

ENVIRONMENTAL, SOCIAL & GOVERNANCE (ESG) POLICY



The Chelsea, New York City, NY



Greenford Quay, London, UK



Greystar is a leading, fully integrated global real estate company offering expertise in property management, investment management, and development services in institutional-quality rental housing, logistics, and life sciences sectors. As a leading firm in the real estate industry, Greystar seeks to promote sustainable economic growth and resilient, safe, and prosperous communities while also delivering appropriate risk-adjusted returns to our investors and development partners. We are committed to integrating environmental, social, and governance (ESG) principles throughout our investment process where appropriate.

This policy outlines our firm's general approach to integrating ESG in our business and investment activities. Our ESG policy has been reviewed and recommended by our ESG Advisory Group and approved by Greystar's Global Investment Committee. This policy will be reviewed annually, at a minimum, and may be modified periodically to reflect changes in law and regulation; the evolving scope of ESG in our business; and/or changes in risks, opportunities, market practices, or other circumstances involving ESG. Any material modifications will only be made with the approval of Greystar's Global Investment Committee.

ESG AT GREYSTAR

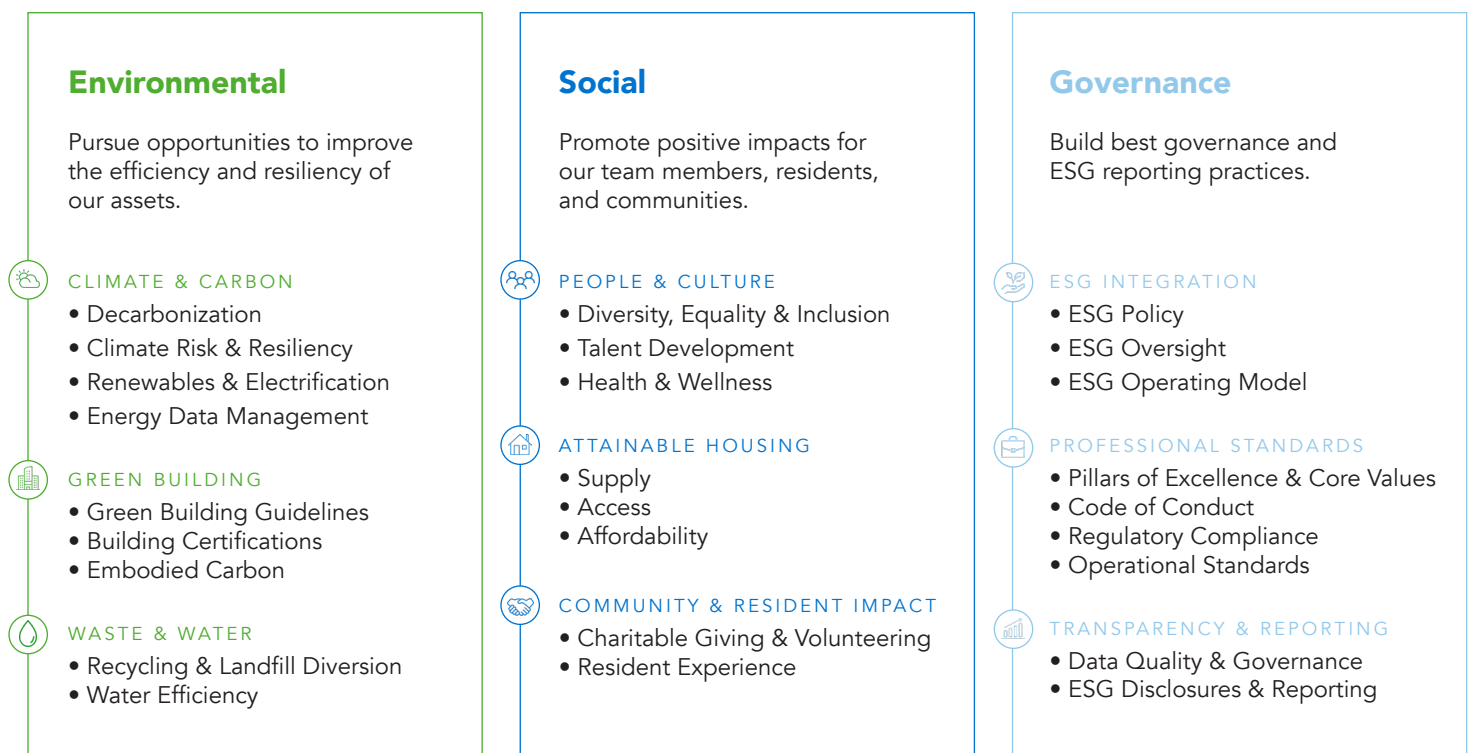
Greystar believes its ESG strategy is an important part of being a trusted business partner, a great employer, and a meaningful member of the communities in which we operate. Our ESG objectives for each of Greystar's business lines include the following:

INVESTMENT MANAGEMENT: We believe integrating the consideration of ESG factors into our investments helps to enhance asset values, mitigate risks, and maximize returns for our investors.

DEVELOPMENT & CONSTRUCTION: We pursue sustainable and inclusive designs in our developments in an effort to future-proof our projects and contribute to the fabric of surrounding communities.

PROPERTY MANAGEMENT: We strive for the well-being and quality of life of our residents by delivering world-class services while supporting asset owners in pursuit of their ESG goals.

Greystar's ESG strategy, objectives and focus areas are essentially as follows:



Our ESG framework is meant to take into account the material ESG risks and opportunities for our business that we have identified based on the external environment, including but not limited to legislation, industry trends, and the needs of our stakeholders. We expect to update the framework from time to time to reflect changes in those risks and opportunities that we identify.

ESG INTEGRATION INTO OUR INVESTMENT PROCESS

As a vertically integrated firm, Greystar is often positioned to assess and influence ESG issues through the full investment lifecycle. Greystar is committed to assessing ESG risks and opportunities when evaluating investment decisions using a precautionary approach. Further, the firm is dedicated to promoting ESG improvements at our owned assets through collaboration with our clients, residents, vendors, and other key stakeholders, including the wider real estate and investment industries. We believe including ESG factors for consideration alongside traditional financial approaches can help us to evaluate investment opportunities and potentially provide some downside protection of investments to generate appropriate risk-adjusted returns, while seeking to promote positive environmental and societal outcomes. Outlined below are the ESG-integration activities we strive to implement beginning with the pre-investment stage and continuing through the post-investment stage.

FUND AND VENTURE MANAGEMENT

We strive to integrate ESG into our fund management process by:

- Engaging with our clients and partners to understand their ESG objectives and requirements.
- Establishing fund-specific ESG objectives that align with the applicable fund's investment strategy.
- Allocating capital to support fund ESG objectives and enhance the sustainability performance of owned assets.
- Providing transparency to investors on fund ESG initiatives and performance through quarterly and annual fund reporting.
- Participating in annual GRESB assessments targeting year-over-year improvement in performance.

ACQUISITION & DEVELOPMENT

We are committed to integrating ESG considerations into our underwriting and investment due diligence to assess risks and opportunities materially relevant to our investment strategies. These are then subsequently included in investment committee memos for consideration and evaluation by the Global Investment Committee. In particular, we recognize the contribution of real estate to climate change and the benefits of reducing carbon emissions to mitigate climate change. We strive to integrate ESG into our acquisition and development process, while also considering the costs and benefits by:

- Leveraging third-party global physical climate risk tools to understand climate-related hazards.
- Performing enhanced due diligence on assets with high climate risks to identify potential mitigation measures.
- Assessing target asset performance relative to the Carbon Risk Real Estate Monitor or Science Based Target pathways.
- Benchmarking target acquisitions to identify opportunities to optimize energy or water efficiency and underwriting efficiency measures that preserve or enhance returns.
- Encouraging new development designs to align with Greystar's Technical Guide and recognized green building certifications.
- Exploring lower carbon building materials for development and construction projects.
- Evaluating property rental affordability relative to area median income and market demands.

HOLD PERIOD

Through Greystar's stewardship, we recognize our ability to influence risks and opportunities of investments during our ownership of the asset and beyond. We seek to integrate ESG metrics and performance into the management of assets during the ownership period by:

Climate Resilience & Mitigation

- Employing a systematic approach to collecting and analyzing energy, carbon, water, and waste data within our control at owned assets.
- Implementing favorable return on cost, energy, water, and waste efficiency and recycling projects to reduce energy use, emissions, waste, and water consumption and reduce operating costs.
- Conducting periodic benchmark assessments of our assets' energy, carbon, water, and waste performance.
- Evaluating opportunities for on-site renewable energy generation or offsite renewable energy procurement, where available and where economically feasible.
- Pursuing certification for eligible properties in energy rating schemes such as EU Energy Performance Certificates and Energy Star.

Resident Experience & Community Impact

- Seeking to ensure that our owned assets meet Greystar's expectations for resident amenities, safety, and quality control.
- Promoting health and wellness by including fitness and recreation facilities where possible, and promoting healthy lifestyles to residents.
- Evaluating resident experience and satisfaction through annual surveys.
- Providing training and resources to our team members on ESG topics, including Greystar's Sustainability Operating Standards.
- Encouraging community engagement through periodic hosting of onsite or offsite community events.

EXIT

As we see ESG performance becoming increasingly valued in investment exits, Greystar strives to integrate ESG into the sales process by:

- Leveraging ESG performance data accumulated through the investment hold period.
- Marketing ESG credentials of the asset if relevant and appropriate.

GOVERNANCE AND OVERSIGHT

Greystar has a multi-tiered governance and oversight approach to ESG. Greystar's ESG Advisory Group, which consists of professionals from across the firm's business lines and corporate functions, as well as trained ESG specialists, advises the firm on ESG matters, develops ESG strategy recommendations for Greystar's executive management, and monitors the external environment for ESG risks and opportunities—including regulatory, market, and technology trends. The ESG Advisory Group meets on a quarterly basis. We also have regional ESG committees in Europe and Asia Pacific to support ESG strategy and implementation in those markets.

Our Global Investment Committee reviews ESG considerations related to due diligence and underwriting included in investment committee memoranda and is ultimately responsible for overseeing Greystar's investment decisions.

REPORTING

Starting in 2023, Greystar intends to begin tracking and reporting progress on firm ESG initiatives to our stakeholders through the publication of an annual ESG report. Greystar became a signatory to the United Nations Principles for Responsible Investment (UN PRI) in 2023 and intends to report in accordance with the requirements of signatories starting in 2024. Greystar participates annually in the GRESB assessment process through a number of our investment funds in the US, Europe, and Asia Pacific.

POLICY SCOPE AND LIMITATIONS

This ESG policy applies to Greystar's business lines, owned assets, and investments in Greystar's rental residential discretionary investment vehicles globally. Greystar has additional policies, such as our Code of Conduct, that cover additional ESG topics such as ethics and compliance, health and safety, diversity, equality and inclusion, and others. This policy is intended to reflect Greystar's general approach for integrating ESG factors through the lifecycle of investments in real estate assets owned by Greystar. Greystar's ability to influence and exercise control over its investments will vary depending on the investment structure and terms or other factors. Notwithstanding anything in this ESG policy to the contrary, Greystar does not expect to subordinate any fund's or investor's investment returns or increase any fund's or investor's investment risks as a result of (or in connection with) the consideration of ESG factors.

While it is the case that decisions with respect to the acquisition, retention, improvement, and maintenance of assets will include consideration of one or more ESG factors as noted above, all such decisions also take into account other non-ESG factors and ESG factors are generally no more significant than other factors in the decision-making process, such that ESG factors may not be determinative in a decision to acquire, retain, improve, or maintain any particular asset.¹

Last Updated Q2 2023

¹For the avoidance of doubt, this ESG policy shall apply only to Greystar's residential discretionary investment vehicles and will not supersede the investment objectives or strategies included in the governing documents of any existing or future investment vehicle.