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IMPACT REPORT

Elevating Communities
Building Value That Lasts

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A MESSAGE TO OUR STAKEHOLDERS

Fourteen years ago, we founded Eagle Property Capital with a simple but powerful mission: to deliver strong risk-adjusted returns while making meaningful contributions to the communities we serve. Today, as we present our 2024 Impact Report, we are proud to demonstrate how this dual commitment continues to drive our success and shape our future.

This year's report reflects a pivotal chapter in our journey. We have deepened our integration of environmental, social, and governance principles across every aspect of our operations—from implementing smart building technologies that reduce energy consumption, to launching programs like our Vidalta Roots Mentorship initiative that has already boosted employee retention and satisfaction. Our reputation scores have risen above industry standards, we've helped residents establish credit through our Esusu partnerships, demonstrating how responsible operations create tangible value.

The theme of this year's report, *Elevating Communities, Building Value that Lasts*, captures our belief that sustainable success begins with people. Whether through our enhanced health and safety protocols, financial empowerment programs, or cultural transformation to Vidalta Residential, we are building more than properties—we're creating thriving communities where residents and team members alike can prosper.



While we celebrate progress, we remain focused on the path ahead. The initiatives highlighted in these pages represent stepping stones toward even more ambitious goals. We are particularly excited about our growing ability to measure and report impact, allowing us to make data-driven decisions that benefit all stakeholders.

To our investors, partners, residents, and team members, thank you for your trust and collaboration. Together, we are proving that disciplined investing and positive social impact are not just compatible, but mutually reinforcing. We invite you to explore this report and join us in building a more sustainable, equitable future for multifamily housing.

GERARDO MAHUAD & RODRIGO CONESA
Managing Principals and Founders



WHO WE ARE

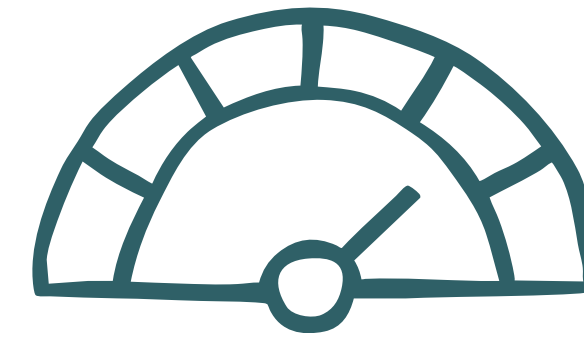
Eagle Property Capital (EPC) is a vertically integrated multifamily investment manager headquartered in Miami, Florida, with a corporate presence in Mexico City, and Dallas, Texas, in addition to a portfolio footprint in the Houston, Texas and Orlando, Florida markets, specializing in value-add strategies across high-growth Sun Belt markets. Since our founding in 2011, we have acquired and repositioned over 10,100 units, with an over 200 strong workforce, focusing on Class A and B properties that serve middle-class communities in dynamic Florida and Texas markets. Our investment approach combines rigorous underwriting with hands-on asset management, targeting properties with strong cash flow potential where our proprietary capital improvement programs can unlock value.

What sets EPC apart is our complete control of the investment lifecycle through Vidalta Residential, our fully owned property management branch. This vertical integration allows us to execute value creation strategies with precision—from acquisition, due diligence and impact aligned renovations to resident experience programs and disposition timing. By managing every link in the value chain, we maintain exceptional operational standards while achieving superior risk-adjusted returns for our investors.



OUR CORE VALUES

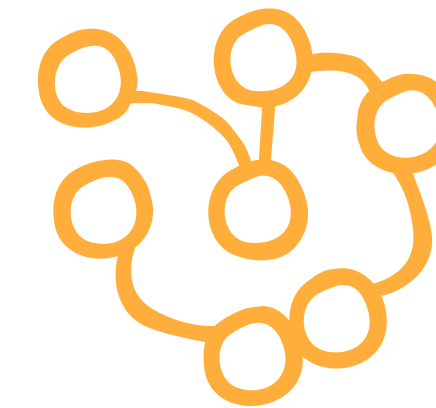
In 2024 we formalized our core values into a guiding document, these principles have been the foundation of our culture since the beginning. We are committed to excellence. We strive to **be high performers** who continuously **learn and grow**. We believe in **collaboration and teamwork**, fostering a supportive and **service-oriented environment**. By **doing the right thing** with integrity, we build trust and achieve lasting success together. These five fundamental values shape every interaction, decision, and initiative across our organization, reflecting our identity as a team and our unwavering commitment to excellence in multifamily management.



BE A HIGH PERFORMER
INITIATIVE , POSITIVITY , AND RESULTS



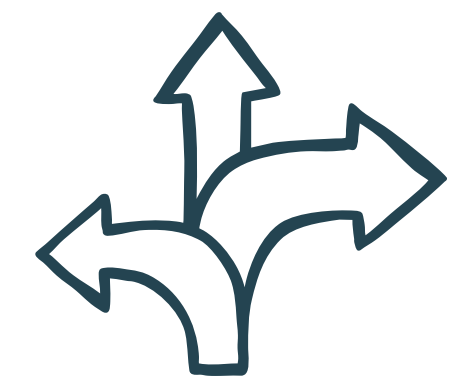
HAVE A GROWTH MINDSET
LEARN, ADAPT, AND EVOLVE



BE A TEAM PLAYER
COLLABORATE, ELEVATE, AND COMMUNICATE



BE A SERVICE STAR
GO ABOVE AND BEYOND



DO THE RIGHT THING
ACT WITH INTEGRITY

OUR TEAM IN 2024

At EPC Vidalta, our 210 dedicated team members are the foundation of everything we achieve.

In 2024, we deepened our investment in People Operations, our strategic approach to fostering a thriving workplace. Beyond traditional HR, People Operations focuses on employee experience, growth, and aligning culture with our values to build high-performing teams.

This commitment delivered measurable results:

46% reduction in annual turnover

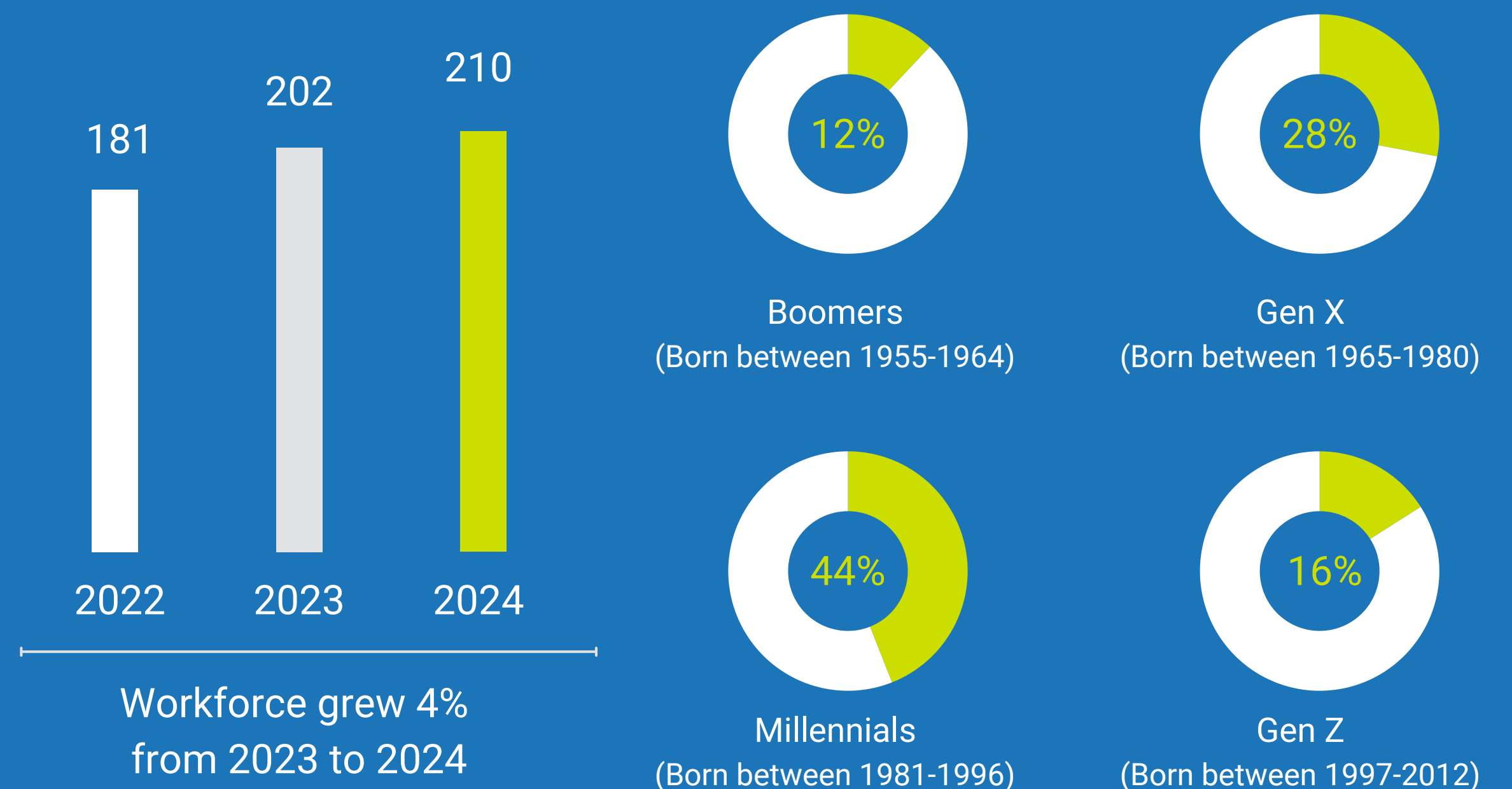
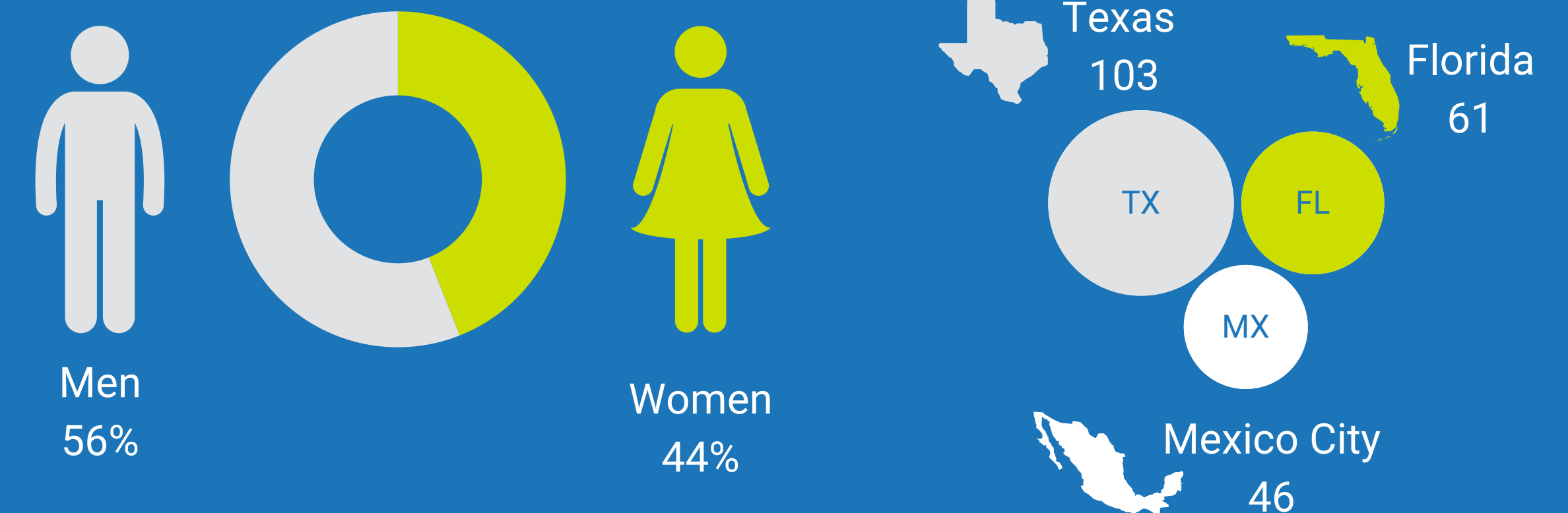
Open roles filled in 19 days (half the U.S. industry average)

By cultivating an inclusive culture where every employee is empowered to succeed, we're not just retaining talent—we're building the future of multifamily leadership.

BUILDING A FUTURE-READY WORKFORCE

This dramatic improvement in retention reflects our holistic approach to employee experience. We implemented structured mentorship through our Vidalta Roots program, competitive compensation benchmarking, and team development initiatives. Our commitment to transparency through quarterly town halls and continuous feedback mechanisms fostered stronger team connections. These investments not only stabilized our workforce but directly contributed to operational excellence. When we invest in our people, everyone benefits.

WORKFORCE IN 2024



2024 PORTFOLIO EVOLUTION

DISPOSITION WOODWIND IRVING, TX

As Fund III's sixth disposition, this asset demonstrated our ability to create value in smaller properties through:

- **Unit Modernization:** Upgraded 50%+ interiors
- **Service Innovations:** Added valet trash and reserved parking
- **Operating Efficiencies:** Shared services with adjacent EPC properties creating economies of scale to reduce expenses

The transaction exceeded underwritten sale projections, showcasing our deep submarket expertise in the Dallas-Fort Worth metro.



An aerial photograph of the Grand Riviera apartment complex in Irving, Texas. The image shows several multi-story apartment buildings with flat roofs and brick or concrete exteriors. There are numerous parking spaces filled with cars, some of which are older models. The surrounding area includes other residential buildings, trees, and a street with a few more cars. The overall scene is a typical urban residential development.

DISPOSITION GRAND RIVIERA IRVING, TX

After six years of ownership through Fund IV, and a co investment with Realty Mogul 119 and CINUK-EPC PJV, we successfully navigated unprecedented challenges—including pandemic disruptions, extreme weather events, and inflationary pressures—to execute a comprehensive value-add strategy at Grand Riviera.

Key ESG achievements included:

- **Energy & Water Conservation:** Implemented efficiency upgrades that reduced operational costs
- **Community Enhancement:** Rebranded property and modernized amenities (fitness center, pool area)
- **Operational Synergies:** Optimized expenses by sharing resources with neighboring EPC-managed property

Despite unanticipated capex and tax increases, our disciplined management delivered a successful exit while maintaining resident satisfaction throughout ownership.

ACQUISITION TALCOTT AT WINDERMERE WINDERMERE, FL

Our Fund V acquired this 2013-built asset to execute a restore-to-core strategy in Orlando MSA's premier submarket. The acquisition expanded our Florida footprint to 1,362 units.

Planned Initiatives

- **Sustainable Repositioning:** Energy-efficient appliance upgrades
- **Community Focus:** Amenity modernizations
- **Economic Impact:** Housing near major employers

This Class A asset, spans 15 three-story buildings and offering spacious one-, two-, and three-bedroom units, aligns with our strategy of acquiring well-located properties with value-add potential in high-growth Sun Belt markets. The property's walkability to Lake Burden and proximity to top-rated schools further enhances its sustainability profile.



PELICAN LAKE HOTEL CONVERSION: SUSTAINABLE REDEVELOPMENT

In 2024, EPC Vidalta successfully completed the strategic conversion of two extended-stay hotels into Pelican Lake Apartments, **creating 183 workforce housing units** in Tampa's high-demand Central Pinellas submarket. This innovative adaptive reuse project addressed a critical housing shortage while demonstrating our expertise in value creation through creative repositioning.

The 20-month conversion process overcame significant zoning and operational challenges to deliver:

- **Immediate housing inventory** in the market
- **Affordable workforce** units priced below new construction alternatives
- Preserved community character through **adaptive reuse of existing structures**
- **Creation of a new clubhouse and dog park**

Serving healthcare workers, airport employees, and service professionals from nearby employment hubs, this project has become a model for future conversions, combining housing innovation with community impact.



*These transactions demonstrate
our ability to create value
across market cycles while
maintaining our commitment to
responsible investing principles*



ENVIRONMENTAL STEWARDSHIP





CLIMATE & RESILIENCE

EPC Vidalta prioritizes climate adaptation and disaster preparedness to safeguard our assets, residents, and communities. In 2024, we implemented enhanced risk management protocols to address extreme weather events, including hurricanes and winter storms, while advancing energy efficiency and sustainability initiatives across our portfolio.

RISK MANAGEMENT & NATURAL DISASTER PREPAREDNESS

Hurricane Preparedness

IEPC Vidalta formalized Standard Operating Procedures (SOPs) for hurricane response, developed in coordination with our Training Team. Key measures included flood prevention, tree and palm trimming, roof reinforcement, securing loose outdoor items, and proactive resident communications. These protocols proved critical during Hurricanes Beryl (Houston), Milton and Helene (Tampa & Orlando), minimizing property damage and ensuring resident safety.

Winter Storms Preparedness

For winter storm resilience, EPC Vidalta established SOPs addressing exteriors, laundry spaces, heaters, irrigation, drainage, building spigot insulation, and fire sprinkler system monitoring. The Maintenance Team was trained on special in-house repairs, and equipment was acquired to increase response time in plumbing repairs. These measures were successfully deployed during the January 2024 winter storms in Dallas and Houston, preventing pipe bursts and structural damage.

PROPTech: SMART BUILDING ENHANCEMENTS

PropTech (short for Property Technology) refers to the use of information technology (IT) and digital innovation to disrupt, enhance, or streamline the way technology manages, and interacts with real estate. For EPC Vidalta the technology-driven efficiency improvements, include:



Bulk Internet Services

Providing free Wi-Fi in common areas and discounted high speed internet plans for resident, covering 75% of the portfolio.

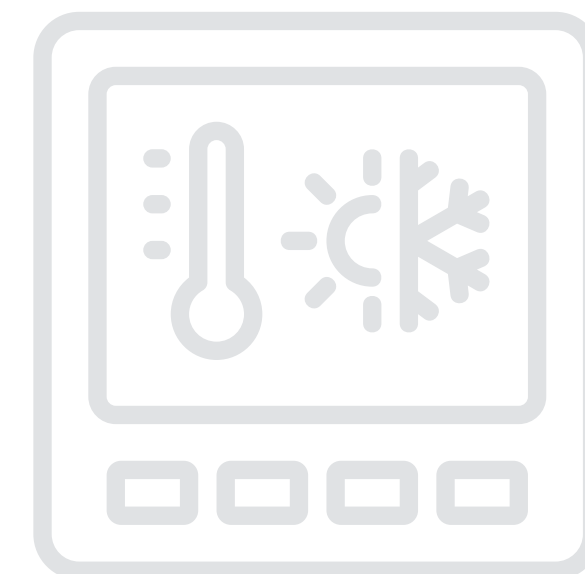
SmartRent

In 2024, EPC Vidalta deployed 2,000 SmartRent-enabled units with:



Smart Leak Detectors

Placed in to prevent mold and water damage and providing instant push notifications and work order generation upon leak detection, improving response times, while reducing risks.



Smart Thermostats

Enabling remote climate control for residents and eco-conscious temperature management in vacant units allowing careful usage control and mitigating risks,

RESOURCE STEWARDSHIP & ENVIRONMENTAL PERFORMANCE

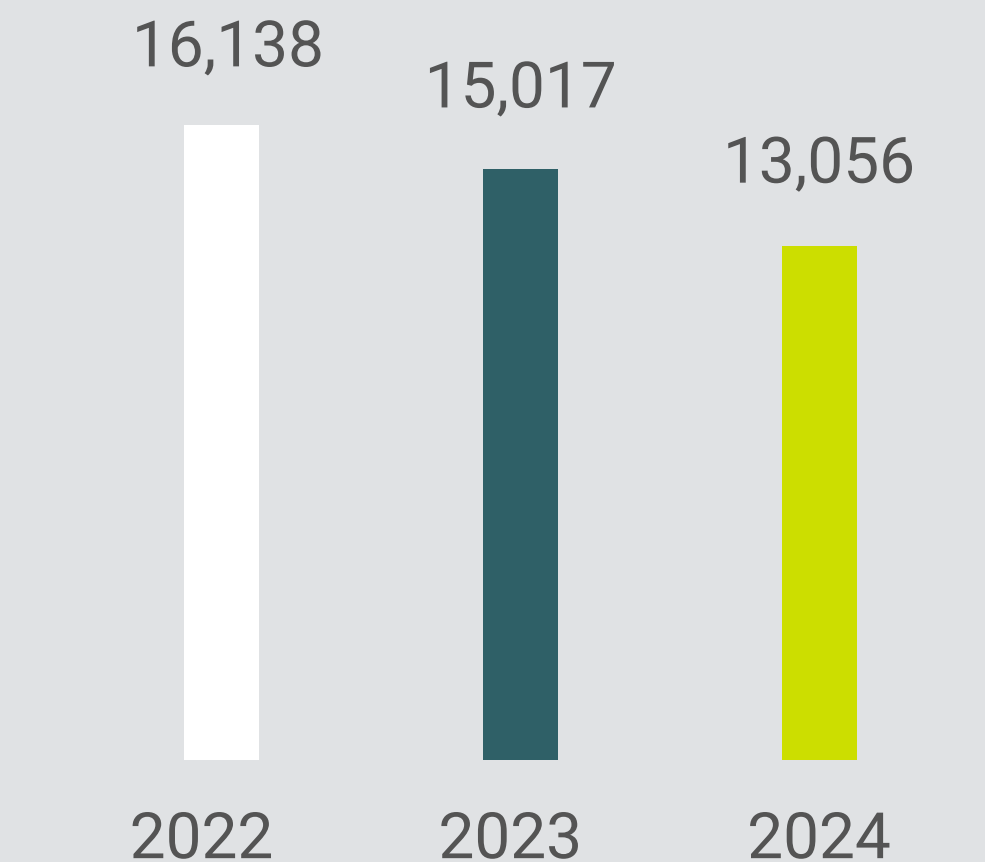
EPC Vidalta maintains a systematic approach to environmental resource management, implementing comprehensive tracking systems to monitor energy, water, and emissions data across our expanding portfolio. While the scale and diversity of our properties present measurement complexities, we have developed robust frameworks to accurately assess consumption patterns and drive continuous improvement in sustainability performance.

Our methodology establishes property-level baselines across four key areas: energy consumption encompassing electricity and natural gas usage, water utilization metrics, and waste generation volumes. These benchmarks enable us to quantify year-over-year efficiency gains, identify both high-performing assets and opportunities for improve

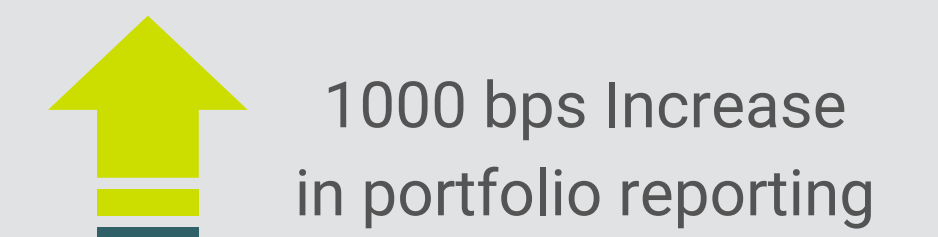
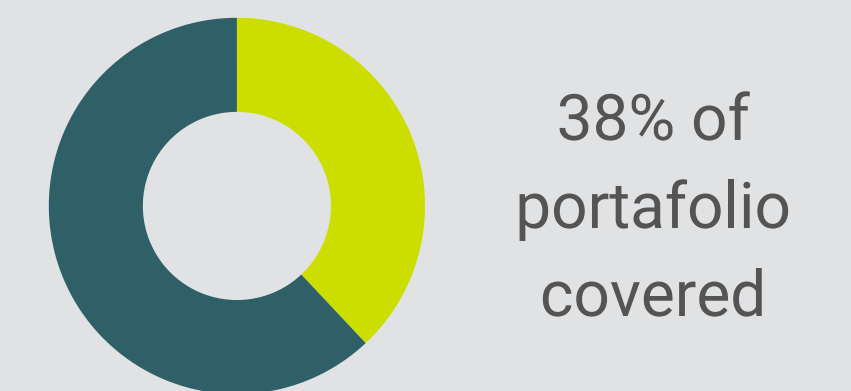
Natural Gas

Our portfolio demonstrated significant progress in energy efficiency, with natural gas consumption decreasing from 15,017 MWh in 2023 to 13,056 MWh in 2024, representing a 13.9% reduction across comparable properties. The achieved reduction reflects the successful execution of multiple ESG initiatives, including equipment upgrades to high-efficiency systems, optimization of usage patterns through operational improvements, and enhanced preventive maintenance protocols.

The reported data covers 38% of our total portfolio's common areas, marking an improvement from 28% coverage in the previous year. While this represents substantial progress in our data collection capabilities, twelve properties could not be included in this analysis due to incomplete annual reporting, and one recently acquired property was excluded to maintain data consistency. By focusing on the eight fully reporting properties, we maintain rigorous comparability in our energy usage analysis, providing reliable benchmarks for ongoing performance measurement and improvement. We continue to work toward full portfolio integration and data completeness. The current results validate the effectiveness of our sustainability initiatives while highlighting opportunities for expanded implementation across our growing portfolio.



Total consumption
(MWh)

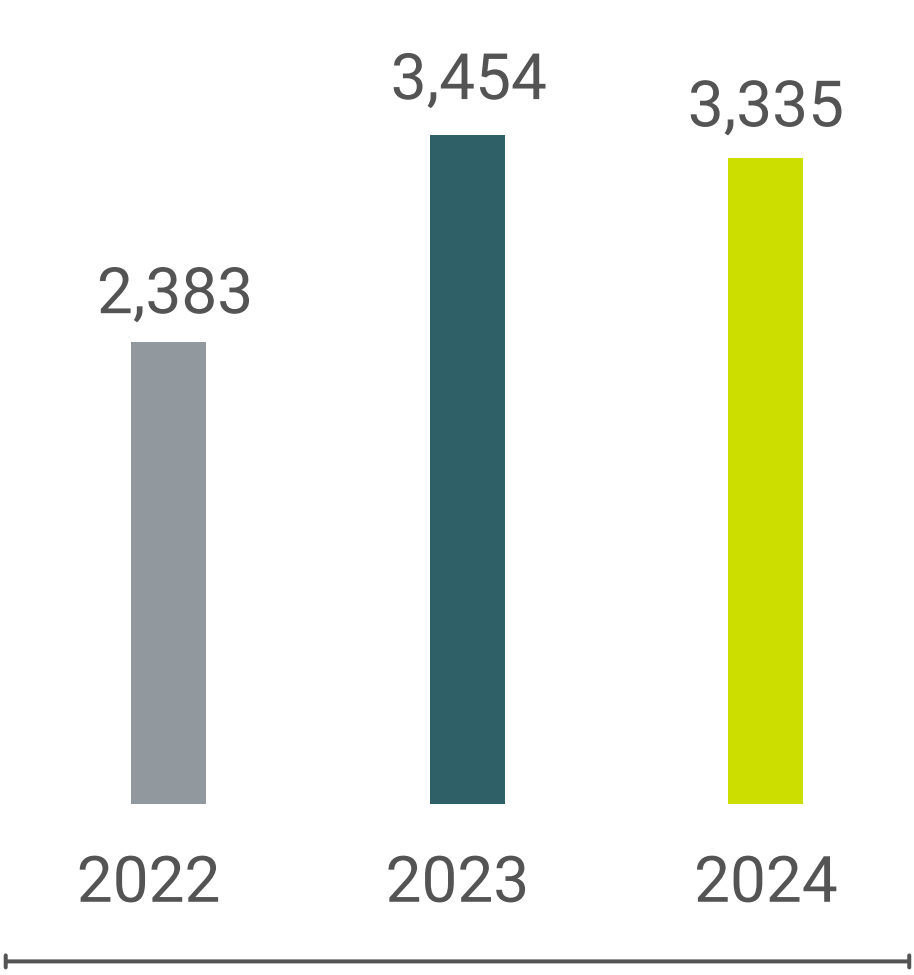


Electricity

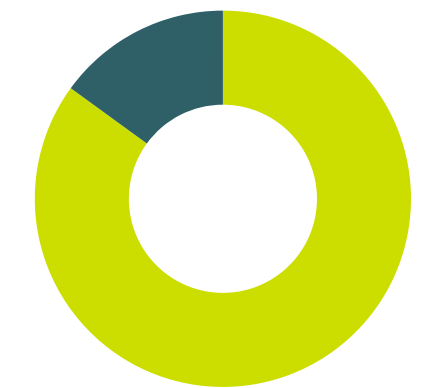
Our analysis of electricity consumption in common areas across 17 comparable properties showed a year-over-year decrease from 3,454 kWh in 2023 to 3,335 kWh in 2024, representing a 3.5% reduction in energy usage. This positive trend reflects our ongoing commitment to energy efficiency through targeted operational improvements.

While we continue to make progress in tracking and reducing energy consumption across our portfolio, monitoring electricity usage in leased areas presents unique challenges. Currently, this data relies on voluntary meter readings shared by residents, as individual units receive separate utility bills. From 2023 to 2024, we observed a 10% decrease in electricity consumption across leased areas, dropping from 43,389 kWh to 38,963 kWh.

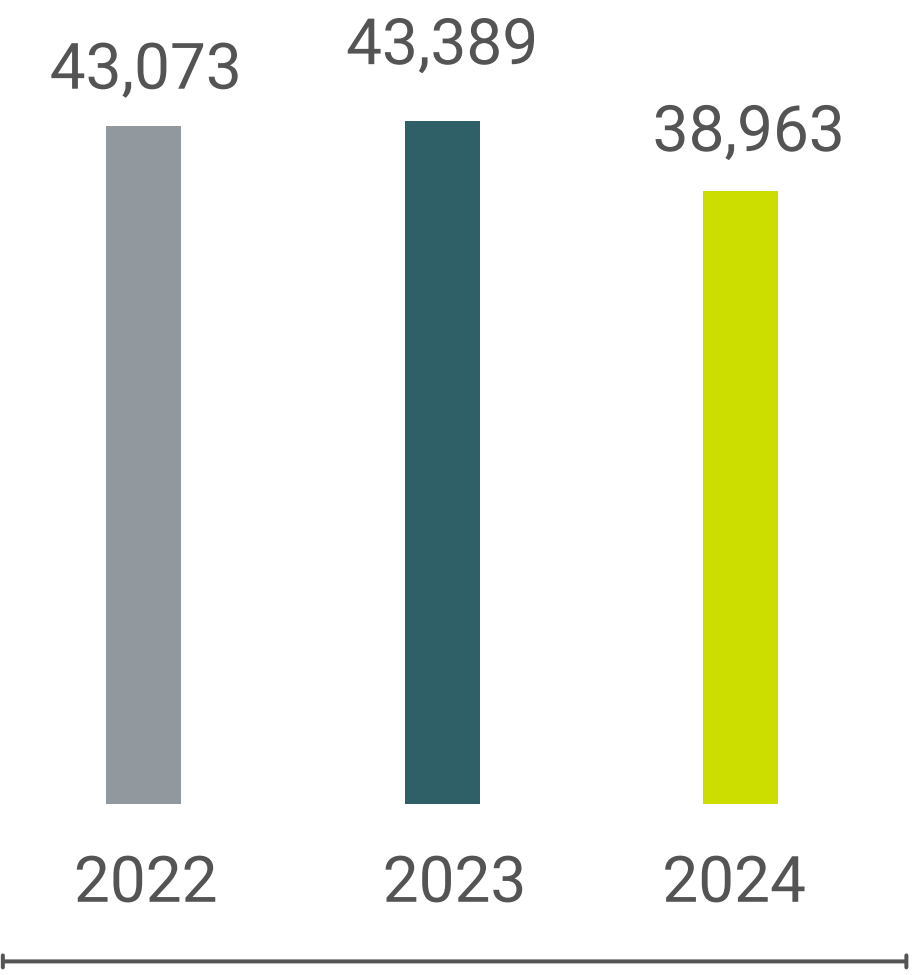
For accurate year-over-year comparison of leased areas, we analyzed data from 13 consistently reporting properties, representing 65% of our portfolio. This like-for-like methodology helps account for portfolio changes while providing meaningful performance insights.



Consumption
common areas
(kWh)



85% of portfolio
common areas
reporting



Consumption
leased areas
(kWh)



65% of portafolio
properties
reporting

Additional Energy Strategies



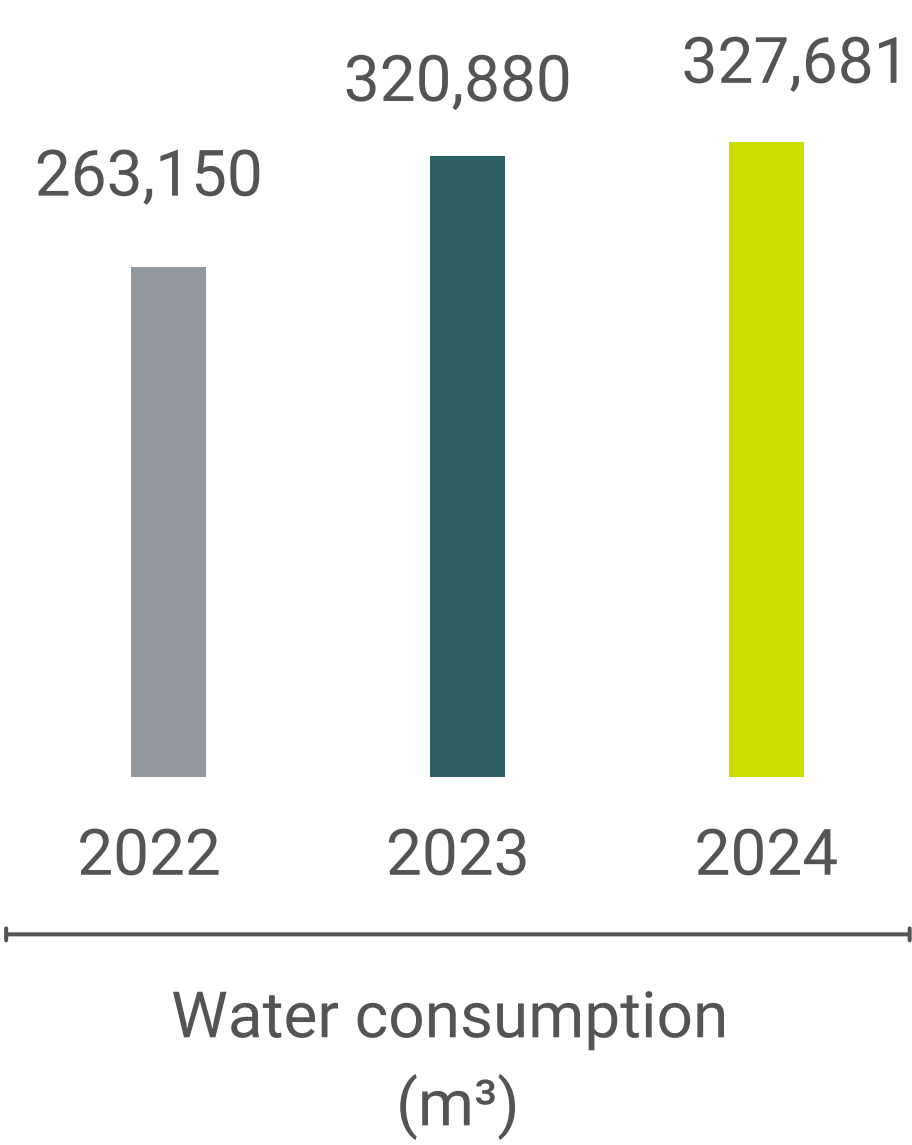
ENERGY STAR appliances are designed to consume less energy while delivering high performance. To earn the ENERGY STAR label, products must meet rigorous energy efficiency standards established by the U.S. Environmental Protection Agency or the Department of Energy. We are committed to prioritizing ENERGY STAR-certified products for all upgrades and making them the standard for appliance purchases.



We are working toward full adoption of LED lighting across our entire portfolio to significantly reduce electricity consumption in both common areas and leased spaces. Additionally, we are implementing photocell-controlled lighting, smart sensors that automatically adjust lights based on natural daylight, to further optimize energy use particularly outdoors.

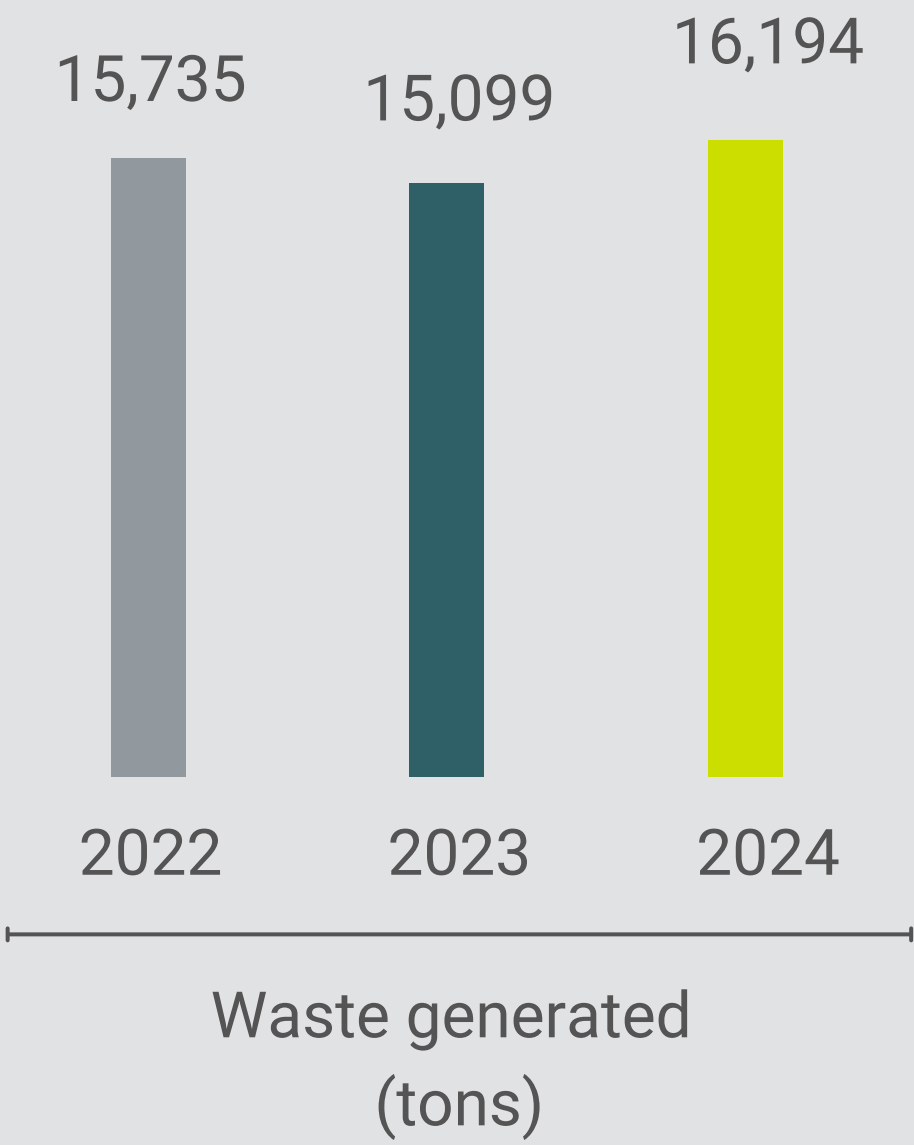
Water Consumption

In 2024, our portfolio consumed 327,681 m³ of water across 18 properties, continuing a multi-year increase from 2022 (263,150 m³) and 2023 (320,880 m³). However, deeper analysis shows promising progress, 6 comparable properties achieved measurable reductions. Our late 2024 rollout of smart leak detection systems across part of the portfolio will enable real-time monitoring to quickly identify and repair inefficiencies. Combined with resident education, these initiatives position us to stabilize and ultimately reduce consumption without compromising resident comfort or operational standards.



Waste Generation

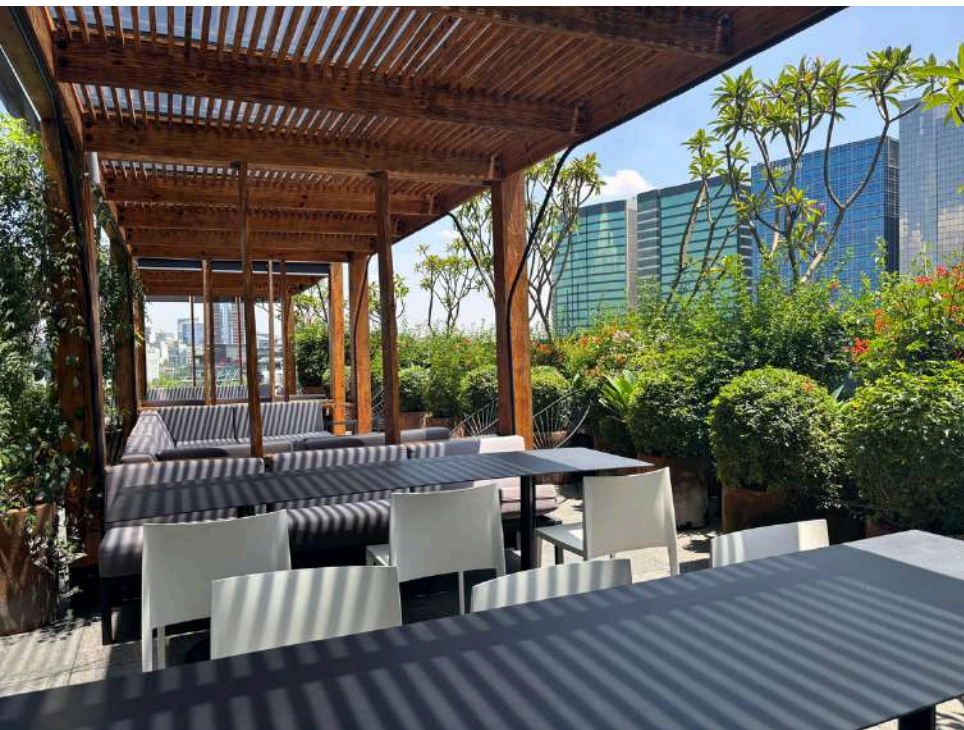
While our 2024 waste generation of 16,194 tons across 16 properties represents a 6% increase from 2023, we see this data as a valuable opportunity to strengthen our sustainability programs. This upward trend - captured across both common areas and residential units - will spark actionable improvements, including the rollout of a new resident education campaign focused on recycling best practices. We're turning these insights into impact as part of our commitment to transform this baseline measurement into reduction in waste.



Green Building & Circular Waste Solutions



In 2024, EPC’s Mexico office relocated to a new LEED Gold-certified green building, underscoring our commitment to energy-efficient and sustainable operations. The new space includes an outdoor green area designed for collaboration, wellness, and connection with nature, further enhancing employee well-being and environmental stewardship.



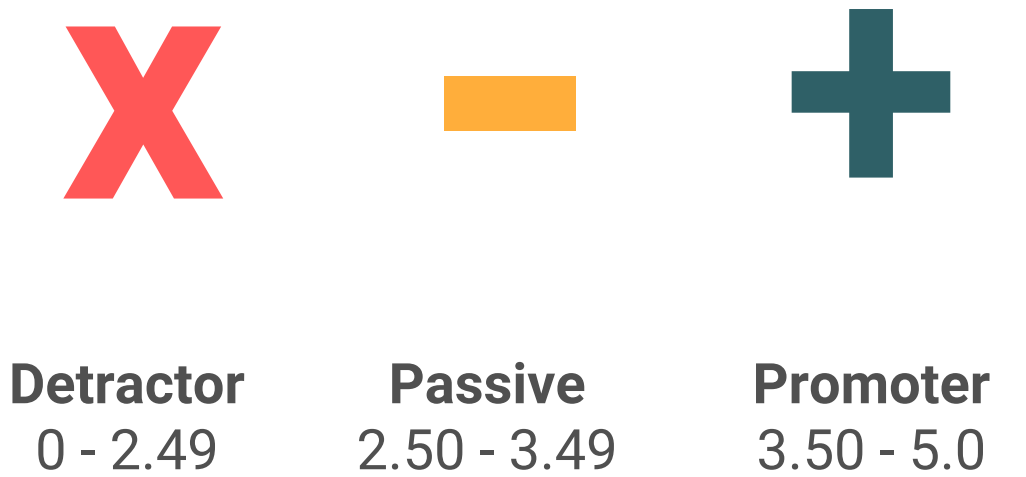
EPC has taken significant steps to enhance our environmental sustainability efforts through strategic waste management initiatives. We implemented two waste disposal programs: a comprehensive waste separation system and a specialized partnership with Consanhi América. Consanhi América brings over 22 years of expertise as a pioneer in sustainable management of feminine waste products. Through this collaboration, we ensure these materials are properly treated and disposed of in an environmentally responsible manner, substantially reducing the ecological impact that would otherwise result from conventional disposal methods.

SOCIAL COMMITMENT



RESIDENT SURVEY

At EPC Vidalta, we consider community engagement fundamental to our Impact strategy, with resident satisfaction serving as a key performance indicator of our success. We continue to implement feedback mechanisms through our annual resident satisfaction survey utilizing the Net Promoter Score (NPS) methodology (0-5 scale). This survey provides critical insights across four key dimensions: value perception, maintenance quality, amenity satisfaction, and leasing experience. The results categorize responses as Detractors (0-2.49), Passives (2.50 -2.49), or Promoters (3.50 - 5.0).



Our 2024 resident satisfaction metrics demonstrated meaningful progress across multiple dimensions. The overall satisfaction average rose to 3.53 (from 3.21 in 2023), representing a 9% year-over-year improvement. In addition, we achieved significant qualitative improvements in our Net Promoter Score classification, with two key performance indicators transitioning from passive to promoter status, namely the leasing process and management overall satisfaction. This positive shift reflects the tangible impact of our enhanced community engagement initiatives and operational improvements.

The survey program has evolved into a strategic tool that informs both immediate operational adjustments and long-term capital planning. By systematically tracking satisfaction trends and correlating them with specific interventions, we can quantify the impact of improvements and allocate resources more effectively. Our 2024 results demonstrate progress, while also highlighting opportunities for further enhancement as we work toward our goal of creating exceptional living experiences for our residents.

Satisfaction KPIs



Reputation Management & Online Performance

We prioritize maintaining strong community trust and satisfaction, and have partnered with Reputation.com, a leading platform for online reputation management, to monitor and enhance our properties' digital presence. This powerful tool aggregates verified resident reviews, and survey feedback—providing real-time insights into how our communities are perceived.

Reputation.com's scoring system evaluates multiple factors, including:

- Review ratings (Google, Facebook, apartment directories)
- Response rates & timeliness to resident feedback
- Review volume & recency
- Sentiment analysis of written comments

These metrics help us identify strengths, address concerns proactively, and benchmark our performance against industry standards.

Top-Performing Communities

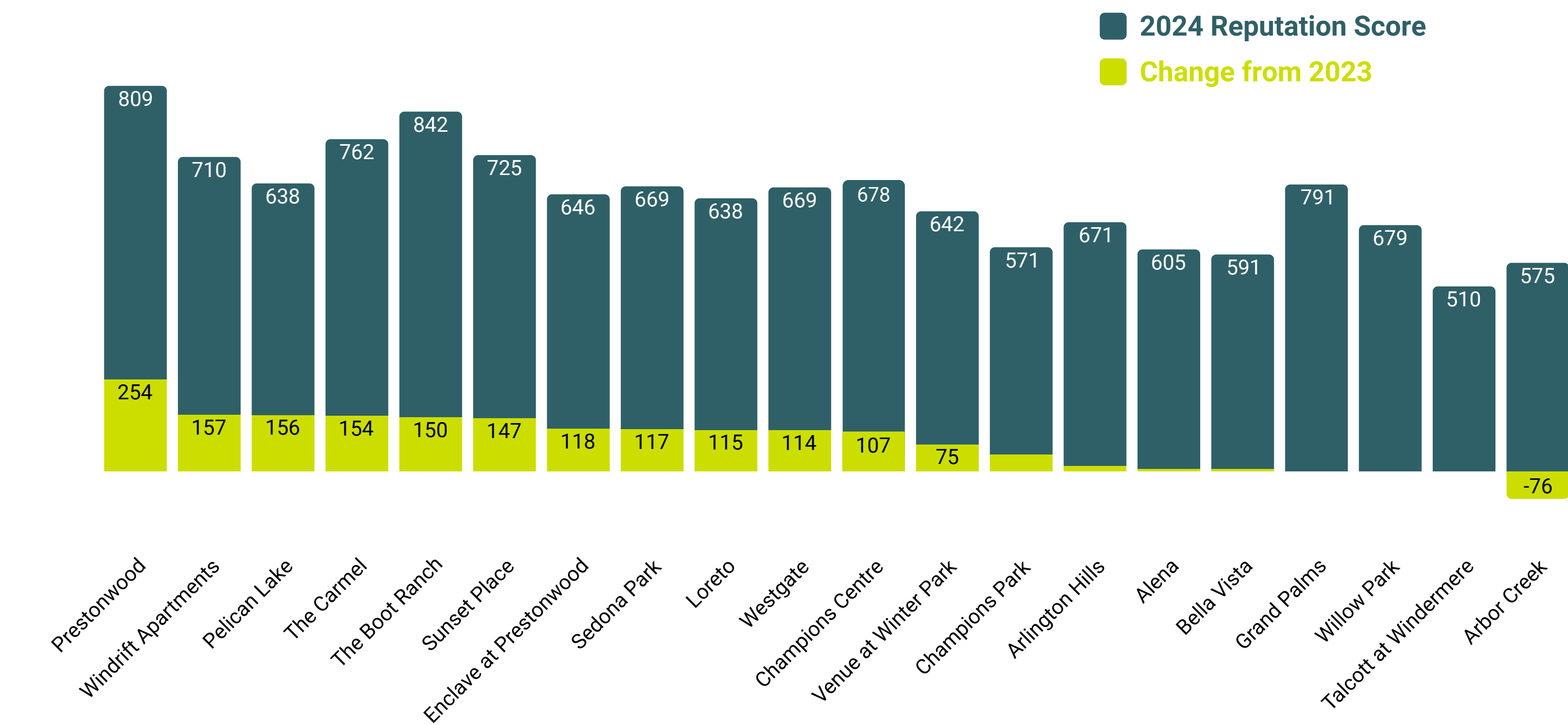
Several of our properties have achieved exceptional year-over-year reputation management improvements, demonstrating our commitment to continuously refine our operations:

- **The Boot Ranch Apartments** (842)
- **Prestonwood** (809)
- **Grand Palms** (791)
- **The Carmel** (762)
- **Gateway on 4th** (724)

Continuous Improvement Strategy

Notably, **14 out of 21 properties (67%) scored above 530**, placing them above the industry average of 522.

While most properties saw significant score increases, we remain focused on enhancing all assets through faster response times to resident feedback and proactive community engagement initiatives.





COMMUNITY ENGAGEMENT INITIATIVES

PORTFOLIO-WIDE EVENTS

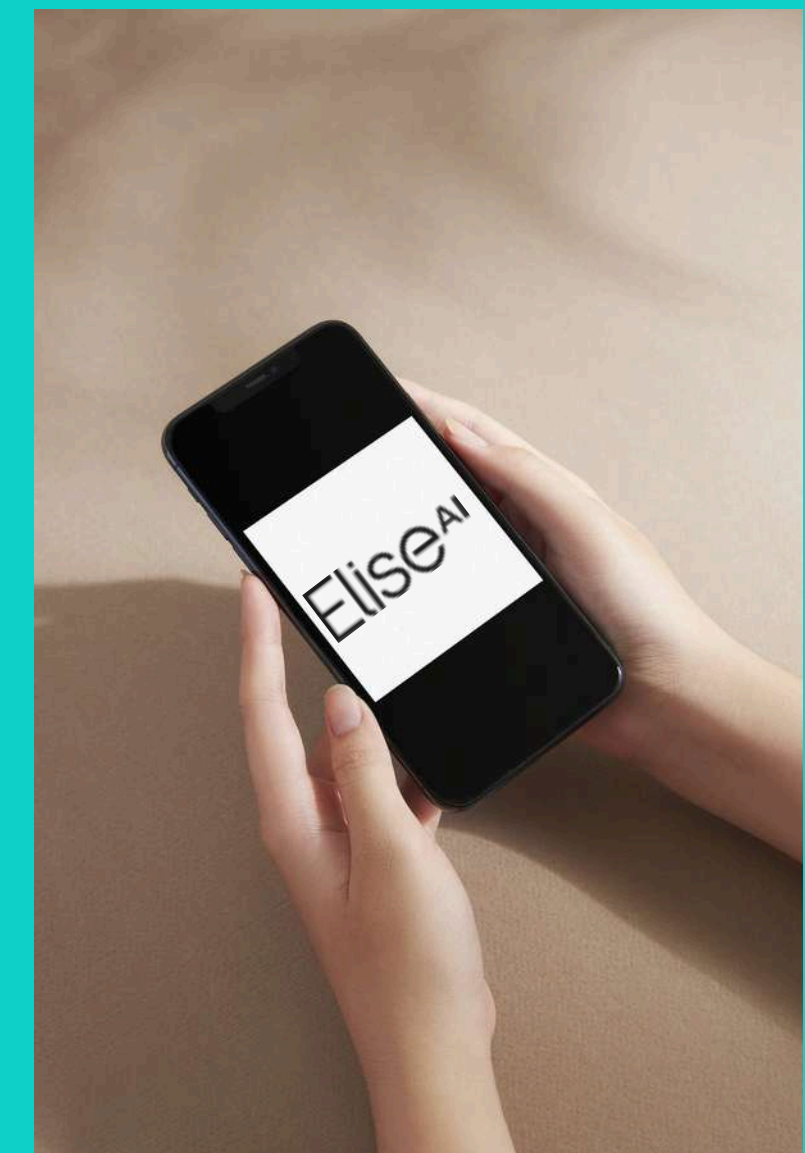
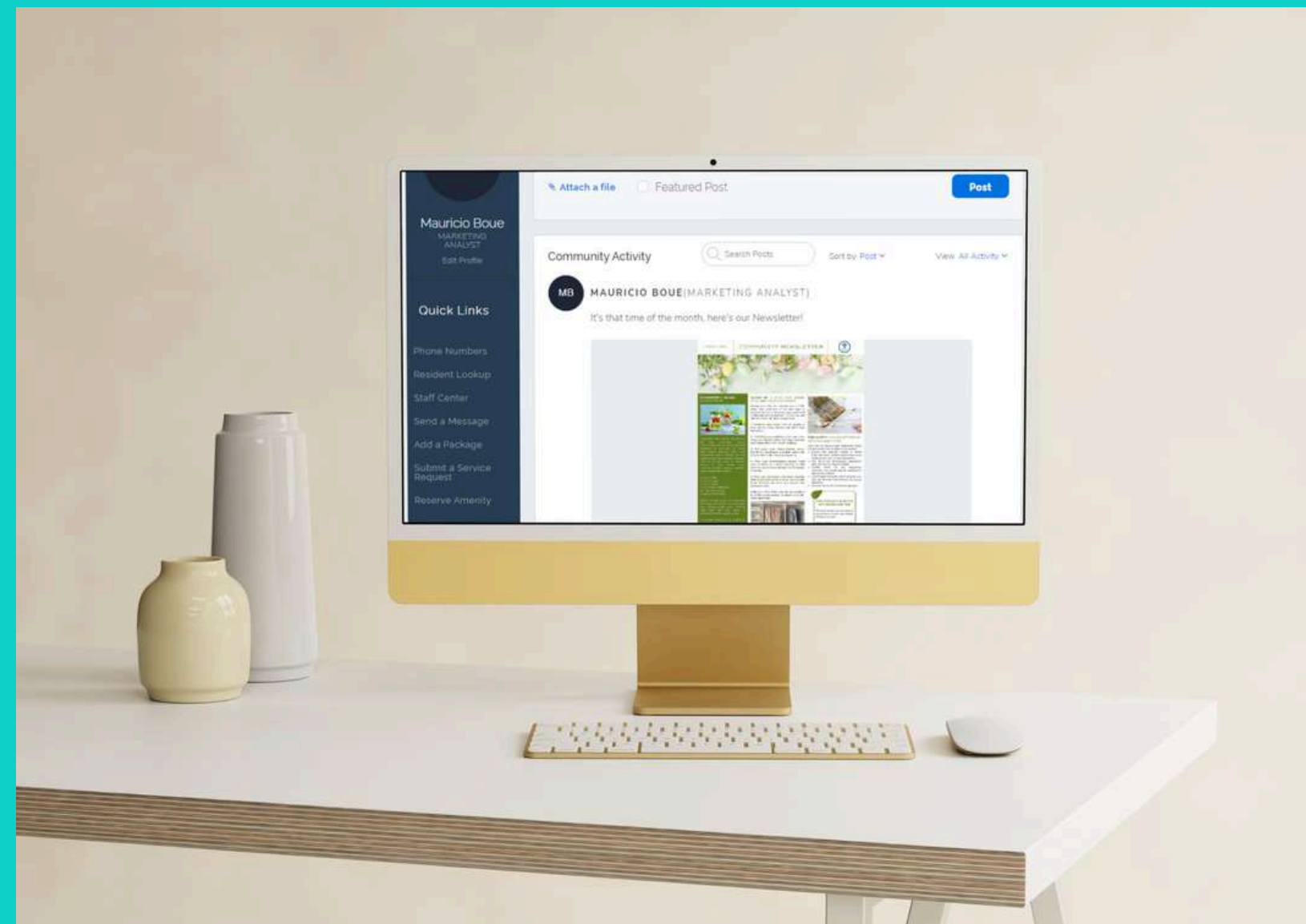
Throughout 2024, Vidalta hosted numerous community-building events across our properties, ranging from special occasion celebrations like eclipse viewing parties to practical offerings such as "Breakfast on the Go" mornings. A standout initiative was our Arlington Hills Back-to-School Drive, conducted in partnership with the Arlington Police Department. This impactful event distributed over 50 backpacks filled with essential school supplies to local families, demonstrating our commitment to supporting educational success in our communities.



RESIDENT COMMUNICATIONS

We maintained consistent, transparent communication with residents through multiple channels:

- A dedicated resident portal providing real-time community updates
- Monthly newsletters featuring property news and local resources
- The launch of Viviana AI (Elise AI), our innovative leasing and resident support platform designed to ensure bias-free interactions



CULTIVATING OUR WORKFORCE: ENGAGEMENT & DEVELOPMENT

EPC Vidalta invests in our team members' growth through comprehensive professional development and engagement initiatives. Our workforce development programs in 2024 included 63 community coaching sessions and structured training opportunities, offered both online and in-person to accommodate diverse learning opportunities. We maintain open communication channels through quarterly newsletters and town halls, while regularly gathering employee feedback through multiple surveys to continuously improve our workplace culture.

Recognizing the importance of both professional growth and team morale, we balance these development opportunities with engaging workplace traditions. In 2024 we implemented **Spirit Days** to foster camaraderie through themed dress-up days, while our **VIP of the Month** program—selected through peer nominations and committee review—celebrates outstanding contributions. This dual focus on skills development and workplace culture reflects our commitment to building not just a workforce, but a community of valued professionals who drive our company's success.

These initiatives collectively support our Impact goals by promoting decent work, economic growth, and reduced inequalities while strengthening organizational governance through employee participation and transparent communication.



*When we combine
resident empowerment with
team member growth,
we don't just manage apartments -
we create lasting community value.*



COMMUNITY INVOLVEMENT



MEX

Christel House Volunteer Program

We supported Christel House México, an NGO dedicated to breaking the cycle of poverty through comprehensive education programs. Team members volunteered during their "Career Week," sharing professional insights with students participating in the organization's full-time school program that combines academics with sports, arts, music, and personal development activities.



MEX

Reforestation Walk

In collaboration with PIIMA and Cultura Integral Forestal, our team participated in their Annual Reforestation Walk at the protected natural area of "La Loma." This environmental initiative allowed us to contribute directly to local conservation efforts while promoting ecological awareness among participants.



MEX

Hurricane Relief Drive for Acapulco

Responding to the devastation caused by Hurricane John, we organized a goods drive to support affected families in Acapulco. This emergency relief effort collected essential supplies for those facing challenging circumstances.

COMMUNITY INVOLVEMENT



TEXAS

Beautify & Clean White Rock Lake

Our Dallas onsite team participated in the Apartment Association of Greater Dallas (AAGD) and the Dallas Park and Recreation community service day dedicated to environmental preservation of a local park, and community building opportunity with industry peers.



FLORIDA

St. Pete Runfest

Our onsite team from Pelican Lake joined this community race, fostering stronger connections with local residents while promoting health and wellness. The event provided valuable opportunities for informal engagement with neighborhood stakeholders.

STRATEGIC PHILANTHROPY: INVESTING IN OUR COMMUNITIES

In 2024, EPC maintained our strong commitment to community investment through targeted donations that created meaningful impact across education, environmental conservation, and social services. While maintaining donation levels comparable to previous years, we focused on deepening the effectiveness of our contributions.

Education & Social Mobility

Our contribution to Fundación Becar IAP supported their vital mission of providing comprehensive educational programs for vulnerable children, youth, and educators in underserved communities. This nonprofit organization works tirelessly to improve quality of life by equipping beneficiaries with the tools to reach their full potential through quality education - a cause that aligns with our commitment to fostering equitable opportunities. The funds helped sustain programs that break cycles of poverty through academic support, vocational training, and community empowerment initiatives. Similarly, our support for Christel House helped fund their innovative school model that combines academics with life skills development for underserved youth in Mexico City.

Environmental Stewardship

We expanded our commitment to sustainability beyond our properties through a donation to Cultura Integral Forestal, supporting their urban reforestation initiatives in Mexico City. This partnership complemented our employee volunteer efforts at the annual Reforestation Walk, creating a full-circle approach to environmental responsibility.



HEALTH & WELLNESS: RESIDENTS

At EPC Vidalta, we maintain a strong commitment to fostering healthy living environments through comprehensive wellness programs and safety measures. Our approach encompasses both preventative strategies and responsive solutions to ensure optimal living conditions across our portfolio.



Air Quality

Indoor environmental quality remains a top priority, with systematic HVAC maintenance forming the foundation of our air quality management. We implement quarterly air filter replacements across all properties, offering residents the flexibility to request replacements directly or through maintenance work orders.



No Smoking

Smoking policies currently designate specific outdoor areas at established properties, providing substantial health, safety, and financial benefits by eliminating dangerous secondhand smoke exposure, reducing fire risks and property damage.



Mold Prevention

Our mold prevention strategy incorporates annual professional HVAC servicing alongside continuous humidity monitoring and approved remediation protocols. This proactive approach ensures healthy indoor air quality across all properties while preventing mold-related health risks.



Maintenance Response

We have made significant infrastructure investments, to address maintenance responsiveness, including Viviana AI. We have set up goals of work orders completed within 24 hours against an 85% target, within 48 hours against a 90% goal.



Pest Management

For pest management, we maintain contracts with licensed providers who conduct quarterly preventative treatments at every property, following integrated pest management principles that prioritize non-toxic solutions.



Capex Community Upgrades

Our capital expenditure program dedicates substantial resources to health and safety enhancements, including lighting upgrades, emergency egress improvements, and security systems. We are also expanding wellness amenities such as fitness areas, walking paths, and community spaces.



Asbestos Remediation

We uphold rigorous standards for lead and asbestos safety, with all properties compliant with current lead-free paint regulations. During acquisition due diligence, we conduct thorough asbestos inspections and implement federally compliant remediation protocols when needed.



Fire Safety

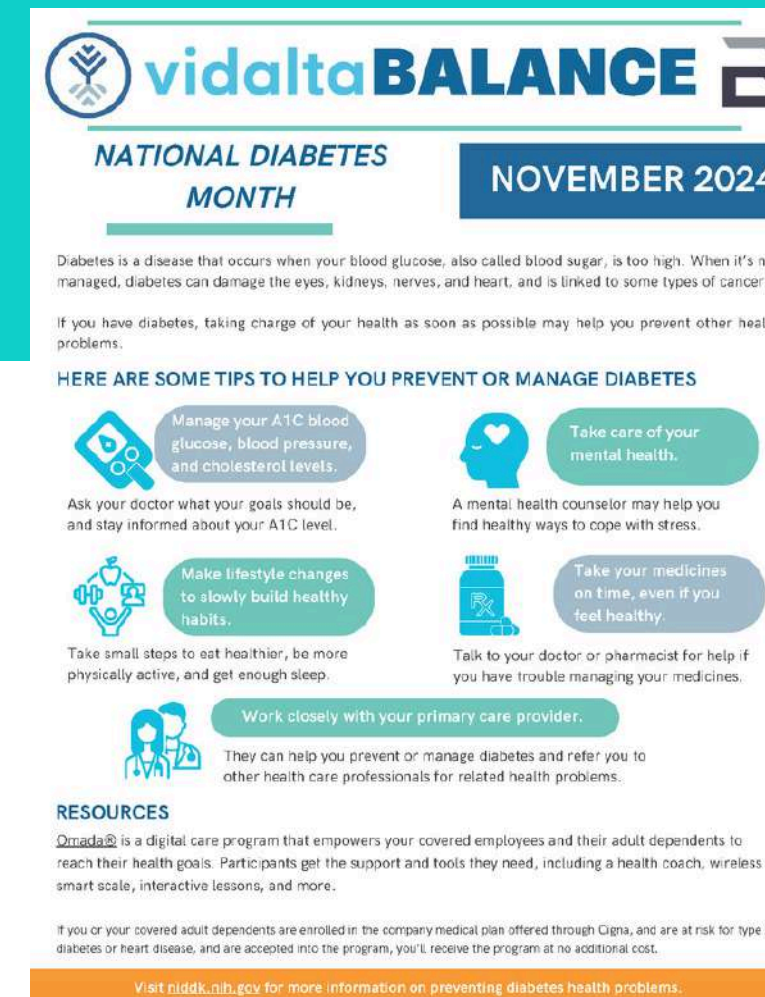
Fire safety remains a critical focus, with annual education programs including Fire Safety Week initiatives and regular sprinkler and fire hydrant inspections.

HEALTH & WELLNESS: TEAM MEMBERS

We recognize that our team members are our greatest asset, which is why we have implemented comprehensive wellness and safety programs designed to support their physical and mental wellbeing. In mid-2024, we launched the **Vidalta Balance** initiative, a monthly wellness newsletter that provides valuable resources and information to our team. Each edition focuses on practical health topics ranging from nutrition and exercise to stress management techniques, while also highlighting additional resources.

Complementing our wellness initiative, we have established a robust safety program featuring weekly **Toolbox Talks**. These 15-minute, peer-led discussions of onsite team members occur during regular shifts and cover critical safety topics such as hazard identification, proper equipment usage, and incident prevention strategies. The interactive format encourages team members to share their experiences and suggestions, creating a collaborative approach to workplace safety.

Together, these programs reflect our holistic commitment to employee health, addressing both preventative wellness measures and proactive safety practices. By investing in our team members' wellbeing, we not only enhance their quality of life but also strengthen our operational excellence and service delivery. The positive response to these initiatives has reinforced our belief that healthy, safe employees are fundamental to our company's success and our ability to deliver exceptional service to our residents.



ECONOMIC HEALTH & MOBILITY

We are committed to fostering financial stability and upward mobility for our residents through targeted programs that address systemic barriers to economic opportunity. A core pillar of our Impact strategy focuses on empowering residents by improving access to credit, financial education, and pathways to long-term financial health.

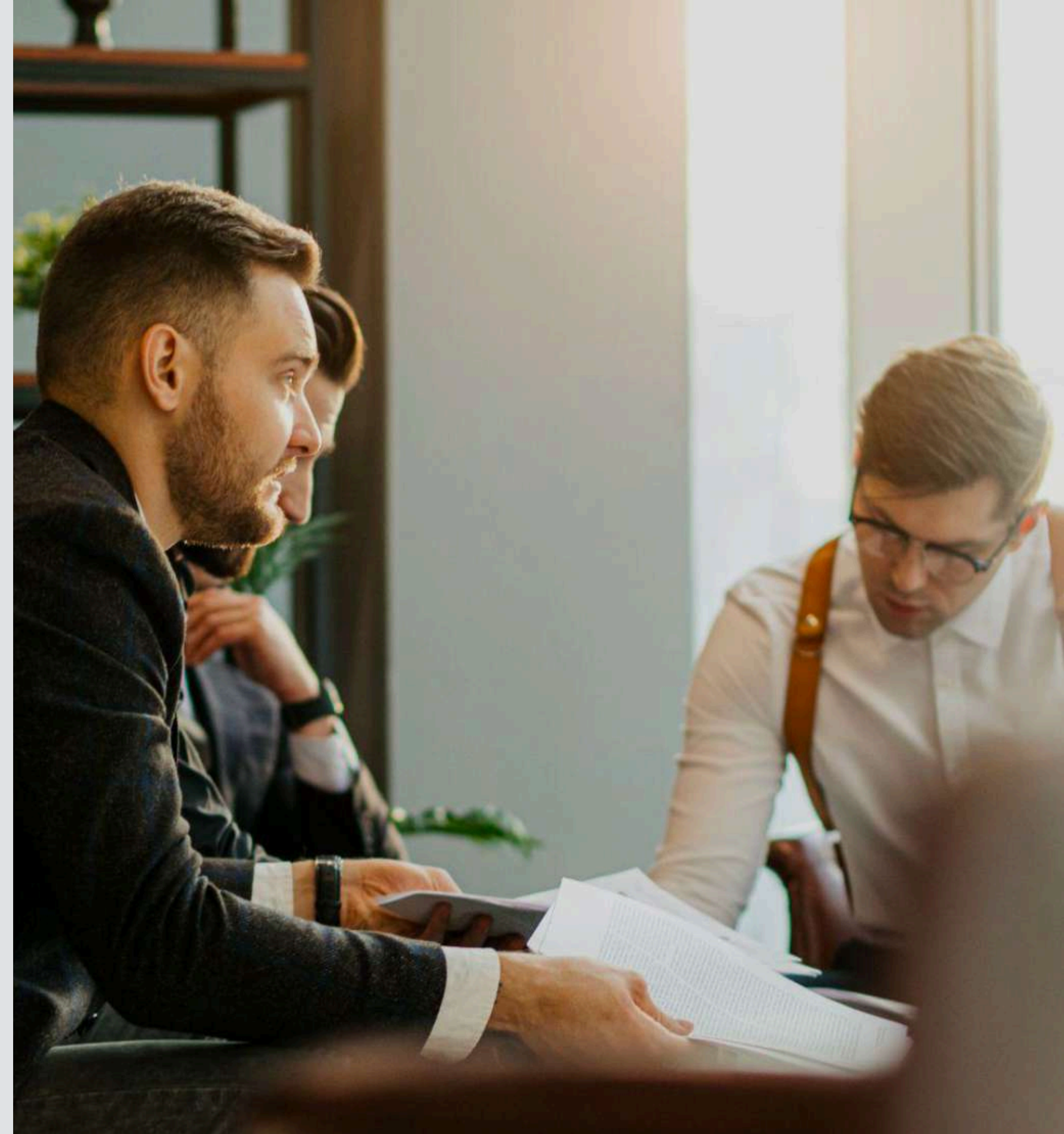
Breaking Down Barriers to Financial Inclusion

A critical challenge facing many Americans is limited or nonexistent credit history—with over 45 million individuals classified as "credit invisible." Without established credit, residents face significant obstacles in securing loans, housing, and employment opportunities. To combat this issue, we partnered with Esusu, a leading financial technology platform that helps renters build credit through on-time rent reporting.



Through this partnership, residents gain access to:

- Automated rent reporting to major credit bureaus (Equifax, Experian, TransUnion)
- Financial education resources to improve credit literacy
- Rental assistance programs for those facing economic hardship



Measurable Impact on Resident Financial Health

Since implementing Esusu, we have helped 1,925 residents establish credit scores for the first time, providing a foundation for future financial opportunities. Additionally, residents enrolled in the program have seen tangible benefits:

- Average credit score increase from 657 (2023) to 662 (2024)
- 48% of participants improved their credit scores

In 2024, we expanded Esusu’s coverage to 5,012 units from 4,987 in 2023, ensuring more residents can benefit from credit-building opportunities. While participation rates saw a slight adjustment due to portfolio changes, the program’s effectiveness remains clear—with consistent improvements in average credit scores and financial stability.

By investing in our residents’ financial futures, we not only enhance individual well-being but also strengthen the economic resilience of the communities we serve. This initiative underscores our belief that stable housing and financial opportunity go hand in hand—a principle central to our mission of creating lasting, positive impact.



1,925

Residents helped to establish their credit score



662

Average credit score of our residents

+ Improving 31 points since implementing ESUSU in 2024



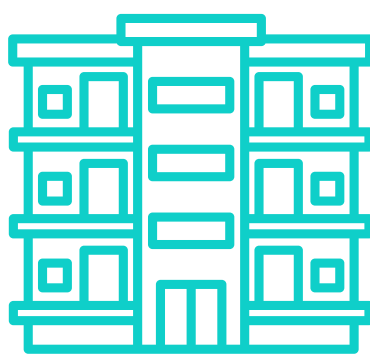
48%

Of participants improved their credit score



5,012

Units under ESUSU



8,370

Total Residents reporting



\$36.4k

Amount of Rent Relief disbursed in 2024

GOVERNANCE LEADERSHIP



GOOD BUSINESS:
ETHICAL OPERATIONS &
ORGANIZATIONAL EXCELLENCE

We maintain rigorous governance standards that align ethical management with operational excellence. Our framework combines structured policies, leadership development, and compliance systems to foster transparency, accountability, and continuous improvement across all levels of the organization.

VIDALTA ROOTS MENTORSHIP

Our Vidalta Roots Mentorship Program, launched in August 2024, represents a cornerstone of our talent development strategy and governance framework. This carefully structured program pairs new team members with high-performing mentors through a matching process that considers technical skills alignment, personality compatibility, and shared career growth trajectories. Mentors completed an in person program covering adult learning methodologies, conflict resolution, and service standards, before being matched with mentees.

The program's measurable impact demonstrates its effectiveness across multiple dimensions. Mentees experience accelerated onboarding, with participants achieving role proficiency faster than non-participants and showing higher performance within their first 90 days. Notably, mentees reported feeling fully integrated into our culture quicker. The benefits extend equally to mentors, with them developing new leadership capabilities.



Our program incorporates several innovative elements that drive its success. The shadow rotation system exposes mentees to departmental workflows, from leasing to maintenance, fostering holistic operational understanding.

This initiative embodies our governance commitment to talent sustainability, simultaneously addressing immediate operational needs while cultivating our next generation of leaders. The program's design reflects our belief that enhancing individual careers, strengthening team performance, ultimately yields delivering superior results for our residents and investors. By measuring outcomes across multiple dimensions, we ensure the program continues evolving to meet both participant needs and organizational objectives.



SENIOR MANAGEMENT & LEADERSHIP STRATEGY QUARTERLY MEETINGS

We conduct structured 90-day goal-setting sessions led by external leadership facilitators and synchronized with quarterly senior leadership's portfolio visits. These working sessions translate corporate strategy into actionable property-level objectives while creating cross-functional alignment.



QUARTERLY TOWN HALLS

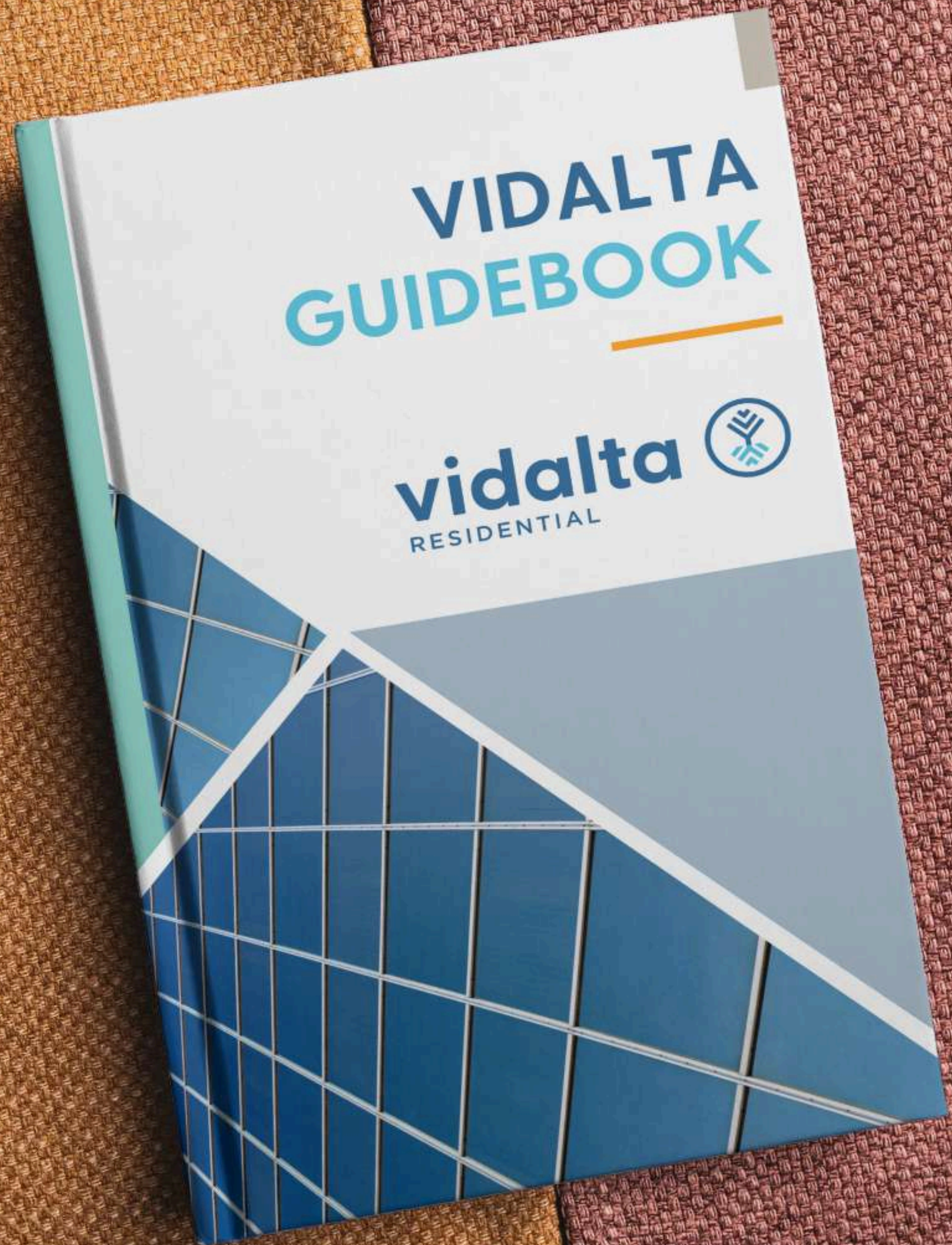
Our executive team hosts transparent, all-hands forums to communicate organizational priorities, performance overview, celebrate achievements, and address team member questions. The 2024 series featured deep dives into our brand transition, service standards modernization, and career path programs—reinforcing connectivity between frontline team members and corporate strategy.



OPERATIONAL STANDARDIZATION

To strengthen governance and ensure operational consistency across our growing portfolio, we implemented a robust standardization program in 2024. This initiative introduced 44 comprehensive Standard Operating Procedures (SOPs) covering all critical operational areas - from property maintenance and resident communications to financial operations, leasing practices, and emergency response protocols. Supported by 345 digital resources in an internal platform, these standardized processes provide teams with clear guidelines while maintaining necessary flexibility for property-specific adaptations. This living system represents both a foundation for operational excellence and a catalyst for continuous improvement, with regular reviews to incorporate best practices and evolving regulatory requirements, as well as excellence and consistency.





TEAM MEMBER GUIDEBOOK RELAUNCH: EMPOWERING OUR WORKFORCE

The 2024 relaunch of our Vidalta Team Member Guidebook represents a comprehensive modernization of our employee policies and cultural framework. This redesigned resource serves as both an operational manual and cultural compass. Team members completed an acknowledgement of receiving the new guidebook, ensuring uniform understanding of our standards. The guidebook's introduction mirrors our rebrand to Vidalta Residential, with its "roots and growth" visual theme reinforcing our commitment to nurturing both team members and communities.

INVESTOR ENGAGEMENT & TRANSPARENT GOVERNANCE

EPC's inaugural 2024 Investor Survey established a new benchmark for stakeholder transparency, gathering critical feedback. The results validate our strong governance foundations while identifying strategic opportunities to deepen investor trust through enhanced communication and data transparency.



87% of investors expressed confidence in EPC's financial performance and transparency



90%+ satisfaction with communication frequency, clarity, and responsiveness



98% approval rating for EPC Day events, with 91% interested in future participation

KEY STRENGTHS RECOGNIZED



Investment Performance

- Clear, professional reporting
- Consistent delivery of target returns
- Diverse investment vehicle options



Communication Excellence

- Highly rated quarterly investor calls
- Timely newsletter and press releases
- Responsive Investor Relations team



Digital Accessibility

- 59% active Juniper Square portal usage
- Positive feedback on information quality and interface



Exceptional Loyalty

- 90.2% would recommend EPC (8-10/10 rating)
- Strong appreciation for investment strategy

STRATEGIC REBRANDING: VIDALTA RESIDENTIAL

Our rebrand to Vidalta Residential embodies our growth mindset and commitment to excellence in community-building. The new tree-inspired logo symbolizes this journey: deep roots in property management fundamentals, with branches reaching toward innovative living experiences. This brand transition illustrates commitment to continuous evolution in creating communities where residents and team members thrive together.



AWARDS AND AFFILIATIONS



ABOUT THIS REPORT

This report represents a cornerstone of our commitment to accountability and continuous improvement in environmental, social, and governance performance. By documenting the collective achievements of Eagle Property Capital and Vidalta Residential across our 24 property portfolio in Texas and Florida, we provide stakeholders with insights into our impact journey.

All data reflects operational metrics from actively managed, occupied properties unless otherwise noted - ensuring an accurate representation of our ongoing initiatives. More than just a retrospective, this report serves as both a benchmark for progress and a roadmap for future Impact integration across our growing portfolio. The transparent disclosure of both successes and areas for improvement underscores our belief that responsible investing requires measurable action and open communication with all stakeholders.



WE SUPPORT



FRAMEWORKS, STANDARDS, AND GUIDELINES

Our Impact Strategy is guided by globally recognized frameworks that ensure comprehensive impact measurement and transparent reporting. We align our initiatives with the Multifamily Impact Council Framework, which structures our approach across core pillars: Resident Engagement, Economic Health & Mobility, Health & Wellness, Climate & Resilience, and Good Business.

Global Standards Integration

- UN Sustainable Development Goals (SDGs): Our programs directly support 12 SDGs, including Quality Education (SDG 4), Decent Work & Economic Growth (SDG 8), and Climate Action (SDG 13). Through initiatives like Esusu financial empowerment and energy efficiency retrofits, we contribute to measurable progress toward these 2030 targets.
- GRESB Real Estate Standards: We employ this asset-level benchmarking system to track performance across 20+ ESG indicators, from tenant satisfaction surveys (TC2.1) to climate risk management (RM5).
- IRIS+ Metrics: Maintained by the Global Impact Investing Network, this taxonomy helps quantify our social impact through standardized measurements like retention rates (PI9319).
- Responsible Property Management Standards inform our resident-focused policies.
- Operating Principles for Impact Management throughout our investment lifecycle in Strategic Design

This multi-framework approach ensures our Impact efforts meet institutional investor expectations while creating tangible community benefits. As we prepare for a submission in 2025, we're enhancing data systems to strengthen our alignment with emerging impact disclosure requirements.



IMPACT REPORT 2024