



American Landmark Apartments Sustainability Policy

Overview

American Landmark Apartments believes that sustainability practices are essential to creating value and mitigating risk for our stakeholders and to developing a sustainable, long-term strategy for our company. We are committed to integrating sustainability priorities throughout our business and to being an honest, fair, and transparent partner to all of our stakeholders including our investor partners, team members and residents. This policy serves to document and communicate our position on matters related to environmental, social, and sustainability governance related to properties held in our investment portfolio.

American Landmark is a multifamily owner-operator with communities located throughout the United States Sunbelt. As a result, our sustainability efforts are focused on priorities that are aligned with the nature of our investments. Our sustainability priorities may shift over time as our portfolio grows. However, the broad focus of our sustainability program will remain focused on processes that help mitigate risks, drive operational efficiency, increase resident and team member satisfaction, health and safety and enhance long-term returns.

We focus on incorporating sustainability:

- into our investment decision-making
- into our property operations
- into our engagement with groups and organizations beyond our company.

Our Values

Our core values serve as the foundation of our culture to ensure we adhere to the highest standards in everything we do.

- **Integrity:** We conduct our business fairly, with honesty and transparency.
- **Understanding:** We demonstrate respect, compassion, and humanity for our residents, investor partners, and team members.
- **Equity & Diversity:** We embrace different perspectives and actively pursue policies and actions that promote diversity, inclusion and advancement for all team members, without regard to color, religion, origin, orientation or any other characteristic protected by laws or regulation.
- **Unity:** We work collaboratively with our team members, residents, and investor partners to build strong and longstanding relationships.
- **Excellence:** We strive to achieve the highest possible standards and provide opportunities to increase the positive impact of our organization.



- **Responsibility:** We act responsibly throughout our organization and are responsive and accountable to our residents, team members, and investor partners.
- **Environmental Stewardship:** We partner with businesses, community members and our neighbors to protect and create cleaner communities, including adopting environmentally sound business practices and technologies.

On a day-to-day basis, we implement our values through our operating model, which is built upon a positive corporate culture, responsible business practices, strong governance, accountability and transparency, and community engagement and philanthropy.

Our Mission

We strive to create healthy, equitable, and sustainable environments in which our team members, residents and broader communities can flourish. For us, this means ensuring:

- our multifamily properties are vibrant, thriving communities, that provide our residents with a wonderful place to live;
- our company is an exceptional place to work that provides our team members with meaningful opportunities for growth and advancement;
- we generate attractive risk adjusted returns for our investor partners; and
- our impact on our broader communities is consistently positive.

Environmental Guidelines

We believe that doing the right thing for our environment creates better outcomes for our company and stakeholders, including our team members, residents, investor partners and the broader community. As such, we consider environmental impacts across our business operations and seek to implement sustainable protocols and practices.

To implement our environmental guidelines, American Landmark:

- ensures the business meets the requirements of applicable environmental regulations
- prevents pollution in accordance with environmental laws and in accordance with our understanding of environmental stewardship
- promotes environmental knowledge, leadership and accountability within the company
- provides education and opportunities to minimize environmental impacts to our team members and residents
- identifies and implements commercially viable measures to minimize environmental risks

Connection to our Core Values

In accordance with our core value of environmental stewardship, we partner with businesses, community members and our neighbors to protect and create better communities, including adopting environmentally sound business practices and technologies. We recognize environmental sustainability involves meeting the resource needs of the present without compromising the ability to continue to meet such needs in future.

We are committed to protecting our environment, reducing our carbon footprint and increasing the resilience of our multifamily communities through sustainable practices. In order to measure our progress on these commitments, we track:

- programs to reduce energy demand
- programs to reduce water demand
- the generation of renewable energy
- municipal energy and water efficiency benchmarks and our properties' ability to meet those benchmarks in our communities.

Environmental Guidelines in Action

As well as managing risks, environmental sustainability measures provide opportunities for the company to improve its operational and financial performance. As an owner-operator of properties, we also focus on increasing building resiliency to local weather-related risks in the communities in which we operate. To inform the company about these risks and opportunities, American Landmark collects and evaluates data on environmental measures including the use of electricity, fossil fuels, water, waste and

related emissions. We are committed to continuing to develop and implement operating practices that support both environmental sustainability and our financial performance.

Examples of successful tactics we implement include:

- energy and water efficiency retrofits of common areas and resident units
- developing new properties that are increasingly energy efficient
- on-site production of renewable energy
- electric vehicle charging stations
- use of resiliency checklists

Approach to Climate Related Risks & Opportunities

American Landmark is committed to regularly identifying, assessing, and mitigating climate and natural disaster related risks across our apartment portfolio, including physical, transition, and regulatory impacts. We integrate climate and natural disaster analysis into investment, development, and operational decisions to protect asset value, reduce operational disruptions, and support long-term financial performance. We also evaluate emerging opportunities—such as energy-efficient technologies and resilience upgrades—that can enhance resident comfort, reduce costs, and strengthen the long-term sustainability of our properties. These efforts are essential to maintaining durable assets, ensuring business continuity, and enhancing value in a changing environment.

The primary approaches we use to implement these objectives are:

- ensuring that our properties including new developments meet building code standards for resiliency
- reviewing potential climate and natural disaster risks during due diligence of new acquisitions
- reviewing at least annually each fund's exposure to climate and natural disaster risks
- periodically reviewing transition risks and implications for our firm's investment strategy and integration into risk management systems
- implementing appropriate insurance strategies to protect our investments
- implementing operational and emergency preparedness at the property level
- providing transparency to investors through reporting of material climate risks and opportunities through voluntary framework reporting as well as our annual CSR.

Social Responsibility Guidelines

We know people are our most valuable assets, so as a company we strive to make everyone we come in contact with feel welcomed, respected, appreciated, and connected. We believe it is essential to our success that we act as responsible citizens

which includes efforts to continuously improve the satisfaction, health and safety of our residents, team members, and broader communities.

To implement our social responsibility guidelines, American Landmark will:

- comply with all labor and other applicable laws
- comply with all applicable health and safety regulations to support the welfare of team members and residents
- maintain a current Health and Safety Policy
- maintain a current Operations Policy and Procedures Manual
- maintain a current Employee Handbook
- upgrade team member skills through continuing education
- support integrity, understanding, and inclusion for all team members in our recruiting activities, human resources policies and in our leasing practices
- respect human rights in our interactions as an employer and landlord
- support resident health by facilitating physical activity
- support resident social interaction through property programs
- support community engagement through company programs
- support community development by rehabilitating the housing stock

Connection to our Core Values

In accordance with our core value of Equity & Diversity, we are dedicated to creating a culture that empowers our team and residents, in which we embrace, respect and value different viewpoints, backgrounds and capabilities and actively pursue policies and actions that promote merit, diversity, inclusion and advancement for all team members, without regard to color, religion, origin, orientation or any other characteristic protected by laws or regulation. We believe this has a direct and positive correlation to the value we create for our investor partners. Our commitment reflects our understanding that diversity is a driver of positive business outcomes. As a result, our social engagement is focused around developing and advancing our existing team members, cultivating the next generation of real estate professionals and supporting education more broadly.

. In order to measure our progress on these goals, we track:

- the annual participation by our team members in educational courses through Landmark University
- the number of women and minorities on our team
- health and safety program statistics
- the impact of community support programs

Social Guidelines in Action

American Landmark implements social measures to increase team member and resident satisfaction, health, safety and retention, reduce costs, increase property values, and support improved operating performance. We are committed to continuing to develop and implement operating protocols that support both social goals and our financial performance.

Examples of successful programs we routinely implement include:

- resident social engagement programs
- resident physical health programs such the integration of walking trails and indoor and open-air fitness centers
- community development programs that allow us to support and improve our local communities
- training programs focused on developing the next generation of real estate leadership

Sustainability Governance Guidelines and Structure

American Landmark requires our team members to adhere to the highest standards of business and personal ethics in the conduct of their duties and responsibilities. We believe senior management has added responsibility for demonstrating the importance of this standard through their actions. Our team members are expected to understand the rules and regulations governing our business activities and to proactively promote compliance with all federal, state, local laws, rules and regulations and internal policies that govern their day-to-day responsibilities within American Landmark.

To implement our governance guidelines, American Landmark will:

- review at least annually the Sustainability Policy along with related ethics and compliance policies
- train, measure and report compliance with sustainability policies
- prioritize the company's material sustainability considerations
- delegate responsibility for sustainability to the Sustainability Committee
- ensure management is accountable for the implementation of the sustainability program at the company, investment vehicle and property level
- identify and include material sustainability factors in investment decisions
- train team members through Landmark University
- implement sustainability-related risk management practices
- report appropriate sustainability metrics to measure our progress
- participate in industry sustainability stewardship as relevant to our sustainability goals
- provide transparency through corporate communication and disclosure
- ensure senior management review and approval of annual reporting efforts.

Connection to our Core Values

In accordance with our core values of integrity, unity, excellence and responsibility, the Sustainability Committee of American Landmark oversees the governance of our sustainability program. The Sustainability Implementation Team is responsible for implementing the corporate programs and actions that connect our sustainability objectives with company performance.

Governance Guidelines in Action

The Sustainability Committee is responsible for developing, communicating and administering our Sustainability Policy and initiatives.

Examples of successful Governance practices include:

- completion of an annual materiality assessment to identify priority sustainability issues
- delegation of sustainability governance responsibilities to the Sustainability Committee as documented by the Sustainability Committee Charter
- tracking sustainability Key Performance Indicators (KPIs) to capture relevant activities
- company participation in industry organizations, and other sustainability initiatives
- publication of an annual Corporate Social Responsibility Report

Approach to Human Rights

We are committed to treating our team members with dignity and respect. We also believe that our team members' personal satisfaction and self-worth are indispensable to our individual and collective success. Our Employee Handbook, and Code of Ethics and Standard of Conduct establish expectations and guide our company and team members in implementing these commitments. We provide equal opportunities of employment to any qualified applicants and our non-discrimination policy applies throughout American Landmark. We implement health and safety guidelines to minimize workplace incidents and accidents. Our commitment begins with our team members and residents and expands to our investor partners, clients, vendors, and all those impacted by our work.

We implement our commitment to human rights through our social responsibility and governance guidelines and practices. Examples of successful practices that demonstrate our commitment to supporting the human dignity of our team members and broader community include:

- providing team member training on sexual harassment, workplace harassment, fair housing and human trafficking awareness

- documenting and implementing policies related to responding to team member concerns, equal employment opportunity, retaliation prevention, discrimination, workplace harassment and sexual harassment
- maintaining in-depth health and safety policies and a robust occupational health and safety program to protect our team members
- building a culture of recognition that celebrates team member contributions and achievements through things like annual team member awards, an annual managers conference, AL Days, and quarterly newsletters that highlight team members successes
- commitment to supporting the community through annual #ALGivesBack philanthropy weeks during which our team members volunteer their time with various organizations and corporate partnerships with 501(c)(3)s as described in our annual corporate sustainability report.

Approach to Stewardship

Stewardship is broadly defined as the use of organizational influence in relation to sustainability factors to protect and enhance overall long-term value for clients and beneficiaries.

As a vertically integrated real estate owner-operator, American Landmark's primary sustainability stewardship tool is engagement and collaboration with external organizations to encourage the improvement of sustainability standards, including sustainability practices, metrics or disclosure. Given our broad operating capabilities, the primary focus of our stewardship activities is decision-making that allows us to enhance our own sustainability operating environment.

Our primary stewardship objective is to maximize value (e.g., risk-adjusted returns) to our investors. Our stewardship objectives are to:

- enhance the physical and operational characteristics of our properties to improve operational resiliency, resident satisfaction, health & safety and reduce environmental costs and impact
- develop our team members' professional skills and knowledge
- positively impact the broader communities in which our properties and residents reside

The primary approaches we use to implement these objectives are:

- reducing the amount of energy and water used at our properties
- providing team members with ongoing training, professional development opportunities and mobility through promotions
- improving our residents' quality of life by ensuring a high level of service and support through our service guarantee program, Landmark 360
- providing our residents with ample opportunities to meet socially with other

residents and to attend to their physical fitness and overall well-being

- engaging in philanthropy in the local communities in which our properties are located that includes financial and volunteer support for improved public education, training and mentoring opportunities for women and minorities, rehabilitating existing housing stock.

Our primary stewardship actions are:

- active involvement in industry organizations to improve sustainability standards
- active volunteerism.

Our stewardship efforts and outcomes are communicated during annual meetings, senior management meetings, in our annual Corporate Social Responsibility Report, and through our website and digital communications.

Approach to Sustainable Outcomes

American Landmark believes that producing sustainable outcomes is critical to the integrity of our sustainability program and future decision-making. The company is focused on measuring appropriate outcomes to ensure that our sustainability priorities produce a tangible benefit to our stakeholders.

Through our approach to sustainable outcomes, we:

- measure our progress through key performance indicators
- regularly consider appropriate goals and targets to guide our progress.

Approach to Exclusions

As a regional multi-family owner-operator, American Landmark is a highly focused specialist. As such, sustainability investment exclusions relate solely to situations in which American Landmark would be unable to comply with all applicable federal, state, local laws, rules and regulations and/or internal policies including our Code of Ethics and Standard of Conduct in relation to the acquisition, ongoing ownership and operation or sale of our properties.

External Reporting Related to Responsible Investment

Consistent with American Landmark's core value of integrity, we are committed to transparently communicating our sustainability activities and progress on a regular basis in our investor communications and through our annual Corporate Social Responsibility Report, our website, press releases and social media.

Approved January 7, 2026.