



DERMODY
PROPERTIES

ESG
2022

ESG initiatives, practices, and objectives



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**DERMODY
PROPERTIES**

OUR MISSION

Our mission is to create satisfied customers by providing responsive service and innovative real estate solutions, thereby sustaining long-term relationships and customer referrals.

OUR VALUES

- We create customer satisfaction by treating people fairly, giving them the benefit of our experience and knowledge, and providing responsive service and good value.
- We are fair, honorable, and reasonable people. Our word is our bond; we will do what we promise.
- We strive to develop functional, affordable, attractive, and high-quality buildings that enhance our communities.
- We use the most cost-effective means of constructing and operating our properties to create value for our customers and company.
- We strive to use the most advanced technology; the efficiency of our operations is key to providing the best service to our customers.
- We continually search for improvement; our learning never ends. We listen to and learn from our customers. Their needs are our priorities.
- We welcome suggestions for improvement. No question or comment is without merit.
- We, as individuals and as a company, give back to the communities where we work and live.
- We strive to develop pride and enthusiasm in our employees through respect for the individual and appreciation for the contribution each makes as an individual and as part of the Dermody Properties team.
- We will provide opportunities for our employees to help them achieve their potential. We will ensure that our employees are informed through open communication.
- We understand that problems are opportunities. If there is a way to reach consensus, we will find it. We will not be constrained by convention in seeking solutions, and we will think creatively.



Dermody Executive Committee, Left to right: Michael Dermody, Douglas A. Kiersey Jr., Kathleen Briscoe, Amy Curry, Doug Lanning, Elizabeth Kauchak, Timothy Walsh

INTRODUCTION

A Message from Our Executive Committee

We are delighted to present our inaugural Environmental, Social, and Governance (ESG) Report, a testament to Dermody Properties' unwavering commitment to our mission, values, and the deep-rooted history of community involvement that defines us.

At Dermody Properties, our mission is not just a statement; it's our guiding principle. This mission underscores our responsibility to develop projects that not only support business growth but also contribute to the betterment of the communities where we operate.

Responsible investing is not a new concept for us; it has been woven into the very fabric of Dermody Properties since our inception. We adhere to a set of values that encompass diligence, discipline, and integrity, together creating the foundation for our ongoing commitment to responsible business practices and serving as the compass for our decision making.

As a natural progression of our mission and values, we have embarked on a journey toward a more comprehensive ESG strategy, one that incorporates our commitment to responsible investing and aligns our practices with the overarching principles of corporate sustainability, including ethical leadership and environmental stewardship.

By nurturing existing partnerships and building new ones, we are expanding our involvement and making positive contributions in the communities we serve. We are committed to creating an inclusive workplace where every team member is valued and heard, ensuring that our success is, and always will be, a collective effort.

We thank our stakeholders for their ongoing support and trust as we shape a better future together. As we navigate the evolving sustainability landscape, we will continue to share our vision and progress. We now invite you to delve into our 2022 ESG Report.



LogistiCenter at Wilmington | Wilmington, DE

About Us

Dermody Properties LLC (“the Company”) is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, the Company has offices and properties strategically located in targeted Tier 1 cities across the United States.

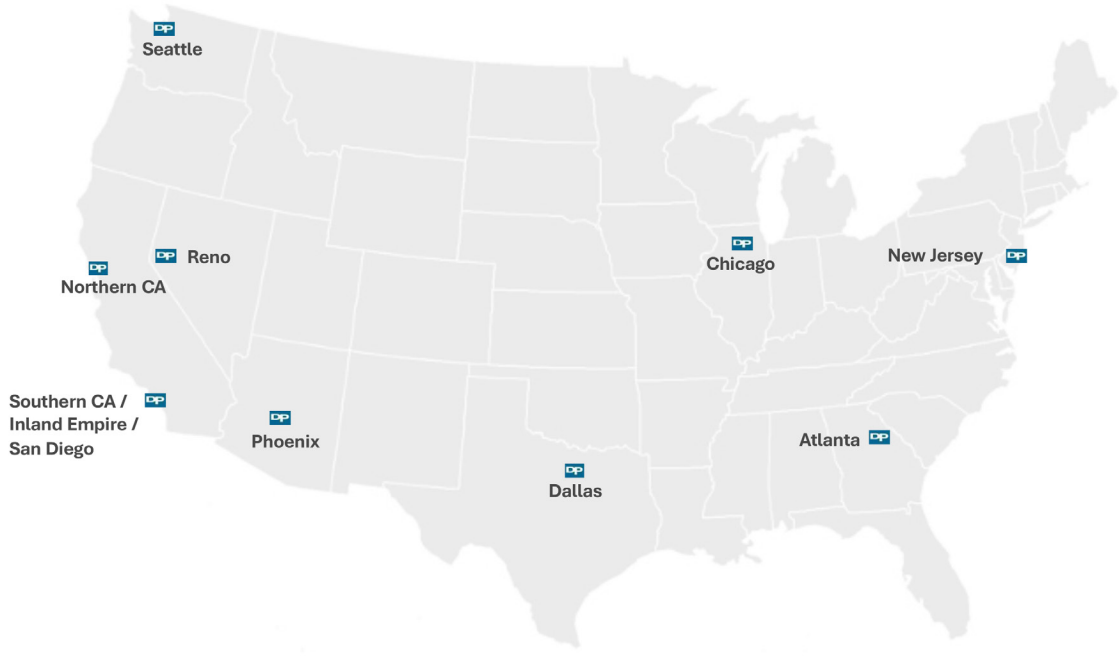
Customer satisfaction is at the heart of our mission and business practices. We strive

to create customer satisfaction by treating people fairly, giving them the benefit of our experience and knowledge, and providing responsive service and good value. It is our belief that a company is only as good as the people who represent it. Dermody Properties has a team that cares about each other, our customers, and our investors, and we apply that care to every project, with every client.

The company’s past and current client list includes many market leaders such as:



Dermody Regional Offices



Our ESG Approach and Reporting

Our ESG Strategy

Dermody Properties is focused on logistics real estate. The ethos of our environmental, social, and governance (ESG) strategy is to align financial value creation with seeking to do the right thing.

The core tenets of our ESG program are:

- 1 Long-term financial value creation
- 2 Management of relevant ESG risks and opportunities
- 3 Upholding sustainable business practices

With this inaugural ESG Report, we outline our current ESG initiatives, practices, and objectives. To guide our program and related disclosure, we have established the following core pillars that are fundamental to our business and are described in more detail in the pages below.

Responsible Business Practices	Responsible Investing	Environmental Impact	Community Wellbeing	Prioritizing Our People
We strive to be known for integrity and high ethical standards.	As diligent stewards of capital, our goal is to create high quality portfolios and satisfy customers, to help us deliver long-term financial value creation for our investors.	We are focused on environmental stewardship and the sustainability efforts of our customers.	We are committed to customer satisfaction and providing support for the communities in which we conduct business.	We invest in our culture and the development of our teams to build a highly skilled and engaged organization.

About This Report

This report covers our progress in management of our key ESG strategy and objectives during our financial year 2022 (FY 2022) reflecting data for the period from January 1, 2022, through December 31, 2022. In some cases, content and associated metrics may be related to updates and activities outside this period, and noted as such. To inform our disclosure, we aligned the report with the SASB Standards — now housed under the International Sustainability Standards Board (ISSB) — related to the Real Estate industry. As an additional layer of transparency, we have also referenced

selected topics from the SASB frameworks for the Home Builders industry. The specific ESG topics were selected due to their relevance to our business model, including how we operate and the products and services we offer.

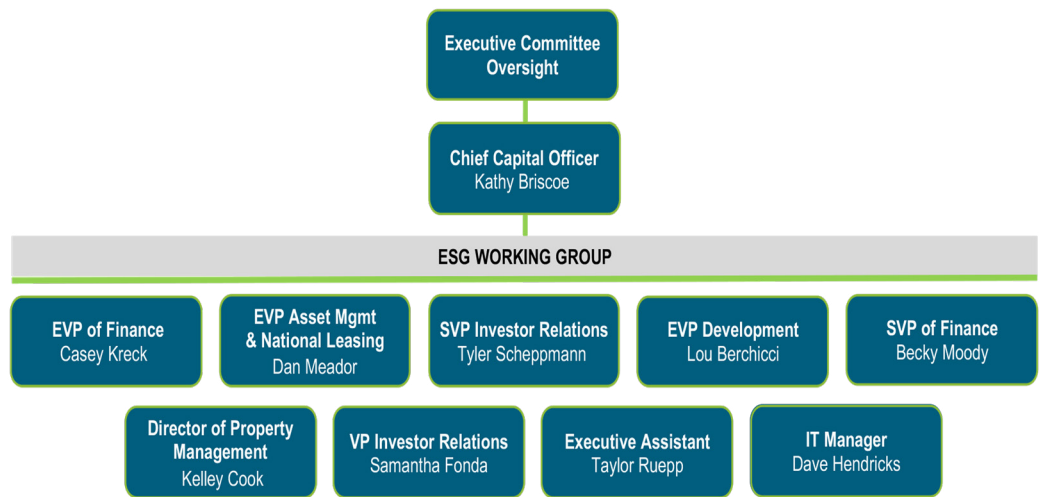
Throughout the report, we guide readers to additional sources of information on our corporate website and other references for convenience. Please see our disclosure on [“Forward-Looking Statements”](#) at the end of this report for more information.

ESG Oversight

The Dermody Properties leadership team is composed of our Executive Chairman, Chief Executive Officer and President, Chief Capital Officer, Chief Strategy Officer, Chief Financial Officer, Chief Operating Officer and Chief Investment Officer, all senior professionals with 34 years of average industry experience who collectively make up the Executive Committee. The Executive Committee is responsible for the ESG framework of Dermody Properties and for delegating the execution of initiatives across the organization.

The ESG Working Group, led by our Chief Capital Officer, is composed of cross-functional leaders throughout the company and is responsible for developing and implementing the Company’s ESG strategy, programs, and reporting. With oversight from the Executive Committee, the ESG Working Group also spearheads the in-process development and implementation of the Company’s Responsible Investment Policy. This Policy is guiding the integration of ESG analysis into Dermody Properties’ investment practices.

The ESG Working Group provides updates to the Executive Committee on the Company’s ESG programs and progress on a periodic basis.



RESPONSIBLE BUSINESS PRACTICES

Maintaining integrity, high ethical standards and business continuity throughout our operations is at the core of our business.

Corporate Governance and Business Ethics

Executive Committee

Dermody Properties promotes the long-term interests of our stakeholders through the leadership of our Executive Committee, who have decades of industrial and logistics real estate experience. We consider the diversity of backgrounds, skills, and experience in the selection of our leadership, and will continue to seek individuals whose talents and background reinforce our culture and enhance the success of our business.

Ethics and Compliance Program

At Dermody Properties, we strive to be a company known for its culture, work ethic, integrity, and high ethical standards. We believe that integrity is the foundation for all company relationships, including those with investors, customers, suppliers, and communities, and among employees. Our Employee Handbook consists of documented policies, communication and awareness, and employee education, and is overseen by the Executive Committee.

Documented Policies

We have established a Code of Ethics (“Code”) that outlines our commitment to conduct business fairly, impartially, in an ethical and proper manner, and in compliance with applicable laws and regulations. The Code covers issues such as conflict of interest, discrimination and harassment, anti-corruption, anti-trust and competition laws, fair dealing, relationships with suppliers, and financial reporting and disclosure. Additionally, our Anti-Money Laundering Policy sets out the minimum requirements

that must be followed when collecting and retaining Customer Due Diligence (CDD) documentation with respect to investors in the Company’s funds.¹

Communication and Awareness

The Code and its components are affirmatively communicated to employees. All employees are required to review and acknowledge the Code and its contents both upon hire and on an annual basis. Periodically, Dermody Properties will review, revise, and add to published policies, and communicate any changes to employees.

Employee Education

All employees undergo annual compliance training on ethics, conduct, and fraud prevention. New hires receive training on both the Employee Handbook and the Code.

Compliance Platform and Reporting

We work with a third-party consultant to maintain our ethics and compliance program. The consultant manages employee onboarding to ensure relevant documents such as the Code have been reviewed and signed, as well as incident reporting through a compliance platform on behalf of Dermody Properties. Through the partnership, we also conduct regular audits of compliance procedures.

Additionally, a third-party ESG consultant has been engaged to benchmark Dermody Properties’ various ESG programs against industry peers, and has been essential to the creation of this inaugural report. They are also engaged in identifying best practices in areas including, but not limited to, compliance, reporting, and community engagement, during the continued growth of the Company.

¹ Dermody Properties maintains a series of close-end funds with investments from a variety of LPs, known as “investors.”

Whistleblower Procedures

Every employee has the responsibility to ask questions, seek guidance, report suspected violations, and express concerns regarding compliance with the Code. Employees are also encouraged and expected to address questions or concerns with management or to report misconduct through the compliance platform. Should a relevant incident arise, the Executive Committee will investigate the concern and resolve the issue. We do not tolerate retaliation against employees who raise concerns.

Data Security and Customer Privacy

Cybersecurity at Dermody Properties

Protecting our data and the systems in which our data is processed, stored, or transmitted is vitally important to the Company's success. Our Information Security Policy, informed by the National Institute of Standards and Technology ("NIST") cybersecurity framework, establishes the company's standards to ensure confidentiality and integrity of our data. The policy applies to all employees, contractors, or other parties we do business with. The Information Security Team ("IST"), which includes our IT manager and other senior leaders, oversees our cybersecurity program and leads incident response efforts with support from our third-party IT provider. The COO receives regular updates on cybersecurity incidents and resolution from the IST.

Incident Response

In the event of a cybersecurity incident, our Incident Response Plan ("IRP") outlines response and recovery procedures. The IRP provides employees and the Information Security Team with a well-defined, organized approach to mitigating and remediating incidents. The IRP is reviewed annually by a third-party consultant, and required updates and improvements are incorporated as needed.

Risk Assessments and Testing

Our third-party IT provider conducts periodic cybersecurity assessments to identify risks in the organization's security controls, technical infrastructure, or procedures. As part of a proactive approach to protection, vulnerability scans and penetration tests are also performed. Based on the findings and recommendations from risk assessment exercises, necessary updates are made to the cybersecurity program and related policies.

Cybersecurity Training

As part of the Company's ongoing cybersecurity efforts, we conduct annual training for all employees and monitor completion rates. The training addresses a variety of topics relating to information security policy, incident response plan and procedures, cybersecurity events recently in the news, common phishing techniques, how to identify red flags, and other topics deemed relevant. Phishing exercises are also required for all employees upon hire and on an annual basis along with ad-hoc email phishing tests throughout each year.

In 2022, 97% of our employees completed annual cybersecurity training.

Customer Privacy

Our Written Information Security Policy provides guidance on how we collect, store, and access data related to personal data belonging to investors, customers, business partners, employees, and vendors. Dermody Properties complies with all applicable laws and respects the confidentiality of information collected. We strive to protect personal data by implementing reasonable security safeguards against unauthorized or improper disclosure of such personal data.

Business Continuity

As part of the Company's approach to managing risk and maintaining business continuity, we take precautions in the event of a significant business disruption such as a network outage, system failure, natural disaster, or any other event that could disrupt the ability of Dermody Properties to operate. Our formal Business Continuity Plan ("BCP") outlines procedures and guidance for emergency response and crisis communication, as well as recovery strategies for critical systems and services to restore the company's operations.

The SVP Property Management and EVP Finance of Dermody Properties are responsible for managing, approving, and reviewing the BCP on an annual basis or more frequently if warranted.

The assigned Recovery Management Team, which includes leaders from the Finance, IT, Property Management, and Investor Relations teams, initiates the BCP if needed,

overseeing the recovery and communication process. The BCP is distributed to all employees upon hire and on an annual basis or after any updates to the plan.

Suppliers and Third-Party² Providers

We utilize cloud-based infrastructure for all investment processes and maintain due diligence procedures for new IT service vendors and systems prior to onboarding.

We have built strong partnerships with a select set of third-party providers who we believe share our commitment to responsible business practices. We rely on these providers for services such as property management, software and IT, lease tracking, compliance, and maintaining our investor portal.

We expect our vendors to comply with our Information Security Policy and other relevant policies, as well as demonstrate high levels of ethical behavior and integrity.



Investment Management



Portfolio Metrics



ESG Consulting



Dermody Properties Proprietary
Portfolio Tracker and Third-Party
Admin and IT



Portfolio Metrics



Third-Party Admin & IT Services



Lease Tracking



Property Management



Third-Party Admin & IT Services

² Third party providers listed are as of YE 2022.

RESPONSIBLE INVESTING

As diligent stewards of capital, our goal is to create high-quality portfolios and satisfy customers, to help us deliver long-term financial value creation for our investors.

Responsible Investment Policy and Approach

We understand the impact that relevant ESG factors can have on our business, and as part of our ESG program, we have developed a Responsible Investing Policy. It outlines how Dermody Properties approaches and defines responsible investing including integration of relevant ESG factors into the investment process and our overall corporate strategy to

manage risk and create long-term financial value for our stakeholders.

Dermody Properties seeks to integrate the six Principles for Responsible Investment (PRI) into our investment management approach, and we have taken several steps that demonstrate our commitment to do so.

Dermody Properties seeks to integrate the six Principles for Responsible Investment (PRI) into our investment management approach.

DERMODY PROPERTIES' ALIGNMENT WITH PRI

1

We will incorporate ESG issues into investment analysis and decision-making processes.

ESG analysis is integrated into the company's investment process through sourcing, due diligence, construction, and leasing, as appropriate depending on the investment.

2

We will be active owners and incorporate ESG issues into our ownership policies and practices.

Dermody Properties seeks to engage with tenants on sustainability issues, for example by conducting surveys and onsite visits, and including green lease provisions in our leasing.

3

We will seek appropriate disclosure on ESG issues by the entities in which we invest.

Dermody Properties will collaborate with external vendors to ensure appropriate disclosure on ESG issues.

4

We will promote acceptance and implementation of the principles within the investment industry.

Dermody Properties will continue to be involved with ESG events (conferences, panels, discussions, etc.) and initiatives throughout the real estate industry.

5

We will work together to enhance our effectiveness in implementing the principles.

Dermody Properties is committed to collaborating with our investors, customers, and other stakeholders to implement ESG principles.

6

We will each report on our activities and progress towards implementing the Principles.

Dermody Properties is committed to providing annual updates on our ESG-related activities and progress.



ESG in Our Investment Process

We seek to integrate ESG considerations throughout the investment process to help deliver on this commitment by evaluating relevant ESG-related risks and value creation opportunities.

Sourcing, Due Diligence, and Underwriting³

The investment process of Dermody Properties begins with sourcing of opportunities. We strive to source Class A, infill industrial acquisition and development opportunities and follow a disciplined investment strategy based on yields, returns, geography, timing, size, and more. Following initial sourcing, prospective investments are subject to preliminary approval by the Dermody Properties Investment Committee prior to due diligence. The Investment Committee is composed of the Executive Committee and select third-party members with proven industry experience and a history of partnership with the Company. Following Investment Committee approval, the sourcing team will commence due diligence.

- ***Environmental Site Assessments*** Environmental considerations are incorporated from the beginning of the acquisition or development process. New and prospective development sites and acquisitions undergo a Phase I Environmental Site Assessment (ESA). Prior to ordering Phase I ESA, the site is internally assessed to identify any nearby sites that may be a concern, such as a fueling station, heavy manufacturing, or landfill. A review of public documents may also be conducted to identify potentially relevant environmental cleanup in the surrounding area.
- ***Due Diligence Checklists*** Additionally, where relevant, we utilize unique due diligence checklists tailored to the specific type of investment (development or acquisition) that incorporate a review of factors such as environmental reports, wetland and habitat considerations, site plan issues, access and traffic, transportation studies, labor studies, and utilities. We also incorporate an asset's exposure to climate risks, including earthquakes, floods, wildfires, and water stress.

³ There can be no assurance that the list of material ESG topics is exhaustive, and additional topics may be identified as material on an investment-by-investment basis. There is no guarantee that any of the steps taken by Dermody Properties and/or third parties to mitigate, prevent, or otherwise address material ESG topics will be successful in preventing or mitigating impacts on returns, completed as expected or at all, or will apply to or continue to be implemented in the future.



INVESTMENT COMMITTEE MEMORANDA

Where applicable, findings from the due diligence process, along with financial considerations and market information, are included in an Investment Committee Memorandum, and circulated for discussion and review prior to deal approval. Investment Committee Memoranda also include specific ESG questions to track data for better decision making, including:

- Will the project target ENERGY STAR certification?
- Will the project target LEED certification?
- Is the project, or any portion thereof, located in a flood plain?
- Is the project located in a region with high or extremely high baseline water stress?
- Is the project, or any portion thereof, located in an earthquake special geological study zone?
- If this project is a development or an acquisition, will the building be designed to or does it have:
 - Structural support for roof mounted solar panels?
 - LED lighting with motion sensors?
 - Skylights/clerestory windows?
 - Reflective roofing systems?
 - Capacity for EV charging infrastructure?



Logistics Campus Groundbreaking Ceremony | Glenview, IL

Approval, Closing, and Construction

Once all due diligence is finalized and the deal is approved by the Investment Committee, loan closing and transaction documentation take place.

Buildings are developed based on the standards of Dermody Properties, which includes maintaining compliance with relevant local, state, and federal regulations. We believe that sustainable development makes our assets more attractive, potentially yielding higher return on investment while lowering the cost of capital. As part of our ESG program, we are striving to develop all new projects to LEED-certified standards. In 2022, we also began to participate in the

GRESB real estate assessment and certify several of our portfolios to ENERGY STAR or BREEAM. Read more in the “[Environmental Impact](#)” section of this report.

Leasing

Dermody Properties began incorporating a “Green Lease” provision into leases in 2022, assisting the company in efforts to pursue environmental certifications, collect utility information, and install on-site power generation such as solar where feasible. For more information, see the section on “[Tenant Sustainability Engagement](#)” later in this report.

Stakeholder Engagement and Stewardship

We regularly engage with investors, architects, engineers, contractor teams, tenants, and local communities throughout our investment and development process.

STAKE HOLDERS	WAYS WE ENGAGE	KEY ESG TOPICS ADDRESSED
Investors	<ul style="list-style-type: none"> Investor portal Annual investor meetings Advisory Board meetings and calls Regular individual investor updates as appropriate 	<u>Stakeholder Engagement and Stewardship</u>
Employees	<ul style="list-style-type: none"> Regular All-Associate calls Opportunity to participate in Investment Committee meetings One-on-one meetings for employees with a member of the Executive Team Annual reviews, goal setting discussions, and individualized career growth plans Employee volunteering efforts through the Dermody Properties Foundation 	<u>Training, Development and Employee Engagement</u>
Tenants	<ul style="list-style-type: none"> Tenant Newsletter Tenant satisfaction survey (Kingsley survey) Property management team meetings with tenants on site on a regular basis Lease agreements 	<u>Tenant Welfare</u> <u>Tenant Sustainability Engagement</u>
Communities	<ul style="list-style-type: none"> Community engagement activities through Dermody Properties Foundation Annual grants and scholarships to nonprofits and industry organizations Dermody Properties Thanksgiving Capstone Award Labor Study reports 	<u>Training, Development and Employee Engagement</u> <u>Stakeholder Engagement and Stewardship</u>
Industry Associations	<ul style="list-style-type: none"> Partnership with industry organizations to support commercial real estate opportunities for underrepresented individuals Participation in training programs conducted by industry associations Green building certification programs 	<u>Training, Development and Employee Engagement</u> <u>Stakeholder Engagement and Stewardship</u>
Contractors & Vendors	<ul style="list-style-type: none"> Regularly scheduled site visits Contractual negotiations and reviews Vendor service agreements 	<u>Suppliers and Third-Party Providers</u>

ENVIRONMENTAL IMPACT

We are committed to environmental stewardship within our operations in the design, construction, and acquisition of properties.

Operational Sustainability and Green Building Practices

Corporate Operations



We are committed to reducing the environmental impact of our corporate offices and operations.

For example, in our offices and

at company-hosted events, we encourage the use of biodegradable paper products, recyclable and reusable materials, paperless initiatives, and recycling.

Sustainable Features

We seek to incorporate sustainable features and upgrades in the design of existing properties, new developments, and acquisitions. These features may include, but are not limited to, installing LED lighting with motion sensors, mechanical systems that meet or exceed ASHRAE standards, EV charging capabilities, and reflective roofing systems, depending on what is appropriate for each property.

We are also committed to evaluating the feasibility of solar installation for select new and existing developments to increase efficiency and decrease electricity cost for our tenants or future tenants. On many new developments, roofs are built to accommodate the weight of solar panels.

Green Certifications

Dermody Properties seeks to leverage several frameworks and certifications to guide our ESG program and demonstrate commitment to appropriate environmental standards. These standards and certifications incorporate best-practice strategies for creating sustainable, healthy, and high-quality buildings. Highlights of our program are included below:

- Striving to develop all new projects to LEED-certified standards as part of the LEED Volume Program, with 25 projects in progress and under review
- 8+ million square feet of our portfolio is certified by ENERGY STAR or BREEAM
- 44 properties (approximately 70% of assets) underwent the GRESB real estate assessment in 2022

Data Tracking

In order to maximize both cost savings and efficiency, we need to understand how much energy, water, and waste our buildings are consuming and generating. Dermody Properties utilizes the Environmental Protection Agency's ENERGY STAR platform to track real-time utility usage across our portfolio. We are working on developing a process to collect data for every asset, which will guide future opportunities for reductions.

Dermody Properties leverages several frameworks and certifications to guide our ESG program.

Construction Waste Management

The Company’s Construction Waste Management Plan (“CWMP”) guides our approach to reduce construction and demolition waste on jobsites that is disposed of in landfills and incineration facilities. We do this through waste prevention and conservation where commercially feasible reusing, recovering, and recycling materials at each jobsite. Every general contractor that we partner with on new developments receives the CWMP and is expected to comply. Oversight throughout the course of construction is handled by our LEED consultant.

Each construction or demolition material stream has a disposal method, handling procedure and owner, and a list of acceptable materials. Common material streams on our jobsites that are included in the CWMP are concrete, asphalt, scrap metal, wood, and drywall. In accordance with the LEED certification process, we quantify each material stream and strive to achieve a minimum waste diversion rate of at least 50% for each project.



PROJECT SPOTLIGHT: SUSTAINABLE REPURPOSING AT THE ALLSTATE CAMPUS

Dermody Properties acquired the 232-acre Allstate corporate campus located in Glenview, Illinois, in October 2022. The site is in the process of becoming a logistics-focused campus designed to serve logistics customers in the Chicago area. At completion, the 10-building Logistics Campus will total over 3 million available square feet with flexibility to

accommodate build-to-suits. Our goal is for all buildings to feature sustainable design and construction elements, including recycling of building waste and repurposing of existing mature landscaping and ponds.

The project design is expected to incorporate the following sustainable features:

2,673,000 sf

Asphalt parking lots recycled on site for reuse under new concrete and asphalt paved areas

320,000 tons

Building concrete recycled for new building site fill and building pad subgrade

11,000 tons

Copper, metal, and steel will be diverted from landfills to recycling centers

168 mature trees

Transplanted to a temporary nursery until the site is prepared for their final replanting location

457 trees

Will be removed due to their size, health, and/or species

3,178 new trees

Will be planted of smaller caliber but better species

Hazardous Waste

In accordance with LEED, hazardous material must be tracked, stored separately, and disposed of in a manner appropriate for that particular type of waste and in compliance with local regulations. Select construction personnel are trained regarding hazardous waste management as part of broader safety training in compliance with OSHA. Safety training, including OSHA, is typically

managed monthly by the general contractor's safety manager at the job site, and/or as new subcontractors start work on the site. We require the subcontractor or general contractor to be prepared to respond to spills or leaks that occur anywhere on a project site. Spill cleanup kits are maintained onsite at all locations to expedite cleanup.



Allstate Campus, Building 5 (rendering) | Glenview, IL

Tenant Sustainability Engagement

The environmental impact of our business is affected by the behavior and actions of our tenants within their individual spaces. To increase tenant education and engagement around sustainable practices, we have developed a Dermody Properties Sustainability Newsletter, that launched for all tenants in mid-2023, which highlights our ESG priorities and tenant energy saving opportunities.

Another part of our engagement strategy includes partnering with tenants to obtain information on their energy, waste, and water usage. To do this, we began incorporating a “Green Lease” provision into leases in 2022, which assists Dermody Properties in efforts to pursue environmental certifications or

rating programs such as ENERGY STAR, Green Globes, LEED, BREEAM, IREM CSP, Fitwel, or WELL. The green lease language also includes the ability to obtain tenant utility data and allows for installation of on-site power generation such as solar at our properties. In 2022, 15 new leases and two renewal leases were signed with green lease provisions. We believe this addition to our leases will help propel our ESG strategy and actions forward and demonstrates our commitment to sustainability initiatives for current and future tenants. See more information about tenant engagement below in the section about Tenant Engagement.

COMMUNITY WELLBEING

We are committed to customer satisfaction and providing support for the communities in which we conduct business.

Engaging with Communities

As an industrial developer, we incorporate tenant and community needs from the start in the design and construction phases. Before construction kicks off, we take several steps to understand and engage with the communities in which we operate in order to minimize disruption. These may include, for example:

1. Attending community meetings to actively listen to important issues in the neighborhoods we operate in
2. Performing traffic and noise studies
3. Conducting labor studies to assess the makeup of the nearby population and partner with local organizations to better align with the tenants likely to lease our spaces



LogistiCenterSM at Copperwing Groundbreaking Event

Developing Relationships

Developing relationships and lending support to local communities that surround our projects is important to us and is part of the Company's philanthropy approach. For example, in April 2023 Dermod Properties broke ground on the LogistiCenterSM at Copperwing project in El Mirage, Arizona. As part of our commitment to this community,

we are working with the local YMCA to provide daycare options, including donation support.

Following the Logistics Campus groundbreaking in Glenview, Illinois, in October 2022, Dermod Properties donated \$10,000 to the Northfield Township Food Pantry to aid in hunger relief.

Tenant Welfare

At Dermody Properties, we continuously build resources and mechanisms for tenant interaction that are focused on retention and engagement. Specifically, we monitor tenant satisfaction through an independent, industry-recognized survey known as Kingsley Tenant Survey. As part of the survey, we ask tenants to provide feedback on areas such as accessibility to property management, level of communication and proactive check-ins, satisfaction with property features, and areas of improvement.

Understanding tenant sentiment around sustainable building operations is another key output of the survey. We ask several targeted questions centered around sustainable initiatives, metrics tracking, and interest in collaborating with Dermody Properties to reduce impact. Gathering this information is critical to improving the Company's sustainability service offerings, as it provides

an opportunity to evaluate the practices that are of most interest to our tenants. It also moves us toward collaborating with tenants to create ESG roadmaps that align with their goals and creating more sustainable properties.

In 2022, we distributed the survey to tenants in 45% of our assets under management and are currently working to expand distribution to the remainder of our assets in future years. Dermody Properties received overall positive scores, including 5 out of 5 on overall leasing satisfaction, 4.45 out of 5 for management accessibility and overall satisfaction, and 4.73 out of 5 on building functionality. Following survey completion each year, the responses are discussed and feedback is leveraged to develop property action plans as necessary.



ENGAGING WITH TENANTS ON SUSTAINABILITY

Questions included in our 2022 tenant survey to evaluate sustainability practices and interests

- How important are the following sustainability initiatives to your company: energy efficiency, recycling program, electric car charging station, renewable energy, water efficiency?
- Are there sustainability efforts you would like to see the property focus on?
- Do you have an ENERGY STAR® account set up to track property energy data?
- Are you willing to share utility data with the landlord to work together to decrease consumption and energy spend?

Charitable Giving

Our broader vision of building for tomorrow extends beyond property development to helping the communities in which we conduct business. We support various nonprofits and partner with industry organizations to provide monetary donations, volunteer time, and provide scholarships across the country.



Dermody employees volunteer at local food pantry

IMPACT AREAS



Children & Youth at Risk



Basic Family & Medical



Seniors & Elderly



Scholarships & Education



The Arts



Disabled & Substance Abuse

Dermody Properties Foundation

Dermody Properties Foundation ("Foundation"), the company's charitable giving program, is guided solely by our employees who live and work in the communities in which we do business. The Foundation has been providing grants and volunteer support to worthwhile

community causes across the country since 1988. With a focus on six specific impact areas (please see above), the employee-managed Foundation has provided on average more than \$100,000 in donations per year since its inception.

The Dermody Properties Foundation has donated more than \$3 million to a variety of nonprofits since 1988. In 2022, the Foundation donated \$219,000 to 115 nonprofit organizations across the country.

Other Community Impact Initiatives

Thanksgiving Capstone Awards

The Dermody Properties Thanksgiving Capstone Award began in 2008 as a way to say “thank you” to communities that help our business thrive. Each year during the Thanksgiving season, Dermody Properties makes a substantial donation to one or more nonprofit organizations to help them continue their good works throughout the holiday season. In 2022, we donated \$70,000 to various organizations across our operating regions, including a \$25,000 donation to the Northern Nevada Food Bank in Reno, Nevada — the location of the Company’s headquarters.

Commercial Real Estate Industry Foundation Donations

Diversifying the commercial real estate industry as a whole and increasing opportunities for underrepresented individuals in this sector is important

to us. Dermody Properties makes yearly contributions in the form of scholarships to various industry groups in support of this mission.

The Company’s donation to the Urban Land Institute (ULI) Foundation, for example, directly supports both the ULI Women’s Leadership Initiative (WLI) and the ULI Real Estate Diversity Initiative (REDI). The WLI was established in 2011 to support local programming and initiatives for ULI. The goal of this programming is to increase the number and visibility of women leaders through the 40+ chapters in 8 countries around the world. The REDI is a comprehensive real estate development training and mentorship program intended to increase the number of women and people of color in ULI and in the real estate industry.

INDUSTRY FOUNDATIONS SUPPORTED INCLUDE:



EVENT SPONSORSHIPS

Dermody Properties sponsors industry events to further support charities and nonprofits. Recent events sponsored include:



Los Angeles Real Estate & Construction Industries, Spirit of Life Celebration



NJ Real Estate Awards Reception



Way Legacy Luncheon NJ



Northern NV Golf Tournament



Veterans Alliance Charity Golf Outing



the goldie initiative
Chicago



All images: The Children's Cabinet

CASE STUDY



Founded by Dermody Properties Executive Chairman Michael Dermody in 1985, The Children's Cabinet is a nonprofit organization whose mission is to keep children safe and families together. The organization partners with the private sector and public agencies in

Nevada to provide services and resources for families who need them most.

Programs include parenting classes, childcare subsidy assistance, childcare resource and referral, an onsite food pantry, an onsite high school, free family counseling, and crisis intervention. Today, The Cabinet serves more than 11,000 Nevada families each year from six locations throughout the state in Reno, Carson City, Las Vegas, and Elko.

Dermody Properties "adopts" two to three families from The Children's Cabinet around the holidays every year to provide holiday gifts. We have a staff wrapping day at our Reno headquarters before donating the gifts where our employees pitch in to make the holidays a bit brighter for these families in need.

Today, The Cabinet serves more than 11,000 Nevada families each year from six locations throughout the state in Reno, Carson City, Las Vegas, and Elko.

PRIORITIZING OUR PEOPLE

We invest in our culture and the development of our teams to build a highly skilled and engaged organization.

Training, Development, and Employee Engagement

Professional Development

We want our employees to have the opportunity to grow professionally while at Dermody Properties. This includes encouraging all employees to play an active role in the real estate industry by providing access to training programs conducted by industry associations such as the Society of Industrial and Office Realtors (SIOR), the Urban Land Institute (ULI), and the Certified Commercial Investment Member Institute (CCIM).

We also provide certification, accreditation, and degree support assistance to employees. This assistance can cover anything from a CCIM accreditation or a real estate license fee to tuition support for advanced degrees. In 2022, five employees participated in certificate/accreditation programs sponsored by Dermody Properties for their continuing education.

Dermody Properties and our employees participate in the following industry

associations:	NAIOP
AFIRE	NAREIM
CCIM Institute	SIOR
CREW	ULI
IREI	USGBC (LEED)

Career Growth and Performance Feedback

When a new employee joins Dermody Properties, they receive a custom 30-60 day onboarding plan to welcome them to the team and orient them to their role and the company. Annual comprehensive performance reviews and goal setting discussions occur to support continued career growth for each employee. We aim to ensure all employees are provided with opportunities to grow in their expressed areas of interest to support career mobility. For example, we make an effort to rotate our analysts through different regions in order to provide them with exposure to the different markets in which Dermody Properties operates. As a growing company, we wear many different hats and like to encourage exposure to all sides of our business to any interested employee.

Engagement

Building a rich culture of employee collaboration and connection is something that is important to us. Dermody Properties places a strong focus on employee engagement and open communication as part of a commitment to fostering a positive work environment and maintaining a strong connection between employees and leadership.

We encourage all employees to play an active role in the real estate industry by providing access to training programs conducted by industry associations.



LogistiCenterSM at Copperwing groundbreaking ceremony

Key aspects of this engagement strategy include:

In-Person Meetings: Hosting annual in-person meetings is an excellent way to bring employees together, providing a chance for face-to-face interaction and team building. These meetings can create a sense of unity and help reinforce the company's culture.

Regular All-Associate Calls: These regular communication sessions are vital for keeping all employees informed about company developments, goals, and progress. They provide a platform for disseminating information to a wider audience and allow for real-time feedback and questions from employees.

Leadership Accessibility: Ensuring leadership accessibility demonstrates that the executive team is approachable and values the input and concerns of all employees. This accessibility can contribute to a more inclusive and collaborative work environment.

One-on-One Meetings with New Hires: Prioritizing one-on-one meetings between new hires and an executive team member is a strong onboarding practice. It can help new employees feel welcome and connected to the organization from the beginning.

Open Channels of Communication: The emphasis on open channels of communication and inclusivity underscores the importance of transparency and equal access to information. This fosters trust and encourages employees to voice their opinions and concerns.

Cross Team Collaboration: We encourage cross-pollination of ideas between regional teams, in person at regularly scheduled asset management meetings and on recurring team calls, to share perspectives and best practices.

Encouraging Direct Feedback: Actively encouraging direct feedback from employees is an essential component of a healthy work culture. It shows that the company values the input of our workforce and is willing to make improvements based on their suggestions.

By prioritizing communication, inclusivity, and action on feedback, Dermody Properties aims to foster a positive, motivated, and engaged workforce.

Diversity, Equity and Inclusion

Diversity in Recruitment

At Dermody Properties, our priority is to hire exceptional talent. We also understand the importance of maintaining a workforce with many different voices.

To do our part in helping to diversify the real estate industry as a whole, we support mentorships, scholarships, and programs industry-wide to build a broad pipeline of talent. Although Dermody Properties may or may not be the beneficiary of this more diversified industry-wide pool of talent, it is important to us that the entire industry continues to evolve.

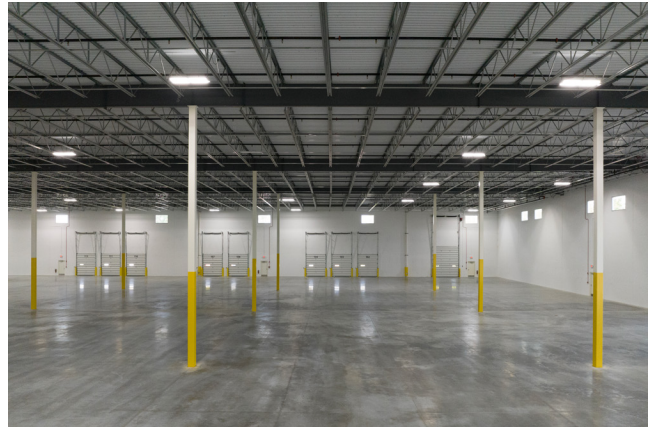
Equal Opportunity and Anti-Discrimination

Dermody Properties is an equal opportunity employer and makes employment decisions based on merit. We also believe employees should be able to enjoy a work environment free from harassment or discrimination. In accordance with applicable law, we prohibit discrimination or harassment based on race, color, creed, gender identity, religion, age, and any other consideration protected by federal, state, or local laws. This policy applies to all terms and conditions of employment and must be upheld by all Dermody Properties employees.

Employee Health, Safety and Wellbeing

Workplace Safety and Security

Dermody Properties is committed to providing a safe and healthy working environment. We make every effort to comply with relevant federal and state occupational health and safety laws and develop the best feasible operations, procedures, and programs conducive to such an environment. Our workplace safety and security policy is aimed at minimizing the exposure of our employees, customers, and other visitors to our facilities to health or safety risks.



Our jobsites are managed by third-party construction groups that are regulated by OSHA and accordingly expected to follow all applicable federal and local laws. When visiting a jobsite, employees, customers, and other visitors are encouraged to abide by safety standards such as wearing protective gear.

Benefits Program

The Dermody Properties employee benefits program is designed to assist employees and their dependents in meeting the financial burdens that can result from illness, planning for retirement, dealing with job related or personal problems, and enhancing job-related skills. All regular full-time and part-time employees are eligible to participate in the company's medical, dental, and vision insurance programs. We also offer a 401(k) profit-sharing plan, generous leave of absence options, time off for voting in public elections, and an Employee Assistance Program ("EAP"). The EAP is a free, confidential service provided to all employees that covers areas such as mental health counseling, stress management, grief and loss, and financial counseling.

FRAMEWORK AND STANDARDS

United Nations Sustainable Development Goals (SDGs)



The United Nations Sustainable Development Goals (SDGs) provide strategic guidance to achieve a better and more sustainable future for all. Represented by 17 Global Goals and 169 targets, the SDGs address challenges of good health and wellbeing, inequality, climate change, environmental degradation, and sustainable development. We have identified five goals that we believe align with our business strategy.⁴

GOAL	DESCRIPTION	ALIGNMENT TO DERMODY PROPERTIES	REPORT SECTION
	Ensure healthy lives and promote wellbeing for all at all ages	Dermody Properties Foundation, the company's charitable giving program, provides grants and volunteer support to worthwhile community causes. In 2022, the Foundation donated \$219,000 to 115 nonprofit organizations across the country.	Charitable Giving
	Ensure inclusive and equitable quality education and promote lifelong learning opportunities for all	We partner with the following industry groups focused on increasing diversity in the commercial real estate industry: <ul style="list-style-type: none"> • PREA Foundation • AFIRE Mentorship Program • SIOR Foundation • BOMA Foundation • IREM Foundation • Crew Network Foundation • ULI Foundations 	Charitable Giving
	Achieve gender equality and empower all women	To do our part in helping to diversify the real estate industry as a whole, we consistently invest in mentorships, scholarships, and programs industry-wide to build a pipeline of more diverse talent.	Charitable Giving Diversity, Equity and Inclusion
	Build resilient infrastructure, promote inclusive and sustainable industrialization, and foster innovation	We are striving to develop all new development projects to LEED-certified standards. We also participate in the GRESB real estate assessment directly, or in collaboration with our investors who report directly, and certify several of our portfolios to ENERGY STAR or BREEAM. To demonstrate our commitment to sustainable development, we have published a Responsible Investing Policy.	ESG in Our Investment Process
	Make cities and human settlements inclusive, safe, resilient, and sustainable	We are striving to develop all new development projects to LEED-certified standards. We also participate in the GRESB real estate assessment directly, or in collaboration with our investors who report directly, and certify several of our portfolios to ENERGY STAR or BREEAM.	Operational Sustainability and Green Building Practices

⁴ Alignment of Dermody Properties' investments and business practices with the United Nations' Sustainable Development Goals ("SDGs") varies across the business and does not necessarily guarantee that all future investments or business practices will be aligned with an SDG. The United Nations Sustainable Development Goals (SDGs) are aspirational in nature. The analysis involved in determining whether and how certain initiatives may contribute to or support progress toward the SDGs is inherently subjective and dependent on a number of factors. There can be no assurance that reasonable parties will agree on a decision as to whether certain projects or investments contribute to a particular SDG. Accordingly, investors should not place undue reliance on Dermody Properties' application of the SDGs, as such application is subject to change at any time and in Dermody Properties' sole discretion.

Sustainability Accounting Standards Board (SASB)

The following tables incorporate the accounting standards from the Sustainability Accounting Standards Board (SASB), now housed under the International Sustainability Standards Board (ISSB), related to Real Estate. As an additional layer of transparency, we have also referenced the SASB frameworks for the Home Builders industry. They include the relevant topic metric(s) where available and/or references to sections within this report where specific topics are discussed.

SUSTAINABILITY DISCLOSURE TOPICS & ACCOUNTING METRICS

TOPIC	ACCOUNTING METRIC	SASB CODE	RESPONSE	REPORT REFERENCE
Energy Management	Energy consumption data coverage as a percentage of total floor area, by property sector	IF-RE-130a.1	Dermody Properties operates only industrial developments. We are in the process of determining how to best capture energy consumption data across our portfolio.	Operational Sustainability and Green Building Practices
	(1) Total energy consumed by portfolio area with data coverage, (2) percentage grid electricity, and (3) percentage renewable, by property sector	IF-RE-130a.2	Dermody Properties operates only industrial developments. We are in the process of determining how to best capture energy consumption data across our portfolio.	Operational Sustainability and Green Building Practices
	Like-for-like percentage change in energy consumption for the portfolio area with data coverage, by property sector	IF-RE-130a.3	Dermody Properties operates only industrial developments. We are in the process of determining how to best capture energy consumption data across our portfolio.	Operational Sustainability and Green Building Practices
	Percentage of eligible portfolio that (1) has an energy rating and (2) is certified to ENERGY STAR, by property sector	IF-RE-130a.4	Dermody Properties operates only industrial developments. In 2022, 8+ million square feet of our portfolio was certified by ENERGY STAR or BREEAM.	Operational Sustainability and Green Building Practices
	Description of how building energy management considerations are integrated into property investment analysis and operational strategy	IF-RE-130a.5	Refer to the ESG in Our Investment Process section of this report.	ESG in Our Investment Process
Water Management	Water withdrawal data coverage as a percentage of (1) total floor area and (2) floor area in regions with high or extremely high baseline water stress, by property sector	IF-RE-140a.1	Dermody Properties operates only industrial developments. We are in the process of determining how to best capture water consumption data.	Operational Sustainability and Green Building Practices
	(1) Total water withdrawn by portfolio area with data coverage and (2) percentage in regions with high or extremely high baseline water stress, by property sector	IF-RE-140a.2	Dermody Properties operates only industrial developments. We are in the process of determining how to best capture water consumption data.	Operational Sustainability and Green Building Practices

TOPIC	ACCOUNTING METRIC	SASB CODE	RESPONSE	REPORT REFERENCE
Water Management (continued)	Like-for-like percentage change in water withdrawn for portfolio area with data coverage, by property sector	IF-RE-140a.3	Dermody Properties operates only industrial developments. We are in the process of determining how to best capture water consumption data.	Operational Sustainability and Green Building Practices
	Description of water management risks and discussion of strategies and practices to mitigate those risks	IF-RE-140a.4	Refer to the Green Building Practices section of this report.	Operational Sustainability and Green Building Practices
Management of Tenant Sustainability Impacts	1) Percentage of new leases that contain a cost recovery clause for resource efficiency-related capital improvements and (2) associated leased floor area, by property sector	IF-RE-410a.1	As of 2022, all new leases contain a “green” provision that will assist our efforts to gather utility data and undertake resource-efficiency related capital improvements. In 2022, Dermody Properties had 15 new leases and two renewal leases with a green lease provision.	Tenant Sustainability Engagement
	Percentage of tenants that are separately metered or sub-metered for (1) grid electricity consumption and (2) water withdrawals, by property sector	IF-RE-410a.2	Dermody Properties operates only industrial developments. We are in the process of tracking separately metered electricity consumption. We do not currently track separate water withdrawals.	Tenant Sustainability Engagement
	Discussion of approach to measuring, incentivizing, and improving sustainability impacts of tenants	IF-RE-410a.3	Refer to the Tenant Sustainability Engagement section of this report.	Tenant Sustainability Engagement
Climate Change Adaptation	Area of properties located in 100-year flood zones, by property sector	IF-RE-450a.1 IF-HB-420a.1 IF-HB-160a.2	Dermody Properties operates only industrial developments. As of YE 2022, 12 properties are located in flood zones.	ESG in Our Investment Process
	Description of climate change risk exposure analysis, degree of systematic portfolio exposure, and strategies for mitigating risks	IF-RE-450a.2 IF-HB-420a.2	Refer to the ESG in Our Investment Process and Risk Management sections of this report.	ESG in Our Investment Process
Land Use & Ecological Impacts	Number of (1) lots and (2) homes delivered on redevelopment sites	IF-HB-160a.1	Dermody Properties operates only industrial developments. Periodically the company will acquire sites for redevelopment, however it is not a core tenant of our business.	ESG in Our Investment Process

Continued on next page

TOPIC	ACCOUNTING METRIC	SASB CODE	RESPONSE	REPORT REFERENCE
Land Use & Ecological Impacts (continued)	Number of (1) lots and (2) homes delivered in regions with high or extremely high baseline water stress	IF-HB-160a.2	Dermody Properties is tracking this metric for future reporting as it applies to industrial logistics projects.	ESG in Our Investment Process
	Total amount of monetary losses as a result of legal proceedings associated with environmental regulations	IF-HB-160a.3	Dermody Properties has had zero monetary losses as a result of legal proceedings associated with environmental regulations.	Operational Sustainability and Green Building Practices
	Discussion of process to integrate environmental considerations into site selection, site design, and site development and construction	IF-HB-160a.4	Refer to the ESG in Our Investment Process section of this report.	ESG in Our Investment Process
Workforce Health & Safety	(1) Total recordable incident rate (TRIR) and (2) fatality rate for (a) direct employees and (b) contract employees	IF-HB-320a.1	Refer to the Employee Health, Safety, and Wellbeing section of this report.	Employee Health, Safety and Wellbeing
Design for Resource Efficiency	(1) Number of homes that obtained a certified HERS® Index Score and (2) average score	IF-HB-410a.1	Not applicable. Dermody Properties does not develop homes.	Operational Sustainability and Green Building Practices
	Percentage of installed water fixtures certified to WaterSense® specifications	IF-HB-410a.2	We currently do not track this metric.	Operational Sustainability and Green Building Practices
	Number of homes delivered certified to a third-party multi-attribute green building standard	IF-HB-410a.3	Dermody Properties operates only industrial developments. In 2022, 8+ million square feet of our portfolio is certified by ENERGY STAR® or BREEAM.	Operational Sustainability and Green Building Practices
	Description of risks and opportunities related to incorporating resource efficiency into home design, and how benefits are communicated to customers	IF-HB-410a.4	Dermody Properties operates only industrial developments. Refer to the ESG in Our Investment Process section of this report for ESG analysis throughout our project process.	ESG in Our Investment Process

TOPIC	ACCOUNTING METRIC	SASB CODE	RESPONSE	REPORT REFERENCE
Community Impacts of New Developments	Description of how proximity and access to infrastructure, services, and economic centers affect site selection and development decisions	IF-HB-410b.1	Refer to the ESG in Our Investment Process section of this report.	ESG in Our Investment Process
	Number of (1) lots and (2) homes delivered on infill sites	IF-HB-410b.2	Dermody Properties operates only industrial developments.	ESG in Our Investment Process
	(1) Number of homes delivered in compact developments and (2) average density	IIF-HB-410b.3	Dermody Properties operates only industrial developments.	ESG in Our Investment Process

Forward-Looking Statements

This Report contains certain forward-looking statements within the meaning of Section 21E of the Securities Exchange Act of 1934, as amended, and the rules and regulations promulgated thereunder, and Section 27A of the Securities Act of 1933, as amended, and the rules and regulations promulgated thereunder. Statements that do not relate strictly to historical or current facts are based on current expectations, estimates, projections, opinions, or beliefs of Dermody Properties LLC, its affiliates, subsidiaries, or its sources of information (collectively, “Dermody”) as of the date of this Report. Such statements are forward-looking and are usually identified by the use of words such as “seek,” “strive,” “anticipate,” “estimate,” “could,” “would,” “will,” “may,” “forecast,” “approximate,” “expect,” “project,” “intend,” “plan,” “believe,” and other words of similar meaning, or the negative thereof, in connection with any discussion of future operating or financial matters. The forward-looking statements included in this Report involve known and unknown risks, uncertainties, and assumptions. If any such risks or uncertainties materialize or if any of the assumptions prove incorrect, that could cause actual results to differ materially from projected results expressed or implied by the forward-looking statements in this Report. Accordingly, investors should not place undue reliance on forward-looking statements as a prediction of actual results or actual performance. Dermody Properties has based these forward-looking statements on current expectations and assumptions about future events, taking into account all information currently known by Dermody Properties. These expectations and assumptions are inherently subject to significant business, economic, competitive, regulatory, and other risks and uncertainties, many of which are difficult to predict and beyond Dermody Properties’ control. Additional risks of which Dermody Properties is not

currently aware could cause actual results to differ. The risks and uncertainties that may affect the operations, performance, and results of Dermody Properties’ business and forward-looking statements include, but are not limited to, those set forth in this Report and in the documents Dermody Properties may file from time to time with the Securities and Exchange Commission.

Any forward-looking statement speaks only as of the date on which such statement is made, and Dermody Properties assumes no obligation to correct or update any forward-looking statement, whether as a result of new information, future events, or otherwise, except as required by law.

Materiality is used within this document to describe issues relating to ESG strategies that we consider to be of high or medium importance in terms of stakeholder interest and potential business impact. Materiality, for the purposes of this document, should not, therefore, be read as equating to any use of the word in other Dermody Properties reporting or filings. No part of this Report shall be taken to constitute an invitation or inducement to invest in Dermody Properties.

ESG

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This Report includes information on Dermody Properties' program for incorporating ESG considerations across Dermody Properties' operations. Such program is subject to Dermody Properties' fiduciary duties and applicable legal, regulatory, and contractual requirements and is expected to change over time. Additionally, the act of selecting and evaluating material ESG factors is subjective by nature, and the criteria utilized or judgment exercised by Dermody Properties may not align with the views, beliefs or values, internal policies, or preferred practices of any particular investor or other asset manager or with market trends. There are a variety of ESG principles, frameworks, methodologies, and tracking tools; Dermody Properties' adoption and adherence to those discussed herein or to any others is expected to vary over time as ESG practices evolve. Further, there is no guarantee that Dermody Properties will remain a signatory, supporter, or member of any ESG initiatives or other similar industry frameworks mentioned herein.

While Dermody Properties intends to include ESG as a component of its investment process, as described herein, including procedures and policies related to responsible investment, there can be no assurance that Dermody Properties' ESG initiatives and procedures as described herein will be applied to a particular investment. Dermody Properties is permitted to determine in its discretion, taking into account any applicable contractual commitments or regulatory requirements, that it is not feasible or practical to implement or complete certain of its ESG initiatives, policies, and procedures based on cost, timing, or other considerations; such ESG initiatives, policies, and procedures are not necessarily (and are not purported to be) deployed in connection with each investment.

Additionally, ESG factors are only some of the many factors Dermody Properties considers with respect to investments, and there is

no guarantee that Dermody Properties' implementation of its ESG program, which depends in part on qualitative judgments, will enhance long-term value of an investment. To the extent Dermody Properties engages with portfolio investments on ESG-related practices and potential enhancements thereto, there is no guarantee that such engagements will improve the performance of the investment, and the market or society may not view any ESG results as desirable. Additionally, there can be no assurance that Dermody Properties or its investments will be able to achieve any ESG-related objectives, that their actions will not result in outcomes that could be viewed as having a negative ESG effect, or that any historical trends will continue to occur. Actual results may be significantly different from the forward-looking statements herein. There can be no assurances that Dermody Properties' investment objectives will be achieved or that our investment programs will be successful. PAST PERFORMANCE IS NO GUARANTEE OF FUTURE RESULTS.

In gathering and reporting upon the ESG information contained herein, Dermody Properties may depend on data, analysis, or recommendations provided by Dermody Properties' investments or by third-party advisors or data sources, which may be incomplete, inaccurate, or out of date. None of the figures included in this document were audited, assured, or independently verified by auditors or third-party assurance providers. Dermody Properties does not independently verify all ESG information it receives from investments or third-party advisors or data sources, and it may decide in its discretion not to use certain information or accept certain recommendations. Dermody Properties makes no representation or warranty, express or implied, with respect to the accuracy, fairness, reasonableness, fitness for use, or completeness of any of the information contained herein, and expressly disclaims any responsibility or liability therefor.



LogistiCenterSM at Elmhurst



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PROPERTIES**

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