FAIRFIELD.

CORPORATE RESPONSIBILITY NEWSLETTER SUMMER 2026

Fairfield has taken several steps this year aimed at increasing the satisfaction of our associates and residents, as well as the value for our stakeholders. In this Summer edition of our Corporate Responsibility newsletter, we are proud to highlight a few key activities, actions, and initiatives from the year so far.

Activity Highlights.

Fairfield engages our associates in various ways throughout the year, including through appreciation events. This year, in tandem with our in-person appreciation events, we provided all on-site associates with reusable water bottles in honor of Associate Appreciation Week to encourage sustainable consumption habits. Fairfield also hosted a health and well-being-inspired challenge titled “Move Your Assets” during the first quarter of the year, connecting our pursuits of operational excellence, associate engagement, and wellness. We also engaged with our associates through interactive activities for both Earth Day and Diversity Month, facilitating education and awareness around two important annual observances. Additionally, maintaining resident satisfaction is an ongoing priority at Fairfield. We are proud of the quality of our affordable housing properties and the resident services we provide across our portfolio, which garnered the recognition of Freddie Mac Multifamily for a second consecutive year in the form of their Impact Sponsor[1] 2026 designation. Across our portfolio, Fairfield strives to make efficiency upgrades that can increase the resilience and performance of our properties. In 2026, we not only continued our data monitoring, but also launched our internal utility data monitoring process with Microsoft´s PowerBI insight tool.

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1. Fairfield was selected as a Freddie Mac Impact Sponsor for 2025 based on criteria established by Freddie Mac. Fairfield did not provide compensation in connection with this designations. The Impact Sponsor designation reflects Freddie mac’s assessment of program participation and does not constitute an endorsement or any investment strategy, product or performance and should not be interpreted as indicative of future results.

Fairfield´s dedication to our vision of "engaged and inclusive communities that enhance the well-being of people and the environment"[2] continues to guide the efforts of our Corporate Responsibility program.

As we provide you with our Summer Corporate Responsibility newsletter, and prepare for our upcoming annual GRESB® submission and Corporate Responsibility Report, we also encourage you to checkout our Corporate Responsibility web page!

Associate Appreciation Day.

In honor of Associate Appreciation Week in March, Fairfield provided all our on-site associates with reusable water bottles.

In addition to equipping our associates with a useful gift that promotes hydration, we are further incentivizing sustainable consumption habits. Non-reusable plastic water bottles and other beverage containers are notorious for their environmental impact. Along with the water bottles, Fairfield hosted associate appreciation events across our properties, including luncheons, pizza parties, breakfast food/beverages, and more!

Fairfield is grateful for all the contributions of our associates, and Associate Appreciations Week gives us the opportunity to celebrate our amazing teams.

Move Your Assets.

In alignment with our desire to empower our associates and their well-being, Fairfield hosted a health-related challenge titled "Move Your Assets."

Move Your Assets, which was inspired by the 75 Hard Challenge , looks to promote associate well-being, fitness, and healthy habits while striving for operational excellence. The program included parameters that aimed to increase strength and consistency while fostering a culture of well-being across the company. The main priorities of the initiative included:

- A focus on key performance metrics
- Alignment of daily habits with clear, results-driven professional goals
- Foster accountability and camaraderie across teams and communities
- Promote wellness

We were pleased by the participation of our associates in this challenge and by providing opportunities to encourage healthy, sustainable habits.

Earth Day & Diversity Month Events.

Throughout the year, there are various affinity months that provide Fairfield with the opportunity to encourage learning, celebration, and honoring of important themes and/or holidays.

In celebration of Earth Day, associates at our headquarters in San Diego, California participated in an event hosted by its building's property manager. This included information on pollinators and the opportunity to plant succulents that associates were able to take home with them. Many communities held Earth Day events for their residents with similar themes and activities.

Along with Earth Day, Fairfield was happy to host Diversity Month this spring, which included an interactive educational presentation and trivia for our associates.

Our FC^3 committee also distributed Fairfield Colorful Connections, a Spotify playlist compiled from associate submissions, featuring music tracks, podcasts, and audiobooks that reflect cultural significance for everyone to enjoy.

Utility Data Management.

Power BI

Fairfield´s ongoing commitment to drive operational excellence through responsible resource management across our portfolio is supported, in part, by our utility data management processes. Since 2023, Fairfield has maintained a utility data management platform; in 2026, we took this a step further by launching an internal process for monitoring utility data through interactive data visualization software PowerBI. With the insights of our utility data management processes, we aim to promote resilience and efficiency across our portfolio.

Woodrose Apartments Volunteer Event.

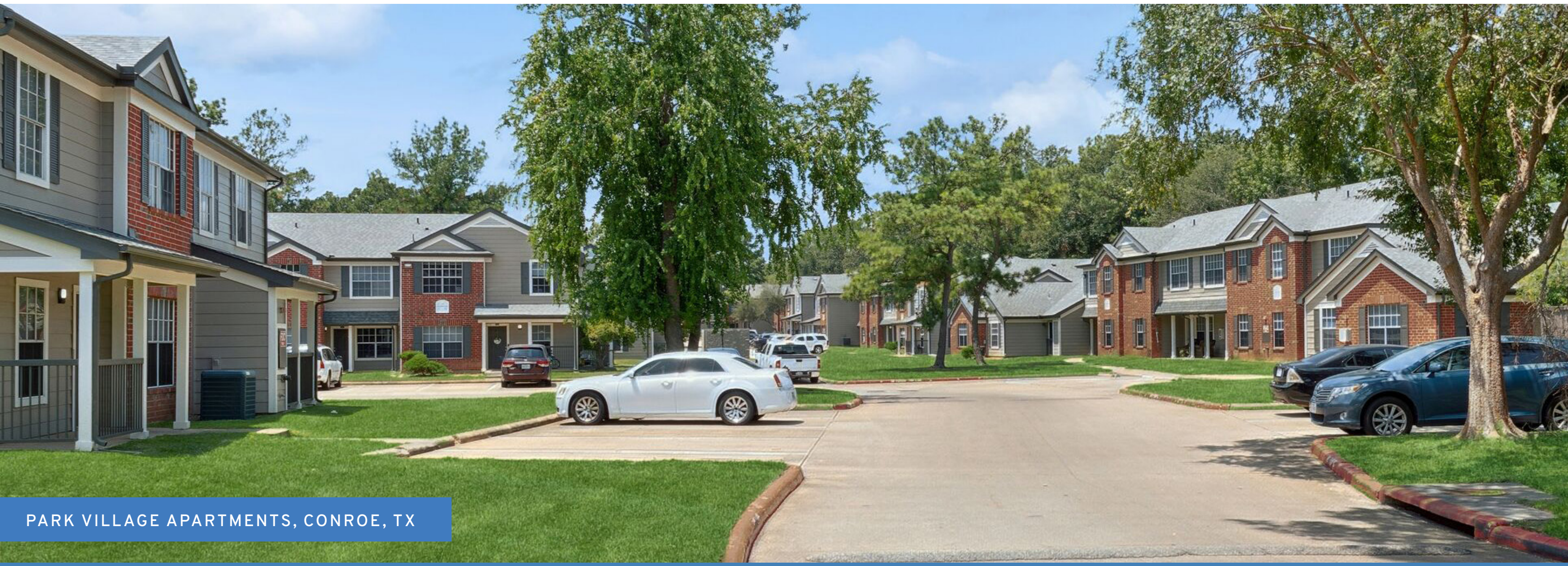
This Spring, residents at Woodrose Senior Affordable Apartments led a teddy bear-making initiative, where the stuffed toys were donated to nonprofits in Washington State. In the name of spreading joy, these residents worked together to create teddy bears that could benefit children-facing charities across their state. Resident-led events like these not only benefit the broader community but also foster stronger relationships and connectivity with one another.

Fairfield is proud of the positive impact our residents make and of our shared dedication to community engagement.

2026 Impact Sponsor Recognition.

Earlier this year, Fairfield was honored to be selected as a 2026 Impact Sponsor[1] by Freddie Mac Multifamily. This recognition, which is designated to sponsors who epitomize the notion of "doing well by doing good,"[4] is one Fairfield is proud to receive two years in a row.

In addition to validating the efforts Fairfield makes across our affordable properties, our selection as an Impact Sponsor provides Fairfield with the benefit of a direct relationship with Freddie Mac, including industry insights and "Best in Class" pricing for its loans.



PARK VILLAGE APARTMENTS, CONROE, TX

Annual Corporate Responsibility Report & GRESB Assessment.

For the past three years, Fairfield has strived to promote its operations through its annual GRESB Assessment submission and Corporate Responsibility report.

We are excited to share the progress of our Corporate Responsibility program throughout 2025 with our upcoming annual report, which will be published on our website this summer. And, as we diligently prepare for our GRESB submission, we encourage you to learn more about Fairfield's Guiding Principles, where our Corporate Responsibility program is rooted.

Endnotes

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2 https://www.fairfieldresidential.com/corporate-responsibility

3 The 75 Hard Challenge is a 75-day mental toughness program created by entrepreneur Andy Frisella. Participants are required to follow five daily tasks without exception: adhere to a diet, complete two 45-minute workouts (one outdoors), drink one gallon of water, read 10 pages of nonfiction, and take a daily progress photo. Missing any task requires restarting the program from day one.

4 https://mf.freddiemac.com/borrowers/impact-sponsors

THE WYLDEN APARTMENTS, LOS ANGELES, CA