health through flexible benefits, comprehensive coverage, and regular satisfaction surveys.

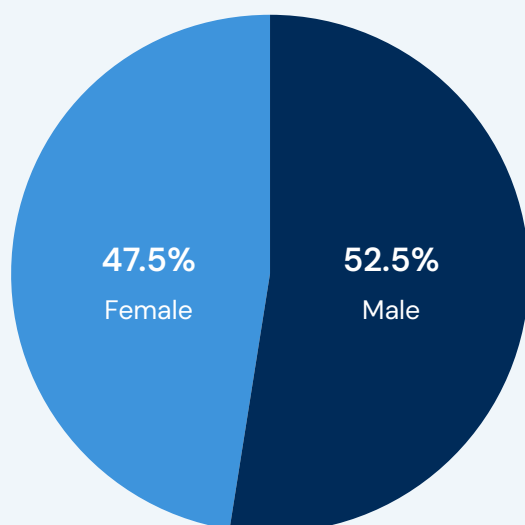
WHAT WE TRACK



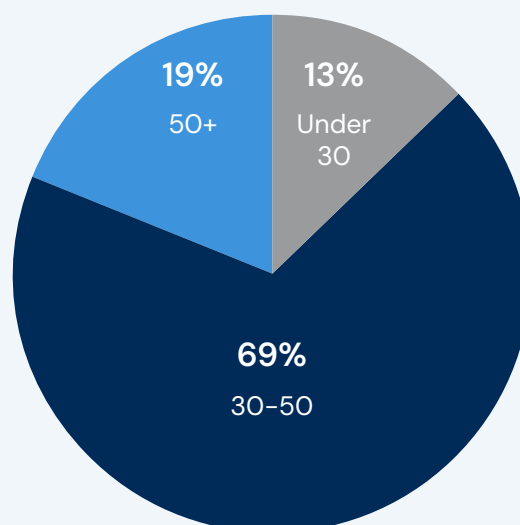
HUMAN CAPITAL

Total Employees: **80**

Gender



Age



38% our employees have worked for Rockwood for 10 years or more.

INCLUSION

All employees receive mandatory annual training on inclusive practices, like anti-harassment and discrimination, and Rockwood completes an annual review and evaluation of our inclusion efforts to help ensure we remain stewards of equity and equality.

EMPLOYEE SURVEY

All Rockwood employees are surveyed annually on their experience. This is an important step in keeping our employees happy and well-supported. The survey includes open-ended questions for employees to leave candid feedback on updates delivered and any other feedback or questions they may have.

TRAINING AND DEVELOPMENT

Keeping our employees engaged and informed of Responsible Investment strategies is beneficial to our goals and our employees' industry success. Training is completed on a quarterly basis, covering topics such as:

- Climate Risk
- Social Impact
- GRESB
- Anti-Discrimination and Harassment
- Data Management

In 2024, employees and managers collectively took part in over 300 hours of learning.



Modera Pearl, Portland, OR



HEALTH AND WELL-BEING

Health is a priority at Rockwood. When we support our workforce with comprehensive benefits, we are helping make sure employees are able to be their best selves and take part in our value creation for others.

Benefits:

- | | |
|-------------------------------|----------------------------------|
| ■ Health insurance | ■ Vacation and sick leave |
| ■ Dental and vision insurance | ■ Paid family and parental leave |
| ■ 401(k) profit sharing plans | ■ Flexible work hours |
| ■ Commuter benefits | ■ Wellness benefits |

Tenant and Resident Engagement

We place people's health at the forefront of our design and operations. Healthy buildings and access to green space are pillars of Rockwood's strategy to benefit our tenants and residents.

WHAT WE TRACK



ECONOMIC
DEVELOPMENT



ACCESS TO
GREEN SPACE



TENANT AND
RESIDENT
SATISFACTION

RESIDENT SATISFACTION SURVEYS

Rockwood engages multifamily residents to help ensure their satisfaction and pinpoint where we can improve their experience. This candid feedback helps us understand what is beneficial and what strategies may need to be adjusted to continue to serve those who choose Rockwood for their accommodations.



Avens and Dedham Station, Dedham, MA

Sustainable Mobility

100% of potential new equity investments considered in 2024 were assessed on factors including the asset's walk, bike, and transit scores, as reported by www.walkscore.com

Green Space

100% of Rockwood Multifamily Partners sites have access to green space,^{xiv} including outdoor terraces, patios, gardens, or roof decks

^{xiv}Access to green space refers to the presence of on-site landscaped areas (outdoor terraces, patios, gardens, or roof decks) or access to public green spaces, such as parks or trails, located within a 10-minute walk of the property. Verification was conducted either during the acquisition process or during a livability analysis for all assets.



PEOPLE AND PLANET-CENTRIC INFRASTRUCTURE

Rockwood seeks to invest in infrastructure that has high mobility scores or locations where communities can access amenities through multiple modes of transit, including:



Walking



Biking



Public
Transportation

This Responsible Investment approach helps our residents and tenants reduce the need to rely on more intensive carbon transportation, such as personal vehicles.



Ameswell Hotel, Mountain View, CA

Community Engagement

Rockwood has the ability to give back to the communities in which we operate through our time and resources. We encourage our employees to help in this endeavor. In 2024, Rockwood employees took part in numerous volunteering efforts.

Crayon Collection

Working to assemble 170 - 200 kits, to be distributed equally between the Boys & Girls Club of San Francisco and Gordon J. Lau Elementary School in Chinatown.

She Builds

Building vegetable planters for a residential community to grow flowers and vegetables to improve the quality of the space.

Real Estate Executive Sleep Out

Giving up their beds for one night so young people facing homelessness could sleep safely at Covenant House.

Beach Cleanup

Teaming up with Surfrider's data collection, Rockwood employees took part in a beach cleanup, specifically looking for cigarette butts and shotgun shells.

City Harvest

Sorting produce, repackaging it from large, bulk containers into smaller, family-sized units that community food programs can easily distribute. The food sorted went to some of City Harvest's 61 partner agencies.



GOOD GOVERNANCE

Our company's governance is guided by senior leaders who have experience and insight in the industry. We look to continue promoting a governance approach that embeds Responsible Investment into all business decisions, prioritizes transparency, and engages in industry memberships and events.

Industry Involvement and Memberships

When we collaborate or participate with organizations shaping our industry, we can gain more insights into how to improve our own Responsible Investment practices and help further progress in the industry. Rockwood is proud to be involved with or participate in:



The inclusion of any third-party names, brands and/or logos does not imply any affiliation with these third-parties.

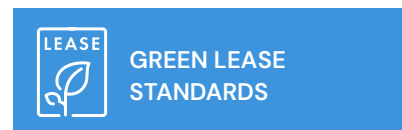
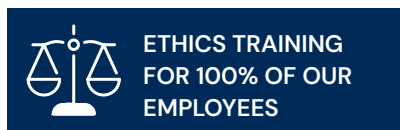
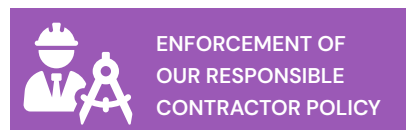
Modera South Lake Union, Seattle, WA



Governance Approach

Comprehensive policies and management practices keep Rockwood focused on good governance and ethical business practices.

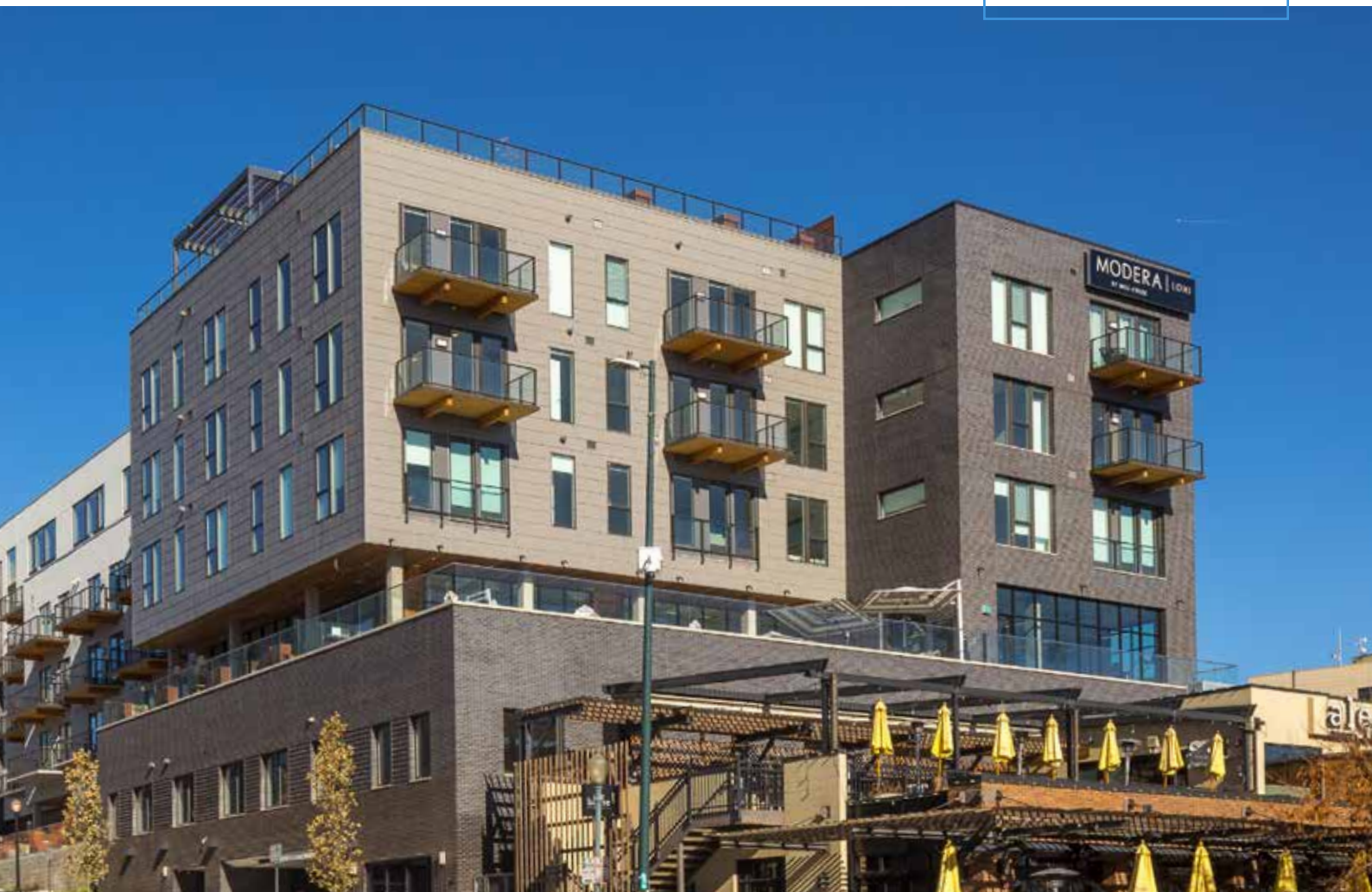
WHAT WE TRACK



POLICIES

- Data improvement for increased efficiency
- Risks and opportunities for new acquisitions
- Building efficiency and safety
- Employee remuneration
- Freedom of association
- Inclusion
- Labor standards and working conditions
- Social enterprise partnering
- Stakeholder relations
- Bribery and corruption
- Cybersecurity
- Data protection and privacy
- Fiduciary duty
- Shareholder rights

Modera LoHi, Denver, CO



CLIMATE RISK MANAGEMENT

Managing Rockwood's climate-related risks is critical to ensuring the long-term resilience and durability of our sites. This year, we are reporting our strategy in alignment with the Task Force on Climate-Related Financial Disclosures (TCFD) to further demonstrate our commitment to best practices and stay vigilant against impending risks.

Governance

Rockwood's acquisition teams, Responsible Investment Committee, and senior leadership consider and review risks. The Responsible Investment Committee meets monthly to discuss, among other topics, climate-related issues related to real assets. During these meetings, updates on progress and metrics are provided against goals and targets for climate-related risks and opportunities. Climate change-related risks and opportunities are evaluated bi-annually and discussed during Committee meetings. Rockwood identifies and evaluates the material financial implications of transition (adapting to a lower-carbon economy) risks and physical (environmental) risks.

Metrics & Targets

For Rockwood Multifamily Partners, we have completed two greenhouse gas inventories to identify and develop action plans to mitigate resource consumption where we have control. Rockwood Multifamily Partners has established the following targets:

- **20% reduction** target for scope 1 & 2 (energy-only) carbon use intensity by 2030
- **100%** green building certification coverage by 2030^{xv}
- **100%** utility data coverage by 2030^{xv}
- Average ENERGY STAR® Score of **75** by 2030

Rockwood requires all properties located in benchmarking and audit ordinance jurisdictions to benchmark their data and share it annually with the city or state as required.

^{xv}Calculated as a percent of the total square footage of the properties in the portfolio.

Strategy & Risk Management

The teams mentioned above assess how climate-related factors, policy changes, technological advancements, and market shifts can affect operations, financial planning, and overall resilience.

Transition Risks

Transition risks, such as policy changes, market shifts, energy supply, and reputational risk are analyzed along with other potential risks that the portfolio may face. This gives Rockwood a holistic understanding of the potential challenges and opportunities that arise from the transition to a lower-carbon economy. When evaluating potential investments, partnerships, or projects, Rockwood considers the climate-related aspects and their alignment with the company's Responsible Investment objectives. This helps Rockwood make informed and responsible decisions that consider both financial viability and long-term sustainability. We use modeling aligned with the Carbon Risk Real Estate Monitor (CRREM) 1.5°C global pathways to inform our risk assessments and launch strategic efforts to reduce carbon emissions and energy intensity.

Physical Risks

Rockwood's Climate Risk Program identifies physical risk by using Moody's climate risk platform to measure the risk level of floods, heat stress, hurricanes and typhoons, sea level rise, water stress, and wildfires on real assets. Climate risk assessments are a requirement for all new investments and have been completed for all existing equity investments. Moody's tool uses a future climate scenario based on the Intergovernmental Panel on Climate Change Representative Concentration Pathways (IPCC RCP) 8.5. Physical risks are evaluated, and the level of risk for those assets is confirmed. For new acquisitions, these assessments are then incorporated into due diligence questionnaires that are reviewed by the acquisition team, Responsible Investment Committee, and senior leadership.

100% of potential new equity investments considered in 2024 were assessed for physical and transition risks that could have a material financial impact.



Ivy Station, Culver City, CA



SoMA, New York, NY

RESPONSIBLE INVESTMENT CHECKLISTS

For new acquisitions and credit investments, Rockwood has a Responsible Investment checklist that we employ to encourage smart, resilient investments. At the asset level, Responsible Investment checklists are used to assess property-specific considerations, such as:

- Mobility scores
- Proximity to green space
- Building performance
- Stakeholder engagement

Overall, these Responsible Investment checklists help us to consistently assess and better understand and address Responsible Investment-related risks and opportunities.

Transparency

Rockwood continues to report to external benchmarks and frameworks to measure our success in implementing Responsible Investment practices, and communicate our efforts to the industry and relevant stakeholders.

GRESB

A voluntary, annual, industry standard, responsible investment reporting framework for real estate that measures sustainability performance.

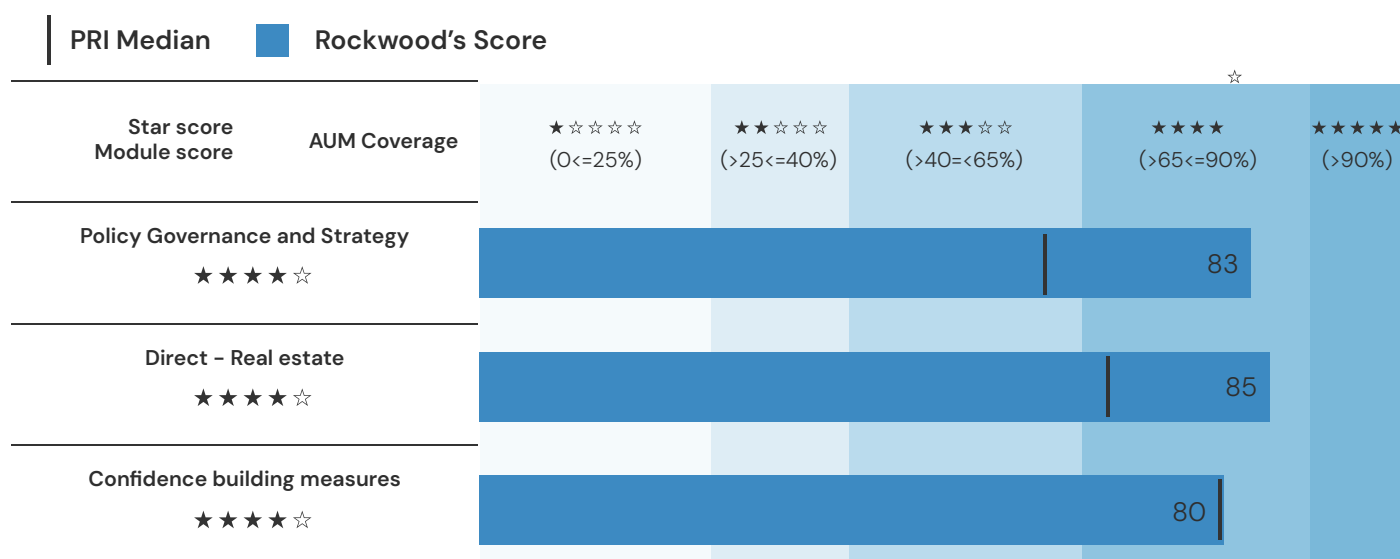
- Rockwood submits an assessment of Rockwood Multifamily Partners to GRESB, analyzing the results to pinpoint opportunities for improvement and to benchmark our performance over time and against our peers. See a detailed report of our assessment on page 13.

UNITED NATIONS PRINCIPLES FOR RESPONSIBLE INVESTMENT

A set of six principles investors commit to that reflect the increasing relevance of Responsible Investment issues to investment practices.

- For the third year in a row, Rockwood is a signatory of the PRI framework and commits, where consistent with our fiduciary responsibilities, to incorporating Responsible Investment issues into investment decisions, policies, and practices.

SUMMARY SCORECARD



TASK FORCE ON CLIMATE-RELATED FINANCIAL DISCLOSURES

Following this framework informs investors about the tactics and governance approach that Rockwood is taking to mitigate and manage the risks associated with climate change as they pertain to Rockwood assets.

- To date, Rockwood has completed climate risk assessments on 100% of our portfolio using the Moody's Climate on Demand dashboard, running 217 assets through the dashboard to identify which assets face the most climate-related risks and opportunities. See a more detailed account of our climate risk management strategy on page 24.



580 Anton, Costa Mesa, CA

LOOKING AHEAD

Rockwood continues to look for ways to improve the integration and longevity of our Responsible Investment program by:

- Increasing data management, coverage, and analysis to support reporting, compliance, and performance insights
- Identifying opportunities for green power procurement through power purchase agreements (PPAs), renewable energy certificates (RECs), and solar installations
- Targeting assets prime for operational improvements to increase efficiency
- Staying informed on benchmarking ordinances and the regulatory landscape to avoid possible fines
- Continuing to apply and retain green building certifications for our properties
- Maintaining high-performance in our GRESB and PRI submissions
- Furthering integration of the Responsible Investment program with property managers and operating partners

DISCLOSURES

TCFD DISCLOSURES

Governance

Board's oversight of climate-related risks and opportunities	page 24
--	---------

Management role in assessing and managing climate-related risks and opportunities	page 24
---	---------

Strategy

Climate-related risks and opportunities identified over the short, medium, and long-term	page 24
--	---------

Impact of climate-related risks and opportunities on the organization's business, strategy, and financial planning	page 24
--	---------

Risk Management

Organizational processes for identifying, assessing, and managing climate-related risk	page 24
--	---------

Organizational process for managing climate-related risks	page 24
---	---------

Describe how processes for identifying, assessing, and managing climate-related risks are integrated into the organization's overall risk management.	page 24
---	---------

Metrics and Targets

Metrics used to assess climate-related risks and opportunities in line with strategy and risk management process	page 24
--	---------

Scope 1 and 2 Greenhouse Gas Emissions and related risks	page 24
--	---------

Targets used by the organization to manage climate-related risks and opportunities and performance against targets	page 24
--	---------

Disclaimer

Unless otherwise specified, all content included in this Sustainability Report (this “Report”), such as graphics, logos, articles, and other materials, is the property of Rockwood Capital, LLC (together with its affiliates, “Rockwood” or “our”) or others noted herein and is protected by copyright and other laws. All trademarks and logos displayed in this Report are the property of their respective owners, who may or may not be affiliated with our organization. None of such owners have endorsed Rockwood, the funds sponsored or managed by Rockwood (the “Fund”) or any associated entities or personnel. All information contained herein is presented as of December 31, 2024, unless otherwise specifically noted. There can be no assurances that Rockwood’s investment objectives will be achieved or that our investment programs will be successful. PAST PERFORMANCE IS NO GUARANTEE OF FUTURE RESULTS.

The information provided herein is for informational purposes only and is not and may not be relied on in any manner as advice or as an offer to sell or a solicitation of an offer to buy interests in any Fund or other product or property sponsored or managed by Rockwood, and this Report may not be distributed in any jurisdiction except in accordance with legal requirements applicable in such jurisdiction. Any offer or solicitation relating to the securities of a Fund may only be made by delivery of the relevant governing documents of the Funds (the “Fund Documents”), and only where permitted by law. This Report is qualified in its entirety by the more detailed information in the Fund Documents. In the event of any inconsistency between this Presentation and any of the Fund Documents, the terms outlined in the Fund Document shall prevail. Any decision to make an investment in any Funds should be based solely on the information in the Fund Documents.

Further, nothing contained herein constitutes investment, legal, tax, or other advice nor is it to be relied on in making an investment or other decision; readers should consult their own attorney, accounting, business or tax advisors. The information in this report is only as current as the date indicated and may be superseded by subsequent market events or for other reasons, and Rockwood and its affiliates assume no obligation to update the information herein and make no representation, express or implied, regarding the accuracy of the information contained herein.

This Report contains statements that are not purely historical in nature, but instead are considered “forward-looking statements” that may be identified by the use of forward-looking terminology such as “may,” “will,” “should,” “expect,” “anticipate,” “estimate,” “intend,” “continue,” or “believe” or the negatives thereof or other variations thereon or comparable terminology. Such statements reflect Rockwood’s opinion, belief, or assumptions. Actual events are difficult to predict and are beyond Rockwood’s control. Actual events may differ materially from those assumed. In addition, certain information contained herein is illustrative in nature and cannot be independently verified as it is based on Rockwood’s opinion. Therefore, undue reliance should not be placed on such forward-looking statements or statements of opinion. Terms such as “Responsible Investment,” “ESG,” “impact,” “green,” “transition,” “energy transition,” “lower-carbon,” “decarbonization,” and “sustainability” can be subjective in nature, and there is no representation or guarantee that these terms, as used by Rockwood,

or judgment exercised by Rockwood or its affiliates or advisors, will reflect the beliefs or values, policies, principles, frameworks or preferred practices of any particular investor or other third-party or reflect market trends.

References to Rockwood’s portfolio, Funds or properties, including within any case studies, are intended to illustrate the application of Rockwood’s investment or Responsible Investment process only and should not be viewed as a recommendation of any particular security or property. The information provided about certain portfolios, Funds or properties is intended to be illustrative, and is not intended to be used or understood as representative of future investments or an indication of the current or future Responsible Investment performance of Rockwood’s portfolio, Funds or properties. It should not be assumed that investments made in the future will be comparable in quality or performance to the investments described herein. It should not be assumed that any investments described herein were or will ultimately be profitable. Past Responsible Investment performance is not necessarily indicative of future results. There can be no assurances that Rockwood’s investment objectives will be achieved or that our investment programs will be successful. Descriptions of any Responsible Investment achievements or improved practices or outcomes are not necessarily intended to indicate that Rockwood has substantially contributed to such achievements, practices, or outcomes. For instance, Rockwood’s Responsible Investment efforts may have been one of many factors—including such other factors as engagement by property management, advisors, and other third parties—contributing to the success described in each of the selected case studies. Select investments are provided for illustrative purpose only. A full list of investments is available upon request.

Further, the receipt of any certifications, awards or other third-party recognition by Rockwood, its personnel or the properties described herein are the opinion of the respective parties conferring the certification, award or designation and not of Rockwood. Further, such recognition is no assurance that Rockwood’s investment objective have been achieved or successful and is not, and should not be deemed to be, a recommendation or evaluation of Rockwood’s investment management business. There can be no assurance that any of Rockwood’s properties will continue to maintain any certifications, awards or designations, or that other providers or surveys would reach the same conclusions. No compensation of any kind was provided to the third-parties that granted the awards and ratings to Rockwood as consideration of the awards and ratings.

Similarly, there can be no assurance that Rockwood’s Responsible Investment policies and procedures as described in this report will be successfully implemented or continue; and could change, even materially, or may not be applied to a particular investment or property. Rockwood is permitted to determine in its sole discretion that it is not feasible or practical to implement or complete certain of its Responsible Investment goals, initiatives, policies, and procedures based on cost, timing, or other considerations. No assurance can be given that Rockwood will remain a signatory, supporter, participant or member of any Responsible Investment-related initiative or other similar industry frameworks. Statements about Responsible

Investment initiatives or practices related to properties do not apply in every instance and depend on factors including, but not limited to, the relevance or implementation status of a Responsible Investment initiative to the property; the nature and/or extent of investment in, ownership of or, control or influence exercised by Rockwood with respect to the property; and other factors as determined by investment teams, property management teams, portfolio operations teams, tenants, investments, and/or businesses on a case-by-case basis.

Goals, targets, priorities and commitments, including Rockwood's Responsible Investment goals and related timelines, are aspirational, subject to change, and not guarantees or promises that any or all goals, targets, priorities and commitments will be met. Such goals, targets, priorities and commitments are not binding on investment decisions and/or Rockwood's management of properties or investments and any reference herein to Responsible Investment considerations is not intended to qualify our intent to produce strong risk-adjusted returns. Therefore, Responsible Investment criteria will represent only one of many factors considered by Rockwood when making or managing investments, and Rockwood cannot guarantee that any Responsible Investment considerations will positively affect the financial or Responsible Investment performance of any individual investment or any Fund.

Relatedly, unless otherwise stated, none of the figures, data or claims contained herein, including with respect to data on waste or water reduction, energy efficiency, emissions reduction targets and/or progress, as well as any associated cost savings or other impacts, have been independently verified by auditors or third-party assurance providers. The analysis involved in determining whether and how certain initiatives may contribute to such goals is inherently subjective and dependent on a number of factors. There can be no assurance that reasonable parties will agree as to whether certain projects, properties or investments contribute to a particular goal, target, priority or commitment. Rockwood makes no commitment or guarantee that it is investing in properties that have a formal commitment or plan or take specific actions to support or contribute to any goal, target, priority or commitment.

Statistics and metrics relating to Responsible Investment matters are estimates and may be based on assumptions or estimates (which may provide to be inaccurate) or developing standards (including Rockwood's internal standards and policies). Emissions calculations methodologies and data collection practices as a whole are evolving and there are different frameworks, methodologies, and tracking tools being implemented by other companies. Such methodologies and data collection practices may not align with the approach used by other companies or preferred by current or prospective investors or with current or future market trends. Relatedly, any figures or data on emission reduction targets and/or progress, as well as any cost savings associated with emissions reductions, have not been independently verified by auditors or third-party assurance providers. The analysis involved in determining whether and how certain initiatives may contribute to such goals is inherently subjective and dependent on a number of factors.

Rockwood does not make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein. Unless otherwise noted, the information contained herein is unaudited, preliminary, may be based on estimates, is for discussion purposes only, and is subject to change. Certain information contained herein has been obtained from published and unpublished sources and/or prepared by third parties, and in certain cases have not been updated through the date hereof. While these third-party sources are believed to be reliable, Rockwood makes no representation or warranty, express or implied, with respect to the accuracy, fairness, reasonableness or completeness of any of the information contained herein, and expressly disclaims any responsibility or liability therefor. Certain statements herein are the opinions and beliefs of Rockwood; other market participants could take different views. Any financial, industry or market forecasts or models described herein are based on the estimates and opinions of Rockwood, and are for discussion purposes only. Any data or assumptions underlying such forecasts or models may be inaccurate. There is no guarantee any forecasted or modeled outcomes will come to fruition, and actual results may vary materially and adversely.



NEW YORK

140 East 45th Street
34th Floor
New York, NY 10071

SAN FRANCISCO

50 California Street
30th Floor
San Francisco, CA 94111

LOS ANGELES

1999 Avenue of the Stars
Suite 3425
Los Angeles, CA 90067