



2025 GUIDING PRINCIPLES

FAIRFIELD.

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Overview

At Fairfield, our purpose is to

Create Better Living for Better Lives

Corporate Responsibility at Fairfield

We recognize that Resilience & Efficiency, Culture & Engagement, and Governance impact the quality of life within our communities and the engagement of our associates. Fairfield believes the consideration and integration of material, prudent responsibility-driven factors across our business platforms reduce risk and enhance value. These practices impact all aspects of our operations, including but not limited to due diligence, development, construction, acquisitions, and management of our communities. We regularly evolve these practices under the guidance of our Corporate Responsibility Committee, as we recognize that Corporate Responsibility is a journey with new best practices and innovations frequently emerging.

Mission and Vision

Mission

We deliver meaningful environmental and social benefits aligned with our core values.

Vision

We envision engaged and inclusive communities that enhance the well-being of our residents and the environment.

Guiding Principles

Resilience & Efficiency Guiding Principle

We drive operational excellence through responsible resource management across our portfolio.

- *Conservation & Efficiency*
- *Resilience*
- *Utility Data Management & Monitoring*

Culture & Engagement Guiding Principle

We create a purpose-driven work environment that empowers our associates and fosters a sense of community for our residents.

- *Community Engagement & Well-being*
- *Accessibility to Housing*
- *Associate Empowerment*

Governance Guiding Principle

We value our strong partnerships while upholding our fiduciary responsibilities.

- *Compliance*
- *Risk Management*
- *Ethics and Engagement*



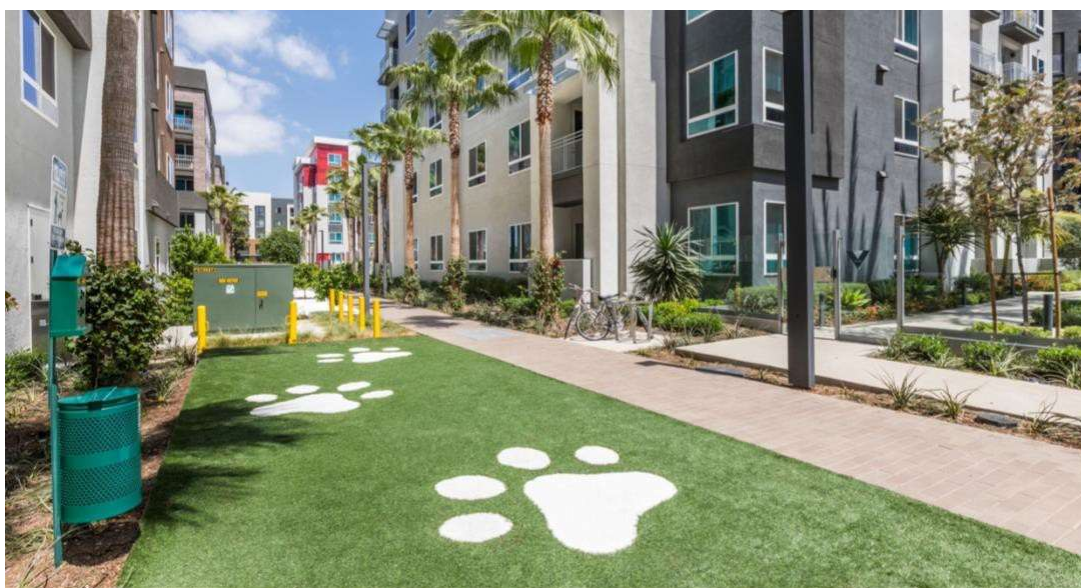
Best Practices

Acting with Resilience and Efficiency

Fairfield is committed to reducing our impact on our surroundings and providing resilient communities for our residents. As a steward of capital, Fairfield manages investment strategies and strives to incorporate responsible considerations consistent with our investment objectives and guidelines. Corporate Responsibility information is monitored and tracked to ensure that Fairfield and our associates are responsible stewards of the world around us. At our communities nationwide, we are committed to providing residents with conservation-conscious opportunities through our Living Green program.

- *Conservation & Efficiency*
 - Energy Efficiency
 - Installing ENERGY STAR appliances and LED lighting
 - Utilizing occupancy sensors and smart thermostats, as appropriate
 - Installing EV charging stations
 - Improving HVAC systems
 - Supporting carpooling or rideshare programs for residents
 - Installing secure community bike racks and storage areas
 - Water Efficiency
 - Installing low-flow fixtures and irrigation systems
 - Utilizing monitoring programs and leak detection devices, as appropriate
 - Waste Management
 - Promoting reduce, reuse, recycle principles through signage and other resident- and associate-facing collateral
 - Offering comprehensive compost, recycling, e-waste services, as appropriate
- *Resilience*
 - Utilizing native plants
 - Exploring renewable energy options, including on-site solar
 - Increasing building insulation
 - Utilizing reflective and cooling roofing, including ENERGY STAR certified roofing material

- Evaluating assets for potential climate hazards
 - New acquisitions are evaluated during the due diligence process
 - Existing assets are reevaluated every three years
- *Utility Data Management & Monitoring*
 - Collecting utility metrics, including electric, gas, water, sewer, trash, recycling, and composting data (when available) and employing methodologies to visualize and analyze the data to maximize financial and environmental efficiency



Fairfield's Focus on Culturally Engaging Communities

Fairfield is committed to providing quality environments and creating healthy, accessible, and equitable communities. Fairfield strives to foster connections within our communities and provide residents with a positive living experience. We believe housing should be available for all people at all income levels, and affordable housing is a core component of our business.

Since 1986, Fairfield has owned and operated rent-restricted affordable housing units, including Low-Income Housing Tax Credit (LIHTC) properties. Fairfield, whenever feasible, follows best practices that ladder up to our Social Guiding Principle:

- *Community Engagement & Well-being*
 - Maintaining 100% smoke-free communities

- Utilizing low- or no-volatile organic compound (VOC) materials
- Hosting resident and community engagement events
- Tracking Walk, Transit, and Bike Scores for all properties
- Providing access to electric vehicle charging stations
- Creating public spaces and amenities to support resident gatherings
- Providing fitness centers where appropriate
- *Accessibility to Housing*
 - At our affordable properties, partnering with non-profits at our affordable proper to provide resident service programs such as job assistance workshops and after-school programs
 - Investing in affordable housing and mixed-income housing
 - Preserving existing affordable housing
 - Identifying opportunities to convert market-rate housing into affordable housing
 - Renovating unit interiors and common areas at our affordable properties
 - Maintaining a dedicated in-house affordable housing regulations compliance team
- *Associate Empowerment*
 - Providing education and career development programs and trainings, including education reimbursement
 - Holding diversity, equity, inclusion, and belonging (DEIB) trainings and engaging with a 3rd party DEIB consultant
 - Offering associate health and wellness programs
 - Providing comprehensive and competitive employee benefits
 - Recognizing associate recognition program



Governmental Transparency and Corporate Responsibility

Our core values lead us to act in our clients' best interests and follow a high standard of care in managing investments. Fairfield expects all associates and partners to support our Corporate Responsibility policies and our commitment to business integrity and ethical business conduct, and our compliance department reviews all applicable company activities to ensure that we maintain our longstanding reputation for excellence and integrity. As an organization, the spirit and success of Fairfield come from the engagement and participation of each associate.

- *Compliance*
 - In-house compliance team reviews applicable company activities and proactively ensures compliance with local, state, and federal regulations
 - Associates receive training and awareness programs on cybersecurity, anti-bribery and corruption, affordable housing compliance, and more
- *Risk Management*
 - Continually assess the risks inherent to our operations, develop strategies to avoid these risks, and establish protocols and policies to control, manage, mitigate, and reduce risks that cannot be completely avoided
 - Maintain a comprehensive insurance program
 - Conduct regular community-level and financial audits
- *Ethics and Engagement*
 - Provide channels for ethics issues reporting, including HR reporting and ethics hotlines
 - Provide transparent stakeholder communications:
 - Newsletters for internal stakeholders
 - Annual Corporate Responsibility reports
 - Social media
 - Report annual GRESB Assessments to benchmark appropriate funds



Responsible Parties

To support Fairfield's corporate responsibility efforts, Fairfield has assembled a committee responsible for implementation. To ensure an integrated approach, the committee includes representation across a variety of departments and structural levels:

- Departmental Representation
 - Portfolio Management
 - Branding & Marketing
 - Property Management
 - Compliance
 - Asset Management
- Structural Level Representation
 - Executive Vice President
 - Senior Vice President
 - Vice President
 - Directors
 - Senior Project Manager
 - Deputy Chief Compliance Officer
 - Executive Coordinator