



Jonathan Rose Companies



IMPACT REPORT

2020



GRACE WEST - Newark, NJ



OCEANPOINTE TOWERS - Long Branch, NJ



NORTH PORT VILLAGE - Port Huron, MI

Letter from Our President

2020 has been an extraordinarily challenging year. The effects of climate change become ever more tangible, with vast forest fires, 30 named tropical storms, and record-breaking heat waves. The COVID 19 pandemic overwhelmed our healthcare system, and became a cultural lightning rod when it should have become a galvanizing unifier. The deaths of Breonna Taylor and George Floyd underscored the unjust racism that permeates America. And demagoguery and purposeful misinformation threatened to undermine democracy, and the trust that is necessary to advance the common good. And capitalism has been questioned as to its ability to address these issues.


With 30 years of work on these issues, in 2020 we did not solve them, but we were able to demonstrate the efficacy of our strategies. Through our green commitments and Rose Solar, we reduced the climate impacts of our communities, and helped make them more resilient in the face of climate change. Through our Communities of Opportunity program, we improved our residents' access to health, and provided a safer environment for our residents and a more equal landscape of opportunity. Through Rose Votes, we helped our residents register to vote and vote. And through our investment funds, we are demonstrating that capitalism can be a force for regeneration.

The work described in this report is the result of our firm's extraordinary people, who have imagined, led and carried out this work in a very challenging time. I am very proud of their accomplishments.

We are deeply grateful for every employee, resident, partner, investor, neighbor, nonprofit, industry network and so many others who taught us, supported us, and help bring us to this point.

Environmental and social responsibility have always been core to our business. Now more than ever, it is essential that we advance a business model of human and ecological resilience.

Warmly,

A handwritten signature in blue ink that reads "Jonathan F. P. Rose". The signature is fluid and cursive, with a large initial 'J'.

Jonathan F. P. Rose



Table of Contents

Company Overview	6
Our Portfolio	7
Who We Are	8
Impact Strategy	10
Impact Management System	14
Our Integrated Management Approach	16
Materiality Assessment	18
Partnering for Impact	20
Sustainable Development Goals Supporting Our Impact Strategy	21
COVID-19 Planning and Preparedness	22
Social Impact	24
Communities of Opportunity	28
Communities of Opportunity Tour	30
Impact in Action: Rose Urban Green Fund Profile	32
Communities of Opportunity in Action: Goodwill Terrace Case Study	34
Environmental Impact	36
Climate Change Mitigation Goals	40
Renewable Energy	42
Environmental Sustainability in Action: Shore Hill Apartments Case Study	44
Green Cleaning	46
Environmental Retrofit Tour	48
Rose Companies Portfolio Characteristics	50
Environmental Performance	51
Monitoring and Reporting Environmental Data	52
About This Report	53
GRI Standards Content Index	54

Company Overview

Jonathan Rose Companies is a national development, asset management, property management and investment firm with multi-family residences across the United States. For 30 years, our guiding principle has been to develop thriving communities. From our earliest projects, we have created replicable models of vibrant and inclusive communities that impact the well-being of our residents and occupants and restore planetary health. We share our successes with the broader low-income housing and real estate industry to contribute and actively encourage unique solutions. We have acquired and developed more than \$3.2 billion of real estate projects across the United States, in close collaboration with local municipalities, partners and community organizations.

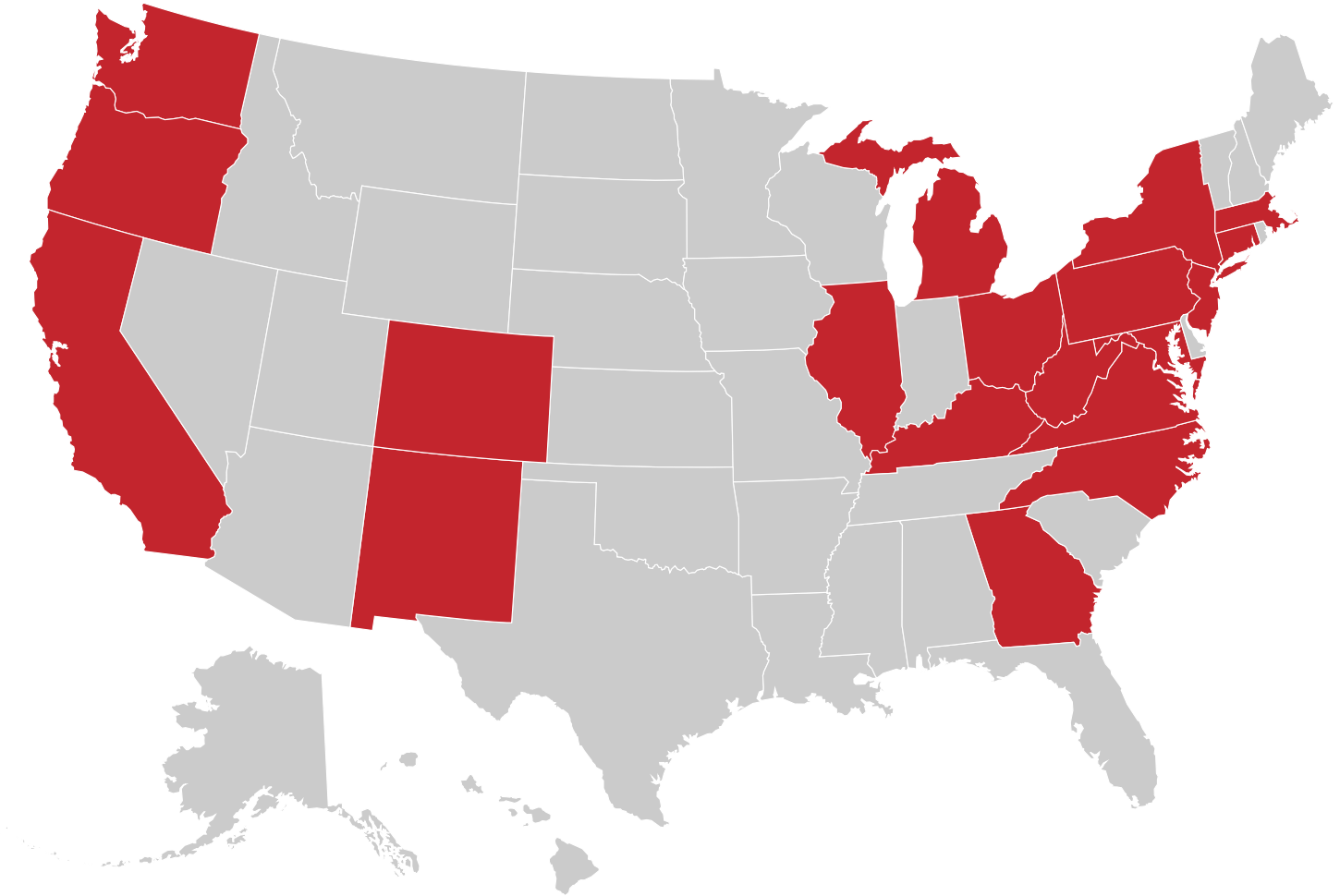
As one of the nation's largest affordable and mixed-income developers and operators, we understand the importance of working with our residents to create communities that enhance their lives. Through collaboration, research and our own expertise, we create safe, affordable and sustainable communities of opportunity for all our residents. We continue to design greener and more resilient buildings, incorporating healthy building materials and sustainable practices into our development and operating strategies. Recognizing the importance of moving away from fossil fuels, we are actively taking steps toward the electrification of our energy sources and are purchasing renewable energy credits and carbon offsets in local markets across the country. We focus on new acquisitions and development in transit-oriented areas and in walking distance of local amenities. We aim to connect our residents and staff to public transportation, high-quality and affordable healthcare, education and cultural enrichment so that our entire community can be empowered and partner with their neighbors. We draw on our deep knowledge of community development, real estate, environmental design, finance and program management to create vibrant, healthy and equitable places to live.

450+
Employees

\$3.2 billion
Invested in Acquisitions
and Development

7 Offices
Across the U.S.A.

Our Portfolio



14 million
Square Feet

15,000
Residential Units Across
19 States and D.C.

13,700+
Affordable Units

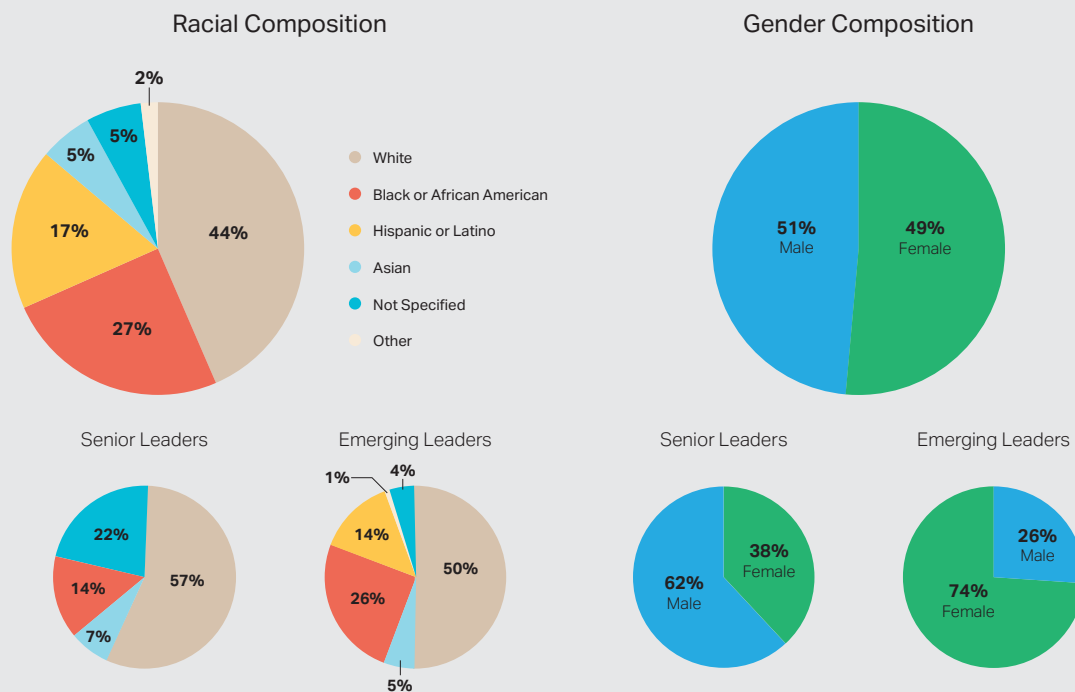
Who We Are

OUR PEOPLE

Our employees are our greatest and most valuable asset. Our diverse and talented team of over 450 multidisciplinary employees is guided by a leadership team that brings a unique and diverse set of perspectives and expertise. We believe that attracting, developing, and retaining diverse talent in our workplace and the communities we serve will enable us to thrive and succeed in our mission to develop healthy communities, enhance opportunities for all, and have the power to enrich lives. Within our organization, we embrace, respect, and value diverse individuals, opinions, cultures and abilities and strive to actively seek them out. By working collaboratively, we can leverage unique talents, skills, experiences and perspectives for our employees, business and civic partners, customers and investors to drive success.

At the organizational level, we track diversity indicators across the company. While we recognize we still have progress to make at the senior leadership level, our growing team of emerging leaders exemplifies our commitment to diversity and inclusivity in our current and future workforce. We seek to build an organization reflective of our residents, stakeholders and the communities we serve. We listen to our employees and have formed a company-wide committee to explore the issues of equity, diversity and inclusion in our company, establish a vision of what we want to become and outline a pathway to get there. We continue to identify and implement company-wide education and training programs to advance our learning about racism, unconscious bias, and microaggressions. This work must be nurtured with love.

Diversity & Inclusion at Rose Companies¹



(1) Race and gender data are self-reported by employees in Ultipro, the company's human resource management platform. Total employee count in the dataset is 402. Groupings are displayed as follows: "Composition" includes all employees; "Senior Leaders" include all Directors and above; and "Emerging Leaders" include Managers and Senior Managers. In the race categories: "Not Specified" means no race or ethnicity data was provided by the staff member; "Other" includes those reporting two or more races, Native American/ Native Alaskan, and Native Hawaiian/ Other Pacific Islander.

OUR WELL-BEING

We recognize that employee well-being underpins company success. Only when our people experience financial, health and community security can our company thrive and grow. To promote and encourage healthy living and smart investment we offer a competitive compensation and benefits plan, which includes health, dental and vision care, disability care, life insurance, an employee assistance program, commuter benefits and a 401(k) plan. To attract and retain our top-tier talent we promote a culture of continuous improvement in our human capital and offer a variety of professional development opportunities including tuition reimbursement programs, continuing education and more. Our annual employee review process evaluates performance against financial, social and environmental impact metrics. Additionally, we conduct an employee engagement survey as part of Rose Reflections to evaluate key performance metrics.

OUR ENGAGEMENT

Our commitment to enhancing the common good starts with the work we do day-to-day and extends to service opportunities throughout the year. Each year, all employees participate in RoseServe, a company-wide community volunteer day that partners with several civic organizations and local partners, including The Food Bank of NYC, The American Red Cross, Habitat for Humanity, Stepstone Academy and more.

Rose Reflections Survey Highlights

In April 2019, Rose Companies launched its employee engagement survey to better create a positive and inclusive culture where people can openly share ideas, collaborate, challenge one another, learn from their experiences and be rewarded for their hard work. This survey will be conducted every 18 months by an external third-party provider.



91%

of respondents indicated that their work gives a sense of personal accomplishment



90%

indicate they are proud to work at Jonathan Rose Companies



92%

report that they go above and beyond job requirements to help the company succeed



Impact Strategy



We envision a world in which every community is an ecologically thriving landscape of opportunity, unleashing its residents' opportunity to contribute to a better world, and to benefit from it.



Impact Strategy

Our business strategy is designed to deliver social and environmental impact as well as competitive, risk-adjusted market returns in our asset class. We buy and build affordable and mixed-income housing and connect each property with health, education, cultural, and social services so that residents can become empowered partners in their communities, improving economic and social outcomes. We also invest in the energy efficiency, water conservation, and resilience of our buildings to lessen our demand for natural resources, in turn mitigating climate change, reducing our operating costs, and improving the health and safety of our residents. These strategies provide economic resilience and add value to our properties, strengthening our financial returns and allowing us to ultimately deploy more capital to achieve even deeper impact.

To optimize our impact, we utilize a model of co-creation that is rooted in data and draws upon the input and expertise of an interdisciplinary team of internal stakeholders across business practices, as well as external stakeholders including residents, financing partners, regulatory agencies, nonprofits and consultants. Each member is responsible for viewing our projects through an impact lens and coming together to deliver a collective, cohesive and impactful vision.

We actively focus our investments in economically resilient markets and, when possible, aim to acquire properties and locate new development projects in areas with limited exposure to current and future climate hazards. Our investment strategy applies basic real estate principles to increase value, while taking advantage of our competitive position in the market and our sophisticated partnership and debt structures to add value. We invest for impact not only because it's the right thing to do, but because it is an essential tool in our investment strategy: helping to increase available capital, lower operating costs, enhance income stream stability, and reduce long-term exposure to risk.

As we look toward the next 30 years of impact investing, we will continue to lead the way in making greener, healthier and more resilient communities. We will carefully consider the sources of the materials with which we build, our methods of construction and the ways that we heat, cool and operate our buildings. We also aim to partner more closely with the healthcare sector on housing, and to implement innovative ways to care for humans and nature, enhancing all of life.

Impact Management System

We have devised an Impact Management System which organizes our commitments, plans, implementation, and monitoring strategies into a framework that guides our internal impact delivery process. The system allows us to achieve comprehensive social and environmental impact, while preserving and enhancing financial returns across our portfolio, and continuously improving outcomes for our communities, company, and investors.

COMMIT

Impact management begins with our deep commitment to enhancing social well-being and improving our ecological footprint, which we define through a goal-setting process. We set portfolio-wide targets for our company and investments that establish guidelines for housing affordability and social program implementation along with quantifiable emissions, energy, water, and waste goals. We commit to both what we will do and how we will do it by underpinning all impact delivery strategies within established third-party frameworks. Our affordability mix is governed by regulatory covenants, our Communities of Opportunity work utilizes Asset-Based Community Development (ABCD) in program design, and our environmental retrofits are designed to meet Enterprise Green Communities Certification criteria.

PLAN

We tailor the impact scope for each new investment by employing a data-driven, co-creation model. Our interdisciplinary team includes acquisitions and construction teams and asset and property management staff, as well as impact professionals who leverage third-party technical consultants, tools, and site visits to evaluate properties and development opportunities. Social impact diligence utilizes Enterprise's Opportunity360 evaluations and ABCD assessments to understand local assets, health, education, and economic conditions, and potential partners. Environmental diligence includes energy audits, Enterprise Green Communities feasibility studies, and climate risk research to gather data about improvement opportunities covering emissions, energy and water savings, health improvements, and resilience. Rooted in such data and co-creation, we determine each impact plan.

IMPLEMENT

We bring the impact plan to life through physical and operational changes. Working with the construction and facilities teams, we renovate projects to deliver the spaces that facilitate our social programming, and the green retrofits that will achieve the environmental goals of the project. We also train and empower the site staff to deliver the social and environmental mission in day-to-day operations, by hiring impact-dedicated staff like Resident Services Coordinators, and utilizing tools like our Communities of Opportunity Toolkit and our Green Operations and Maintenance Manual to establish protocols and spur ideas.

MONITOR

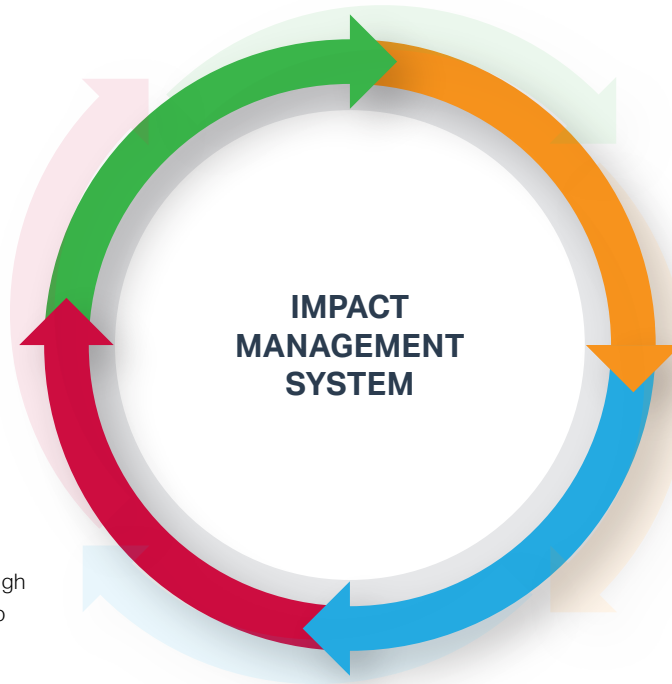
Impact is continuously tracked, measured, reported, and improved upon. We use a survey platform to gather data about the implementation of Communities of Opportunity programming at each property and a utility monitoring platform to track environmental performance. We also use an internal social media platform to facilitate peer-to-peer sharing of best practices, successes, and challenges. Data is evaluated by the impact teams and communicated internally and externally through quarterly reporting and our yearly Impact Report. Annually, we respond to the Global Real Estate Sustainability Benchmark (GRESB) platform to measure our performance against peers. To achieve continuous improvement, we constantly assess performance against goals to deepen impact and deliver results more efficiently.

MONITOR

Track, measure, and report impact performance and continuously improve

COMMIT

Establish portfolio-wide and project-specific goals and select implementation frameworks



IMPLEMENT

Make physical changes through construction and train staff to implement operational vision

PLAN

Evaluate opportunities using third-party assessment tools and co-create plan for impact scope

IMPACT MANAGEMENT TOOLS + STRATEGIES

COMMIT

- Climate Change Goals
- Third-Party Certification
- Communities of Opportunity Program
- Asset-Based Community Development

PLAN

- Opportunity360
- Energy Audits
- EGC Feasibility Studies
- Site Inspections
- Vision Sessions
- Scope and Budget Development

IMPLEMENT

- Renovations
- Resident Service Coordinators
- Communities of Opportunity Toolkit
- Green Operations and Maintenance

MONITOR

- Utility Monitoring
- Communities of Opportunity Tracker
- Investor Reporting
- GRESB Survey
- Impact Report

Our Integrated Management Approach

Our company is organized to co-create and deliver innovative and impactful investments by sharing lessons, best practices, and resources across all our business practices. We have an integrated investment practice and development group that buys and builds properties, supported by our construction practice, property management company, and internal teams to successfully deliver on our vision.



1

CASA PANORAMA - Panorama City, CA



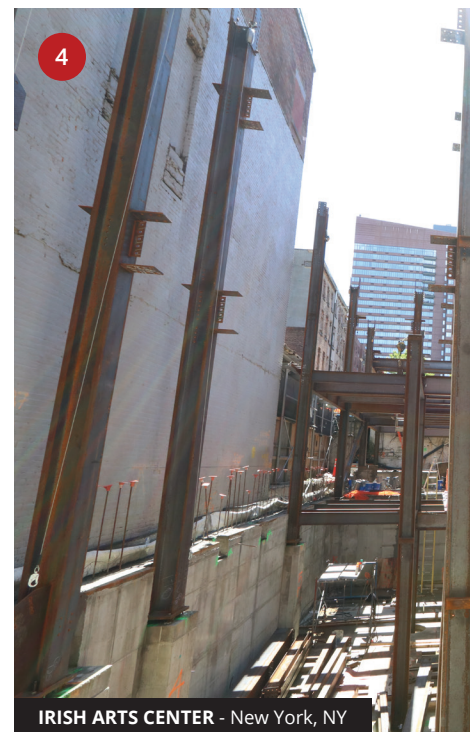
2

NORRIS HOMES - Philadelphia, PA



3

GRACE WEST - Newark, NJ



4

IRISH ARTS CENTER - New York, NY



1

INVESTMENT PRACTICE

Our investment practice consists of acquisitions, asset management, fund accounting, and investor relations. We have developed a model to acquire projects nationally by investing private equity, leveraging debt and using public sources to preserve affordability and improve properties. Our acquisition strategy targets sites in transit-oriented locations in growing markets across the country. We conduct interdepartmental due diligence to understand an asset's historical financial, environmental, and social performance and identify opportunities for property improvements and value creation through creative financing, income generation, and operational savings.

2

DEVELOPMENT

Our Development team oversees all new affordable and mixed-income construction projects in the Jonathan Rose Companies portfolio from proposal to occupancy. Utilizing creative design and financing solutions, we work with community partners, government agencies, and our designers to deliver our vision for a greener and more equitable world through models that can be replicated by other developers. We consider our new development projects as laboratories of innovation, while always using green building certification standards including LEED, Enterprise Green Communities, and Passive House, to ground the design's environmental commitment. We also serve as owner's representative and development consultants to clients that are mission aligned and committed to cultural, health, and educational advancement in the community.

3

PROPERTY MANAGEMENT

Ensuring that our properties operate as efficiently as possible is a key component to delivering financial and impact results across the portfolio. Through Rose Community Management (RCM), we support the day-to-day needs of our residents, while upholding our business and impact commitments. Property staff are trained and equipped to fully execute our Communities of Opportunity vision. We implement green practices to create cleaner, healthier environments for our tenants, and incorporate efficiency goals into capital planning and operating budgets to achieve environmental targets.

4

CONSTRUCTION

Our Construction practice collaborates on all projects across the new development and investment pipeline, including those in our consulting and owner's rep portfolio. Drawing upon deep experience in building and retrofitting properties as well as deploying new and innovative technologies, our construction team takes an active role in due diligence, conducts physical site inspections, helps develop project scope and budgets, executes contracts and procurement, and oversees implementation. When properties transition from construction to stabilized operations, our construction team continues to advise on major capital expense items and portfolio-wide initiatives, such as companywide specifications and procurement contracting.

Materiality Assessment

In 2020, we engaged a third-party consultant, CodeGreen Solutions, to conduct a materiality assessment to evaluate key environmental, social and governance (ESG) topics based on input from a diverse set of internal and external stakeholders. The outcomes of the materiality assessment are intended to help inform our overall impact strategy. The materiality assessment referenced topics from the Global Reporting Initiative (GRI) standards, Sustainability Accounting Standards Board (SASB) and the Task Force on Climate-Related Financial Disclosures (TCFD), which represent the global best practices and frameworks for reporting on ESG initiatives.¹

Materiality assessments have several practical outcomes, and aim to achieve the following objectives:

- **Prioritization:** Allows organizations to assess various sustainability metrics and determine which topics are of greatest importance to their overall goals
- **Strategy Development:** Serves as a guide to influence and refine internal policies to focus and improve an organizations ESG initiatives.
- **Stakeholder Engagement:** Engages key internal and external stakeholder groups so as to integrate diverse perspectives.



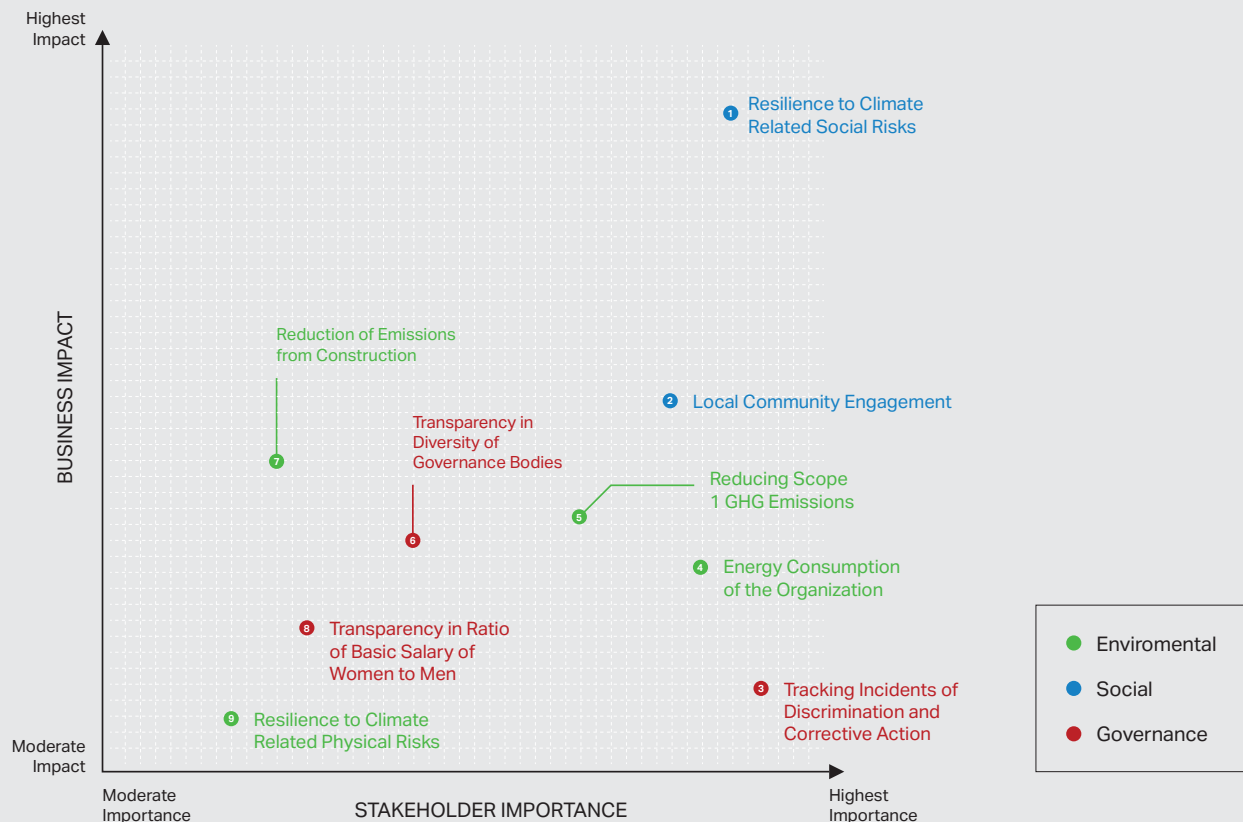
(1) The Company selected these three standards because they are industry-leading frameworks for ESG reporting; however, no formal disclosures have been provided to these bodies to date.

Whether or not a topic is material to Jonathan Rose Companies is determined by two factors which were measured in this study:

- **Business Impact** – or the effect the organization has on the topic, which can indicate its contribution (positive or negative) to sustainable development
- **Importance to the organization and its stakeholders** – or the degree to which a topic is aligned with the organizations vision and the extent to which stakeholders’ express interest and concern for this topic.

Based on this assessment, Jonathan Rose Companies stakeholders prioritize the following nine ESG topics:

- | | | |
|--|---|--|
| 1 Resilience To Climate Related Social Risks | 2 Local Community Engagement | 3 Tracking Incidents of Discrimination and Corrective Action |
| 4 Energy Consumption of the Organization | 5 Reducing Scope 1 GHG Emissions | 6 Transparency in Diversity of Governance Bodies |
| 7 Reduction of Emissions from Construction | 8 Transparency in Ratio of Basic Salary of Women to Men | 9 Resilience To Climate Related Physical Risks |



Partnering for Impact

We have long worked to achieve a variety of material social and environmental objectives through our investment in the affordable housing sector. Though we operate only in the United States, we recognize our position as a member of the global community as well as the global nature of the climate change crisis. To understand our contribution to global goals, we have mapped our actions and investments against the United Nations' Sustainable Development Goals (SDGs), a set of seventeen goals to promote social, economic and sustainable development worldwide. As part of Jonathan Rose Companies' commitment to create tangible, and scalable impact that extends beyond the communities where we operate, we have identified six that are materially relevant to our organization. Importantly, Goal 17 relates to partnership and the promotion and sharing of knowledge, lessons and impact. We are proud of the many partnerships and strategic relationships we engage in to set public commitments, share best practices, learn from peers, and report and promote our impact achievements.



advocacy | action | answers on aging









In 2020, we were recognized by the Better Buildings Challenge Los Angeles for the Portfolio Project of the Year for our cutting-edge energy efficiency efforts across the LA portfolio. We reduced site energy at Casa Panorama by 31.8% through advanced DHW upgrades and electrification of systems and optimizing energy and water use.



In 2019, we were part of a team selected by Fannie Mae for a \$500,000 contract award under the Innovation Challenge for an innovative Telehealth program in senior and affordable housing to reduce hospital visits.

Sustainable Development Goals Supporting Our Impact Strategy¹

SDGs	OUR APPROACH	OUR ACTIONS
 <p>3 GOOD HEALTH AND WELL-BEING</p>	<p>Promote healthy living at all Jonathan Rose Companies properties.</p>	<ul style="list-style-type: none"> • Provide all residents with education on safety, nutrition, and healthcare through the Communities of Opportunity program • Provide fitness facilities and organize exercise programming like yoga, walking, and dance • Facilitate on-site health screenings and exam space • Improve indoor air quality with ventilation and healthy building materials
 <p>7 AFFORDABLE AND CLEAN ENERGY</p>	<p>Procure green power for all properties, when feasible, and reduce energy demand through efficiency and conservation.</p>	<ul style="list-style-type: none"> • Reduce energy consumption through conservation measures • Install solar panels and other renewable sources of energy on-site • Purchase renewable energy credits to offset energy usage
 <p>11 SUSTAINABLE CITIES AND COMMUNITIES</p>	<p>Provide safe and affordable housing, access to safe and inclusive green spaces, and reduce the adverse environmental impacts of cities.</p>	<ul style="list-style-type: none"> • Preserve affordable housing for the long term • Acquire and develop properties with appropriate urban density • Support public policy that improves environmental conditions locally • Design green and open space to facilitate access to nature
 <p>12 RESPONSIBLE CONSUMPTION AND PRODUCTION</p>	<p>Minimize negative environmental impacts by reducing waste through recycling and implementing sustainable procurement practices.</p>	<ul style="list-style-type: none"> • Reduce waste generation through responsible procurement and operations, including a shared community goods library • Implement and optimize recycling and compost programs • Select products with minimal use of toxic chemicals and facilitate responsible disposal of hazardous materials
 <p>13 CLIMATE ACTION</p>	<p>Reduce energy, emissions, and water intensity at all properties and strengthen resilience against future climate impacts.</p>	<ul style="list-style-type: none"> • Set goals to achieve energy, water, and emissions savings and implement strategies and plans to achieve them • Reduce site-level fossil fuel consumption by implementing electrification and on-site renewable generation • Assess current and future climate risk at all properties and implement strategies to improve resilience
 <p>17 PARTNERSHIPS FOR THE GOALS</p>	<p>Encourage and promote public, public-private, and civil society partnerships to build strategic relationships and expand reach.</p>	<ul style="list-style-type: none"> • Partner with local and national agencies to enhance the affordable housing market • Engage local and national partners that align with our social and environmental mission • Increase social and civic engagement of employees and staff through voter registration

(1) The Company has performed an internal assessment to evaluate alignment with the United Nations Sustainable Development Goals. The claims of alignment are not substantiated by the United Nations or any other third party.

COVID-19 Planning and Preparedness

The COVID-19 pandemic revealed the intertwined issues of racism in our society and its underlying systems, the poor distribution of healthcare, the lack of coherence in planning for and responding to a pandemic and the vulnerability and injustice of our economy. It is best to address all of these issues together with a strategic plan for equality of health, education and opportunity. It is now abundantly clear that safe, green, affordable housing is an essential social determinant of health, especially for the elderly and those with compromised immune systems.

Jonathan Rose Companies' long-standing and comprehensive approach to environmental sustainability and social impact positioned us to respond proactively to the needs of our communities. From resident engagement, supplier standards, and a focus on resident health and safety, we have been able to respond to the evolving needs of our residents and ensure safe and healthy communities for all. We established an internal COVID-19 Taskforce to actively monitor the situation and develop ever-evolving policies and procedures to guide our actions.



RESIDENT COMMUNICATION

At our properties, we issued health and safety guidance for our community managers and implemented social distancing policies. We are in direct communication with our residents through letters and informational posters to advise of all the changes that this new era demands of us. We have dispatched CDC literature (translated in multiple languages) to all our property staff and residents, which contains facts on COVID-19 as well as practical steps to reduce the spread of germs and achieve social distancing. To safeguard the health of our staff, residents and the wider community, we reduced face-to-face contact between residents and staff and, when appropriate, transitioned to an appointment-only system for residents to meet with Community Managers and we are encouraging telephone contact as much as possible.

COMMUNITY OPERATIONS

All social programming and group events at our properties were suspended and community spaces and playgrounds were closed in an attempt to slow the transmission of the virus. We implemented more stringent cleaning and disinfection regimens and have purchased additional supplies of protective equipment for our employees and residents. Our Social Impact teams worked to establish alternative delivery mechanisms that ensures that much-needed food is received by our residents to limit their risk exposure.

INTERNAL RESPONSE STRATEGIES

To ensure that our staff are protected during these difficult times, we instituted an Alternative Work Arrangements protocol to reduce staff working on-site at the same time to allow for social distancing while increasing coverage hours. At the onset of the COVID-19 pandemic we implemented a "Gratitude Pay" structure, which increased the hourly rate for all hours worked on-site. This system rewarded our staff for being on-site but ensured that our residents do not experience a drop in their service provision.

LOOKING AHEAD

Our first priority is the health and well-being of our residents and staff. We take the potential widespread transmission of COVID-19 very seriously and are working to ensure our continued preparedness as the situation evolves. Although there are many unknowns regarding COVID-19 and its impact on the global economy, we have seen affordable housing demonstrate resilience in prior economic downturns. The pandemic has underscored how important affordable housing is as a part of the social determinants of health.





|| Social
Impact



Our mission is to regenerate the fabric of communities, by creating Communities of Opportunity, in which every resident and employee has equal access to opportunity, environmental quality, health, and well-being.



Social Impact

For generations, the United States of America has been considered the land of opportunity, and yet, millions of low-income families across the country live in communities that are disconnected from such opportunity and are disproportionately served solely due to their financial status and zip code. Research shows the detrimental and long-term effects that poor housing and neighborhood conditions can have on an individual and his or her health, education and employment. At Jonathan Rose Companies our mission is to change the landscape of opportunity. We strive to connect low-income communities with fundamental necessities, such as healthy living, food security, safety, transportation, and arts and culture, so that they can become empowered partners in the transformation of their own neighborhoods.

While there are common features essential in making all communities true "communities of opportunity," each property is unique. Thus, implementing our vision requires purposeful outreach and connection to residents and their networks. Working closely with our tenants ensures that programs being implemented are in line with our residents' wants and needs and can help us to identify resident leaders who can participate in implementing positive change.

We recognize the importance of integration as a driver of opportunity. We focus our acquisition and development effort in areas where we can connect our residents to affordable transportation networks, high-speed internet access, health care, education, retail and employment networks. We acquire and preserve existing affordable housing in locations that have the potential to realize our Communities of Opportunity vision.

Communities of Opportunity

Our vision for Communities of Opportunity is to empower and connect residents through the co-creation of housing-based interventions to improve their health and well-being – physical, mental, financial, social and spiritual – resulting in better life outcomes, using great housing communities as the platform. We view high quality affordable housing as a foundation for health.

Our model of intervention is rooted in research around the social determinants of health. Through the strategic development and implementation of the Communities of Opportunity program, we have been able to influence the social justice of health through an integrated set of interventions that can be grouped into what we call “Categories of Impact.” These ten categories contain key strategies to building a Community of Opportunity. We seek results that improve the social determinants of health and create opportunity in all properties across our portfolio by providing scalable strategies to improve our residents’ lives.

10 Categories of Impact

SAFETY

Ensuring that our residents feel safe and secure at home is key to improving their lives.

FOOD SECURITY

Providing solutions that offer free or discounted healthy food for low-income families.

FINANCIAL SECURITY

Economic stability is essential in ensuring the long-term success of our residents.

CIVIC ENGAGEMENT

The voice of our residents is extremely important in civic life, and participation can influence policies that may affect their daily life.

TRANSPORTATION

Access to safe and reliable public transportation can increase opportunities for our residents.

COMMUNITY BUILDING AND RECREATION

Connecting residents with their neighbors creates a sense of connectedness and can contribute to overall well-being.

HEALTHY LIVING

Encouraging a healthy lifestyle can greatly improve residents’ physical and mental health.

LIFELONG LEARNING

Providing education support and technology to children and adults fosters a foundation for success.

GREEN EDUCATION

Building environmentally friendly properties can instill sustainable habits in the lives of our residents.

COMMUNICATION AND SHARING

Transparent and frequent communication between building staff and residents is vital in creating impactful communities



Communities of Opportunity Tour

Our Communities of Opportunity program includes a combination of services, programs and physical spaces. Areas for residents to gather, socialize, access technology and engage in physical activity all contribute to positive outcomes. A Resident Services Coordinator, Community Manager and engaged tenant population are helpful in activating the physical spaces. Below are the key physical design elements to support a full Communities of Opportunity program, which each property strives to incorporate as space, layout and budget allow.

- 1 COMMUNITY ROOM**
 Each property should have a multipurpose community room where people can gather for social, health and educational events, and important information can be posted in a centralized location. This room is the hub of the community.
- 2 OUTSIDE/GREEN SPACE**
 Access to green spaces positively influences mental and physical health by connecting people with nature, but there is disparity in access along racial and socioeconomic lines in the United States. We strive to mitigate that disparity by bringing safe green outdoor space to all our developments.
- 3 LOBBY BULLETIN BOARDS/DIGITAL SCREENS**
 Bulletin boards and digital screens are used to share information about the larger community, advertise upcoming events, and share transportation information.
- 4 FITNESS ROOM**
 Physical activity improves overall well-being and reduces the risk of negative health outcomes. We provide a fitness room with equipment tailored to residents' abilities and schedule regular health and fitness programming.
- 5 COMPUTER LAB**
 Technology is an increasingly important part of life and is becoming necessary to complete schoolwork, pay bills, and access resources, yet many low-income residents do not have access to computers or the internet. We provide access to interconnected computers and devices in computer labs and education spaces.
- 6 MEDICAL SCREENING ROOM**
 A common barrier to receiving medical care for many elderly or disabled individuals is mobility and access to transportation. A private medical screening room allows nurses, podiatrists, and other health experts to provide much-needed medical care on-site.
- 7 RESIDENT SERVICE COORDINATOR**
 A Resident Service Coordinator is employed to connect with community partners, connect residents with vocational and educational opportunities, and help with health care coordination. They also plan social programming and make referrals.
- 8 KITCHEN**
 In addition to being used for nutritional demos, cooking together and sharing a meal as a community is a great way to build bonds and increase social connectedness.
- 9 LIBRARY**
 Having a designated library can help improve literacy rates and allows educational material to be easily accessible. Jonathan Rose Companies encourages properties to stock libraries with culturally appropriate books.

1



4



6



Impact in Action: Rose Urban Green Fund Profile

To enhance its Communities of Opportunities goals through investment in commercial developments, Jonathan Rose Companies formed The Rose Urban Green Fund (RUGF) in 2009. This vehicle allocates and administers flexible financing to eligible projects under the Federal New Markets Tax Credits program administered by the Community Development Financial Institutions Fund.¹

RUGF has deployed \$98,250,000 in investments to 19 projects in low-income communities throughout the United States in the last five years. RUGF has financed commercial real estate and small business projects including nonprofit community facilities, medical facilities, education, job training, renewable energy, retail and manufacturing projects. 84% of deployed capital was invested in projects within zip codes where the minority population was greater than 40 percent.²



**REALIZED
COMMUNITY
OUTCOMES³**

+ 136,513 SF OF
COMMUNITY SERVING
RETAIL

+ 470,000 SF OF OFFICE
SPACE

+ 100,983 SF SQUARE
FOOTAGE OF MEDICAL
FACILITIES AND
CLINICS

+ 62,797 SF OF HEALTHY
FOOD ACCESS IN
FOOD DESERTS



18 minority-owned tenant businesses will save at least \$560,134 in rent over 5 years and benefit from landlord-paid tenant improvement and equipment purchases totaling over \$1.5 million, due to the subsidy provided to the landlord through RUGF's flexible financing.

NUMBER OF PERMANENT JOBS CREATED AND RETAINED

997

CONTRACTED AMOUNT AWARDED TO MINORITY-OWNED BUSINESS SUBCONTRACTORS

\$10.6M +

ANNUAL NUMBER OF PATIENTS SERVED IN MEDICALLY UNDERSERVED AREAS

26,081

ANNUAL NUMBER OF VISITS PER YEAR TO 2 GROCERY PROJECTS LOCATED IN USDA FOOD DESERTS

922,816

RENT SAVINGS OF 25 NONPROFIT OR LOCALLY OWNED TENANT BUSINESSES OVER 5 YEARS

\$2.5M +

NUMBER OF CONSTRUCTION JOBS CREATED

952

ANNUAL NUMBER OF ATTENDEES AT FREE OR LOW-COST EDUCATIONAL EVENTS AT PROJECT SITES

1,883

+ 14,700 SF OF MANUFACTURING FACILITIES

+ 9 SMALL DOLLAR LOANS LESS THAN \$2M EACH FOR SMALL TENANT FITOUTS AND START-UP COSTS

+ 3 MINORITY OWNED SPONSORS RECEIVED A TOTAL OF \$12M IN RUGF ALLOCATION FOR THE DEVELOPMENT OF 76,000 SF

+ 2 FEDERALLY DESIGNATED BROWNFIELD SITES WERE REMEDIATED

(1) RUGF is an entity created for the purpose of allocating and administering New Markets Tax Credits from the Federal Government.

(2) Greater than the estimated 2019 National % Minority; Brookings Institute: <https://www.brookings.edu/research/new-census-data-shows-the-nation-is-diversifying-even-faster-than-predicted/>

(3) Period covering January 1, 2017 – September 30, 2020.

Communities of Opportunity in Action: Goodwill Terrace Case Study¹

Acquired in 2019 as part of Rose Affordable Housing Preservation Fund IV, L.P., Goodwill Terrace is a 202-unit New York City Mitchell-Lama property located in the Astoria neighborhood of Queens. Goodwill Terrace has provided affordable housing and supportive services to residents for over 45 years.² Approximately \$12 million in planned renovations will go toward capital improvements to increase energy efficiency, modernize the existing building and create resident amenity and social services spaces as part of the Communities of Opportunity program. The New York City Department of Housing Preservation and Development is working to preserve the long-term affordability of the building under the Mitchell-Lama program, a program started in the 1950s that provides affordable rental and co-op housing to middle-income families. We are extremely pleased to partner with the City of New York, in close collaboration with residents, to revitalize this affordable housing property for another generation.

Goodwill Terrace exemplified our comprehensive approach and pandemic preparedness in the face of COVID-19. Staff worked diligently to implement necessary safety measures to protect themselves and residents during the pandemic. Goodwill Terrace's Resident Services Coordinator (RSC) and staff immediately adjusted to remote and telephonic work to provide support to residents. The RSC continued to provide benefits assistance, lease education and advocacy via telephone. Community referrals, short-term counseling via telephone and a "Grab-and Go" activity corner were additional pandemic-safe ways in which the RSC continued to implement the Communities of Opportunity impact categories safely.

The COVID-19 pandemic brought about unprecedented challenges to our communities; however, through the efforts of our Resident Services Coordinators, our staff, and the guiding principles of Jonathan Rose Companies' Communities of Opportunity program, Goodwill Terrace was able to rise to these challenges and forge a strong, safe and connected community for its residents.



COVID-19 RESPONSE

- + TELEPHONIC WELLNESS CHECKS TO ASSESS SAFETY, FOOD AND MEDICATION SUPPLY AND OVERALL WELL-BEING
- + FOOD DELIVERIES FROM A LOCAL PANTRY
- + PROVIDING APPLICATIONS AND INFORMATION ON UNEMPLOYMENT BENEFITS AND RENT DECREASES
- + PAYMENT PLANS AND LEASE EDUCATION



NUMBER OF RESIDENTS PROVIDED WITH LEASE EDUCATION

106

NUMBER OF RESIDENTS ASSISTED WITH APPLYING FOR RENTAL ASSISTANCE

21

NUMBER OF RESIDENTS ASSISTED WITH INCOME DECREASE FORMS TO HPD

31

NUMBER OF FOOD BOX OR MEAL DONATIONS DELIVERED

656

NUMBER OF PARTNER ORGANIZATIONS COLLABORATED WITH TO PROVIDE SERVICES

13

NUMBER OF RESIDENTS ASSISTED WITH SETTING UP AN ONLINE BANK ACCOUNT/ONLINE RENT PAYMENT

25

+ CONNECTING RESIDENTS TO LOW COST INTERNET FOR REMOTE SCHOOLING AND WORK FROM HOME

+ ASSISTED RESIDENTS IN USING TECHNOLOGY TO COMMUNICATE WITH FAMILY, FRIENDS, AND DOCTORS

+ ENROLLED RESIDENTS IN ONLINE RENT PAYMENT FOR SOCIALLY DISTANT AND TIMELY PAYMENT

+ ASSISTED RESIDENTS IN SIGNING UP FOR THEIR FIRST ONLINE BANK ACCOUNT

(1) Metrics are self-reported by property Resident Service Coordinators as of November 2020.

(2) A complete list of properties in which an affiliate of the Company has invested can be provided upon request.



Environmental Impact



We transform the built environment to address climate change, restore ecological balance, improve human health and create resilient communities.



Environmental Impact

We are in a climate crisis. The harm and suffering caused by extreme weather events, biodiversity loss and toxic pollution are disproportionately distributed to the poorest, most vulnerable and most disenfranchised populations around the globe. The built environment contributes to approximately 40 percent of all CO₂ emissions in the United States, therefore renovating the existing building stock and holding our new developments to the highest environmental standards must be part of the solution. We aim to meet this challenge by reducing the climate and resource impact of our portfolio while creating resilient, future-proof properties.

Meeting and creating rigorous environmental criteria for our buildings has been part of our ethos from the earliest days of the company. In the early 1990s, Jonathan Rose recognized the need for a comprehensive, structured approach to developing buildings that had a positive impact on the natural environment by creating a set of principles to guide projects in responsible development. These principles led to the creation of the Enterprise Green Communities Certification program. Over the last 30 years we have developed some of the country's most environmentally friendly affordable housing projects using innovative design, financing and partnerships, and we continue to lead the field in delivering healthy, sustainable, transit-oriented housing.

Today, our impact includes influencing citywide policy, advocating for and participating in the greening of existing buildings, and developing innovative solutions for the buildings of tomorrow. Our new development pursuits take advantage of industry-leading techniques such as electrification, resilient design and incorporating renewable energy wherever possible. Our green retrofits are designed around the Enterprise Green Certification program. This includes implementing cost-effective measures such as installing LED lights and sensors, upgrading to low-flow water fixtures, adding insulation and improving air sealing. We take a data-driven approach to monitor and analyze environmental performance at all our properties to uncover further energy and water efficiency opportunities.

From ambitious beginnings to industry-leading projects, we understand the importance of creating replicable models that achieve impact at scale. Over the next 30 years, we will continue to lead and learn alongside our peers as we combat climate change, develop the tools of the future and focus on the health and well-being of our residents.

Climate Change Mitigation Goals¹

In order to reduce our impact on the environment, we have set forth a series of climate change mitigation goals for our portfolio. These mitigation goals aim to reduce the emissions, energy, water use and landfill waste from our properties over time. We establish a baseline for each property and actively work to achieve the goals by implementing improvements and continuously monitoring performance. We strive to achieve the targets at each individual property to contribute to our overall portfolio goals.



GREENHOUSE GAS REDUCTION

We design, construct, retrofit and operate properties to minimize their emissions of greenhouse and ozone-depleting gases. We are committed to both mitigating through reducing emissions and adapting to our changing environment.

GOAL

Reduce carbon dioxide equivalent (CO₂e) emissions intensity by 20% or more from baseline.²



WATER REDUCTION

We design, construct, retrofit and operate properties to make the most efficient use of water resources, minimize consumption and reduce adverse effects on water infrastructure systems.

GOAL

Reduce water intensity by 15% compared to baseline.



ENERGY REDUCTION

We design, construct, retrofit, and operate properties using strategies to reduce energy use including integrated design, efficiency improvements, conservation measures, and optimized operations.

GOAL

Reduce energy intensity by 20% compared to baseline.



WASTE REDUCTION

We design, construct, retrofit, and operate properties to minimize waste sent to landfills. We aim to design waste out of our processes and to divert landfill waste through recycling and composting.

GOAL

Increase the amount of waste diverted from landfills by 15% from baseline.

(1) These goals are forward-looking and no representation is made that the goals presented will be achieved.

(2) Baseline for investment properties is defined as the 12-month period immediately preceding acquisition or the first 12-month period for which full utility consumption, demand, and cost data is available. The goal timeline is within 10 years of acquisition. Baseline for new development properties is a comparable energy code compliant building.



HEAT PUMP WATER HEATER

A central electric heat pump uses electricity to make domestic hot water, replacing an existing gas-fired hot water boiler. Switching water heating from gas to electric will allow properties to transition away from fossil fuels to cleaner, green power. This Colmac system was installed at Casa Panorama Apartments in Los Angeles.

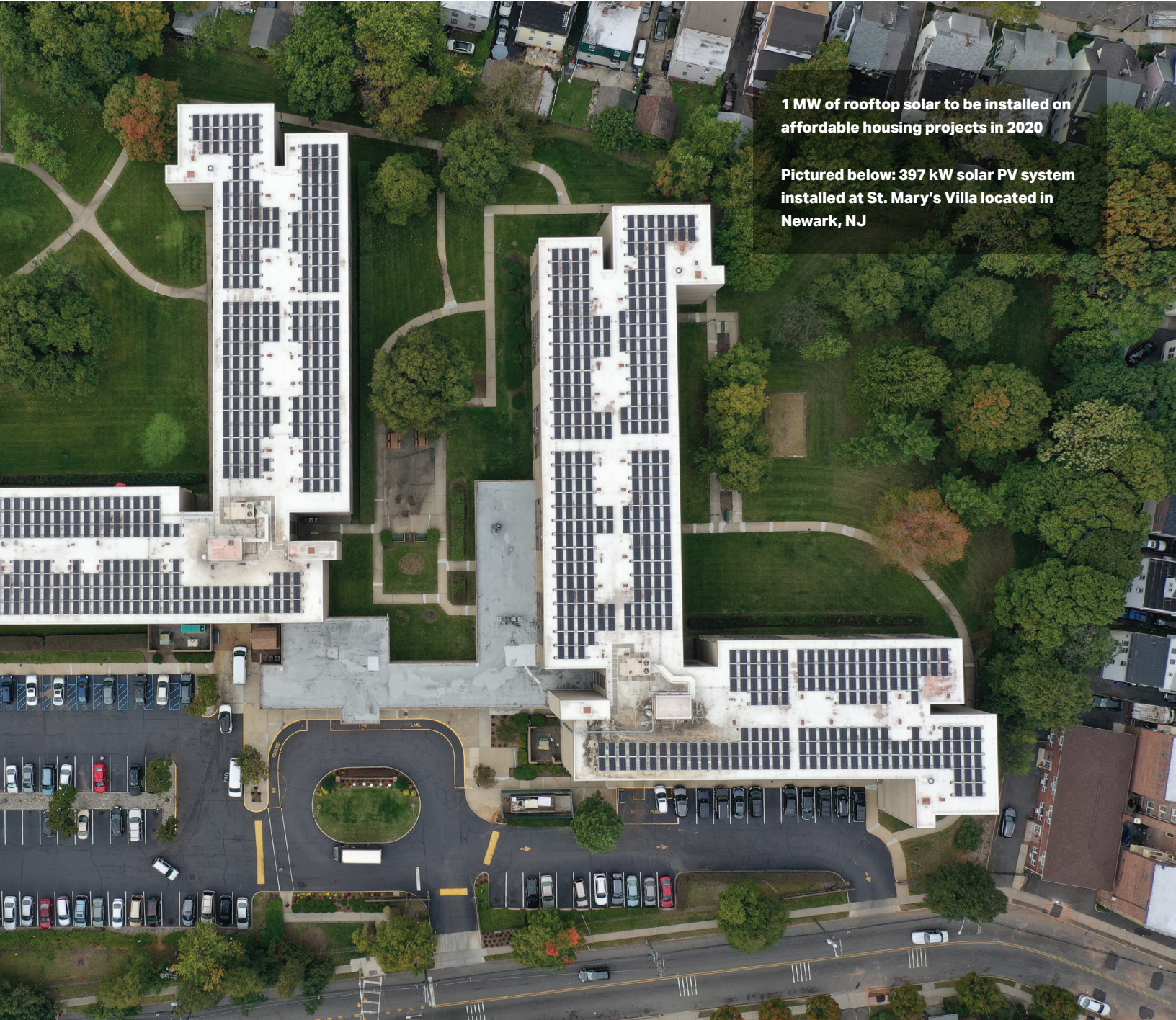
Renewable Energy

In 2020, we launched Rose Solar, an initiative to develop solar photovoltaic (PV) systems across our real estate portfolio to increase renewable energy generation, reduce our carbon footprint and lower operating expenses. Affordable housing projects have traditionally faced barriers to solar energy development, including access to capital and an inability to monetize the Federal Investment Tax Credit (ITC) for solar energy. To overcome these challenges, Rose Solar partnered with NHT Renewable, a subsidiary of the National Housing Trust, to assemble roughly 960 kW of solar capacity, comprising of 30 solar arrays across six properties in the Northeast. The \$2.9 million renewable energy financing deal, Rose Solar I, leveraged equity from Rose Companies Holdings, tax credit equity from Monarch Private Capital and debt from Calvert Impact Capital. The affordable housing projects signed 20-year Energy Services Agreements to access low-cost, discounted green power, which ultimately will generate additional cash flow enabling the properties to provide additional benefits and services to residents. We aim to replicate the innovative financing structure to bring more solar energy to our portfolio.

In addition to the structure above, we also developed 72 kW of rooftop solar PV on Miramar Towers in Los Angeles, CA and 108 kW atop The Springs Apartments in La Mesa, CA as part of a Low Income Housing Tax Credit (LIHTC) rehabilitation, with the tax equity investor utilizing both the LIHTC and solar ITC credits. In this structure, the properties own the solar arrays outright and will see \$13,000 - \$16,000 in annual cost savings. In addition, The Springs installed a Tesla battery pack in its community center, which is connected to the rooftop solar system and will supply islandable power to heating and cooling equipment, a refrigerator and a number of electrical outlets to strengthen resilience in the event of a power outage.

The installations delivered in 2020 more than double the rooftop solar PV capacity across the portfolio to over 1.8 MW. We recognize the important role of government in activating renewable energy markets, including the Federal Investment Tax Credit and state-level renewable portfolio standards and clean energy legislation. We participate in advocacy efforts to support and enhance renewable-energy-enabling legislation in our target markets.





1 MW of rooftop solar to be installed on affordable housing projects in 2020

Pictured below: 397 kW solar PV system installed at St. Mary's Villa located in Newark, NJ

Environmental Sustainability in Action: Shore Hill Apartments Case Study¹

Shore Hill Apartments is a 558-unit senior Section 8 property in the Bay Ridge neighborhood of Brooklyn. Since acquisition in 2018, we have implemented a comprehensive green retrofit – including a rooftop solar installation – that was funded through a combination of owner equity, Weatherization Assistance Program support, National Grid’s Direct Install program and NYSERDA’s Multifamily Performance program. Retrofit initiatives include the installation of low-flow faucets and showerheads, steam trap replacements, energy efficient lighting and controls, implementation of a boiler controls system, air sealing, air conditioner covers and a ventilation overhaul that included efficient exhaust fans and constant air damper. In recognition of the energy and sustainability initiatives, Shore Hill Apartments is pursuing Enterprise Green Communities certification.

Shore Hill has implemented a variety of Communities of Opportunity programming including flu-shot clinics, fitness programs and community building events. The property’s music and dance-related events have attracted more than 240 participants. These activities help to improve memory, increase balance and decrease isolation.



(1) This case study conveys information about a green retrofit project at the subject property only and is not intended to represent any other investments or acquisition. Past performance is not indicative of future results.



ENERGY REDUCTION²

21.8%

WATER REDUCTION²

30.8%

TOTAL GREEN RETROFIT COST³

\$1,621,958

NET COST TO OWNER⁴

\$422,090

PROJECTED ANNUAL SAVINGS

\$221,540

PROJECTED PAYBACK

1.9 Years

(2) Savings projections based on energy analysis performed by Bright Power, the project's energy consultant.

(3) Total project cost includes the value of all of the green retrofit scope measures, including the owner's direct cost and the cost borne by others for work including direct installation of showerheads, aerators and steam traps funded by National Grid, the 75% cost share by the Weatherization Assistance Program, and the upfront cost of rooftop solar installation by Rose Solar I, LLC.

(4) Net cost to owner reflects owner's out of pocket cost after receipt of utility rebates, NYSERDA funding, Weatherization Assistance Program funding, and excluding the upfront cost of rooftop solar installation.

Green Cleaning

Central to Jonathan Rose Companies' mission as a sustainable real estate firm is our dedication to greening the built environment to create healthy, productive and vibrant communities. The COVID-19 pandemic has highlighted the fact that access to a clean and healthy indoor living environment needs to be a core value of building management – particularly in affordable housing. On average, Americans spend roughly 90 percent of their lives indoors, so the quality of the indoor environment is crucial to their health and well-being¹.

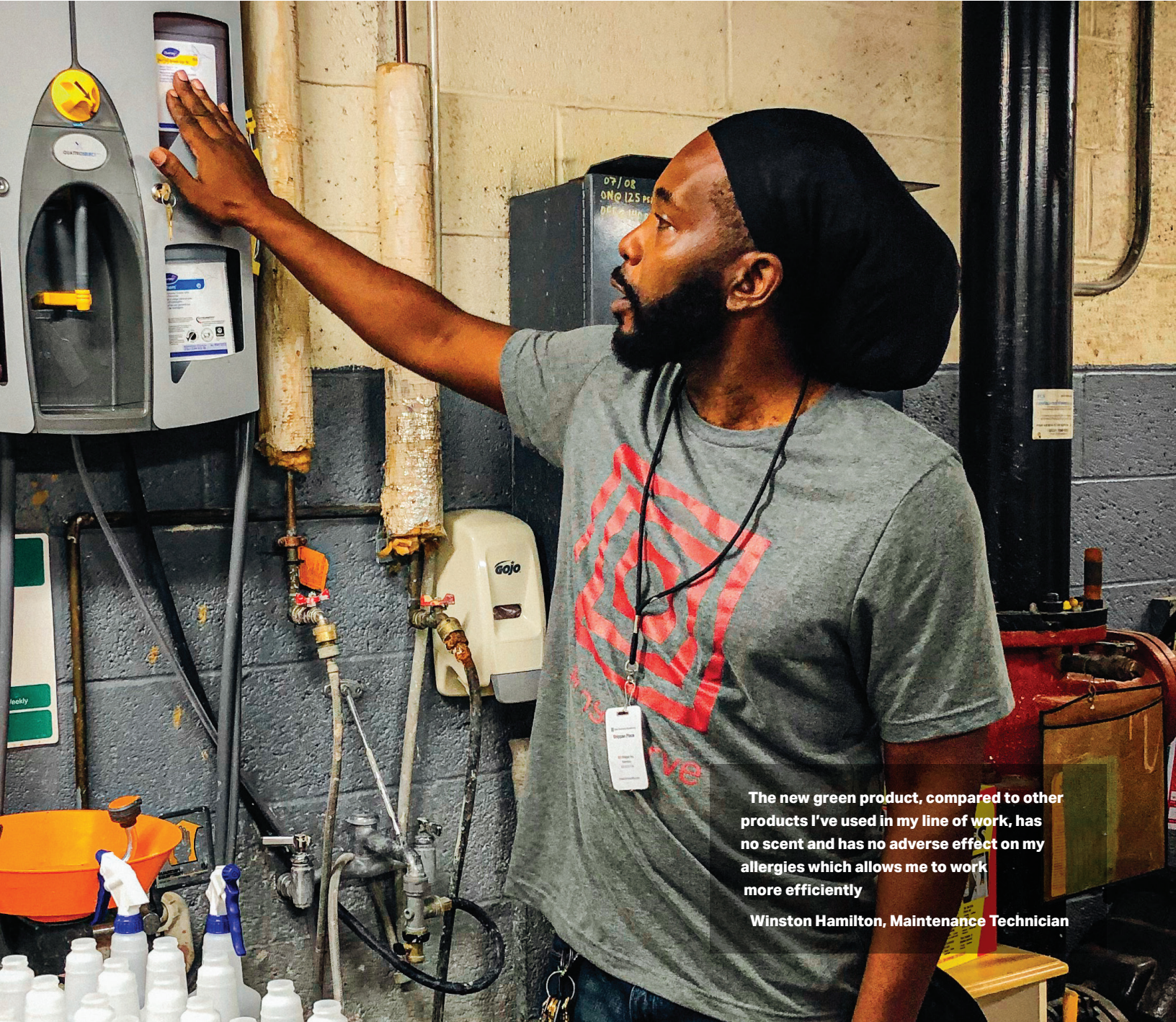
With healthy living in mind, in 2019, we developed a green cleaning product procurement policy that would eliminate harmful or untested chemicals at our properties and would align our cleaning standard with that of green building certification criteria such as USGBC's LEED EB:O+M, Enterprise Green Communities, and Build It Green's Green Point Rated Program.

Another key element of our green cleaning strategy was the identification and verification of cleaning chemicals that would meet or exceed environmental and health certification standards, as well as maintain a high level of performance and remain easy to use by our facility staff. In addition to the cleaning products themselves, we also began installing dilution stations throughout the portfolio that drastically reduce the amount of water required to mix cleaning products. In 2019 and 2020 and with every new acquisition, we have utilized our supplier partnerships and distribution networks and created a nationwide rollout strategy that would systematically supply properties with their new green cleaning products alongside their dilution station.



SHIPPAN PLACE - Stamford, CT

(1) United States Environmental Protection Agency. <https://www.epa.gov/report-environment/indoor-air-quality>.



The new green product, compared to other products I've used in my line of work, has no scent and has no adverse effect on my allergies which allows me to work more efficiently

Winston Hamilton, Maintenance Technician

Environmental Retrofit Tour

We tailor each property’s renovation scope to the specific needs of the site and its residents. However, we have a standard set of common sense retrofit measures that we typically implement to achieve utility savings, improve indoor environmental quality and attain Enterprise Green Communities Certification when feasible. Some of these important measures include the following:

- 1 INSULATION & AIR SEALING**
 Adding and supplementing insulation to a property’s roofs and walls helps the building retain heat in the winter and slows heat from reaching the interior in the summer. Air sealing also improves the building’s fire resistance, reduces pest problems, and limits noise transfer and movement of odors between different parts of the building.

● ● ●
- 2 HIGH-PERFORMANCE WINDOWS**
 Replacing windows at the end of their useful life with higher-performance models can substantially reduce heat loss and gain within a building, reducing utility bills, and improving resident thermal and acoustic comfort. We select ENERGY STAR windows specific to each region.

● ● ●
- 3 INTEGRATED PEST MANAGEMENT**
 Integrated Pest Management (IPM) saves times and money by proactively taking steps to prevent conditions that attract pests. Some strategies of IPM include sealing wall cracks and penetrations, improving resident housekeeping, avoiding the use of toxic pesticides, and promptly responding to pest problems.

●
- 4 INDIGENOUS PLANTS & EFFICIENT IRRIGATION**
 Our landscape design prioritizes indigenous, noninvasive, drought-tolerant plants that encourage biodiversity and restore precolonial ecology. Efficient irrigation technologies such as drip irrigation systems, irrigation timers, moisture control sensors, and rain delay controllers all help reduce water consumption while maintaining healthy plant life.

●
- 5 BOILER TUNING & CONTROLS**
 Tuning boiler systems ensures that equipment is running optimally and according to original design intent. Adding or upgrading control systems helps systems respond to changes in outdoor temperatures and indoor heating and hot water demands. At the end of a boiler’s useful life, replacing equipment with high-efficiency, condensing models can greatly reduce energy use and emissions and improve indoor air quality.

● ●
- 6 LIGHTING FIXTURES & CONTROLS**
 Upgrading existing light fixtures and bulbs with high-efficiency LED systems significantly reduces the property’s electrical demand while maintaining or improving existing light levels and reducing ongoing maintenance costs. We also install occupancy sensors, timers, and photocells that decrease energy use by providing light only when necessary.

● ●
- 7 HEALTHY MATERIALS**
 Setting rigorous environmental standards for product procurement can help ensure that residents remain healthy and building interiors remain resilient. Product categories including hard-surface and soft-surface flooring, paints, cabinets, sealants, and adhesives have third-party certifications that test for reduced VOCs and other toxic chemicals.

●
- 8 ENERGY-EFFICIENT APPLIANCES**
 Always-on or frequently used appliances like refrigerators, dishwashers, washing machines, and dryers should be upgraded to energy-efficient ENERGY STAR models whenever feasible. Efficient appliances help reduce annual utility costs, greenhouse gas emissions, and operational costs.

● ●
- 9 LOW-FLOW FAUCET AERATORS, SHOWERHEADS, AND TOILETS**
 Low-flow faucet aerators, showerheads, and toilets reduce water use and lessen the demand for hot water, which translates into direct utility savings for residents and building owners. Selecting fixtures that are WaterSense labeled helps ensure that functionality is maintained while using less water.

● ●

LEGEND

- Indoor Environmental Quality
- Water
- Electric
- Gas



Rose Companies Portfolio Characteristics¹

NUMBER OF PROPERTIES
82

GREEN CERTIFIED PROPERTIES²
23

% PORTFOLIO COMPLETED OR PURSUING CERTIFICATION³
71%



GREEN CERTIFIED AREA - COMPLETED

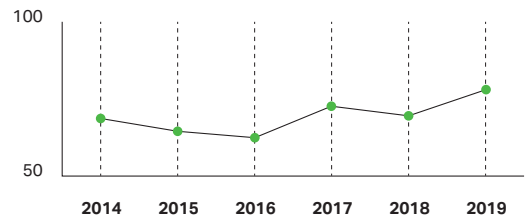
3,583,218 SF



GREEN CERTIFIED AREA - IN PROGRESS

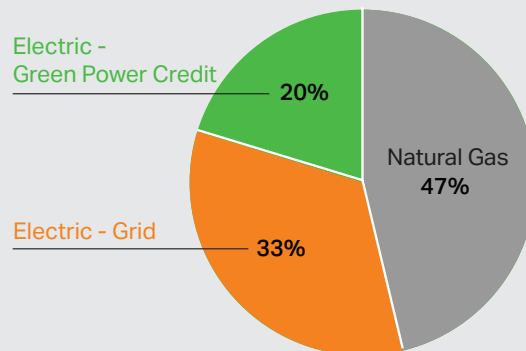
5,464,686 SF

GRESB SCORES OVER TIME⁴



Annual Site Energy Use By Type⁵

Annual Site Energy Use for the Rose Companies Portfolio is comprised of several types of source energy: natural gas, grid-purchased electricity, and electricity procured through renewable energy credits. We aim to account for and expand on-site generation capacity and increase the proportion of green power until 100% of electricity is offset or from carbon-free sources.



(1) Rose Companies Portfolio consists of all properties, both acquired and developed, in which the Company had an interest as of December 31, 2019. A complete list of properties in which an affiliate of the Company has invested can be provided upon request.
 (2) Properties certified as of December 31, 2019 under a third-party green certification program including Enterprise Green Communities, LEED, Energy Star, Green Point Rated, and/or Fitwel.
 (3) Percentage of floor area that has received green certification or has an active project under way to achieve a green certification according to internal project tracking.
 (4) Annual scores reflect the average score as awarded by GRESB for all of the entities submitted by the Company each year. The composition of entities changes over time. A complete list of entities reporting to GRESB is available upon request.
 (5) Energy data is tracked in Energy Star Portfolio Manager and analyzed by CodeGreen Solutions.

Environmental Performance⁶

The Rose Companies Portfolio has reduced its collective emissions intensity by 5%, its energy use intensity by 6% and its water use intensity by 9% against a combined baseline.

GHG GOAL

-20%

FROM BASELINE

-8%

AS OF 2019

ENERGY GOAL

-20%

FROM BASELINE

-6%

AS OF 2019

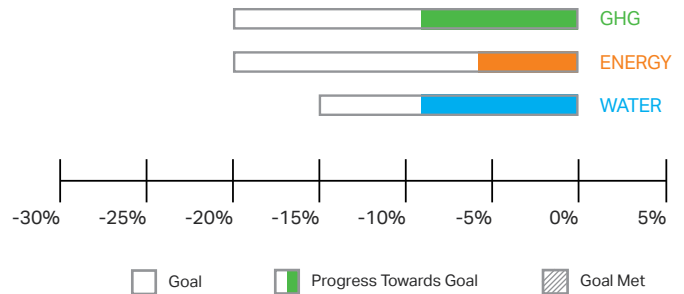
WATER GOAL

-15%

FROM BASELINE

-8%

AS OF 2019



Annual Net Avoided Emissions⁷

Each year, the Rose Companies Portfolio can account for its net avoided Greenhouse Gas Emissions at each owned property against baseline year emissions. The waterfall chart below shows the net annual avoided emissions for the Portfolio cumulatively from 2008 through 2019.

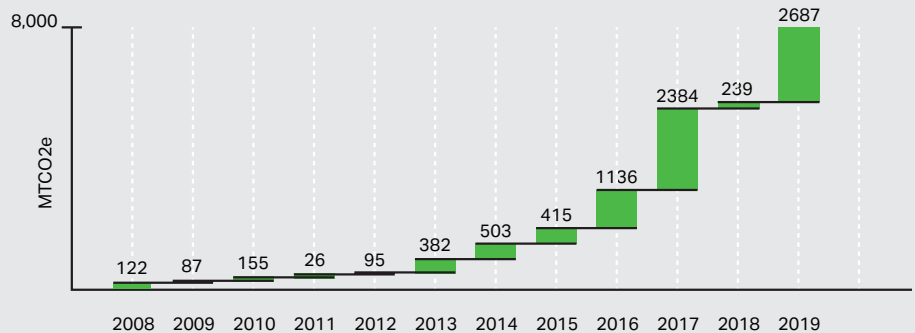
TOTAL EMISSIONS AVOIDED

8,231 MTCO₂e

EQUIVALENT TO CARBON SEQUESTERED BY

136,000

TREES GROWN FOR 10 YEARS



(6) This data reflects the sum of annual consumption data for owned and realized assets as of December 31, 2019 (for owned assets) or the last available year of data (for realized assets) against a blended baseline. The blended baseline establishes an emissions intensity, energy use intensity, and water use intensity for the portfolio using 12-months of utility data prior to, or immediately following acquisition of each property divided by the total floor area. Performance data was calculated by CodeGreen Solutions using utility data tracked in Energy Star Portfolio Manager.

(7) Custom analysis performed by CodeGreen Solutions utilizing emissions performance data tracked in Energy Star Portfolio Manager.

Monitoring and Reporting Environmental Data

Closely monitoring and tracking the environmental performance of our properties is paramount to successful and persistent delivery of climate impact. We continuously benchmark property performance using utility bill data. Every property we build or acquire is enrolled in Bright Power's EnergyScoreCards software platform to digest utility bill data, analyze end-use energy data and compare performance across the portfolio and against peer properties to help inform actionable improvements. In addition, we track implemented energy and water conservation measures, along with financial data, to perform measurement and verification of impact. Within our culture of continuous improvement, we use performance data to make adjustments and inform future projects.

We also utilize the ENERGY STAR Portfolio Manager software tool, by the U.S. Environmental Protection Agency, to evaluate energy efficiency relative to a national standard. To assess whole-building energy efficiency, we work with utility providers to access aggregate utility consumption data, and in the absence of that, collect data releases from tenants to estimate whole-building performance. Our emissions calculations are based on World Resource Institute's Greenhouse Gas Protocol utilizing Portfolio Manager data.

Our comprehensive environmental reporting program ensures that stakeholders are well-informed. We deliver property performance reports quarterly to property teams and update executives and investors on property and fund-level environmental performance on a quarterly basis. Annually, we respond to the Global Real Estate Sustainability Benchmark (GRESB) platform for all our investment funds, including voluntary modules such as Resilience as appropriate. Further, we annually publish an Impact Report to summarize social and environmental performance and highlight case studies to share successes and learnings.

PLANS AND POLICIES

Environmental policies touching on a wide range of topics are implemented across business units and guide our approach to addressing critical health and environmental issues. Our environmental policies include:

- Greenhouse Gas Emissions management
- Energy management
- Water management
- Waste management
- Construction Waste management
- Indoor Environmental Quality
- Healthy Building Materials
- Resilience
- Biodiversity and Habitat
- Active Living
- Green Power Procurement
- Integrated Pest Management
- Green Cleaning and Janitorial Requirements

About This Report

This is Jonathan Rose Companies' third annual Impact Report, preceded by our Environmental Sustainability reports. Unless otherwise stated, all performance data is reported for calendar year ending December 31, 2019. Like-for-like performance metrics included in the report have been externally verified by CodeGreen Solutions.

To provide feedback or request additional information, please email Lauren Zullo, Director of Environmental Impact at lzullo@rosecompanies.com.

For more information, please visit www.rosecompanies.com.

DISCLOSURES

This material is provided for informational or educational purposes only and does not constitute a solicitation in any jurisdiction. Moreover, this material neither constitutes an offer to enter into an investment agreement with the recipient of this document nor an invitation to respond to it by making an offer to enter into an investment agreement.

A reader of this report prepared by Jonathan Rose Companies (the "Company") may not rely on this material as the basis upon which to make an investment decision. This material does not purport to be complete on any topic addressed.

This material may contain "forward-looking" information that is not purely historical in nature. Such information may include, among other things, projections, forecasts, estimates of expense savings, and proposed or expected activities. Moreover, certain historical performance information has been included in this material and such performance information is presented by way of example only. No representation is made that the performance presented will be achieved by any current or future projects or investments, or that every assumption made in achieving, calculating or presenting either the forward-looking information or the historical performance information herein has been considered or stated in preparing this material. Any changes to assumptions that may have been made in preparing this material could have a material impact on the performance or investment returns that are presented herein by way of example.

This material is not intended to be relied upon as a forecast, research or investment advice, and is not a recommendation, offer or solicitation to buy or sell any securities or to adopt any investment strategy. The information and opinions contained in this material are derived from proprietary and non-proprietary sources deemed by the Company to be reliable, and not necessarily all-inclusive and are not guaranteed as to accuracy. There is no guarantee that any forecasts made will come to pass. Any properties or investments named within this material may not necessarily be held in any funds/accounts managed by Jonathan Rose Companies. Reliance upon information in this material is at the sole discretion of the reader.

The Company's investment strategy involves the purchase and development of land and real estate. Thus, any portfolio that employs this strategy may experience more volatility and be exposed to greater risk than a more diversified investment portfolio. Real estate investments are subject to the risks incident to the development, ownership, and operation of real estate, including, among other things: (i) local real estate and financial conditions; (ii) risks due to dependence on cash flow; (iii) changes in availability of financing at attractive pricing; (iv) changes in tax, real estate, environmental and zoning laws and regulations; (v) natural disasters; and (vi) the ability of the sponsor to manage the properties and service providers. The characteristics of any future projects or investments may vary from the characteristics of those shown herein and may not have comparable risks and returns. A project or an investment made by the Company on behalf of its clients is speculative and involves significant risks, including loss of the entire investment.

Nothing herein should be deemed to be a prediction or projection of future performance and actual realized returns on unrealized investments may be materially different from the returns indicated herein.

Past performance may not be indicative of future results. The reader should not rely upon the historical data referred to in any of the case studies in making any investment decision. It has not been audited or otherwise verified by any outside party and should not be construed as representative of the investment experience or returns that may be achieved in the future by the Company. An investment with the Company will be suitable only for certain financially sophisticated and qualified investors who meet certain eligibility requirements.

The properties appearing throughout this report are representative transactions related to Company activity. These properties are provided for informational purposes only. There can be no assurance that any future client of the Company will invest in similar properties.

This report is not intended to provide, and should not be relied upon, for tax, legal, accounting, or investment advice. Individuals should make their own investigations and evaluations of the information contained herein and consult their own attorney, business adviser, and tax adviser as to legal, business, tax, and related matters concerning the information in this report.

GRI Standards Content Index

DISCLOSURE NUMBER	DISCLOSURE TITLE	DISCLOSURES
GRI 100: UNIVERSAL STANDARDS		
GRI 102: GENERAL DISCLOSURES		
102-1	Name of the organization	Jonathan Rose Companies
102-2	Activities, brands, products, and services	Company Overview p. 6
102-3	Location of headquarters	New York, New York
102-4	Location of operations	Company Overview p. 6-7
102-5	Ownership and legal form	Company Overview p. 6-7
102-6	Markets served	Company Overview p. 6-7
102-7	Scale of the organization	Company Overview p. 6-7
102-8	Information on employees and other workers	Who We Are p. 8-9
102-13	Membership of associations	Partnering for Impact p. 20
102-14	Statement from senior decision-maker	Letter from Our President p. 3
102-16	Values, principles, standards, and norms of behavior	Who We Are p. 8-9
102-18	Governance structure	Our Integrated Management Approach p. 16-17
102-20	Executive-level responsibility for economic, environmental, and social topics	Jonathan F.P. Rose
102-21	Consulting stakeholders on economic, environmental, and social topics	Materiality Assessment p. 18-19
102-40	List of stakeholder groups	Materiality Assessment p. 18-19
102-42	Identifying and selecting stakeholders	Materiality Assessment p. 18-19
102-43	Approach to stakeholder engagement	Materiality Assessment p. 18-19
102-44	Key topics and concerns raised	Materiality Assessment p. 18-19
102-45	Entities included in the consolidated financial statements	Materiality Assessment p. 18-19
102-46	Defining report content and topic Boundaries	Materiality Assessment p. 18-19
102-47	List of material topics	Materiality Assessment p. 18-19
102-48	Restatements of information	Materiality Assessment p. 18-19
102-49	Changes in reporting	About This Report p. 53
102-50	Reporting period	About This Report p. 53
102-51	Date of most recent report	About This Report p. 53
102-52	Reporting cycle	About This Report p. 53
102-53	Contact point for questions regarding the report	About This Report p. 53
102-54	Claims of reporting in accordance with the GRI Standards	About This Report p. 53
102-55	GRI content index	About This Report p. 53
102-56	External assurance	About This Report p. 53
GRI 103: MANAGEMENT APPROACH 2016		
103-2	The management approach and its components	Impact Management System p. 14-15
103-3	Evaluation of the management approach	Impact Management System p. 14-15

GRI 302: ENERGY 2016

302-1	Energy consumption within the organization	Performance p. 51
302-3	Energy intensity	Performance p. 51
302-4	Reduction of energy consumption	Performance p. 51

GRI 303: WATER 2016

303-1	Water withdrawal by source	Performance p. 51
-------	----------------------------	-------------------

GRI 305: EMISSIONS 2016

305-1	Direct (Scope 1) GHG emissions	Performance p. 51
305-2	Energy indirect (Scope 2) GHG emissions	Performance p. 51
305-4	GHG emissions intensity	Performance p. 51
305-5	Reduction of GHG emissions	Performance p. 51

GRI 308: SUPPLIER ENVIRONMENTAL ASSESSMENT 2016

308-1	New suppliers that were screened using environmental criteria	Green Cleaning p. 46-47
-------	---	-------------------------

GRI 401: EMPLOYMENT 2016

401-2	Benefits provided to full-time employees that are not provided to temporary or part-time employees	Who We Are p. 8-9
-------	--	-------------------

GRI 404: TRAINING AND EDUCATION 2016

404-3	Percentage of employees receiving regular performance and career development reviews	Who We Are p. 8-9
-------	--	-------------------

GRI 405: DIVERSITY AND EQUAL OPPORTUNITY 2016

405-1	Diversity of governance bodies and employees	Who We Are p. 8-9
-------	--	-------------------

GRI 413: LOCAL COMMUNITIES 2016

413-1	Operations with local community engagement, impact assessments, and development programs	Who We Are p. 8-9
-------	--	-------------------

GRI 416: CUSTOMER HEALTH AND SAFETY 2016

416-1	Assessment of the health and safety impacts of product and service categories	COVID-19 Planning and Preparedness p. 22-23
-------	---	---

GRI 417: MARKETING AND LABELING 2016

417-1	Requirements for product and service information and labeling	Green Cleaning p. 46-47
-------	---	-------------------------

GRI G4 SECTOR SUPPLEMENT: CONSTRUCTION AND REAL ESTATE

G4 CRE1	Building energy intensity	Performance p. 51
G4 CRE2	Building water intensity	Performance p. 51
G4 CRE3	Greenhouse gas emissions intensity from buildings	Performance p. 51
G4 CRE4	Greenhouse gas emissions intensity from new construction and redevelopment activity	Performance p. 51
G4 CRE8	Type and number of sustainability certification, rating and labeling schemes for new construction, management, occupation and redevelopment	Portfolio Characteristics p. 50