



The Urban Vision Fund I

2024
SUSTAINABLE
DEVELOPMENT
REPORT

Rendering, The Walk

PRIMESTOR



Cultural Celebration, Plaza La Alameda

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01

Introduction

Letter From the Founders

EMPOWERING COMMUNITIES THROUGH SUSTAINABLE DEVELOPMENT

For over 30 years, Primestor has demonstrated that **urban sustainable development and mission-aligned investments can advance equity, promote wellness, and build community wealth** - while upholding our fiduciary responsibilities and delivering market returns. Guided by our core values, the Sustainable Development Framework introduced in this report presents an equity-focused approach to creating high-quality places that improve health, safety, and economic mobility for residents while strengthening the performance and resilience of our portfolio. This framework will also serve as our strategic roadmap for setting formal sustainability commitments and measurable performance indicators.

We also recognize that achieving meaningful sustainability outcomes depends on intentional collaboration. This year, we launched a **green lease strategy** that redefines how we collaborate with tenants. By embedding green lease provisions into our standard agreements, we are aligning environmental priorities, unlocking operational efficiencies, and laying the groundwork for long-term, mutually beneficial partnerships.

Most importantly, **our properties are built for our community, and by our community.** More than 50% of our team members were born and raised in the very neighborhoods where we invest and operate. This lived connection - rooted in shared experiences, relationships, and values - has positioned Primestor as a recognized leader in an inclusive model that brings together the resources and talents needed to uplift our communities.

At the heart of our activist spirit is a deep connection to the people we serve. Their energy inspires us, and we work diligently to align their needs, dreams, and voices with the transformative work of improving the environments they call home. As reports of increased immigration enforcement sweep across Los Angeles and the Nation, including in neighborhoods we are proud to serve, we affirm our unwavering solidarity with our team members, tenants, partners, and the many families who may be affected. We are not just developers but neighbors, allies, and advocates.

We are pleased to share our stories, successes, and challenges in the 2024 The Urban Vision Fund I Sustainable Development Report.



Arturo Sneider
CEO/Co-Founder



Leandro Tyberg
President/Co-Founder

2024 HIGHLIGHTS INCLUDE:

- 1** Primestor implemented a green lease strategy to enhance operational performance, minimize environmental impact, and deliver cost saving benefits for both landlords and tenants.
- 2** Primestor recognized as a Culver City Sustainable Business implementing sustainable operations best practices at our headquarters.
- 3** Primestor hosted over 100 community events, celebrating the unique cultural identities of those that live, shop, and work in our neighborhoods.
- 4** Primestor continued a labor-supported and strategic prevailing wage local hire program creating thousands of construction and permanent local jobs.
- 5** Primestor developed a Sustainable Development Framework to guide an equity-focused approach that enhances health and economic mobility for residents, while improving resilience of our portfolio.

Primestor is committed to uniting, empowering, and inspiring communities to achieve their highest potential. Our impact is felt by the creation of affordable housing, local job creation, local tax generation, infrastructure improvements, essential goods and services, and community engagement.



Freedom Plaza



About Primestor

TRANSFORMATIVE, COMMUNITY-DRIVEN REAL ESTATE

Founded in 1991, Primestor is a vertically integrated investment manager and private real estate development company headquartered in Culver City, California. Primestor was founded to build community-driven real estate projects in areas overlooked by other developers and **catalyze economic redevelopment for underserved, minority communities.**

Primestor owns, acquires, leases, develops, and manages these assets with a focus on the acquisition, redevelopment, and development of **transformative transit-oriented, residential mixed-use, and necessity retail projects** in Western U.S. markets, primarily in California.

Each project has a unique branding and mix of uses influenced by direct community involvement to **increase economic opportunity and match the vibrancy, diversity, and cultural identity of its communities.** This entails a highly involved process in which Primestor excels; ensuring the ongoing success of developments that are cherished by the community and its stakeholders.

ABOUT THIS REPORT

This sustainability and impact focused report is for The Urban Vision Fund I (TUVF) and summarizes Primestor's sustainable development and impact initiatives at the asset level for properties in TUVF as well as at the corporate level for Primestor. Corporate initiatives refer to Primestor while asset-specific information is inclusive of TUVF investments. Data included in this report spans the 2024 calendar year. The report references the Global Reporting Initiative's (GRI) G2021 guidelines. This report was prepared by a third-party consultant with consistent guidance and input from Primestor employees.



Plaza La Alameda

\$1.0B | 3MM SF

Primestor currently manages a portfolio* valued at over \$1.0B and over 3 million square feet in California, Nevada, Arizona, and Texas.

300

Primestor properties have nearly 300 tenants, some of whom have multiple locations within the portfolio, ranging from the smallest local kiosk operators to the largest retailers in the United States.

BUSINESS CERTIFICATIONS

Primestor is a Minority-owned Business Enterprise ("MBE") with a comprehensive social impact strategy anchored in the economic development of minority communities. The firm is proud to demonstrate its commitments through the following certifications.

- California Small Business Certification
- City of Los Angeles MBE Certificate
- Los Angeles County MBE Community Business Enterprise
- Southern California Minority Supplier Development Council
- Culver City Certified Sustainable Business

CERTIFIED GREEN BUSINESS RECOGNITION

Primestor received the Culver City Sustainable Business (CCSB) certification with the Innovator distinction, the highest award possible. The CCSB certification makes Primestor a part of the California Green Business Network, a nation-leading program working with small to medium-sized businesses to grow a vibrant and healthy green economy.

Certified green businesses are recognized for exceeding all environmental regulations and implementing specific practices to reduce pollution, save water, conserve energy, and protect human health. This recognition reiterates Primestor's commitment to a higher standard of sustainability and social responsibility, leading by example at its headquarters.



* The portfolio includes both advisory client investments and non-advisory client investments managed by Primestor. This amount differs from Regulatory Assets Under Management (RAUM), as reflected in Primestor's Form ADV filings with the Securities and Exchange Commission, which only includes securities portfolios for which the Adviser provides continuous and regular supervisory or management services.

Primestor's Mission Statement

OUR MISSION

Our mission is to manage and develop properties that empower the communities we serve.

We believe in promoting excellence and providing an ethical, dynamic and rewarding work environment for our fellow employees, while creating value for our clients, partners and investors.

OUR VISION

We envision a future world where underserved communities have home-grown leadership, self-representation, safety and unprecedented opportunity and access.

OUR VALUES

We believe in leading by example and in delivering results with integrity, excellence, and urgency.

We believe in working only on projects that are truly important and meaningful to us and the communities we serve.

We believe that our greatest strength lies in our people, in their well-being and in their ongoing personal and professional development.

We believe having the honesty to admit when we are wrong and, in the courage to change.

We believe our community involvement enables us to actively live our company's values and communicate the spirit our brand.



Cultural Celebration, Plaza La Alameda

Company Sustainability Highlights*

LOCAL HIRING POLICIES

5,000

local construction jobs per year generated by Primestor's local hiring policies

4x

more employment generated by Primestor on average than LA County's minimum local hire requirements for construction

ECONOMIC CONTRIBUTIONS

20,000

local jobs created by Primestor

\$390M

annual local GDP for the region, an impact 3.95x higher than the baseline

LOCAL GOVERNMENT IMPACT

\$150M

in tax credits, grants and subsidies for local governments generated by Primestor developments

20+

public agency partners on catalytic projects

TEAM DIVERSITY

90%

of Primestor's employees are minority

49%

of Primestor's employees are women

* BW Research Report 2024

Company and Sustainability Leadership

AN IMPACT-ORIENTED STRATEGY

Primestor's founding partners, Leandro Tyberg (President) and Arturo Sneider (CEO), have managed the company together for over 30 years and share duties as the highest governing body. Primestor's governance structure consists of an Executive Committee, including the co-founders, and a Senior Management Team comprised of directors across each vertical of the company. Both committees strive to drive an **impact-oriented strategy that aligns with the company's mission.**



Arturo Sneider and Leandro Tyberg



All Staff Luncheon

A COLLABORATIVE WORK DYNAMIC

The collaborative nature of the two committees has been vital to **establishing best practices related to sustainability and business longevity.** Monthly meetings are utilized to assess the company's impacts across economic, social, governance, and environmental factors. Management and responsibility of impacts are delegated to appropriate roles.

As such, Alán Sneider has been appointed as the Director of Impact and spearheads Primestor's sustainable development and impact efforts including strategies, policies, and goals. Alán works closely with Primestor's Director of Community Engagement, Claudia Cardenas, and Marketing Coordinator, Dinorah Gamboa, to execute on initiatives. The Development department supports environmental initiatives in green building.

Our framework for sustainable development centers on the communities we serve, focusing on repairing generational inequity and mitigating future risks. Our initiatives aim to embed sustainability in a holistic way across our value chain, incorporating social, economic, and environmental policies.

– Alán Sneider
Director of Impact



Theory of Change





02

Framework for
Sustainable
Development

Our Approach to Sustainable Development

OUR COMMITMENT

At Primestor, sustainability is not just about emissions reduction — it's about **undoing the legacies of exclusionary urban policies** and fostering equitable, inclusive growth. This framework integrates **environmental justice, economic empowerment, and community wellbeing** into every development and operational decision we make across our 30 assets and 3 million square feet of retail space.

OUR OBJECTIVE

At Primestor, our vision has always been clear: **to transform historically underserved Latino communities into thriving, resilient, and inclusive neighborhoods.** As a vertically integrated, long-term real estate owner and operator, we recognize that true sustainable development extends beyond energy efficiency — it must consider the unique history and culture of a community to intentionally and holistically address its social, economic, and environmental challenges.

OUR PROMISE

Our Sustainable Development Framework, introduced in this report, formalizes this commitment. It guides every aspect of our development projects and portfolio management decisions throughout California, Arizona, Nevada, and Texas. Our goal is not only to deliver sustainable buildings but also to build pathways for healthier, safe and more equitable communities.

SUSTAINABLE DEVELOPMENT FRAMEWORK

Primestor's Sustainable Development Framework focuses on three interconnected pillars. Through these pillars, we aim to reimagine real estate as a tool for inclusion and upward mobility, ensuring that our developments are catalysts for healthier, safer, and more prosperous communities. This framework provides measurable objectives, ensuring transparency and accountability in our impact.

1

ECONOMIC INCLUSION AND MOBILITY

- Providing affordable housing
- Enforcing local hiring
- Supporting locally-owned businesses and workforce development
- Emphasizing transportation connectivity



2

COMMUNITY EQUITY AND RESILIENCE

- Access to healthcare
- Food security
- Cultural gathering spaces
- Improving public safety
- Building resilient infrastructure



3

CLIMATE AND ENVIRONMENTAL JUSTICE

- Creating green spaces
- Addressing urban heat islands
- Improving air quality
- Reducing energy burdens for tenants and communities



Primestor aims to reimagine real estate as a tool for inclusion and upward mobility, ensuring that our developments are catalysts for healthier, safer, and more prosperous communities.



South Gate Residents

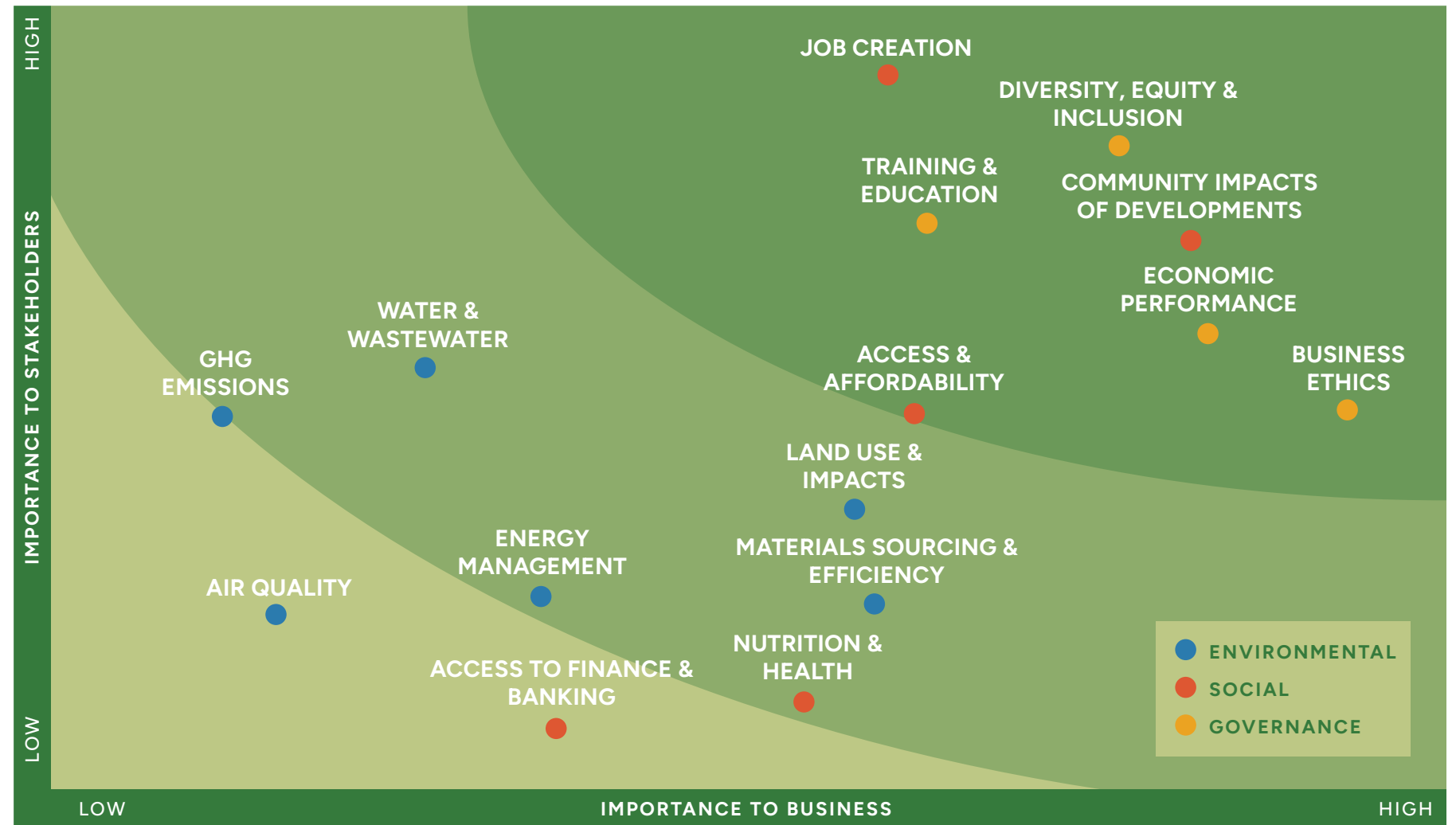
Our Approach to Materiality

OPPORTUNITY AND RISK ASSESSMENT

A materiality assessment was conducted in 2022 to identify which Environmental, Social, and Governance topics are most impactful to society and Primestor's business. Both internal stakeholders including employees, external stakeholders including community members and partners were surveyed.

In addition, frameworks including the Sustainability Accounting Standard Board (SASB), the Global Reporting Initiatives (GRI) and the UN's Sustainable Development Goals (SDGs) were referenced when developing the list of topics. The results of this materiality assessment help to determine key areas of impact and risk as well as inform the establishment or augmentation of targets and goals in line with the company's mission in sustainable development.

Equally important to identifying risks and areas of impact for the company is understanding the needs and challenges of the communities in which Primestor operates. The communities that the company serves face a swath of environmental justice issues, and as urban developers, Primestor has the opportunity to tackle and improve many of those issues—most arising from economic exclusion and environmental racism, resulting in increased inequity and at-risk communities.



* The views expressed are those of Primestor's stakeholders and subject to change without notice as market and other conditions change.

Guided by this materiality matrix, Primestor's efforts in sustainable development closely align with the following SDGs:



Sustainable Development Framework

OBJECTIVE	MOTIVATION	COMMITMENTS		
COMMUNITY HEALTH & WELLBEING	Latino and underserved communities are disproportionately affected by poor air quality, heat exposure, food deserts and access to healthcare.	Health-Oriented Design: Require air quality mitigation (e.g., filtration systems for assets near freeways) and shade/tree cover in new developments.	Healthcare Access: Prioritize recruiting medical, fitness and pharmaceutical tenants into retail centers.	Food Security: Ensure every project includes or connects to affordable grocery or fresh food access.
CLIMATE RESILIENCE & URBAN COOLING	The Southwest and California are severely affected by urban heat island effects , impacting health, livability, and tenant/customer comfort.	Urban Heat Mitigation: Explore cool roofs, shaded parking, reflective or permeable pavements, and canopy coverage in all redevelopments.	Climate-Resilient Operations: Assess climate risks for each asset and integrate resilience upgrades into capital plans.	
ECONOMIC EMPOWERMENT & LOCAL JOB CREATION	Undoing exclusionary economic systems means providing meaningful work opportunities and wealth-building within the communities you serve.	Local Hiring: Expand and formalize local and minority hiring mandates for construction and operations.	Local Business Support: Dedicate retail space to minority-owned or local businesses (subsidized lease programs, technical assistance).	Workforce Development: Partner with anchor institutions and workforce agencies to create job training pipelines (retail, facilities management, trades).
PUBLIC SAFETY & COMMUNITY TRUST	Crime and the perception of unsafe public spaces disproportionately harm Latino and underserved neighborhoods, suppressing economic activity and community cohesion.	Safe Public Spaces: Implement CPTED (Crime Prevention Through Environmental Design) principles (better lighting, open sightlines, public art).	Community Policing Partnerships: Collaborate with local law enforcement and nonprofits on violence prevention and community-led safety programs.	
GREEN & OPEN SPACE ACCESS	Access to green/open spaces improves health, reduces stress, and strengthens community connections, yet many Latino urban areas lack them.	Placemaking: Dedicate a minimum percentage of redevelopment area to plazas, green spaces, or community gathering places.	Programming: Expand free community programs/events to activate spaces (cultural festivals, health fairs, small business pop-ups).	
AFFORDABLE & ACCESSIBLE TRANSPORTATION	Transportation costs and limited access to reliable transit burden underserved communities.	Transit Connectivity: Prioritize sites with proximity to transit; advocate for new routes or last-mile solutions.	Multimodal Infrastructure: Add bike racks, EV charging, and safe pedestrian pathways to new projects when feasible.	
AFFORDABLE & RENEWABLE ENERGY	High energy costs materially impact low-income Latino households and businesses.	Energy Efficiency: Retrofit existing assets with high-efficiency HVAC, solar lighting, and submetering to help tenants lower operating costs.	Renewables for Community Benefit: Install solar canopies on parking structures or rooftops, with programs to share savings with small tenants.	Green Leasing: Encourage efficient tenant fit-outs and provide support for utility savings.

Transforming Underserved Communities

EQUITABLE DEVELOPMENT AND VALUE CREATION

For decades, minority communities have endured the compounded effects of **discriminatory urban policy, capital flight, and chronic underinvestment**. The result is an undersupply of essential goods and services relative to everyday needs:

- ▶ **Insufficient access to necessity retail** such as grocery stores, healthcare providers, pharmacies, and financial services.
- ▶ **A shortage of quality housing**, particularly attainable units for working families, exacerbated by rising costs and constrained development pipelines.
- ▶ **Disinvested public spaces** that fail to provide safety, shade, and opportunities for cultural and economic life.

This persistent gap creates both a **social equity crisis** and an **impact opportunity**. Underserved minority communities represent some of the fastest-growing consumer bases in the country, yet despite tremendous spending power they remain constrained by a lack of quality places to live, shop, and gather.

Demand far exceeds supply for well-planned, necessity-driven retail and housing — and organizations who can bridge this gap stand to create outsized community impact and long-term value.

A DUAL-FOCUS APPROACH

By intentionally investing in underserved minority communities with an equity-focused development model, we create high-quality places that improve health, safety, and economic mobility for residents while strengthening the performance and resilience of our portfolio.

Over time, this dual-focus approach transforms undersupplied neighborhoods into thriving, connected communities, generating sustainable returns for investors and lasting social impact for the people we serve.



Evermont, in partnership with Bridge Housing, www.evermontla.com

ACCESS, EQUITY AND OPPORTUNITY

By addressing the acute supply-demand imbalance of essential goods and services in minority communities, we create more than buildings — we create access, equity, and opportunity. This approach not only fulfills an urgent social need but also unlocks value in overlooked markets, aligning community impact with long-term, risk-adjusted investor returns.

For three decades, vacant land in South LA was a reminder of the turmoil and pain of the 1992 civil unrest. Today, Evermont stands as a symbol of what's possible — a vibrant community center with affordable housing, new shops and restaurants, and a beautiful public plaza in the heart of the Vermont Knolls neighborhood.



South Los Angeles Residents



03

Creating
Access,
Equity and
Opportunity

Community Event, Freedom Plaza

PRIMESTOR

Economic Development and Social Impact*

ECONOMIC IMPACT

Primestor's execution of catalytic, mixed-use real estate projects has supported the transformation of urban communities via job creation, local tax generation, and the introduction of essential services and resources.

- ▶ **Primestor's local hiring policies** generate nearly 4x more employment than the baseline scenario to meet Los Angeles County's minimum local hire requirements for construction resulting in \$390 million in annual local GDP for the region, an impact 3.95x higher than the baseline. This amounts to about 5,000 local construction jobs per year.
- ▶ **Long-term economic activity:** 20,000 local permanent jobs created with an overall 10-year average payroll economic footprint of \$7 billion.
- ▶ **Contribution to local government:** \$150 million in tax credits, grants and subsidies generating 10-year local sales of nearly \$28 billion and an average of \$280 million in locally deployed sales taxes.
- ▶ **Primestor partners with local stakeholders and nonprofits** to best support local entrepreneurs succeed and grow their business. A portion of all leasable space in the portfolio is set aside to incubate local businesses.
- ▶ **Local construction jobs:** Our latest completed project, Vermont, created 329 construction jobs, of which 52% were local hires.

* BW Research Report 2024

4x
LA County's minimum local requirements for construction hiring

\$390M
in annual local GDP for region

5,000
local construction jobs created per year

20,000
local jobs created by Primestor

\$150M
in tax credits, grants and subsidies

90%
of Primestor's employees are minority

52%
of Primestor's employees are women

7M+
square feet of contaminated brownfields remediated



Freedom Plaza Construction

*By prioritizing local employment, Primestor strengthens community ties, addresses employment barriers, and ensures that the economic impact of projects remains localized.**



South LA Café, Tenant at Vermont

Economic Development and Social Impact

LOCAL HIRING

Primestor's implementation of local-hire programs both during the construction and operations phases (80% construction and 70% operational) underscores the dedication to retaining economic benefits within the community.

In 2022 Primestor commissioned a study by BW Research to better understand the economic impact of its exceptional local hire policies on its developments and operations.

The following is a summary of Primestor's economic impact in comparison to a 20% local hire requirement per Los Angeles County's minimum.



Freedom Plaza

Construction Phase:

Nearly **four times (3.88) as much employment generated** in each development's region.

The economic activity impact of the value added from this construction is estimated at **\$390 million in annual local GDP** for the region, an impact almost four times (3.95) larger than the baseline.

Operations Phase:

The operations of Primestor projects result in nearly **three times (2.93) as many local jobs created** and sustained compared to the baseline local hiring scenario.

Operations activities for Primestor's portfolio of developments generate an estimated **local GDP of \$1.279 billion annually**, about 130% greater than the \$556 million local GDP that would be generated under a project with 20% local hire.

SOCIAL IMPACT

Primestor's projects are a commitment to uniting, empowering, and inspiring communities to achieve their highest potential. The company invests in undersupplied communities to have home-grown leadership, self-representation, safety, and access to essential goods and services. The company's network of relationships across stakeholder groups (industry, government, community organizations, and others) translates into properties that serve as trusted beacons of opportunity and growth. Primestor's impact is felt through affordable housing, local job creation, local tax generation, infrastructure improvements, essential goods and services, and community engagement.

HEALTHY COMMUNITIES

As a developer, owner, and operator that believes in investing in, not extracting from, communities, Primestor's projects address environmental injustice like contaminated land and urban heat island effect and solve for a lack of access to essential goods and services. An emphasis on grocers, healthcare, pharmaceuticals, banking, and housing delivers on community needs and ensures a mutually beneficial environment for our tenants.

Primestor's projects are a commitment to uniting, empowering, and inspiring communities to achieve their highest potential.



Watts Community Members



Evermont Groundbreaking Ceremony



04

For the
Community

Diversity

AN INCLUSIVE COMPANY CULTURE

Primestor’s vision to empower communities through home-grown leadership and self-representation has been and remains an utmost priority, which is reflected in its experienced and diverse team. Primestor owes its rich, inclusive, and dynamic company culture foremost to its people, many of whom are members of the communities Primestor invests in, helping the company to better represent and serve its communities. Most team members are fully bilingual.

Primestor is proud to be a minority-owned enterprise and an equal-opportunity employer that supports the personal and professional aspirations of its people. Employment decisions are made regardless of race, color, age, sex, sexual orientation, national origin, religion, marital status, medical condition, physical or mental disability, military service, pregnancy, childbirth and related medical conditions, or any other protected status. Discrimination or harassment are not tolerated towards any Primestor employee or applicant.

90%
of employees are minority

49%
of employees are women

50%
Over 50% of team members were born and raised in the communities in which Primestor invests and operates

67%
of employees are bilingual

50%
of senior management staff are women

PRIMESTOR ORGANIZATIONAL CHART

Lonnie Vidaurri, CIO

Arturo Sneider, Co-Founder, CEO

Leandro Tyberg, Co-Founder, President

Allison Lynch, COO

David Abasta, Director of Development

Alan Sneider, Acquisitions VP & Director of Impact

Tomas Landes, MD, Investment Management

Blake Coddington, VP, Residential Services

Elena Chavez, Director of Asset Management

Shajira Hope, Director of Marketing

Janet Esquillo, Director of Accounting

Rhiana Lindsey, Director of Leasing

Claudia Cardenas, Community Engagement

Ty Gihuly, Acquisitions Analyst

Deborah Yasharel, Fund Controller & CCO

Marie Galindo, Senior Operations Manager

Jana Sims, Asset Manager

Dinorah Gamboa, Marketing Coordinator

Winnie Cross, Senior Corporate Financial Analyst

Yazmin Sprague, Leasing Coordinator

Jessica Ramirez, Senior Project Manager

Ricardo Meza, VP Tenant Coordination

Giovanna Araujo, Associate Project Manager

Ron Collins, Property Manager

Cesar Bernal, Property Manager

Itayetzti Angeles, Marketing Coordinator

Gaspar Villanueva, Property Accountant

Gabriel Hernandez, Property Accountant

Steven Vasquez, Project Manager

Daisy Lopez, Tenant Coordination Administrator

Armand Harvey, Senior Development Analyst

Josenia Bartolome, Assistant Property Manager

Leslie Halili, Property Manager

Tiffany Rochelle, Accounts Receivable

Andre Pamon, Senior CAM Analyst

Marlo Brown, Yard Administrator

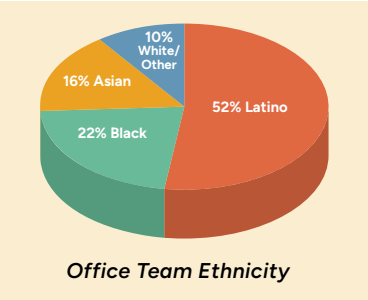
Matthew Owens, Assistant Project Manager

Lucia Gutierrez, Residential Associate

Darin Perkins, Operations

Ricardo Diaz, Accounts Payable

AJ Ramos, Corporate Accountant



Risk Management

FIDUCIARY RESPONSIBILITY

Primestor and its employees are committed to conducting the company's investment management business in accordance with the **highest legal and ethical standards** in furtherance of stakeholders' interests and in a manner that is consistent with all applicable laws, rules, and regulations.

As an investment adviser, the firm **holds a position of trust and confidence** with respect to its clients and has a fiduciary duty that includes an obligation to avoid both actual conflicts of interest and the appearance of any conflicts of interest.

Primestor's Compliance Manual is intended to satisfy the obligations of an investment adviser registered with the United States Securities and Exchange Commission ("SEC") in connection with Rule 206(4)-7 under the Investment Advisers Act of 1940, as amended ("Advisers Act"). This rule requires all registered investment advisers to adopt and implement written policies and procedures reasonably designed to detect and prevent violations of the Advisers Act and the rules thereunder by the firm and each of its employees. The Manual details the firm's policies and procedures designed to meet applicable rules and regulations.

COMPANY POLICIES

The following policies are a sample of risk management, compliance, and ethics policies in place. All policies include information on responsible parties, resources, best practices, and communication procedures in the event of a risk event. Annually, employees must complete Acknowledgment Forms stating they have read and understand Primestor's Compliance Manual.

- **Compliance Manual**
- **Code of Ethics and Employee Handbook**
- **Disaster Recovery and Business Continuity**
- **Cybersecurity**
- **Valuation Policy**

DISASTER RECOVERY

As a fiduciary, risk management is crucial to the success of the firm, its investors, and its community. Primestor has developed **policies to ensure business continuity and effective disaster recovery** in the event of a disaster scenario.

Furthermore, Primestor has a **cybersecurity policy and procedures** in place to address the technology and cybersecurity threats of today.



Informational Team Meeting

Our internal policies and procedures embody Primestor's cultural pillars of always acting with the highest standard of integrity and transparency with all of our partners, stakeholders, and community members.

*– Deborah Yasharel
Chief Compliance Officer*



Employee Engagement

PROMOTING TEAM SPIRIT

To build unity, foster inclusion, and promote wellbeing, Primestor hosts numerous events and provides continuous opportunities for employee engagement. While regular programming has always been part of the Primestor culture, in 2024 the team created a corporate calendar of events to further establish and formalize the program.

Each quarter the company gets together for a mandatory all staff meeting to share updates from every department and bond over a meal. Departments also hold annual off-site team building and participate in Primestor's many community events. These outings, along with the quarterly newsletter, generate a greater sense of belonging and promote awareness and company pride among the Primestor team.

Every year, employees and their families gather for a summer picnic and winter holiday party to connect, play, and laugh together. During the Christmas event this past year, Primestor collected letters to Santa from children in its communities. Team members sponsored children and purchased, wrapped, and hand delivered gifts, bringing joy to many families.



Yoga Classes



Summer Picnic



Winter Holiday Party

Our greatest strength lies in our dedicated team members, their well-being, and their ongoing personal and professional development.



Community Festival

CASE STUDY:

A Sense of Home

FURNISHING FRESH STARTS

Primestor continued its commitment to community engagement through a meaningful day of service with A Sense of Home (ASOH), a nonprofit focused on preventing homelessness by furnishing homes for youth transitioning out of foster care.

Primestor employee volunteers came together in Hawthorne, CA, to assemble and deliver furniture for a young ASOH recipient. Through volunteer efforts, an empty space was transformed into a functional, welcoming home providing more than just furniture, but a foundation of stability, dignity, and a fresh start for the ASOH recipient.

About the ASOH Community Served:

- Most recipients are between 18–24 years old
- 96% identify as BIPOC (54% Black | 31% Latinx | 4% Asian | 3% Native American/Alaskan Native)
- 85% are young women
- 68% are parents or guardians
- Over 92% of parent recipients are single mothers
- The majority of recipients come from Central and South Los Angeles



A Sense of Home is a nonprofit dedicated to preventing homelessness by creating first-ever homes and a community for youth aging out of foster care or recovering from disaster. Their work lays the foundation for healing, stability and long-term success.



PRIMESTOR

Employee Wellness

A PEOPLE-CENTRIC APPROACH

Primestor's people- and community-centric approach starts with its employees. The company works to create a culture that energizes employees, bringing joy and pride. Primestor continually works to improve the programs and benefits offered in support of employee wellness.

BENEFITS AND HEALTH PROGRAMS

Primestor has an employee handbook outlining responsibilities, benefits, policies, and an employee code of conduct. The following benefit programs are available to regular full-time employees:

- Bereavement Leave
- Dental Insurance
- Health Insurance
- Vision Insurance
- Holidays
- Military Leave
- Parking
- Sick Leave
- Vacation
- Voting Time Off
- Jury Duty
- Educational Reimbursement
- Family Medical Leave Act (FMLA)
- Pregnancy Disability Leave (PDL)
- California Family Rights Act (CFLR)

Primestor contributes to the health, dental, and vision insurance premiums for employees and their families, providing access to top-quality medical care. All employees are eligible for paid maternity and paternity leave analyzed on a case-by-case basis.

EMPLOYEE ASSISTANCE RESOURCES

Primestor provides employees with a variety of supportive resources for financial, mental, and physical health. Through the firm's paycheck service, employees can access financial education and get assistance with financial needs. The health benefits platform includes resources to support physical and mental health. These programs aim to address a diverse array of employee needs.

ACCESS TO ERGONOMIC OFFICE EQUIPMENT

Primestor employees have access to top quality office equipment that enables a healthy, safe, and ergonomic work environment. LED lighting, sit/stand desks, ergonomic office chairs, and other equipment are all strategies employed to support employee well-being.

CAREER DEVELOPMENT AND TRAINING

Primestor supports its employees' growth and development by investing in their continuing education and training. Primestor provides financial support for employees to pursue degrees, participate in industry groups, and earn personal certifications and accreditations.

As an initiative to promote employee engagement and knowledge enhancement, Primestor started a Lunch and Learn Series. The whole team is invited to a recurring Lunch and Learn that can focus on anything from wellness topics to industry trends.



Lunch and Learn Series

Primestor supports its team members through policies and programs that focus on personal and professional well-being and career advancement. We succeed as a company only if each of our individual team members succeed, so we intentionally and thoughtfully design our work environment for passionate and committed employees to thrive.

– Allison Lynch
Chief Operating Officer





05

By the
Community

Community Celebration, Plaza La Alameda

PRIMESTOR

Commitment to Community

SOCIAL IMPACT STRATEGY

Guided by its social impact strategy, Primestor seeks to empower its employees and communities, work towards healing a history of exclusionary policy with zoning equity and develop transformative real estate projects with principles of environmental justice and economic inclusion. To accomplish these objectives, **Primestor operates with the motto “for the community, by the community,”** which is exemplified by the fact that its workforce is largely comprised of members of the communities in which the firm operates.

Social impact is core to Primestor’s ethos and as such is fully embedded into its business operations and strategy as well as incorporated into its real estate properties from the beginning. Primestor demonstrates its commitment through initiatives such as community partnerships, cultural events and inclusivity, affordable housing as well as inclusive hiring, and a supportive culture for employees and the company at large.



Community Outreach Event, Freedom Plaza



Azalea Community Bike Ride in partnership with SELA



Community Outreach Event, Freedom Plaza



Back-to-School Resource Fair in partnership with Sisters of Watts, location TBD

Primestor’s properties serve the needs of local communities and reflect their unique cultural identity. We believe our community involvement enables us to communicate the spirit of our brand and deliver projects that are truly meaningful to us and the people we serve.



Backpack Giveaway, Plaza La Alameda

Community Engagement

FOR THE COMMUNITY, BY THE COMMUNITY

Primestor's projects are developed with a **community driven approach** that is an integral part of its success. Primestor invites the community to collaborate on the project from the initial plans through operations and programming. This engagement process and partnership ensures the community's needs are integrated into the development considerations and fosters a sense of ownership, pride, and commitment to the future success of the project.

Primestor implements a **robust community engagement process** in addition to local government public hearing requirements. This process is centered on partnerships and aimed at creating a positive impact. For every project, the engagement process is uniquely tailored, but they all share a similar framework.

COMMUNITY ENGAGEMENT PROCESS

Primestor is intentional in engaging **representatives from all sectors within the community** through a variety of outreach methods. The company performs different types of outreach to bring awareness about the projects, solicit input, and generate buy-in. Examples of these are knocking on doors, hosting local cookouts, attending neighborhood council and other local standing meetings, conducting surveys, and posting on social media.

Primestor connects **early and regularly with the community** to establish a dialogue and provide a forum where residents are empowered to ask questions and express needs, aspirations, and concerns as well as provide ideas and input throughout the different phases of a project.

Primestor taps into **existing networks** such as local businesses, schools, faith-based groups, sports leagues, non-profits, and other established organizations to achieve representation from all community members.

Primestor often forms **advisory committees comprised of community stakeholders** and project ambassadors who actively engage with the community and promote community meetings via pop-ups at local events and establishments. Information and materials are presented in English and in other languages as needed.

Primestor consults the **local community** on a variety of features and components of the project including programming, tenant mix, uses, architectural design, art and cultural features, branding, and public safety.

Primestor conducts a **series of workshops and conversations with the community** at a variety of locations and events to share images and stories that are meaningful and can be used to inspire the branding including the name and logo of the project. The branding phase is of special significance as it provides an opportunity for the community to share its identity.

Primestor is focused and intentional about access and collaboration by inviting community members to participate in every stage of their real estate projects. The team cares deeply about uplifting people by providing a voice to the voiceless.

– Stix
Founder, ThinkWatts
Foundation



Community Outreach Event, azalea Shopping Center



Community Outreach Event, Panorama City



Community Outreach Event, Vermont

CASE STUDY:

Los Angeles County General Hospital

INCLUSIVE PLACEMAKING AND ENGAGEMENT

Grounded in the “whole person” concept, which emphasizes the interconnected nature of physical, mental, and social well-being, the **Healthy Village vision presents an innovative approach to meeting the needs of Los Angeles County’s most vulnerable populations.** This project provides the opportunity to transform the historic 1.2-million-square-foot County General Hospital and the adjacent 25-acre West Campus into a community-centered anchor for East Los Angeles.

Primestor’s community-centric development model is rooted in deep, sustained community engagement, which early on revealed five interconnected priorities including campus infrastructure, community spaces, affordable housing, economic anchors, and supportive services. These community-identified priorities will shape every aspect of project design and delivery, from place-making to financial models.

Here’s how:

COMMUNITY-CENTRIC ADAPTIVE REUSE

The project transforms an iconic structure into a **mixed-use, affordable housing hub with integrated wraparound services, retail, and community spaces.** A minimum of 25% of housing units will serve lower-income households, addressing urgent housing needs for families, seniors, and the workforce. Infrastructure upgrades include an all-electric utility plant, net-zero energy systems, EV-ready facilities, and low-carbon materials. Additional priorities include walkability, safety, green space, and cultural zones to create a vibrant, livable community.



EQUITABLE, MISSION-ALIGNED FINANCING

Mission-driven financing tools are used to accelerate project delivery while ensuring meaningful community benefits. The financial model incorporates principles of **environmental justice, sustainability, affordability, health and wellness programs and inclusive economic growth,** positioning the project to attract private capital alongside public investment.

The redevelopment will support multiple public initiatives, offering an opportunity to champion a sustainable energy future while supporting Los Angeles County’s most vulnerable populations.

ECONOMIC EMPOWERMENT

The General Hospital will **create jobs, support local businesses, and provide commercial and innovation spaces to drive workforce development** and long-term economic opportunity. The project provides a full continuum of services, including housing solutions (recuperative care, bridge housing, permanent supportive housing), recovery resources, education, job training, and recreational opportunities.

The Primestor team looks forward to sharing the progress and outcomes of the General Hospital in future Impact Reports.

The Los Angeles County General Hospital illustrates Primestor’s approach to revitalizing vibrant, resilient communities where sustainable development leads to long-term social, economic, and environmental well-being for underserved minority communities.



Community Partnerships

LOCAL GOVERNMENT PARTNERSHIPS

Primestor actively collaborates with public agencies to realize community development goals throughout California, proactively seeking new public private partnerships to support its minority urban underserved communities. Primestor has developed a proprietary win-win community consensus, that paired with extensive governmental support, allows the company to avoid regulatory pitfalls and expedite the planning and development process.

Primestor leverages existing and new subsidies, tax credits and incentives to bring the most value to its people and communities. This can include Opportunity Zones, Community Development Block Grants' Neighborhoods, Infrastructure Finance Districts, New Market Tax Credit Zones, and many others.

COMMUNITY ORGANIZATION PARTNERSHIPS

Primestor continues strengthening its relationships with local community organizations both as part of its community engagement process as it develops a project and as part of the event programming once it is operating a project. These relationships are foundational to its "for the community, by the community" approach to business and community impact.

Primestor creates ample opportunities for civic participation throughout the year. The company puts together over 100 community events across its portfolio of completed projects and shares individual calendars of events for each with an average of 10 annual events per project.

KEY GOVERNMENT PARTNERS INCLUDE:



KEY COMMUNITY PARTNERS INCLUDE:



Primestor supports a number of organizations. Two that stand out as complementary to Primestor's mission, passion and focus on community betterment are Sisters of Watts and SELA Bicycle Center.

SISTERS OF WATTS

The Sisters of Watts organization is committed to supporting the residents and families of Watts, CA by providing essential resources that address immediate household needs. Over the years, the organization has expanded its impact by hosting multiple Back to School Resource fairs where they distribute thousands of backpacks filled with school supplies, offer free haircuts, provide shoes for youth and facilitate health screening for families.

SELA BICYCLE CENTER

SELA is a community-focused bicycle shop based in the City of Bell, one of the many integral Gateway Cities of Southeast Los Angeles. The shop's roots dated back to 2016, and what began as a grassroots effort to promote healthier lifestyles through cycling has evolved into a fully realized vision: opening a bicycle shop within the very community that inspired it.

Celebrating Community

PURPOSEFUL, INCLUSIVE EVENTS

As an active partner of its communities, Primestor organizes more than 100 community events per year. Programming reflects the needs and wants of each diverse community. Every Primestor project has a yearly calendar of events that is shared in English and other languages as needed, typically Spanish. All the programming is organized and sponsored by Primestor. The company typically sees high levels of participation from its team in community events since employees are excited to participate in the events of their own communities.



Azalea Community Bike Ride

FREEDOM PLAZA EVENTS | EVENTOS **24** CALENDAR CALENDARIO

- JUNE | JUNIO 7, 14, 21 & 28**
SUN-SATIONAL KIDS SUMMER SERIES | CLUB INFANTIL DE VERANO
INTERACTIVE ACTIVITIES & MORE | ACTIVIDADES INTERACTIVAS Y MAS
- JULY | JULIO 5, 12 & 19**
2ND SUMMER KIDS CLUB | 2º CLUB INFANTIL DE VERANO
INTERACTIVE ACTIVITIES & MORE | ACTIVIDADES INTERACTIVAS Y MAS
- JULY | JULY 27**
SUMMER BLOC | BLOQUE DE VERANO
BACKPACK GIVEAWAYS & MORE | REPARTICION DE MOCHILAS Y MAS
- AUGUST | AGOSTO 9, 16 & 23**
JAZZ FRIDAYS | VIERNES DE JAZZ
LIVE MUSIC, GAMES & MORE | MUSICA EN VIVO, JUEGOS Y MAS
- OCTOBER | OCTUBRE 31**
SPOOKTACULAR MOVIE NIGHT | NOCHE DE CINE ESPOOKTACULAR
SOFT DRINK CONTEST, CANDY & MORE | CONCURSO DE BEBIDAS, TROCOS Y MAS
- NOVEMBER | NOVIEMBRE 13**
GOBBLE GIVEBACK | ACCION DE GRACIAS
TURKEY DRIVE | REPARTICION DE PAVOS
- DECEMBER | DICIEMBRE 4 & 6**
3 DAYS OF XMAS | 3 DIAS DE NAVIDAD
24 GIVEAWAYS & GET AWAYS | 24 OPORTUNIDADES DE REGALOS Y EXCURSIONES
- DECEMBER | DICIEMBRE 6**
TREE LIGHTING | ILLUMINACION DEL ARBOL
SOFT DRINKS, COFFEE & MORE | CUENTA REGRESIVA, CAFE Y MAS
- DECEMBER | DICIEMBRE 14**
SPARKLING GIFTS FOR ALL | REGALOS BRILLANTES PARA TODOS
TOY GIVEAWAY, ENTERTAINMENT & MORE | SORTEO DE JUGUETES, ENTERTENIMIENTO Y MAS

STAY IN TOUCH | MANTENTE AL TANTO

SIGN UP TO OUR NEWSLETTER / SUSCRIBETE A NUESTRO BOLETIN

PRIMESTOR

1000 N ALAMEDA ST. LOS ANGELES, CA 90001
FOR MORE INFORMATION, VISIT PRIMESTOR.AZALEAZAZALEA.COM
O PARA MAS INFORMACION, VISITA PRIMESTOR.AZALEAZAZALEA.COM

Freedom Plaza - Calendar of Events



Kid's Club, Freedom Plaza



Lucha Libre, Plaza La Alameda

COMMUNITY EVENTS

Primestor organizes a wide variety of public events throughout the year including:

- Cultural, seasonal and holiday celebrations
- Concerts, live music and dance performances
- Arts and crafts
- Movie screenings
- Food drives and giveaways
- Health and wellness workshops
- Live sport events
- Educational and career fairs
- Fashion shows
- Book readings and literary events
- Environmental awareness workshops
- Financial literacy program



Children's Dance Festival, Azalea



06

Sustainable
Development

PRIMESTOR

CASE STUDY: The Walk

NORWALK CIVIC CENTER REIMAGINED

The vision for The Walk project is to deliver a transformational mixed-use urban center that will stand out as one of the leading centers of its type within southern Los Angeles County.

The project aims to provide:

- 374 residential units (15% Affordable)
- Over 90k sf of community-serving retail
- Access to adjacent infrastructure, nearby transit, and amenities from the Norwalk Entertainment District
- GreenPoint Rated and SITES certification
- Five-story parking garage

A HOLISTIC APPROACH TO SUSTAINABLE DEVELOPMENT

The Walk is representative of Primestor's holistic and intentional approach to sustainable development. By working together with the City of Norwalk, the parties were able to pave the way for a catalytic, transit-oriented mixed-use project that will revitalize an underutilized but central site in Norwalk.



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CASE STUDY: The Walk

MODULAR HOUSING CONSTRUCTION

A central element of the project is the use of modular construction to deliver residential housing, offering key benefits such as reduced embodied carbon emissions, construction waste, and environmental impact through off-site construction.

REDUCED CARBON EMISSIONS

The total greenhouse gas emissions from modular construction are, on average, about 30 percent less than on-site construction.¹

A comparative study in South Korea found that modular construction reduced embodied carbon emissions during the material production phase by approximately 36% compared to conventional reinforced concrete construction primarily due to the avoidance of high-emission ready-mix concrete.²

REDUCED CONSTRUCTION WASTE

Modular buildings will be constructed using light-gauge structural steel, offering greater longevity than conventional wood modular structures and improved resource efficiency, reduced waste, and enhanced durability. Modular buildings are constructed in sections that can be easily deconstructed, allowing for entire structures to be disassembled, relocated, repurposed, or reused.

A study by the University of Virginia found that homes constructed using a modular process were found to use about 20 percent less material overall.³

REDUCED ENVIRONMENTAL IMPACT THROUGH OFF-SITE CONSTRUCTION

Off-site manufacturing can reduce construction waste by up to 90%, draw on cleaner grid-based energy sources, and avoid noise, dust, and disruption in surrounding neighborhoods which can greatly lessen the impact on the local community and environment. Off-site construction directly combats the effects of construction on the built environment, the more that can be done in the plant, the less negative impact to a site.

A multi-year field study found that modular multifamily projects, built in controlled factory settings, have the potential to improve energy efficiency and performance while streamlining related code-compliance processes and better enabling the integration of advanced technologies. When integrated, this approach may reduce total energy use by 50 percent when compared to on-site construction.⁴

In addition to modular construction, the Primestor team is evaluating other paths to reduce waste and embodied carbon as well as introduce environmentally friendly features like xeriscaping, ample open space and shading, and energy-efficient design elements. An updated economic analysis with the modular construction is being conducted to better project job creation attributed to the project's development.

1 Jaillon, L., Poon, C.S., & Chiang, Y.H. (2009). Quantifying the Waste Reduction Potential of Using Prefabrication in Building Construction in Hong Kong. *Waste Management*, 29(1), 309–320. <https://doi.org/10.1016/j.wasman.2008.02.015>.

2 Jang, H., Ahn, Y., & Roh, S. (2022). Comparison of the Embodied Carbon Emissions and Direct Construction Costs for Modular and Conventional Residential Buildings in South Korea. *Buildings*, 12(1), 51. <https://doi.org/10.3390/buildings12010051>.

3 Quale, J., et al. (2017). Offsite Construction: Comparing Environmental Impacts of Modular and Site-Built Construction. *Journal of Industrial Ecology*, 21(6), 1302–1315.

4 University of Nebraska-Lincoln, Colorado State University, and New Buildings Institute. *Modular Construction: Energy-Efficiency Field Study in Commercial and Multifamily Buildings*. 2020.



The use of modular construction to deliver residential housing offers key benefits such as reduced embodied carbon emissions, construction waste, and environmental impact through off-site construction.



Environmental Initiatives

COMMITTED TO UNDERSERVED MINORITY COMMUNITIES

Primestor's investment strategy is focused on acquisition and development opportunities to deliver housing and necessity retail to underserved minority communities. Site selection is critical for any Primestor project since there is compelling investment opportunities in locations with elevated population growth, transit-oriented urban densification and local infrastructure investment. Informed by its successful track record, the following environmental strategies that Primestor has employed serve as a precedent for what is driving the decisions across TUVF.

TRANSIT-ORIENTED DEVELOPMENT

Primestor analyzes proposed urban infrastructure plans in conjunction with municipalities and government agencies to identify markets in the path of growth with a need for essential goods and services. Primestor and consequently TUVF select projects near current and future transportation nodes, providing improved access to necessity retail and housing for undersupplied minority communities.

This intentional site selection promotes walkability and transportation efficiency, helps reduce vehicle distance traveled, and improves public health by encouraging daily physical activity between housing, goods and services necessary to the site users and adjacent community.



75 Most Primestor properties have a Walk Score of 75 indicating a 'Very Walkable' location, according to walkscore.com, meaning their tenants can complete most errands on foot.



100% All of Primestor's major centers are serviced by on-site bus stops or nearby public transit.



18 Primestor currently provides a total of 18 EV charging stations free of charge as an amenity for its visitors to aid in increasing convenience and viability of owning low- or zero-emissions vehicles.



240 Primestor has installed over 240 bike spaces in racks and lockers across the portfolio to encourage alternative transportation methods to single-occupancy vehicles.

Primestor's investment strategy is focused on acquisition and development opportunities to deliver housing and necessity retail to underserved minority communities.



Jordan Downs Residents

Sustainable Development

ENVIRONMENTAL REMEDIATION

As an urban infill developer, part of the company's mission is to revitalize previously contaminated sites that hinder the opportunities for growth in the communities Primestor serves. Environmental cleanup of brownfield sites is critical to the preservation of the limited natural beauty that remains in dense urban areas, as well as ensuring the overall health and safety of environmentally marginalized communities.

Since the company's founding, Primestor has remediated over seven million square feet of contaminated brownfields. Primestor also has over three and a half million square feet of brownfield sites on the pipeline that will be entirely remediated and redeveloped into thriving mixed-use developments featuring affordable housing options and essential retail amenities and services.



Evermont, in partnership with Bridge Housing

ENVIRONMENTAL STRATEGIES AND RETROFITTING

Guided by a newly implemented sustainability strategy, Primestor is assessing its pipeline and portfolio to identify areas of opportunity to integrate environmentally friendly technologies. The Impact, Development and Asset Appreciation teams meticulously evaluate where energy and water saving retrofits generate triple bottom line impact on the company's existing assets.

Many of the assets of TUVF will be ground up construction. Primestor recently partnered with Tangible Materials and committed to tracking embodied carbon for three strategic projects. Tangible Materials is a platform to collect, analyze and use construction data to better inform embodied carbon focused decision making.

GREEN LEASING

At Primestor, we collaborate proactively with tenants on sustainability initiatives to build strong, mutually beneficial relationships and advance shared environmental goals. To support this commitment, our standard lease forms include green lease provisions aligned with industry-leading best practices. These clauses promote sustainability, enhance operational efficiency, and create opportunities for cost savings. More than just legal agreements, our leases serve as strategic tools that help shape long-term partnerships between landlord and tenant.

In recognition of these efforts, Primestor was named a 2025 Green Lease Leader, achieving Silver recognition, by the Institute for Market Transformation (IMT) and the U.S. Department of Energy's (DOE) Better Buildings Alliance. This designation reflects our commitment to energy efficiency and sustainability through best-in-class leasing practices.



A sample project that showcases some of Primestor's many environmental initiatives is The Walk, which aims to reduce waste and embodied carbon through modular construction, eco-friendly landscaping, ample open space and shading, and energy efficient-design.



Evermont, South Los Angeles

Sustainable Cities

SUPPORT FOR C40 INITIATIVES

Primestor seeks to align and support the efforts of the C40 cities network. C40 is a global network of nearly 100 mayors of the world’s leading cities that are united in action to confront the climate crisis. Los Angeles is one of the C40 cities. Although none of the current properties in TUVF are in the city of Los Angeles proper, they are part of the greater Los Angeles metropolitan area.

Below are examples of how Primestor aids in the achievement of some of the C40 initiatives:

- 1** Building equitable and thriving communities via regional programs.
- 2** Scaling up climate action and sharing best practices across high-impact sectors such as: energy and buildings, food systems, transportation, urban planning and design, and waste management.
- 3** Leveraging capital markets for access to finance for local investment in projects that improved resilience in cities.
- 4** Partnering with municipalities and local government to ensure the planned development is in line with community needs.

GREEN BUILDING CERTIFICATIONS

Green building certifications are assessed on a project-by-project basis, and at minimum, all Primestor projects comply with the California Green Building Standards Code (CGBSC), or CALGreen standards. CALGreen features regulations for energy and water efficiency and conservation, material conservation and resource efficiency, and environmental quality along with voluntary and mandatory provisions for commercial and residential buildings.



SUSTAINABLE URBAN INFRASTRUCTURE

Primestor’s projects address urgent infrastructure needs in communities that have historically not received the necessary investment. Aging or lacking infrastructure are pressing issues that endanger community health and prevent communities from prospering economically. Focusing on critical infrastructure like healthcare, open and green space, food security, transportation, and energy, Primestor continues to tackle pressing urban challenges like urban heat island effect, air quality, and physical and mental health.



Evermont Construction

Primestor seeks to align and support the efforts of the C40 cities network of nearly 100 mayors of the world’s leading cities that are united in action to confront the climate crisis.





Summer Picnic

07

Reporting and Disclosure

Transparency and Disclosure

ACCOUNTABILITY BUILDS TRUST

Primestor is proud of its impact in its communities and believes that transparently reporting on its accomplishments and challenges allows for others to learn and pushes the market beyond just a focus on ROI for a more holistic approach that is community-driven. While Primestor excels in certain areas, the company recognizes there is more work to do. Primestor strives for accountability in its endeavors and believes this builds trust within its communities and with investors and stakeholders.

The company is committed to publicly disclosing its sustainability and impact progress through various channels, including the annual Sustainability Report, quarterly fund reports, and other appropriate channels.

GRI ALIGNMENT

GRI is the independent, international organization that helps businesses and other organizations take responsibility for their impacts by providing them with the global common language to communicate those impacts. GRI's voluntary standards are the world's most widely used standards for sustainability reporting to demonstrate transparency and consistency in reporting.

GRI INDEX

Primestor's 2024 The Urban Vision Fund I Sustainability Report references the Global Reporting Initiative's G2021 Guidelines. Indicators referenced throughout this report are listed in the table on this page.

GRI INDICATOR	GRI DISCLOSURE TITLE	REPORT REFERENCE
The Organization and its Reporting Practices		
2-1	Organization Details	About Primestor
2-3	Reporting Period, Frequency, and Contact Point	About This Report Reporting and Disclosure
Activities and Workforce		
2-6	Activities, Value Chain, and Other Business Relationships	Company and Sustainability Leadership
Governance		
2-9	Governance Structure and Composition	Company and Sustainability Leadership
2-12	Role of Highest Governance Body in Overseeing the Management of Impacts	Company and Sustainability Leadership Risk Management
2-13	Delegation of Responsibility for Managing Impacts	Company and Sustainability Leadership Risk Management
2-14	Role of the Highest Governance Body in Sustainability Reporting	Letter from the Founders Company and Sustainability Leadership
2-17	Collective Knowledge of Highest Governance Body	Company and Sustainability Leadership

For more information on Primestor's sustainability and impact initiatives, contact:

Alán Sneider, Director of Impact
AlanSneider@primestor.com

GRI INDICATOR	GRI DISCLOSURE TITLE	REPORT REFERENCE
Strategy, Policies, and Practices		
2-22	Role of Highest Governance Body in Overseeing the Management of Impacts	Letter from the Founders Sustainability Commitments Sustainable Properties
2-23	Policy Commitments	Company and Sustainability Leadership Risk Management Transparency and Reporting Sustainability Commitments Employee Engagement
2-24	Embedding Policy Commitments	Company and Sustainability Leadership Risk Management Transparency and Reporting Sustainability Commitments Employee Engagement Employee Health and Wellness
2-26	Mechanisms for Seeking Advice and Raising Concerns	Risk Management
2-28	Member of Associations	Business Certifications Sustainable Cities Community Engagement Community Partnerships
Stakeholder Engagement		
2-29	Approach to Stakeholder Engagement	Employee Engagement Employee Health and Wellness Community Engagement Community Partnerships



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Freedom Plaza Mural

PRIMESTOR