



EPC Technical Sustainability Report

2021 A Jumpstart in ESG Initiatives
June 2022

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1. CEO Letter	02
2. Introduction and ESG Corporate Highlights (GRI 101, 102, and 103)	04
About this Report (GRI 101, 102, and 103)	04
EPC and Vidalta Background (GRI 101, 102, and 103)	05
EPC	05
Vidalta	10
EPC Impacts: 2021 Highlights (GRI 101, 102, and 103)	11
Materiality Assessment (GRI 101, 102, and 103)	12
Stakeholder Engagement (GRI 101, 102, and 103)	14
Sustainable Development Goals (GRI 101, 102, and 103)	22
EPC/Vidalta Alliances and Memberships (GRI 101, 102, and 103)	30
2.9 UN PRI (GRI 101, 102, and 103)	31
2.10 EPC ESG Strategy (GRI 101, 102, and 103)	32
2.11 EPC ESG Goals (GRI 101, 102, and 103)	36
3. Environmental	42
Resource Efficiency	42
Energy and Emissions (GRI 302-1, 302-3, 302-4, 302-5, 305-1, SASB IF - RE - 130a.5, IF-RE-410a.2, IF-RE-410a.3)	45
Water (GRI 303-1, 303-2, 303-3, and 303-4)	50
Waste (GRI 306-1)	52

Sustainable Refurbishments	54
Biodiversity (GRI 304-2 and 304-4)	55
4. Social	56
Labor Practices (GRI 102-8, 404-1, 404-2,)	60
Employee Benefits (GRI 401-2, 402-3)	66
Equity, Inclusion, and Diversity (GRI 102-8, 405-1)	68
Stakeholders' Health, Wellbeing, and Safety (GRI 403-1, 403-2, 403-3,403-4,403-5,403-6,403-7,403-8)	70
EPC Social Responsibility	79
5. Governance	82
Corporate Governance	82
Corporate Responsibility	93
Leadership (Executive Committee and Sub-committees)	94
Risk Management	95
Ethics and Conduct (GRI 103-2,205-1,205-2,205-3, SASB FN-AC-510a.1, FN-AC-510a.2)	95
Data Safety and Cybersecurity	96
6. GRI and SASB Index	98



Dear stakeholders,

It gives us great pleasure to present you with Eagle Property Capital's inaugural Technical Sustainability Report, outlining our key Environmental, Social, and Governance (ESG) programs and achievements of 2021.

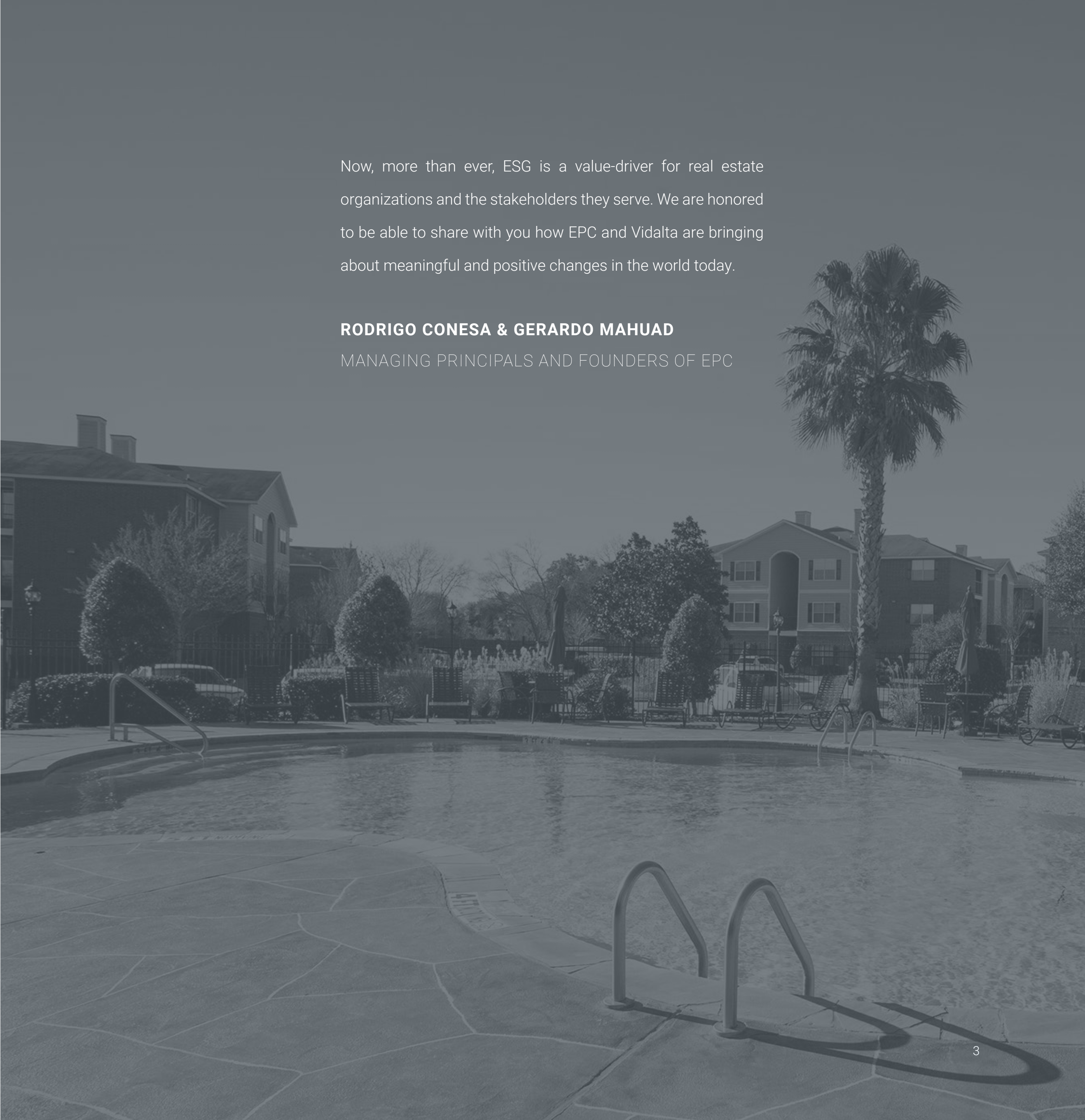
This report has been compiled according to the Standards of the Global Reporting Initiative (GRI), the first global framework for sustainability reporting and the world's most widely used sustainability disclosure standard. It encompasses both EPC and Vidalta activities across our corporate offices in Miami and Mexico City, and our 27 multifamily properties throughout the states of Texas and Florida.

As a leading multifamily investment firm entering its second decade in business, we're excited by about the many ways in which we can leverage our human, physical, technological and financial resources to produce better outcomes for our people, the environment and the communities in which we operate. In the pages ahead, you'll read more about the significant strides we've made this past year toward achieving our ESG goals, as well as our ambitious plans for the future.

Now, more than ever, ESG is a value-driver for real estate organizations and the stakeholders they serve. We are honored to be able to share with you how EPC and Vidalta are bringing about meaningful and positive changes in the world today.

RODRIGO CONESA & GERARDO MAHUAD

MANAGING PRINCIPALS AND FOUNDERS OF EPC



2. Introduction and ESG Corporate Highlights (GRI 101, 102, and 103)

2.1 About this Report (GRI 101, 102, and 103)

In this Sustainability Report, we communicate EPC’s Environmental, Social, and Governance (ESG) advances, as well as our next steps toward ESG goals.

In the following pages, you will be able to explore the results that capture EPC and Vidalta’s sustainability performance in 2021. These include everything from generating benefits for our collaborators and the communities in which we operate, to protecting the environment and facing the COVID-19 pandemic. At EPC we are continuously working to have a positive social, environmental, and economic impact, as well as reduce risks and add value to our portfolio.

Reporting framework and materiality

Since their inception, EPC and Vidalta have focused on creating a sustainable business. First and foremost, we do this every day through the thoughtful, prudent, and successful management of real estate investments, thereby building and protecting the wealth of our investors by providing them with exceptional risk-adjusted returns. Moreover, we create additional value for our stakeholders by focusing on reducing our environmental impacts.

This report is prepared under the Standards of the Global Reporting Initiative (GRI): Essential Option, GRI CRESS (Construction and Real Estate Sector Supplement), to integrate the respective criteria; and the standards of the Sustainability Accounting Standards Board (SASB) that correspond to the Real Estate and Finance sector.

Our report focuses on sustainability-related topics that are considered “material” topics. Based on the GRI definition, we view material topics as those that reflect the organization’s ESG impacts, as well as topics that influence stakeholder assessments and decisions. To see the list of material topics and how they were determined, please refer to the Materiality Assessment section. Please refer to the GRI/SASB index to see the information covered in this report.

Reporting scope

This report includes activities and results of the following operations:

- Our Corporate Offices in the USA (Miami) and in Mexico (Mexico City)
- Our 21 assets in Texas and Florida

2.2 EPC and Vidalta Background (GRI 101, 102, and 103)

2.2.1 EPC

EPC is a vertically integrated real estate investment manager pursuing value-add investment strategies through the acquisition, reposition, and management of multifamily apartment properties in Florida and Texas.



The Three Pillars of Our Investment Thesis

CAPITAL PRESERVATION

Protection of equity principal above all

01



02

YIELD

Consistent cash flow distributions

03

CAPITAL APPRECIATION

Capture the created value upon sale

Image 2. EPC Three Pillars of Investment Thesis





Our vision is to become a leading owner and manager of multifamily properties and to provide superior risk-adjusted returns for institutional and individual investors. That vision is now a reality, and we enter our 10th year of operations confident that an exciting future lies ahead.

Our culture emphasizes innovation, flexibility, initiative, collaboration, and personal responsibility. We are committed alongside investors. Our compensation structure is performance-driven and back-ended; our approach is institutional, prioritizing both transparency and corporate best practices. We have been successful in building a solid talent platform that can sustain future growth and increased diversification of our investment product offering.

Our strategy consists of portfolio diversification with moderate leverage and long-term maturity, always maintaining a strong balance sheet and liquidity position.

What Makes Us Unique?

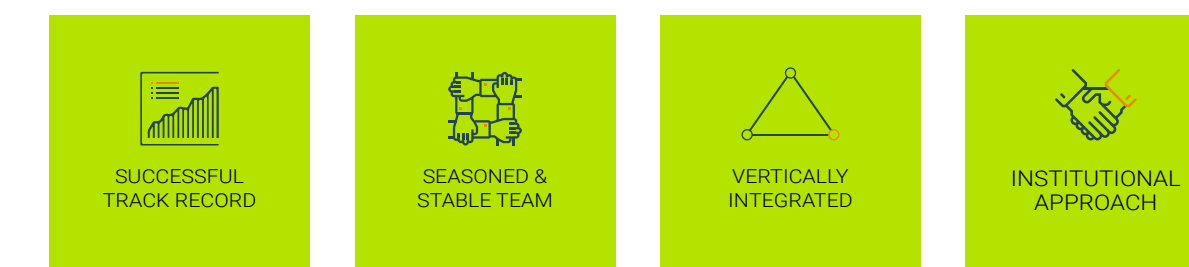


Image 3. EPC "What Makes Us Unique"

2.2.2 Vidalta

Vidalta’s history stems from a desire to become a leading property management organization by specializing in finding and managing multifamily properties to the highest standard. Our logo reflects a modern image utilizing a tree iconography. It emphasizes the concept of “taking root,” which translates into searching for an ideal place to live and create memories.

Currently managing 27 properties with over 6,800 units in 5 cities, Vidalta’s DNA is based on a positive attitude, passionate dedication and a firm belief in going the extra mile. We live for a comprehensive and steadfast workplace where everyone has direct access to leadership. Continued training is an essential part of our commitment to personal and professional growth. Vidalta is a team of talented individuals who work with enthusiasm and professionalism to achieve greatness. Our mission is to provide a welcoming and inclusive environment for our residents and the highest possible standard of life in a community they are proud to call home.

Our attentiveness to each other extends to our environmental efforts. This includes a commitment to the recycling process with our waste management contractors. In addition, water conservation – specifically the reduction of water usage through installation optimization – is also a priority for us.

We also strive to reduce energy consumption by implementing more stable light sources throughout our properties, such as LED light bulbs. These efforts not only reduce our environmental footprint, they also reduce costs for our residents.

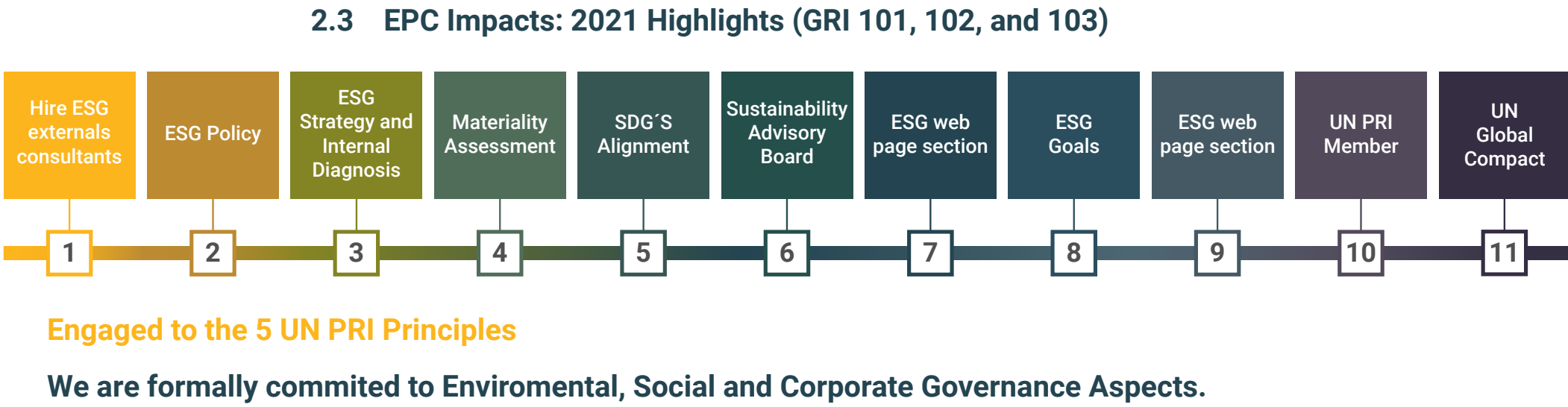


Figure 1. EPC ESG 2021 Achievements

2.4 Materiality Assessment (GRI 101, 102, and 103)

In 2020, we began our first materiality assessment and undertook a comprehensive stakeholder consultation and analysis to assess the significance of ESG issues to our business. EPC surveyed investors, employees, residents, suppliers, and brokers to identify the environmental, social and governance issues affecting our business and our stakeholders. The material issues identified are the following:

Material Topic Rankings			
1	Improving Quality of Life with an ESG focus	4.21	Environmental Dimension
2	Biodiversity and Impacts	4.09	
3	Financial Performance and Return on Investment	3.98	
4	Energy Consumption and Renewable Energy	3.67	Governance/ Economic Dimension
5	Environmental Compliance	3.08	
6	Education and Training for Employees	2.98	Social Dimension
7	Employment Generation	2.96	
8	Promoting of Social Programs in the Communities	2.91	
9	Water Consumption	2.83	
10	Boosting the EPIC foundation	2.74	
11	Waste Management	2.54	
12	Sustainable Construction	2.33	
13	Occupational Security	2.19	
	Integrity and Ethics		
	Gender Equity and Inclusion		



Figure 2. Material Matrix

Using the material issues as a basis, we use the Global Reporting Initiative GRI and SASB Standards, which establish a framework with principles and indicators that organizations can use to measure and disclose their economic, environmental, and social performance. We use the SASB Materiality Map concepts for Engineering and Construction Services and Real Estate, as applicable. Likewise, because EPC is within the real estate sector, we also integrated specific criteria from the GRI CRESS (Construction and Real Estate Sector Supplement).

EPC will provide information on at least one of the indicators of each material topic, to comply with the essential version of the GRI, GRI CRESS; and we report the SASB aspects (Annex A).

2.5 Stakeholder Engagement (GRI 101, 102, and 103)

At EPC, we recognize that stakeholder engagement, as defined by GRESB, is essential to improving the sustainability performance of a real estate portfolio. It requires dedicated resources, commitment from senior management, tools for measurement/management of resource consumption, and most importantly, the cooperation and engagement of other stakeholders, including employees and suppliers. To that end, EPC developed the stakeholder engagement chart below (Table 2), to identify the priorities of key stakeholders.

Stakeholder	Proposed Value	Communication	Key Aspects of Engagement
Collaborators	This group has the responsibility to manage, develop and carry out the implementation of ESG best practices.	Through: <ul style="list-style-type: none">▫ Training▫ Open company▫ Human Resources	<ul style="list-style-type: none">▫ Business results, including ESG aspects▫ Personal and professional growth and development in an ethical way▫ Occupational health, wellness, and safety▫ Relationship with other stakeholders▫ Respect for human rights, fairness, equality, and inclusion

Table 2. Stakeholder Engagement

Stakeholder	Proposed Value	Communication	Key Aspects of Engagement
Investors	To satisfy the needs of the group, it is necessary to have ESG data to measure potential risks. All data must be highly reliable and have a high degree of transparency.	EPC interacts with investors in quarterly meetings, as well as with calls and emails when required.	<ul style="list-style-type: none">▫ Financial situation of the company▫ Board composition and governance structure▫ Investor rights▫ Succession▫ Economic results▫ Portfolio quality▫ Coordination and operation of corporate governance▫ Incorporation of environmental, social and governance in portfolio choice.



Stakeholder	Proposed Value	Communication	Key Aspects of Engagement
Banks	Different types of financing are sought as part of EPC’s strategy.	EPC interacts through calls and emails.	Financing review
Residents	This group is vital within EPC since the value of a property increases when the level of satisfaction of the customers does too.	Day to day interaction through emails, calls and face to face time.	<div><div>▣ Improve Life Quality</div><div>▣ Community creation in our developments</div><div>▣ Have resilient and sustainable infrastructure for the residents</div></div>
Brokers	Brokers act as intermediaries between sellers and buyers.	Contracts and a close relationship are established in the approach and due diligence of new projects	Find better opportunities in terms of quality and sustainability

We recognize that stakeholder engagement, as defined by GRESB, is essential to improving the sustainability performance of a real estate portfolio. It requires dedicated resources, commitment from senior management, tools for measurement/management of resource consumption, and most importantly, the cooperation and engagement of other stakeholders, including employees and suppliers.



Stakeholder	Proposed Value	Communication	Key Aspects of Engagement
Suppliers	<p>Through this group it is possible to grant services and/or products that the projects and the residents require.</p> <p>Through this group, EPC settles professional collaborations to improve the quality of the products/services provided.</p>	Contracts are established and close communication is maintained in the planning and execution of services and/or products provided, to ensure good quality, growth and a win-win relationship between both parties.	<div><div>□ General</div><div>- ESG aspects</div><div>- Ethics</div><div>- Product and service procurement standards</div><div>□ Vidalta</div><div>- Operational efficiency</div><div>- Portfolio quality and security</div><div>□ Suppliers</div><div>- Financial stability</div><div>- Business development and growth</div></div>

Stakeholder	Proposed Value	Communication	Key Aspects of Engagement
Communities	<div><div>□ Assess impacts and socioeconomic needs of the communities to improve their well-being and life quality (improve/exchange knowledge, skills, and experience)</div><div>□ Make alliances for common goals</div></div>	<div><div>□ Meetings with local leaders (by request or by project)</div><div>□ Collaboration with local NGOs</div><div>□ Consulting and interaction during the development of social projects (for each project)</div></div>	<div><div>□ Execution of social projects to promote their development.</div><div>□ Generation of employment opportunities.</div></div>

Stakeholder	Proposed Value	Communication	Key Aspects of Engagement
Authorities	Compliance with legislation policies and achieve common goals.	<ul style="list-style-type: none">▫ Meetings with authorities (by request or by project)▫ Other inquiries (upon request)▫ Participation in forums	<ul style="list-style-type: none">▫ Legal compliance at the federal, state, and municipal levels in operations.▫ Compliance with tax obligations▫ Regulatory changes
Alliances/ Associations	EPC alliances help boost business development because as a group it is easier to achieve a common goal.	<ul style="list-style-type: none">▫ Participation in the committees of the sector and industry associations.▫ Participation in forums, training and events	<ul style="list-style-type: none">▫ Support in projects to achieve common goals▫ Share the best management practices in the sector▫ Be aware of regulatory changes



2.6 Sustainable Development Goals (GRI 101, 102, and 103)

At EPC, we are committed to the Sustainable Development Goals (SDGs) and the 2030-2050 Agenda of the United Nations Organization for Sustainable Development, as they are a call for global action by countries, organizations, and all groups of interest to work collaboratively for social inclusion, the environment and economic development. There are a total of 17 objectives. Within the Real Estate sector (responsible for more than 70% of greenhouse gas (GHG) emissions), EPC has a great opportunity to contribute considerable human, physical, technological, and financial resources to advance these objectives. We have prioritized the following SDGs on which we believe our company can have the greatest impact through our continuous work on sustainability (Table 3).






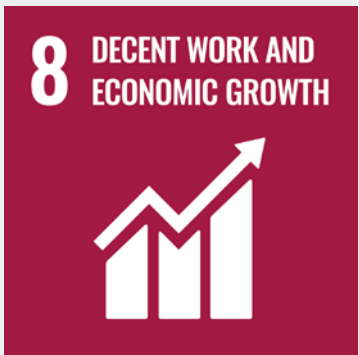

SDG	Impact	SDG’s related Targets	Related Actions
		*Targets 1.4 and 1.5	1. EPC helps indirectly in the eradication of poverty by creating jobs for the community and offering affordable housing for people with limited resources.
		*General Goal: Ensure healthy lives and promote well-being for all at all ages	1. By building healthy and resilient communities, EPC supports the wellbeing of the people living in the communities. 2. Encourage the use of nontoxic materials and products 3. Improve indoor air quality 4. Promote anti COVID-19 actions.
		*Targets 6.3, 6.5, 6.6 and 6.bw	1. Increase water-use efficiency through water saving initiatives (recollection, consumption, harvesting, and reuse) 2. Safe and affordable drinking water for all EPC’s communities require investment in adequate infrastructure, provide sanitation facilities, and encourage hygiene. 3. Protecting water-related ecosystems



Table 3. SDGs EPC Analysis



SDG	Impact	SDG's related Targets	Related Actions
		*Targets 7.1 to 7.3	<ol style="list-style-type: none"> 1. Promote energy efficiency, sustainable energy technologies, and renewable energy within our operations 2. Improve education, awareness-raising and human and institutional capacity on climate change mitigation, adaptation, impact reduction and early warning
		*Targets 8.2, 8.4, 8.5 to 8.8	<ol style="list-style-type: none"> 1. Offer full, productive, and adequate labor conditions for both women and men, including for young people and persons with disabilities 2. Protect labor rights and promote safe and secure working environments for all workers, in particular women 3. Encourage the formalization and growth of micro-, small- and medium-sized service provider companies
		*Target 9.1, 9.4 and 9.c	<ol style="list-style-type: none"> 1. Promote investment in infrastructure and innovation 2. Promoting sustainable communities and investing in innovative technologies 3. Strengthen resilience and adaptive capacity to climate-related hazards and natural disasters





SDG	Impact	SDG’s related Targets	Related Actions
<div>10</div> <div>REDUCED INEQUALITIES</div> <div></div>		*Target 10.2 to 10.4	<div>1. EPC has an impact by creating sound policies to promote economic inclusion of all regardless of sex, race, or ethnicity.</div>
<div>11</div> <div>SUSTAINABLE CITIES AND COMMUNITIES</div> <div></div>		*Target 11.1, 11.3, 11.6, 11.7, 11.b	<div>1. Offer access for all to adequate and safe housing and basic services in the communities we have presence</div> <div>2. Provide universal access to safe, inclusive, and accessible, green, and public spaces within our communities</div> <div>3. Strengthen efforts to protect and safeguard the world’s cultural and natural heritage</div> <div>4. Building resilient communities by improving their correct planning and management</div> <div>5. Encourage the integration of our assets within the community</div>

SDG	Impact	SDG's related Targets	Related Actions
		*Targets 12.2 to 12.5, 12.7 and 12.8	<ol style="list-style-type: none"> 1. Reduce EPC's ecological footprint by changing the way we use natural resources. 2. Efficient management of our shared natural resources, and the way we dispose of toxic waste and pollutants, are important targets to achieve this goal. 3. Implement strategies for adequate waste management 4. Promote sustainable procurement within our operations
		*Targets 13.1 to 13.3 and 13.b	<ol style="list-style-type: none"> 1. Promote energy efficiency and sustainable energy technologies 2. Improve education, awareness-raising and human and institutional capacity on climate change mitigation, adaptation, impact reduction and early warning 3. Strengthen resilience and adaptive capacity to climate-related hazards and natural disasters 4. Investing in low-carbon development strategies 5. Collect and analyze environmental resource data from our portfolio to reduce carbon and water footprint

SDG	Impact	SDG's related Targets	Related Actions
		*Targets 15.1-15.3, 15.5, 15.8, 15.9, 15.a and 15.b	<ol style="list-style-type: none"> 1. EPC has a direct impact on biodiversity because of the renovation and refurbishment of the communities so actions must be taken to reduce the loss of natural habitats and biodiversity which are part of our common heritage and support global food and water security, climate change mitigation and adaptation, and peace and security.
		*Targets 17.13, 17.14, 17.16 and 17.17	<ol style="list-style-type: none"> 1. Share knowledge, expertise, technology, and financial resources, to support the achievement of the SDGs. 2. Promote active participation with our stakeholders, peers, and related institutions to achieve the SDGs

We are committed to the Sustainable Development Goals (SDGs) and the 2030-2050 Agenda of the United Nations Organization for Sustainable Development, as they are a call for global action by countries, organizations, and all groups of interest to work collaboratively for social inclusion, the environment and economic development.

2.7 EPC/Vidalta Alliances and Memberships (GRI 101, 102, and 103)

We are proud members of the following associations:



Eagle Property Capital Investments LLC
Updated October 2021.



Vidalta Property Management
Updated October 2021.

Strategic Allies:



2.9 UN PRI (GRI 101, 102, and 103)

In 2021, EPC became an official signatory to the United Nations’ Principles of Responsible Investments (PRI), which supports signatories in integrating ESG issues into investment and ownership decisions both at home and abroad. This recognition is an extension of practices EPC has previously demonstrated in past investments and illustrates our philosophy that doing the right thing for our people, the environment and our communities leads to better outcomes for all our stakeholders.

There is heightened demand from beneficiaries and investors to incorporate ESG factors into investment decisions and to better analyze and manage risk and generate sustainable, long-term returns.

As part of our ongoing effort to engage in responsible investing, we are committing to implement the PRI’s six key principles in our business practices and decision-making.



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

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

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

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

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

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

2.10 EPC ESG Policy and Strategy (GRI 101, 102, and 103)


EPC’s commitment with ESG aspects is complete, and in order to be fully integrated in our Company, in 2021, we developed our:

- EPC ESG Policy
- ESG Strategy based on our stakeholders needs, materiality assessment, main topics, mission, vision, and culture, please refer to figure 4.


EPC’s ESG Policy, strengthens the management of our portfolio, as well as the collaborative ESG team work with our stakeholders. Its objective is to incorporate ESG best practices in all our operations, and to become a more purposeful real estate company.

Through our commitment and engagement to responsible and sustainable real estate management and investment, we seek to deliver risk-adjusted returns to our investors while diminishing social and environmental impacts to our stakeholders.


EPC’s ESG Policy Focus:




Reduce environmental and climate change impacts (emissions and hydric footprints, proper waste management)




Foster a favorable relationship with the Community




Respect and defend human rights (improve diversity and avoid any kind of discrimination)




Strengthen our ethic and risk management culture



Protect and improve biodiversity



Improve quality of life of both our residents and collaborators



Foster governance transparency to all stakeholders

The development of the EPC’s ESG Strategy is based on our materiality and reflects our vision and mission. With its implementation, we materialize our commitment addressing shared goals through key initiatives for stakeholders.

The strategy was developed around four pillars: investors, residents and the community, collaborators, and the planet. All of them are equally important to EPC as each stakeholder group contributes directly to EPC’s growth (Figure 4).

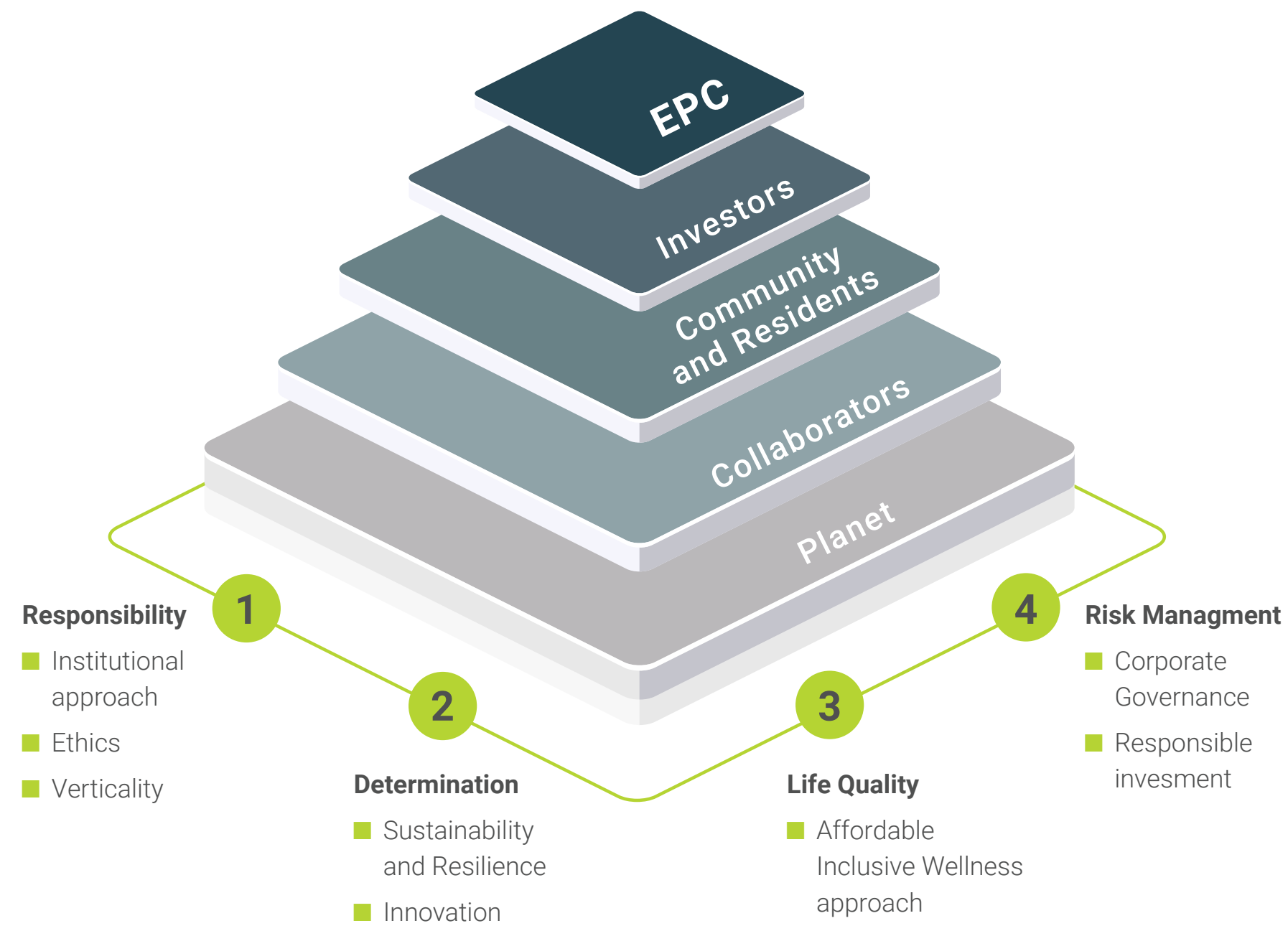


Figure 4. ESG Strategy

Using this model, EPC can foresee how it can have a direct and positive impact on each stakeholder and can establish a values-based approach to action in each of these areas. They are

- 1. Responsibility:** We have an institutional and ethical approach in our day-to-day activities which are always vertically integrated.
- 2. Determination:** We are determined to work innovating for a sustainable and resilient community so our people and our planet can thrive.
- 3. Life Quality:** We want to guarantee affordable, resilient, and inclusive housing for the well-being of our people.
- 4. Risk Management:** We make responsible investments so that our investors can have superior returns through a risk-adjusted investment.

Using these four pillars, EPC has adopted a practical framework for addressing ESG priorities, which will, in turn, help us establish a corporate culture in which ESG is deeply ingrained and baked into the decision-making process. As a result, EPC will be better positioned to mitigate risks, add value and meet the challenges of the 2030-2050 agenda:

“Integral and Responsible Leadership and Commitment”

This helps us to have better knowledge of the needs and perspectives of our stakeholders in the sector and obtain information to improve our NOI, ROI and IRR.

2.11 EPC ESG Goals (GRI 101, 102, and 103)

Below are 10 goals based on the SDGs and our ESG strategy - these are areas in which EPC seeks to make continuous improvement.

Goal	Description	Materiality Topic	Deadline	SDG Relation
1	Develop and implement a green lease clause including it in 100% of new contracts and/or lease renewals/modifications.	Environmental Compliance	2022	11, 13, 15
2	Maximize NOI with ESG strategies: <div><input type="checkbox"/> Perform BMP (energy, water and waste in 100% of common areas and promote in leased areas)</div> <div><input type="checkbox"/> Improve and formalize resource data collection (energy, water, waste, emissions) from both common and leased areas.</div>	Improve Quality of Life with an ESG focus	2022	3, 6, 7, 9, 11, 12, 13, 15, 17
3	Develop and implement sustainable infrastructure in new projects and renovations (efficient lighting, water-saving devices, sustainable materials and promote biodiversity)	Energy Consumption and Renewable Energy, Water consumption, waste management, environmental compliance	2022	3, 9,11, 13,17





Goal	Description	Materiality Topic	Deadline	SDG Relation
4	Develop and implement sustainable infrastructure in new projects and renovations (efficient lighting, water-saving devices, sustainable materials and promote biodiversity)	Energy Consumption and Renewable Energy, Water consumption, waste management, environmental compliance	2022	3, 9, 11, 13, 17
5	Integrate ESG performance targets for all employees	Education and Training for employees	2022	5, 13
6	Integrate more health and safety programs as part of our stakeholder commitment	Improve Quality of Life with an ESG focus	2022	3
7	Develop a Biodiversity Policy and Protocol	Biodiversity and Impacts	2022	15
8	Start at least one green building certification project (LEED, EDGE, BOMA, etc).	Energy Consumption and Renewable Energy, Water consumption, waste management, environmental compliance	2023	All



Goal	Description	Materiality Topic	Deadline	SDG Relation
9	Reduce GHG emissions from common areas by 50%	<input type="checkbox"/> Energy Consumption and Renewable Energy <input type="checkbox"/> Environmental compliance	2030	3, 6, 7, 9, 11, 12, 13, 15, 17
10	10.1 50% of existing buildings retrofit to Zero Carbon 10.2 More than of 85% of Buildings are Zero Carbon ready (IEA's Roadmap to Net Zero, 2050)	<input type="checkbox"/> Energy Consumption and Renewable Energy <input type="checkbox"/> Environmental compliance	10.1 2040 10.2 2050	3, 6, 7, 9, 11, 12, 13, 15, 17

We have created an Annual ESG Action Plan for 2022, that includes the following elements:

- Sustainability Manual for Property Managers
- Community Living Manual for Residents
- Data Collection Process
- Certification Benchmark Plan
- Green Lease Clause
- Social Responsibility Policy
- Biodiversity Policy
- Responsible Investment Policy and Procedure
- Climate Change and Resilience Strategy

EPC is conscious of current global environmental issues and recognizes the urgency to reduce real estate related environmental resources and climate change impacts. We firmly believe that the only way a company can be sustainable in today's business landscape is by taking an active role in protecting the environment.

Currently, it is mandatory to implement actions to stop the loss of biodiversity, changes in ecological cycles, groundwater pollution, atmospheric pollution, and the generation of toxic elements, among others.

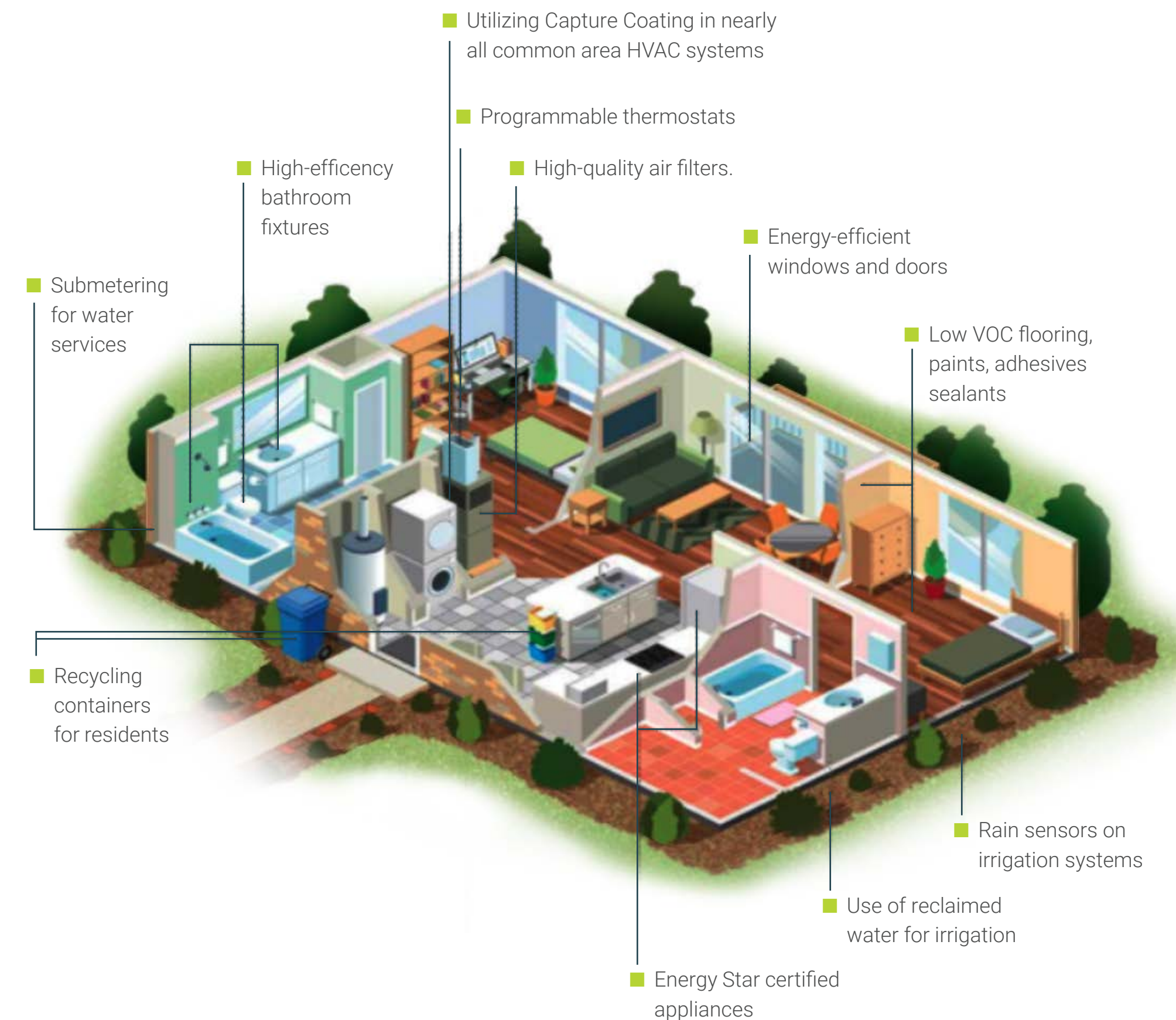
Our ESG policy, therefore, clarifies our commitment to respect, protect and mitigate our impacts to the environment by reducing energy and water consumption. As mentioned before, our 3rd, 4th, 9th and 10th EPC ESG goals, proper management and reduction of the use or harm of natural resources is critical to ensuring a sustainable future.

3.1 Resource Efficiency

EPC adheres to regulatory compliance regarding performance metrics and EPA regulations across the property portfolio. The following scheme summarizes the sustainable (energy, water and waste initiatives) that EPC encourages.

Affordable Housing Trends

Energy	Water	Wellness	Community
Materials	Waste	Air Quality	



Climate Risk and Resilience Analysis (SASB IF-RE-450a.1, IF-RE-450a.2)

Climate Change and Resilience are of out most importance to EPC and Vidalta, as globally, the exposure to climate change risks is going up and the effect of climate change on real estate is highly variable. It is important, therefore, to consider applying a basic level of scenario analysis in strategic planning and risk management processes. (TCFD,2017). We have developed strategies to mitigate risks with the following contingency plan:

- A contract was signed with a specialized company to mobilize resources and mitigate damage in case of a catastrophic event.
- An employee preparation process, emergency telephone lines, minimum inventory necessary to respond to events, contingency plans, identification of residents with disabilities who need specialized support, and training related to emergency response for maintenance personnel have been improved.
- To identify flooding risks, we inspect all our assets according to the Federal Emergency Management Agency (FEMA), ensuring that our properties have a low flood percentage risk:

■ **Dallas-Forth Worth:** 2.6%

■ **Houston:** 10.9%

■ **Tampa:** 14.9%

3.2 Energy and emissions (GRI 302-1, 302-3, 302-4, 302-5, 305-1, SASB IF - RE - 130a.5, IF-RE-410a.2, IF-RE-410a.3)

EPC efforts to reduce energy consumption and greenhouse gas emissions are reflected in the following initiatives:

- All of our properties have wall and ceiling insulation, automatic energy measurement reading, a management system for updates and/or replacements, commitment with the tenant about the information on our technologies used, and Energy Star-certified appliances
- In 2021, we included energy consumption data for 16 assets (88.9%) of our portfolio using the Energy Star Portfolio Manager.
- In three other assets, we implemented a project called “Energy Efficiency” which consists of the installation of high-efficiency equipment and appliances in the leased spaces for six years
- Reduce energy consumption through LED lighting fixtures
- Promotion of energy conservation with tenants through education and initiatives
- Track and analyze energy data to detect saving opportunities

LED energy-saving project 2021

Energy performance, within the assets, was improved by changing incandescent light bulbs for energy-saving LED bulbs inside the units and in the common areas of the following properties:

- **Champions Center:** 2,016 LED spotlights.
- **Champions Park:** 2,550 LED spotlights.
- **Grand Palms:** 9,204 LED spotlights.
- **Total:** 13,770 LED bulbs

With this initiative we reduced energy consumption by 40%, which equates to a savings of 201,047 kWh equivalent to 77.51 mTCO2e annually.

At EPC, we have established energy management best practices at the asset level, which are stipulated in an investment and operation strategy as follows:

- **Investment:** An analysis of the current inventory is carried out and new alternatives are proposed that are more efficient in an operational manner, with the goal of a return on investment close to 40%.
- **Operations:** The energy consumption of properties is carefully monitored, including common areas, to ensure the optimal use of resources.

As part of the implementation of our energy-saving strategy, and in line with the following related ESG goals, we are developing the energy initiatives mentioned in this chapter:

- **Goal 3.**
2022, maximize NOI with ESG strategies:
 - Perform Best Management Practices (BMPs) (energy, water and waste in 100% of common areas and promote in leased areas)
 - Improve and formalize resource data collection (energy, water, waste, emissions) from both common and leased areas.
- **Goal 9.**
2030, reduce GHG emissions from common areas by 50%
- **Goal 10.**
 - 2040, 50% of existing buildings retrofit to Zero Carbon
 - 2050, More than of 85% of Buildings are Zero Carbon ready (IEA's Roadmap to Net Zero, 2050)

2021 Portfolio Energy Consumption

Energy	Total Area (sqft)	Energy Consumption (MWh)	Energy Coverage (sqft)	Total Coverage (%)	Energy Intensity (MWh/sqft)
Natural Gas (Common Areas)	6,543,097	2840.53	3,122,349	47.72%	0.000910
Electricity (Common Areas)		443.58	4,292,766.2	65.61%	0.000103
Electricity (Leased Areas)	4,058,400	55,532.24	3,356,142	82.70%	0.016546

Notes:

- Common energy data is collected on a monthly basis, from 13 assets directly managed by the Vidalta PM team, that represent (72.2% of the total assets).
- Common natural gas consumption data, was obtained from 10 assets, (55% of the total assets)
- Leased energy electricity consumption data is measured individually for tenants, variations may occur in the calculation as estimations were made.
- Energy emission factor:
<https://www.eia.gov/tools/faqs/faq.php?id=74&t=11#:~:text=In%202020%2C%20total%20U.S.%20electricity,CO2%20emissions%20per%20kWh>.
- Scope 3 emissions: Data correspond to leased areas of 16 assets, which represent 88.9% of the total GLA, this data is from tenants’ fuel and energy electricity consumption.



2021 Portfolio Energy GHG Emissions

Scope	Emissions (mTCO2eq)
Scope 1	1,172.48
Scope 2	171.02
Scope 3	21,410.63

Notes:

- **Scope 1** corresponds to the natural gas consumption in common areas, reported in 55% of our assets (10)
- **Scope 2** includes energy electricity consumption from common areas, reported in 78% of our assets (14)
- **Scope 3** includes energy electricity consumption from leased areas, reported in 88% of our assets (16)



In three of our assets, we implemented a “Water Conservation” project which consisted of the installation of high-efficiency equipment and appliances (aerators, diverters, showerheads, and water displacement bags) in the leased spaces for six years.

3.4 Water (GRI 303-1, 303-2, 303-3, and 303-4)

We are aware of water scarcity globally and in the US, which is why we promote best practices to save and reuse water by the implementation of the following actions:

- Automatic metering readings
- Installing water-saving devices in common and leased areas of our assets
- Develop campaigns to save this resource with all our internal and external collaborators, as well as with residents
- Analyze water consumption data in common areas and leased areas, to detect savings opportunities

2021 Portfolio Water Consumption

Water	Water Consumption (m3)	Data coverage (Common area + Leased area) (sqft)	Water Intensity (m3/sqft)
Common and Leased Areas	845,594.1	9,989,178	0.0847

- Notes:
- Water meters are used for common and leased areas, in all our properties.
 - Water data corresponds to the 17 assets both leased and common areas (94% of the assets)

3.5 Waste (GRI 306-1)

We are making our best effort to implement a waste management system in all our properties. As of 4Q21, eight of our properties have a garbage collection and recycling system which consists of the implementation of containers with specific signage and the collection of recycled garbage at the door of the apartment. We want to implement this program in all our properties.

As part of the implementation of our best practices in waste management and the reduction of CO2 emissions in the atmosphere of our planet, we are making our best efforts to promote waste segregation as follows:

- Organic
- Inorganic
- PET
- Paper
- Cardboard
- Electrical devices
- Aluminum

Waste should be picked up by the service provider according to the waste volume. We suggest the minimization, segregated recycling and composting of the generated waste.

The information is collected every week and logged to quantify the amount of waste generated.

2021 Portfolio Water Consumption

Waste	Waste per year (ton)	Recycling waste (ton)	Waste Coverage (Common area + Leased area)(sqft)	Waste intensity (common and leased area)(ton/sqft)
Common and Leased Areas	13,617.83	169.82	9,989,178	0.0014

- Notes:
- Waste data is from both common and leased areas
 - Data correspond to 94.4% of the assets (17 assets)

3.6 Sustainable Refurbishments

To address the environmental impacts within refurbishment, we consider the following aspects: materials, waste, water, and energy. During refurbishments, the biggest impact is due to the generation of waste. Among the actions that must be considered we have:

- Identification and segregation of waste materials
- Segregation of recycled materials
- Undertake cost/benefit for usage materials
- Identification of waste streams



3.7 Biodiversity (GRI 304-2 and 304-4)

At EPC and Vidalta we are implementing measures to protect biodiversity. We have developed a Biodiversity Policy in which we declare our commitment to protecting flora and fauna and, we declare our strategies and policies to that end. Some of the conservation and maintenance landscaping strategies within said policy are the following:

- Mowing, edging and trimming of lawn areas
- Trimming and pruning of plant material
- Weed elimination and edging of plant beds
- Maintenance of flowerbeds
- Removal of debris from site

Biodiversity protection is carried out through staggered monthly operations. The operation team takes care of the quality of the green areas, in this way the maintenance of these spaces and the flora and fauna that inhabits them is foreseen.

At EPC, we recognize that the way we engage with our community, customers, employees, and collaborators has a ripple effect throughout society. Our company policies and procedures are both a reflection of our company’s values, as well as the broader society. We therefore have an obligation to think and act deliberately with respect to the policies that guide our interactions with stakeholders. In each of these interactions, we seek to make a positive contribution to individuals and society at large.

Equality, inclusivity, diversity, autonomy, and personal responsibility are all values we hold dear at EPC. One of the ways we’re able to carry and extend these values is through our residential communities. By providing high quality, sustainable and affordably priced housing opportunities, EPC is able to reduce inequality and increase inclusivity by enhancing the quality of life for communities that have been historically marginalized.

EPC accomplishes this, for example, by providing quality housing to the Hispanic population in the U.S:

- Focusing investment policies on a minimum of 15% of the Hispanic population in the asset's submarket. They are defined in the investment council and reviewed according to market studies.
- Improvement of common areas to improve the quality of life of residents and promote social integration.
- Discount on rents within the properties for employees.
- Implementation of the Esusu platform for residents to support financial education and improve their credit level.

EPC and Vidalta Employees			
	Men	Women	Total
EPC	15	14	29
Vidalta	57	54	111
TOTAL	72	68	140

Corporate employees				
	Age	Men	Women	Total
CEO	30-50 years	2	1	3
	Over 50	1	0	1
VPs	30-50 years	1	3	4
	Over 50	0	2	2
Directors	30-50 years	1	1	2
	Over 50	1	1	2
Analyst	30-50 years	11	7	18
	Over 50	0	0	0
Other	Under 30	19	16	35
	30-50 years	22	28	50
	Over 50	14	9	23
		72	68	140

Our hiring process helps us guarantee the performance of our employees through a detailed skills analysis. It is important that their aspirations be aligned with our mission and vision to improve the quality of life of our tenants. After the hiring, the new professional receives general training on all platforms, employee relations such as competition, activities, etc. The handbook is delivered and has to be signed by each collaborator.

In 2021, EPC Mexico, EPC USA, and Vidalta were recognized as Great Places to Work. We are also among the finalists in the recognition awarded by the NAA for Great Place to Work. Three of our collaborators were among the finalists for the Sapphire Awards which are part of the Apartment Association Greater Dallas.



4.1 Labor Practices (GRI 102-8, 404-1, 404-2,)

Recruiting and staffing in U.S:

- 140 total employees
- 29 corporate & 111 on site
- 11 promotions from within
- 4 in Florida, and 7 in Dallas

Recruiting and staffing in Mexico:

- From 12 to 32 since 2019
- Many key positions in all of the departments

EPC Training

EPC team members are the most important asset of our company, which is why we have incorporated employee training and development programs for everyone. EPC's commitment is to support employees to enhance their personal and professional lives through training and career development, coaching and mentoring, and continuing education programs.

When a new employee joins EPC or Vidalta they receive a general training in all the platforms our company uses, as well as the employee handbook.

In the U.S., we have signs describing workers compensation for damage (as protected by law), the warning and prevention of human trafficking and of how to treat residents correctly.

All employees are required to take three or four courses annually, by state law, on the following topics:

- Sexual Harassment
- Sexual Harassment in Workplace
- Fair housing
- Sexual Trafficking (only in Florida)

We want to develop a culture of learning and well-being, in which we have designed a knowledge platform accessible to all employees (AIPM), focused on developing and improving asset management and operating skills. Content includes videos, roadmaps, infographics, and cheat sheets.



We also offer periodic training sessions focused on developing mindfulness and meditation skills available for all employees. The goal: to develop the best version of ourselves.

Over the years, we have given over 200 courses on topics such as leadership, management, personal protective equipment, COVID-19 best practices, diversity, sexual harassment, discrimination, cybersecurity and risk management.

In 2021, EPC team members completed nearly 1,500 hours of training, as follows:

Total hours of training	Training hours (men)	Training hours (women)	Average training hours (men)	Average training hours (women)	Average training hours (general)
1435	423	1013	6	14	10

The training offered were divided into ESG aspects, resulting in:

Aspect	Number of trainings per aspect
Environmental	32
Social	75
Governance	116
Total training	223

American Institute of Property Management (AIPM)

The American Institute of Property Management (AIPM) was founded with the purpose of enhancing associates' skills, providing career growth opportunities, and enhancing business outcomes within the multifamily real estate industry. AIPM's objective is to be considered the go-to professional development institution for all multifamily real estate companies, associates, and those wishing to join the industry.

Training for onsite staff

The preparation process of the employees within the properties covers the following maintenance points:

1.

Vacant Units

a.

Open all cabinets

b.

Sinks must be leaking for water to flow

c.

Heaters at a temperature between 65 to 70 F°

2.

Amenities

a.

Heaters at a temperature between 65 to 70 F°

b.

Closed doors and windows

3.

Pools

a.

Equipment should stay running

b.

Make sure that there are no water leaks

4.

Property

a.

Warning signs to prevent freezing

b.

Cover outdoor faucets

c.

Close doors of water pumping rooms

d.

Water hoses should be disconnected



2021 Accomplishments

AIPM began developing educational courses on leasing and marketing topics, which were taken by the appropriate Vidalta employees. Employees provided feedback to ensure that the product was beneficial to learners.

4.1.1 Employee Benefits (GRI 401-2, 402-3)

EPC has formal benefits designed to retain and guarantee the comfort of our employees. We maintain our commitment through benefits on safety, health and salary issues. For the employees working in EPC/Vidalta USA we have the following benefits:

- Paid time off
- Dental insurance
- 401(k)
- Vision insurance
- Life insurance
- Referral program
- Employee discount
- Employee assistance program
- Health insurance
- Maternity and Paternity Leave (for employees working with us for a year or more): 12 weeks without salary

For the employees working in EPC Mexico, we have the following benefits:

- Vacations
- Major medical expenses insurance
- Maternity Leave (for employees working with us for a year or more): 12 weeks with salary according to the law
- Paternity Leave (for employees working with us for a year or more): 5 working days with salary according to the law



4.1.2 Equity, Inclusion, and Diversity (GRI 102-8, 405-1)

At EPC and Vidalta, we recruit, hire, retain, promote, transfer, train, compensate, terminate, and otherwise treat employees and applicants based on merit, qualifications, performance, competence, and the Company's business needs. We believe in respecting the dignity of everyone to show respect for all our colleagues, clients, contingent workers, and vendors.

We support diversity and inclusion in our workforce. We are an equal opportunity employer and do not discriminate against employees or applicants based on race, color, religion, gender, age, national origin, handicap, veteran status, marital or domestic partnership or civil union status, sexual orientation, or any other basis that is inconsistent with our guiding values.

Women have played a key role in our firm since its beginning, and we are proud to have talented, experienced, and successful women leading many of our firm's core departments including Investments, Investor Relations, Legal, Finance, and Human Resources.

At EPC and Vidalta Property Management, we embrace our Latinx heritage, and we welcome into our team people from different races, religions, sexual orientations, and nationalities. We truly believe diversity makes us stronger and sets us apart from other players in the market. The same goes with our communities, where we want everyone to feel safe and welcomed.



4.2 Stakeholders’ Health, Wellbeing, and Safety (GRI 403-1, 403-2, 403-3,403-4,403-5,403-6,403-7,403-8)

Vidalta and EPC work to ensure our employees’ health and wellbeing providing information about workplace safety and health issues through regular internal communication channels such as supervisor-employee meetings, bulletin board postings, memos or other written communications.

Our employees and supervisors receive periodic workplace safety training. The training covers potential safety and health hazards and safe work practices and procedures to eliminate or minimize hazards.

Through 2021, we learned some key lessons to maintain and improve employee satisfaction and retention in our company:

- Training is key
- Content and support from AIPM (American Institute of Property Management), our learning platform, is fundamental
- Motivate our team through management and maintenance challenges
- Keep promoting our employees from within
- The importance of developing a career path for our employees

Some of the best safety improvement ideas came from our employees. Those with ideas, concerns, or suggestions for improved safety in the workplace are encouraged to raise them with their supervisor, or with another supervisor or manager, or bring them to the attention of the Director of Human Resources or SVP of Asset Management & Operations.

For the health and wellbeing of our residents and community, we share a monthly newsletter with fire safety communications and training, other safety tips, some guidelines on how to be a better neighbor, how to take good care of your pet, how to pick up your trash correctly; also we share some tips to relax, organize your home, ways to keep your apartment cool, decor idea, healthy recipes, among other action to support the wellbeing and health of our residents.

We also improve the property amenities to provide our residents with better live and work spaces (e.g., unit interior upgrades, outdoor kitchens, fitness centers, dog parks, business centers, among others), we set community rules and standards that result in a respectful and caring environment for all residents, and we develop on-site social programs, such as English language and basic computer classes for adults.

EPC and Vidalta look for properties where we can invest our energy and passion to turn them into quality living homes. With residents as our focus, we emphasize customer service and resident retention based on our unique understanding of and commitment to our target market.

All of our properties have

- Smoke-free spaces
- Natural ventilation
- Top-quality air filters
- Wi-Fi in all common areas
- Pocket parks
- Education programs or health and wellness practices
- Open, green, and accessible assets
- Service areas for the use of everyone

WINTER HOLIDAY FIRE SAFETY *DID YOU KNOW?*

Nearly half of holiday decoration fires happen because decorations are placed too close to a heat source. It's fun to decorate for the winter holidays, but holiday decorations can increase your risk for a home fire. As you deck the halls this season, be fire smart.

Water your Christmas tree every day. A dry tree is dangerous s because it can catch on fire easily. Make sure your tree is at least **3 feet away from a heat source** like fireplaces, radiators, etc.

Inspect holiday lights each year before you put them up. Throw away light strands with frayed or pinched wires.

Use **battery-operated flameless candles**, which can look, smell and feel like real candles.

Stay in the kitchen when you are cooking on the stove top so you can keep an eye on the food.

TEN SAFETY TIPS

1. Stay in the kitchen when you are cooking on the stove top so you can keep an eye on the food.
2. Stay in the home when cooking your turkey, and check on it frequently.
3. Keep children away from the stove. The stove will be hot and kids should stay three feet away.
4. Make sure kids stay away from hot food and liquids. The steam or splash can cause serious burns.
5. Keep knives out of the reach of children.
6. Be sure electric cords are not dangling off the counter within easy reach of a child.
7. Keep matches and utility lighters out of the reach of children — up high in a locked cabinet.
8. Never leave children alone in room with a lit candle. Candles are not permitted.
9. Keep the floor clear so you don't trip over kids, toys, pocketbooks or bags.
10. Make sure your smoke alarms are working. Test them by pushing the test button.

READY-IN-MINUTES PB & BANANA OATMEAL

SEASONAL RECIPE

- 2 cups water
- 1 cup rolled oats
- Pinch of salt
- 1 banana, sliced
- 1 tbsp peanut butter
- Handful of chopped almonds
- Drizzle with maple syrup

In a medium saucepan, bring the water to a boil. Turn the heat down to low and add the oatmeal and salt. Cook, stirring occasionally, for about 5 minutes, until the oats are tender and have absorbed most of the liquid. Add the bananas, peanut butter, almonds, and syrup and stir to incorporate evenly. If the oatmeal is too thick, add a splash of milk.

COMMUNITY NEWSLETTER

BRRR! HOW CAN I PREP MY PAD AND BLOCK OUT THOSE WINTER CHILLS? *BY CHADLER*

As winter just around the corner, it's time to start making plans to keep your apartment warm and cozy. Maintaining your apartment from you to keep the heat going. Double the wall time getting in, and don't let your money or your utility bills. Here are some tips to help you get started.

Start with the Windows - You don't get home unless windows are in to prevent heat loss from the most subject in every home and apartment. The obvious, all you need is a bit on blowing you to catch the air. From temperature to create a pocket of air between the windows through objects and the use of a window, which makes an extra layer of insulation.

Wrap Your Front Door Draft - A door keeps your home in a simple and inexpensive solution to that cold draft that creeps in beneath the door. It's a simple, but it's a good idea to use a door draft stopper. Simply place it on the door in front of the door and that chilly draft is a thing of the past!

Don't Forget the Ceiling Fan - Ceiling fans aren't just for cooling your apartment in the summer. They're also for heat in winter. When the fan is set to blow, it helps to keep the heat in the room. Turn the fan off first. For best results, use a fan in the room, or in the hallway, so the heat can go to the room you want.

RENT IS DUE OCTOBER 1ST *IF YOU'RE REMINDER*

BAKED S'MORES CASSEROLE *BY KATHY KILGUS*

It's time to start a tradition for your apartment and neighbors. Bake some s'mores and enjoy them together. It's a simple, but it's a good idea to use a door draft stopper. Simply place it on the door in front of the door and that chilly draft is a thing of the past!

FIRE SAFETY IS FOR ALL *APARTMENT FIRE SAFETY WEEK OCT 9-11*

Kitchen Safety Cooking equipment is a leading cause of home fires injuries. Never leave an open flame unattended, even just for a minute.

Heating Safety Heating equipment is the second most common cause of home fire injuries. Be sure to keep all heating equipment (i.e., space heaters) a safe distance away from flammable objects.

Smoking Safety Smoking is the number one cause of all home fire deaths. Smoking is NOT allowed indoors, only in designated areas and be sure to properly extinguish cigarettes.

Electrical Safety Regularly check wires throughout your home to make sure they are not damaged. Also, be sure not to overload outlets throughout your home.

Candle Safety Candles are NOT allowed, never leave an open flame unattended. Consider buying battery-powered candles to reduce the risk of fires.

COMMUNITY NEWSLETTER

NEIGHBOR ETIQUETTE

FIRE SAFETY *APARTMENT SAFETY*

The fire department is working to keep residents in order to protect residents, employees, visitors, pets and property. Here are a few safety reminders.

Personal Fire Safety - including any use or storage of propane tanks, is not allowed on property. Security, hygiene and fire safety should not be compromised or stored in the apartment.

Proper Use of Stove/Heater - Stoves and heaters should be used properly. Please follow the safety rules for your safety and your neighbor's. Smoking is strictly prohibited inside your apartment and strictly prohibited outside your apartment on balconies, patios, lawns, and grounds at all times by both tenants and guests. This restriction includes electronic cigarettes, the measure must be taken. Smoking can be done in the properly designated areas and cigarette butts should be disposed in the designated containers. Keep matches and lighters stored away from children and pets.

Clean Up After Outdoor Cooking - If you host outdoor cookouts and gatherings, cleaning up properly afterward will keep you in everyone's good graces.

Maintain Neatness and Responsibly - Use a water dispenser and be responsible if it's necessary to change problems with other residents. - This will go along with the fire safety rules.

Maintain Neatness and Responsibly - This is the person who maintains the apartment and then has to return them - bring them back to the original state.

Be Mindful of Noise Levels - It's often easy to be having fun and forget that noise levels get a little too high, so be mindful, especially on weekends.

WHAT KIND OF FOODS CAN'T MY DOG EAT? *BY JESSICA*

It's important to know what your dog can and cannot eat. Some foods are toxic to dogs, so be sure to keep your dog safe from these foods.



Prevention and mitigation of health impacts

Our staff is trained in any event that poses a risk to the health of any member of EPC and Vidalta. If any of our employees suffers an accident derived from their activities, they will be granted labor compensation along with medical treatment that meets the needs of the employee.

COVID-19 Response (GRI 101, 102, and 103)

The COVID-19 pandemic had a profound impact on since 2020, and EPC has developed several strategies to address the pandemic. Some of the initiatives that were taken to address COVID issues were:

- Vaccination campaign (monetary incentive to get vaccinated: 75 USD)
- Better prevention and detection practices
- Corporate meetings: vaccination test and PCR Test

Employees

- US: gave financial incentives to employees who completed the COVID-19 vaccination sequence
- US and Mexico: Implemented measures such as social distancing, mandatory mask use, frequent cleaning of offices, holding outdoor meetings and promoting healthy measures like hand washing, limiting occupancy to the maximum allowed to Leasing Offices, temperature checks, login in the morning and afternoon to all employees and a COVID tracking log.

Residents and retailers

- Promoted virtual tours to diminish COVID-19 related risks.
- Displayed COVID-19 safety and precautionary posters
- Digitalized events; offered Zoom, Facetime, or WhatsApp video conferencing as alternate ways of meeting
- Offered payment plans and renegotiation of debt for residents who lost their job as a result of COVID-19
- Contacted charities that could help residents with rent payments
- Required all visitors to wear a mask and provided masks to those in need
- Restricted use of amenities to only those with reservation
- Tracking log.

Business Continuity

- Promoted a smooth transition to remote work for positions where that was possible
- Implemented virtual and self-guided tours at our apartment communities
- Established more digital/online procedures for new residents





4.3 EPC Social Responsibility

To reinforce the sense of community, every property has a budget to develop different activities and events to benefit the community, such as:

- Egg Hunts
- Food Trucks
- Holiday Celebrations
- Holiday toy drives (Toys for tots)
- Back to School supplies giveaway

We launched EPIC Foundation as the firm’s institutional channel for the execution of its social impact initiatives. The foundation comes to life through the voluntary donation of resources (i.e., cash, time, goods, services) from EPC’s team members, investors, partners, and third-party donors.

EPIC Foundation has two different programs: “A Healthy Brighter Future,” which focuses on medical treatment for children and young adults with chronic diseases, and “ImpactEntrepreneurs,” which mentorsandempowersyounglocalentrepreneurs working on innovative projects with a social impact in their communities.

Community Commitment

Clean-Up 2021

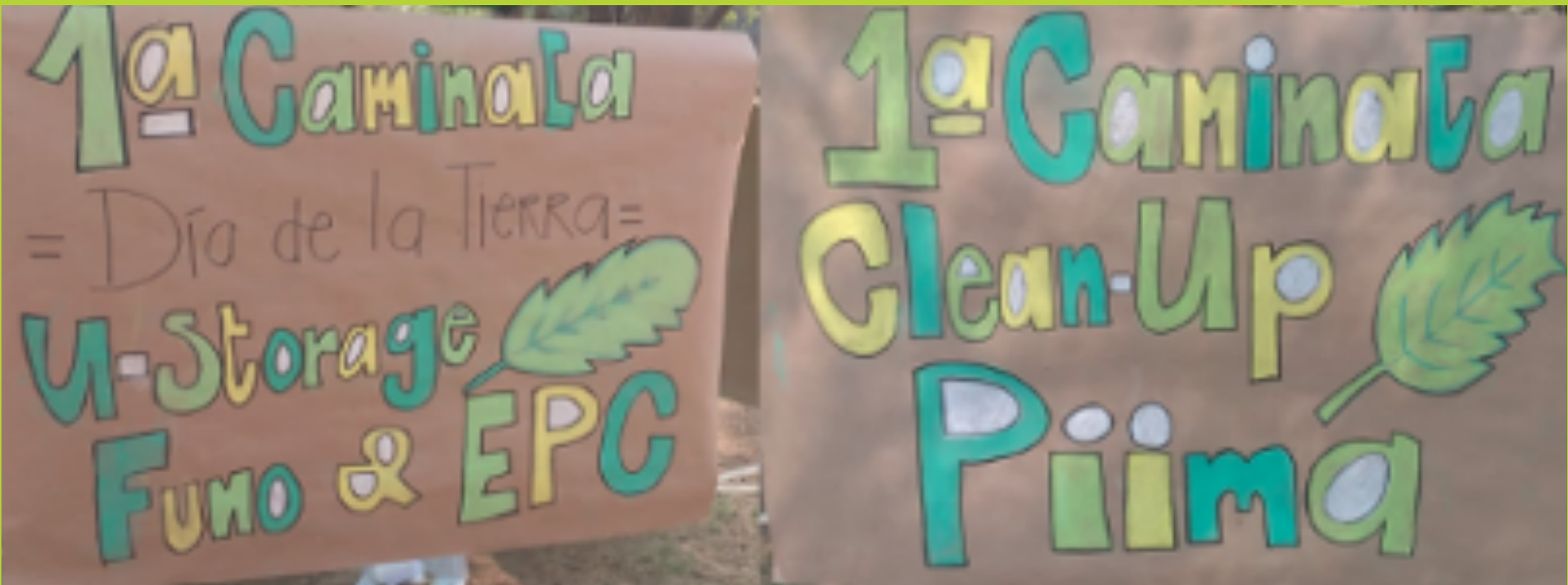
We participated in our first employee Clean-Up Walk in Los Dinamos National Park, CDMX. The goals were:

- Raise awareness about forests and their importance, waste generation, and how to diminish it
- Promote both collaborators’ and company’s integration and sustainable alliances
- Promote family time, to reflect about nature and our role as humans in it

The event was done in collaboration with other companies (PIIMA, Fibra Storage and Fibra UNO), promoting actions that benefit the natural environment. We removed solid waste from the natural areas of the Dinamos National Park in order to restore the habitats that have been damaged by human presence.

A total of 57 people participated, including 48 adults and nine children, and we managed to collect 38 bags of garbage.

Clean-Up 2022 will give us the opportunity to create a collective awareness of how our daily activities and decisions have a positive or negative impact on the planet. Alongside our collaborators, we are promoting the restoration of natural environments as well as creating a culture of awareness so we can further protect forests and biodiversity.



5.1 Corporate Governance

At EPC, we acknowledge the importance of good corporate governance to promote the trust in the company, and continue to implement best practices as it relates to corporate governance, and executive compensation, including:

1. Governance frameworks
2. Governance documentation
3. Documenting processes and procedures
4. Effective board reporting
5. Active shareholder engagement
6. Regular executive sessions with independent advisors

Investment Committee

The Investment Committee is responsible for reviewing and approving every real estate investment, disposition, finance, and refinance made on behalf of EPC’s clients. The committee meets at least once a quarter to review the portfolio. Investment committee meetings serve as a forum to introduce new investment opportunities and receive preliminary guidance and feedback, as well as a forum for a more detailed presentation of underwriting assumptions and due diligence conclusions to secure final approval to acquire multifamily properties.

The EPC Investment Committee has six members, of which one is a woman (17% female participation).

Investor Advisory Board

The Investor Advisory Board will review and resolve specific issues involving:

1. Potential sales, purchases, and other transactions with affiliates of EPC
2. The matters specified as requiring Investor Advisory Board approval in the Funds’ Operating Agreement
3. Extension of the Investment Period beyond the permitted two one-year extensions and (iv) any other matters that EPC determines to submit to a vote of the Investor Advisory Board.

The Investor Advisory Board votes by majority vote, with each Investor Advisory Board representative having one (1) vote. EPC’s representatives may not vote at (but may attend) the Investor Advisory Board Meetings.

This board has 100% male participation.

Risk Management

The Risk Management Committee provides guidance, and operational and investment risk concerning all our portfolios, as well as the firm in general. The responsibilities of the Committee include (a) review and approval of annual business plans, and (b) a mid-year review of all multifamily properties in EPC’s portfolio. In addition to assessing risk on a property and portfolio basis, the committee also meets quarterly to assess operational and investment risk firmwide.

Compliance

The Compliance Committee reviews marketing materials and product documents and makes recommendations to ensure that such marketing materials and product documents comply with all applicable laws and regulations. The committee meets at such times or times as may be required, but in any event every six months.

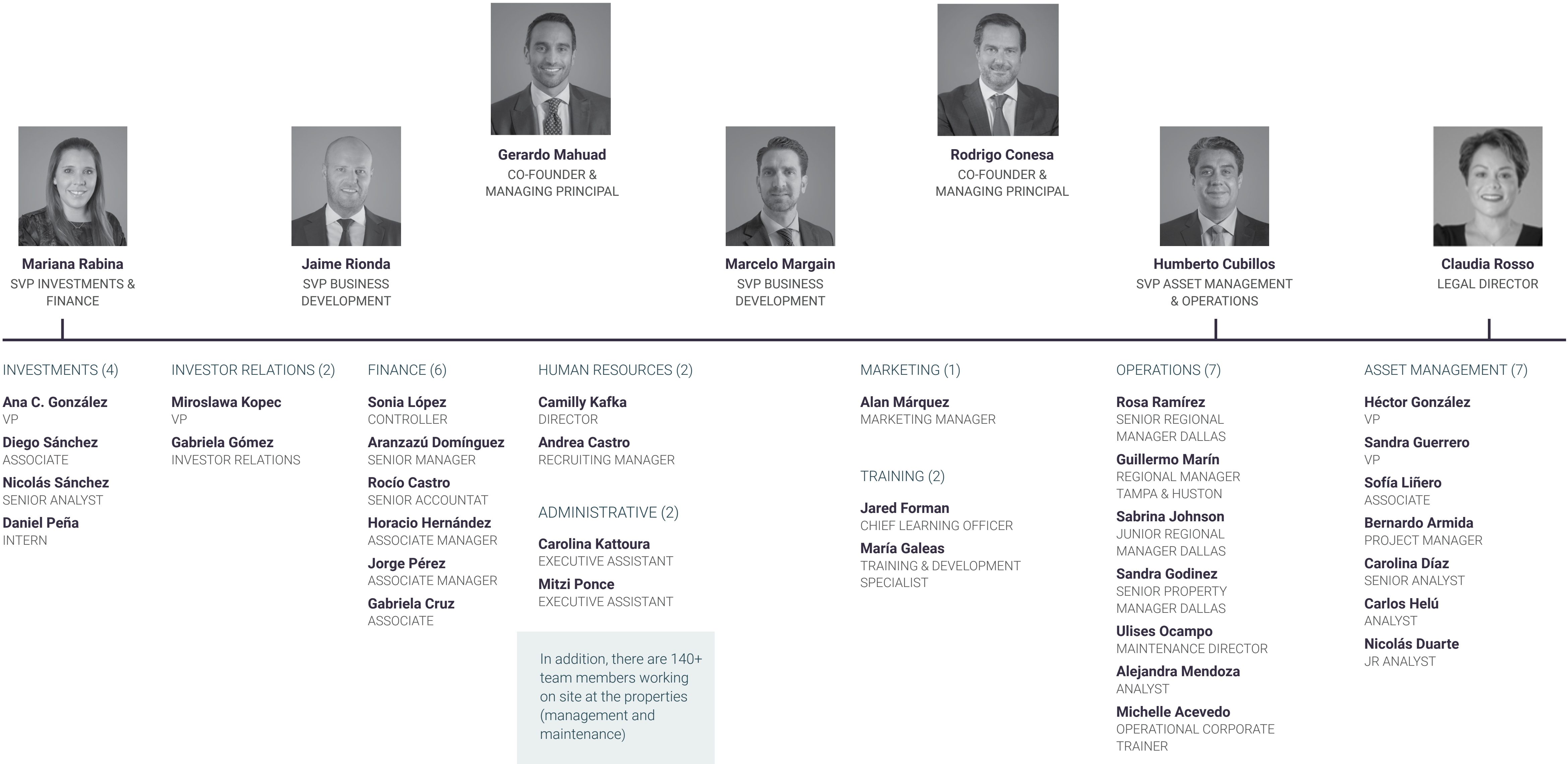


EPC Direction Team

Our team is integrated by:

Members	Gender	Experience	Tenure
Rodrigo Conesa (Co-Founder and Managing Principal)	Male	28+ years of investment strategy and real estate experience	Co-Founder
Gerardo Mahuad (Co-Founder and Managing Principal)	Male	20+ years of investments, banking, real estate and finance experience	Co-Founder
Humberto Cubillos (Senior Vice President of Asset Management)	Male	20+ years of real estate property management experience ranging from asset management to marketing and business development	2015
Mariana Robina (Senior Vice President of Investments & Finance)	Female	12+ years of real estate investments and finance, from acquisitions, due diligence and asset management to accounting and financial control, and investor relations	2013
Jaime Rionda (Senior Vice President of Business Development)	Male	20+ years of real estate investments, development and finance experience	2018
Marcelo Margain (Senior Vice President of Business Development)	Male	20+ years of real estate investments, development and finance experience	2018

Members	Gender	Experience	Tenure
Claudia Rosso (Legal Director)	Female	29 + years of experience in Real Estate, Corporate, Finance, and M&A	2021
Mirosława Kopec (Vice President of Investor Relations & Reporting)	Female	12+ years of real estate investment experience ranging from underwriting and acquisitions to portfolio management, valuations and fund management	2017
Ana Cecilia González (Vice President of Investments)	Female	8+ years of real estate investment experience, ranging from underwriting and acquisitions to asset and portfolio management	2016
Hector González (Vice President of Asset Management)	Male	10+ years of asset management and real estate operations experience	2017
Sonia López (Controller)	Female	15+ years of experience in in finance, accounting, and treasury in real estate	2020





Sustainability Advisory Board

The objectives of the Sustainability Advisory Board are:

1. Implement our ESG strategy, assigning each area its specific responsibility
2. Perform continuous ESG KPIs data collection and analysis to report to all EPC's stakeholders
3. Align the actions of each working area for a continuous improvement of EPC's ESG aspects
4. Promote a comprehensive vision and an innovative environment of solutions aimed at adding value and reducing risks and impacts of our actions, in line with stakeholders' needs

The board's functions are:

- Participate for at least one full year in the group or attend at least 80% of bimonthly meetings
- Develop the specific activities and strategy of the assigned work plan, in a timely manner
- Suggest new ideas, recommendations, observations, or actions related to ESG issues. Formulate the proposals in line with the corporate objectives
- Participate in activities directly or indirectly related to their areas
- Collect information for the Annual Report
- Promote the development and implementation of the resilience and climate change strategy



Ethics and Compliance

Legal, ethical, and moral standards of business conduct have always been at the heart of EPC’s success. Since its founding, EPC has strived to cultivate a strong culture of ethics throughout the company to preserve the integrity of its investors’ interests, the trust of its residents, the safety of their operations and compliance with laws and regulations.

5.2 Corporate Responsibility

EPC and Vidalta’s purpose is to deliver long-term success to the company by facilitating effective, entrepreneurial, and well-advised management and improving transparency and accountability within our existing systems. Our Board of Directors ensures the proper management of the company to ensure meeting stakeholders’ interests through our day-to-day operational management. The responsibilities of the Board include but are not limited to:

- Setting the company’s strategic aims
- Providing the leadership to put strategies into effect
- Supervising the management of the company
- Reporting to shareholders

5.3 Leadership (Executive Committee and Sub-committees)

Committee	Responsibilities	Meetings
Investment	Reviews and approves every real estate investment, disposition, finance, and refinance made on behalf of EPC’s clients.	Once a quarter
Risk Management	Provides guidance, and operational and investment risk in relation to all our portfolios, as well as the firm in general	Once a quarter
Compliance	Reviews marketing materials and product documents and makes recommendations to ensure that such marketing materials and product documents comply with all applicable laws and regulations.	Once every six months

Table 5. Leadership



5.4 Risk Management

In EPC and Vidalta, the identification and management of risks or possible risks is of utmost importance throughout the lifecycle of our assets. We are committed to mitigating risks for all our stakeholders. Our Risk Management Committee ensures the review and approval of annual business plans as well as a mid-year review of all properties in our portfolio. In addition to this, the committee also assesses operational and investment risks firmwide.

5.5 Ethics and Conduct (GRI 103-2,205-1,205-2,205-3, SASB FN-AC-510a.1, FN-AC-510a.2)

Our decisions and behavior have far-reaching implications, reflecting on our credibility, the EPC brand, and the financial services industry. A strong personal sense of ethics, defined as moral principles that govern behavior, should always play a significant role in guiding us toward a proper course of action. Our conduct should always reflect positively on the Company. We have adopted a Code of Ethics which is designed to help all our stakeholders and resolve ethical issues within our operations. The Code of Ethics covers topics such as compliance with the law and regulations, healthy corporate practices, leading by example, reporting unethical or illegal behavior, fair dealing, and conflicts of interests, among other topics.

We have established communication pathways for employees and others who may have concerns about the conduct of EPC, Vidalta, or a Property Manager. Such concerns may be communicated confidentially providing evidence of violations of their knowledge to their supervisors or to the Code of Ethics violation hotline at 727-579-2579. We are always partial in solving conflicts; the employee is listened to, but the company is also being protected.

5.6 Data Safety and Cybersecurity

EPC and Vidalta are committed to protecting the privacy, interests and fundamental rights of individuals and pay close attention to the processing of personal data. As a financial service and property managing company, we have responsibilities for safeguarding our clients and the proprietary information of the Company.

Everyone at EPC is required to follow policies regarding the safeguarding of sensitive information and must do the following:

- Know how the information we work with is classified and handle it appropriately.
- Access only information to which we are authorized and only to the extent that is necessary for business purposes.
- Share, transmit, transport, or otherwise disclose information only to those authorized to receive it and with legitimate business need to know.
- Promptly seek guidance any time we are unsure of how to manage the information.
- Provide data protection keeping information safe within our business software and rigorous controls in place to keep it safe and manage risk.

Sensitive information is not discussed in public areas where it can be overheard, read in public places, or left or discarded where it can be retrieved by others. We also are careful when using media or engaging in other online activities. The protection of internet-connected systems, including hardware, software, and data, from any unauthorized use or access is fundamental, based on our Cybersecurity Policy.

Confidentiality of Client Information

We protect Nonpublic Personal Information (“NPI”) concerning the identity of our investors, prospective investors, our personnel, and their transactions by not being disclosed to persons within the Company except where they need the information to fulfill their responsibilities to the Company. It is also not allowed to share the information with anyone or any entity outside the Company except in some situations listed in our Code of Ethics. Information regarding investors is kept confidential and may not be used for any personal benefit.

6. GRI and SASB Index

GRI 102: General Disclosures	Organizational profile
GRI indicator	Indicator description
102-1	Name of the organization
102-2 y FN-AC-270a.3	Activities, brands, products, and services
102-3	Location of headquarters
102-4	Location of operations
102-5	Ownership and legal form
102-6	Markets served
102-7	Scale of the organization
102-8	Information on employees and other workers
102-9	Supply chain
102-10	Significant changes to the organization and its supply chain
102-11	Precautionary Principle or approach
102-12	External initiatives
102-13	Membership of associations
102-45	Entities included in the consolidated financial statements
102-46	Defining report content and topic Boundaries
102-47	List of material topics
102-50	Reporting period
102-52	Reporting cycle
102-53	Contact point for questions regarding the report
102-54	Claims of reporting in accordance with the GRI Standards
102-55	GRI content index
102-56	External assurance
IF-RE-00.A	Number of properties, by real estate subsector
IF-RE-00.B	Leasable land area, by real estate subsector

IF-RE-00.C	Percentage of properties managed directly, by real estate subsector
IF-RE-00.D	Average occupancy rate, by real estate subsector

GRI 401: Employment	Improvement of quality of life
GRI indicator	Indicator description
103-1	Explanation of the material topic and its Boundary
401 - 2	Benefits provided to full-time employees that are not provided to temporary or part-time employees
401-3	Parental leave

GRI 304: Biodiversity	Biodiversity and impacts
GRI indicator	Indicator description
103-2	Explanation of material topics
304-2	Significant impacts of activities, products, and services on biodiversity
304-2	Significant impacts of activities, products, and services on biodiversity
304-4	IUCN Red List species and national conservation list species with habitats in areas affected by operations

	Financial performance
GRI indicator	Indicator description
103-2	Explanation of material topics
201 - 1	Direct economic value generated and distributed
201-1	Direct economic value generated and distributed
201 - 1	Direct economic value generated and distributed
201 - 2	Financial implications and other risks and opportunities due to climate change
202 - 3	Defined benefit plan obligations and other retirement plans

202 - 4	Financial assistance received from government
FN-AC-550a.1	
FN-AC-550a.2	
FN-AC-550a.3	
FN-AC-550a.4	

GRI 302: Energy GRI 305: Emissions	Energy Consumption and Renewable Energy
GRI indicator	Indicator description
103-GRI	Management approach
302-1	Energy consumption within the organization
302-1	Energy consumption within the organization
302-1	Energy consumption within the organization
302-1	Energy consumption within the organization
302-3	Energy intensity
302-4	Reduction of energy consumption
302-5	Reductions in energy requirements of products and services
IF - RE - 130a.5	Description of how building energy management considerations are integrated into real estate investment analysis and operating strategy
305-1	Direct (Scope 1) GHG emissions
305-2 y CRE3	Energy indirect (Scope 2) GHG emissions
305-3	Other indirect (Scope 3) GHG emissions
305-4 y CRE3	GHG emissions intensity
305-5 y CRE3	Reduction of GHG emissions
IF-RE-410a.2	Percentage of renters that are separately metered or sub-metered for (1) electricity consumption from the grid and (2) water withdrawn, by real estate subsector
IF-RE-410a.3	Analysis of the method to measure, incentivize and improve the effects of tenants on sustainability

Adaptation to climate change	Climate change
GRI indicator	Indicator description
IF-RE-450a.1	Area of properties located in 100-year flood zones, by real estate subsector
IF-RE-450a.2	Description of the analysis of exposure to climate change risk, degree of systematic exposure of the portfolio and strategies to mitigate risks

GRI 307: Environmental Compliance	Compliance with Environmental Regulations
GRI indicator	Indicator description
103-1	Explanation of the material topic and its Boundary
307-1	Non-compliance with environmental laws and regulations
IF-HB-106a.3	Total amount of monetary losses as a result of legal proceedings related to environmental regulations
IF-RE-410a.1	1) Percentage of new leases that contain a cost recovery clause for structural improvements related to resource efficiency and 2) Related leased floor area, by real estate subsector

GRI 404: Training and Education	Education and Training for Employees
GRI indicator	Indicator description
103-1	Explanation of the material topic and its Boundary
404-1	Average hours of training per year per employee
404-2	Programs for upgrading employee skills and transition assistance programs
404-3	Percentage of employees receiving regular performance and career development reviews

GRI 405: Diversity and Equal Opportunity	Employment generationt
GRI indicator	Indicator description
102-8	Information on employees and other workers
405-1	Diversity of governance bodies and employees
102-41	Collective bargaining agreements
405-1	Diversity of governance bodies and employees
405-1	Diversity of governance bodies and employees
FN-AC-270a.1	
FN-AC-270a.2	
GRI 413: Local Communities	Promotion of social programs in the communities
GRI indicator	Indicator description
103-1	Explanation of the material topic and its Boundary
203-1	Infrastructure investments and services supported
413-1	Operations with local community engagement, impact assessments, and development programs
413-2	Operations with significant actual and potential negative impacts on local communities
GRI 303: Water And Effluents	Water Consumption
GRI indicator	Indicator description
103-1	Explanation of the material topic and its Boundary
303-1	Materials used by weight or volume
303-2	Recycled input materials used
303-3	Reclaimed products and their packaging materials
303-4	Reclaimed products and their packaging materials
303 - 1, 2 , 3 y 4	
CRE2.	

IF-RE-140a.2	1) Total water withdrawn by portfolio area with data coverage and 2) percentage in regions with high or extremely high initial water stress, by real estate subsector
IF-RE-140a.3	Similar percentage change in water withdrawn for the portfolio area with data coverage, by real estate subsector
IF-RE-140a.4.	Description of water management risks and analysis of strategies and practices to mitigate them
IF-RE-410a.2	1) Percentage of new leases that contain a cost recovery clause for structural improvements related to resource efficiency and 2) Related leased floor area, by real estate subsector
IF-RE-410a.3	Percentage of renters that are separately metered or sub-metered for (1) electricity consumption from the grid and (2) water withdrawn, by real estate subsector
IF-HB-410a.2	Percentage of installed water installations certified according to WaterSense® specifications
GRI 413: Local Communities	Boosting the EPIC Foundation
GRI indicator	Indicator description
413-1	Operations with local community engagement, impact assessments, and development programs
GRI 306: Waste	Waste Management
GRI indicator	Indicator description
306-1	Waste generation and significant waste-related impacts
306-1	Waste generation and significant waste-related impacts
IF-RE-410a.3	Analysis of the method to measure, encourage and improve the effects of tenants on sustainability

	Sustainable Construction
GRI indicator	Indicator description
103-1	Explanation of the material topic and its Boundary
IF-HB-106a.1	Number of (1) Parcels and (2) Homes Delivered in Redevelopment Zones
IF-EN-250a.1	Amount of defect- and safety-related rework costs
IF-EN-250a.2	Total amount of monetary losses as a result of legal proceedings associated with defect- and safety-related incidents
CRE8 e IF-EN410a.1 e IF-HB-4101.3	
IF-EN-410a.2 (C)	
IF-HB-410a.1	(1) Number of homes that achieved a certified score on the HERS® Index and (2) mean score
IF-HB-106a.4	Process analysis for integrating environmental considerations into site selection, design, development and construction of facilities
GRI 403: Occupational Health and Safety	Occupational Health and Safety
GRI indicator	Indicator description
403 - 1	Occupational health and safety management system
403 - 2	Hazard identification, risk assessment, and incident investigation
403 - 3	Occupational health services
403 - 4	Worker participation, consultation, and communication on occupational health and safety
403 - 5	Worker training on occupational health and safety
403 - 6	Promotion of worker health
403 - 7	Prevention and mitigation of occupational health and safety impacts directly linked by business relationships

403 - 8	Workers covered by an occupational health and safety management system
410 - 1	Security personnel trained in human rights policies or procedures
GRI 205: Anti-corruption	Ethics and Integrity
GRI indicator	Indicator description
103-2	The management approach and its components
205 - 1	Operations assessed for risks related to corruption
205 - 2	Communication and training about anti-corruption policies and procedures
205 - 2	Communication and training about anti-corruption policies and procedures
205 - 2	Communication and training about anti-corruption policies and procedures
205 - 2	Communication and training about anti-corruption policies and procedures
205 - 2	Communication and training about anti-corruption policies and procedures
205 - 3	a. Total number and nature of confirmed incidents of corruption.
205 - 3	b. Total number of confirmed incidents in which employees were dismissed or disciplined for corruption.
205 - 3	c. Total number of confirmed incidents when contracts with business partners were terminated or not renewed due to violations related to corruption.
205 - 3	d. Public legal cases regarding corruption brought against the organization or its employees during the reporting period and the outcomes of such cases.
FN-AC-510a.1	
FN-AC-510a.2	