

FAIRFIELD.

CORPORATE RESPONSIBILITY NEWSLETTER FALL 2025

Fairfield is pleased to present you with our annual Fall Corporate Responsibility Newsletter, highlighting noteworthy updates from our Corporate Responsibility program.

Fairfield's recent activities include publishing our Living Green® Residents' Guide, facilitating Associate Appreciation Day and distributing educational materials, welcoming two team members to new roles, and a ribbon cutting for West Village Poway Apartments. In addition to these efforts, we were honored to receive several industry awards, including from the National Multifamily Housing Council (NMHC), and two LEED Gold certifications.



WEST VILLAGE POWAY, POWAY, CA

Activity Highlights

Fairfield has engaged in various efforts and activities aimed at positively impacting our stakeholders, including our shareholders, associates, and residents. Many of the efforts outlined in this newsletter are in alignment with our mission **to deliver meaningful benefits rooted in our core values.**

One of our most impressive achievements so far this year was the release of our Living Green Residents' Guide, which supplies our residents with a salient toolkit of strategies to reduce their utility costs and bolster their sustainability efforts. This guide was released on April 22 for Earth Day and empowers our residents to join our efforts to more effectively manage and lower our collective resource usage. In addition to leveraging

Living Green to benefit our residents, Fairfield hosted a ribbon cutting community event at our impressive new West Village Poway Apartments in Poway, CA. This multifamily property is complete with a public park with various art projects, in addition to a range of resident amenities that allow our residents to live more comfortable, enjoyable, and sustainable lives.



Along with our residents, Fairfield championed our esteemed associates this year — including through the annual Associate Appreciation Day. In an effort to engage our associates, Fairfield conducted a social media campaign to encourage our associates to spotlight one another. In further celebration of our team, we are excited to acknowledge personnel changes for two of our associates who recently stepped into new roles relevant to Fairfield's Corporate Responsibility program.

Fairfield's dedication to our stakeholders is rooted in our values and guiding principles that enable us to excel within the multifamily real estate industry.

As we present you with this annual Fall Corporate Responsibility Newsletter, we invite you to learn more about the exciting things happening at Fairfield and we hope you share our enthusiasm for the year ahead.

Living Green.

Fairfield was excited to release our Living Green Residents' Guide on April 22 in conjunction with Earth Day. This guide aims to maximize resource efficiency while enhancing health and well-being for our residents, providing them with simple strategies to fortify their personal sustainability efforts.

The Living Green Residents' Guide was developed in collaboration with our third-party sustainability consultant Verdani Partners and is equipped with best practices that facilitate utility and cost savings for our residents.

To learn more about the guide, follow [this link to our website](#).

West Village Poway Ribbon Cutting.

This Spring, Fairfield held a ribbon cutting event for our West Village Poway Apartments just outside of San Diego. Our Poway community offers best-in-class amenities and facilities for its residents and a public park accessible for the wider community, showcasing our vision **for engaged communities that enhance the well-being of people and the environment.**



West Village Poway is a multifamily property with a blend of indoor and outdoor spaces, complete with a fitness center, pet park, pool and spa, social lounge, game courtyard, fire pit lounge, EV charging stations, and more. One of the most standout components of Poway is a public park and plaza that Fairfield built for the community, complete with a custom art installation.

Associate Growth.

Fairfield is proud of our team of highly skilled associates and their ability to grow within our organization. Recently, our associates Michael Vissa and Dimitris Kapsis entered new or updated roles at Fairfield.



Michael Vissa, National Environmental Manager

Michael has been a valued associate at Fairfield for over 11 years and has been responsible for a myriad of tasks, including addressing and mitigating environmental concerns. In 2025, Michael joined the Risk Management team where he will leverage his expertise to ensure compliance within Fairfield's operational policies and procedures.



Dimitris Kapsis, Vice President of Energy Management

Dimitris joined Fairfield in November of 2024, where he serves as Vice President of Energy Management. In addition to his duties in this role, we are grateful he also utilizes his expertise as it relates to our Corporate Responsibility program. His acumen in utility and energy management provides value in many ways, including through the annual GRESB Assessment.

We are excited to see both Michael and Dimitris excelling in their roles and invite you to join us in congratulating them.

Associate Appreciation Day.

Our associates help make Fairfield the industry leader that we are, something we do not take for granted. In addition to our IMPACT program for associate recognition, in March we celebrated our associates on National Associate Appreciation Day.



Through a campaign that included posts to social media, we honored National Associate Appreciation Day by encouraging our associates to publicly send celebratory acknowledgments to their peers. While we look to show up for our associates every day, we are happy to use National Associate Appreciation Day as a dedicated time to reaffirm our appreciation for all of our associates.

Industry Recognition.



Fairfield was honored to be recognized in multiple lists from the National Multifamily Housing Council's (NMHC) authoritative rankings.

In 2025, we were placed among the Top 50 Largest Apartment Owners and Largest Apartment Managers. Fairfield's placements on these rankings indicate our impressive standing within the multifamily real estate industry and our leadership within the multifamily market. In addition to NMHC, in 2025 Fairfield was selected as the Best Multifamily Real Estate Operator – California by Real Estate Insider.

We are proud of our multifamily portfolio that led to these industry recognitions and we continue striving for excellence within our portfolio and for the residents we serve.

1) Fairfield's placement on the National Multifamily Housing Council ("NMHC")'s 2025 NMHC Top 50 "Largest Apartment Owners" and "Largest Apartment Managers" (published as of April 2, 2025, based on Fairfield data as of December 31, 2024) is not intended to reflect a ranking or approval of Fairfield in any way. NMHC has confirmed Fairfield's inclusion on the "NMHC Top 50 Largest Apartment Owners" for 2025. However, Fairfield does not review or confirm the information provided to NMHC, nor does Fairfield confirm or review the accuracy of NMHC's ranking of Fairfield. "NMHC Top 50" ranking comprises owners, managers, developers, general contractors/builders and syndicators of multifamily housing, ranked by unit counts. Fairfield is unaware of any factor that could call into question the validity of the ranking or of any unfavorable rankings of Fairfield or its platform. The rating of Fairfield may not be representative of any one client's experience because the rating may not reflect any actual client experience. Source: the National Multifamily Housing Council ("NMHC") (<https://www.nmhc.org/research-insight/the-nmhc-50/top-50-lists/2025-top-owners-list/>) and (<https://www.nmhc.org/research-insight/the-nmhc-50/top-50-lists/2025-top-managers-list/>)

2) Fairfield's placement on the Real Estate Insider's ("RE Insider") "Best Multifamily Real Estate Operator – California 2025" (published as of April 16, 2025, based on Fairfield data as of December 31, 2024) is not intended to reflect a ranking or approval of Fairfield in any way. Winners are selected through a comprehensive evaluation process by an RE Insider expert panel, using qualitative and quantitative data to ensure a fair and credible selection. Fairfield is unaware of any factor that could call into question the validity of the ranking or of any unfavorable rankings of Fairfield or its platform. The rating of Fairfield may not be representative of any one client's experience because the rating may not reflect any actual client experience. Source: Real Estate Insider ("RE Insider") (<https://www.realestate-insider.com/award-winner-2025/fairfield/>)

Associate Education.

Investing time and effort in professional development and educational resources for our associates is an important way Fairfield empowers our team. For the past few years, we have distributed various awareness campaign collateral on relevant topics, such as health and wellbeing, resilience, Earth Day, energy, water, and waste best practices. We also provide our associates with access to Verdani's sustainability webinars through The HUB.

Taking our associate education efforts a step further, Fairfield continues to harness our social media platform(s) to increase circulation. These posts share information on important affinity months, engagement and volunteer events, and more. Recent educational posts include:

- A Houston food bank volunteer event
- A volunteer event with Words Alive in San Diego
- Community donation drives
- Energy Awareness Month

Fairfield's focus on professional development and education is a meaningful way we look to increase associate engagement and satisfaction.



Green Building Certifications

Increasing the number of green building certifications, when feasible, is an ongoing consideration for Fairfield. Recent additions to our roster of certified properties include 333 Ellington and Rivair, which both earned LEED Gold Certifications.

333 Ellington is a multifamily property in Maryland, complete with ENERGY STAR® appliances, EV charging stations, and shuttle services connecting tenants to public transportation. Similar to 333 Ellington, our San Diego Rivair property is also complete with ENERGY STAR appliances and EV charging stations. Rivair recently received LEED Gold, within the LEED for Homes framework.

These properties join the expanding number of green building certifications in our portfolio and demonstrate our affinity for energy and cost-efficient properties.

2024 Annual Corporate Responsibility Report.



This summer we released our third consecutive annual Corporate Responsibility report and submitted once again to the annual GRESB Assessment. Our latest report, covering key Corporate Responsibility activities, can be found here on our [website](#). We encourage you to check out this report to learn more about our work, progress, and ongoing commitments to our stakeholders.



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