



ESG at MacFarlane

December 2025 Brief

ESG Commitment and Governance

At MacFarlane Partners, we integrate ESG factors and material risks into our policies and procedures at both the firm and investment levels. Our internal ESG Committee oversees the implementation of our ESG Policy throughout the investment lifecycle.

ESG Reporting

MacFarlane is a member of GRESB, a global organization that provides standardized and validated ESG data for real estate investments to financial markets, and has participated in each of GRESB's annual assessments since they were first offered in 2011. In 2025, we received our highest assessment score to date – 81 out of 100, up from 79 in 2024. This improvement reflects initiatives such as introducing ESG performance targets for personnel, enhancing our ESG reporting, and improving utility data coverage and performance.

Environmental Stewardship



Certifications

In 2025, Park Fifth, one of MacFarlane's two multifamily properties in Los Angeles, received a Fitwel 2 Star Certification. Fitwel is the leading certification scheme committed to building health. This achievement reflects our commitment to creating healthy, sustainable communities for our residents. Park Fifth is also LEED Gold Certified. Trademark, the other multifamily property in Los Angeles, is LEED Silver Certified.



Net Zero Pathways

Recognizing the importance of reducing the environmental footprint of our buildings, we have committed to achieving Net Zero carbon emissions across our assets by 2050, with an interim goal of a 50% reduction by 2030. These targets align with local regulations,

such as New York City’s Local Law 97 and California’s Climate Plan, and they cover scopes 1, 2, and 3 (operational) emissions.



Climate Risk Assessments

We partner with a third-party consultant, ACA Group, to guide our ESG program. In 2025, ACA conducted detailed location-based hazard assessments for all three of our operating properties: Park Fifth, Trademark and Level BK. The assessments evaluated current natural hazards and chronic and acute stressors under three different climate scenarios. ACA also recommended adaptations specific to each asset that we can use to proactively manage the assets and build resiliency.

Social Responsibility



Affordable Housing

MacFarlane is committed to improving opportunities for affordable housing. The planned Freedom West 2.0 redevelopment project in San Francisco will prevent displacement for more than 1,000 residents while preserving community stability. It will revive the Fillmore District as a hub for culture, entrepreneurship, and innovation. The project aims to create a national model for equitable urban revitalization through mixed-income housing, an AI and STEM innovation center, arts spaces, senior wellness residences, and thriving local business corridors.



Diversity, Equity & Inclusion

With 44% women and 78% of employees from underrepresented racial and ethnic groups—including 100% representation at both the C-suite and senior management levels—we lead by example in building a truly diverse and inclusive organization.



Community Outreach

Our former chief executive officer, Landon Taylor, serves as an advisor and coach at the Housing Venture Lab, helping mentor innovators and entrepreneurs dedicated to tackling housing challenges. By advancing solutions like affordable homebuilding, equitable financing, and streamlined permitting, this work strengthens community outreach—empowering residents and local organizations to shape inclusive, resilient neighborhoods. (Mr. Taylor stepped down as CEO in November 2025 as part of the spinout of LegacyFirst, which is involved in the aforementioned Freedom West 2.0 project.)



Resident Engagement

Throughout the year, we fostered community connection and well-being by holding a variety of events at our properties. Weekly yoga classes promoted mindfulness and health, while seasonal celebrations, such as our Welcome Spring Bloom Workshop, St. Patrick's Day Breakfast, and Cinco de Mayo Fiesta, brought neighbors together. Our Earth Day Celebration featured pressed-flower art and a DIY plant bar.

Summer was filled with appreciation and creativity, from Resident Appreciation Days and Hollywood Pet Portraits to Sound Bath Meditation and Breakfast of Stars. We also championed education with a month-long School Supply Drive benefiting local students. Residents enjoyed social events like Sunset & Sip Happy Hour and Halloween Movie Night. These activities reflect our commitment to building vibrant, inclusive communities while supporting wellness and environmental stewardship.