

2023 IMPACT REPORT

RISING

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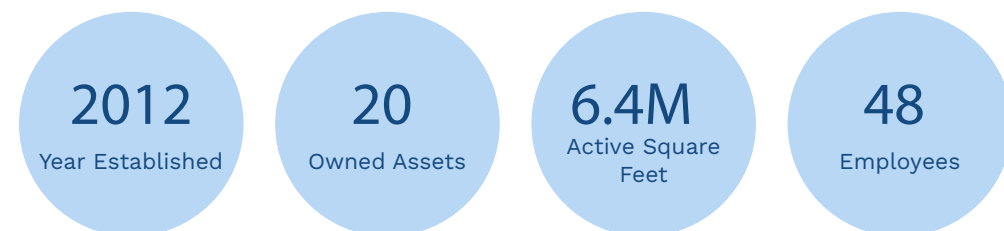
82 CLOSING

Introduction

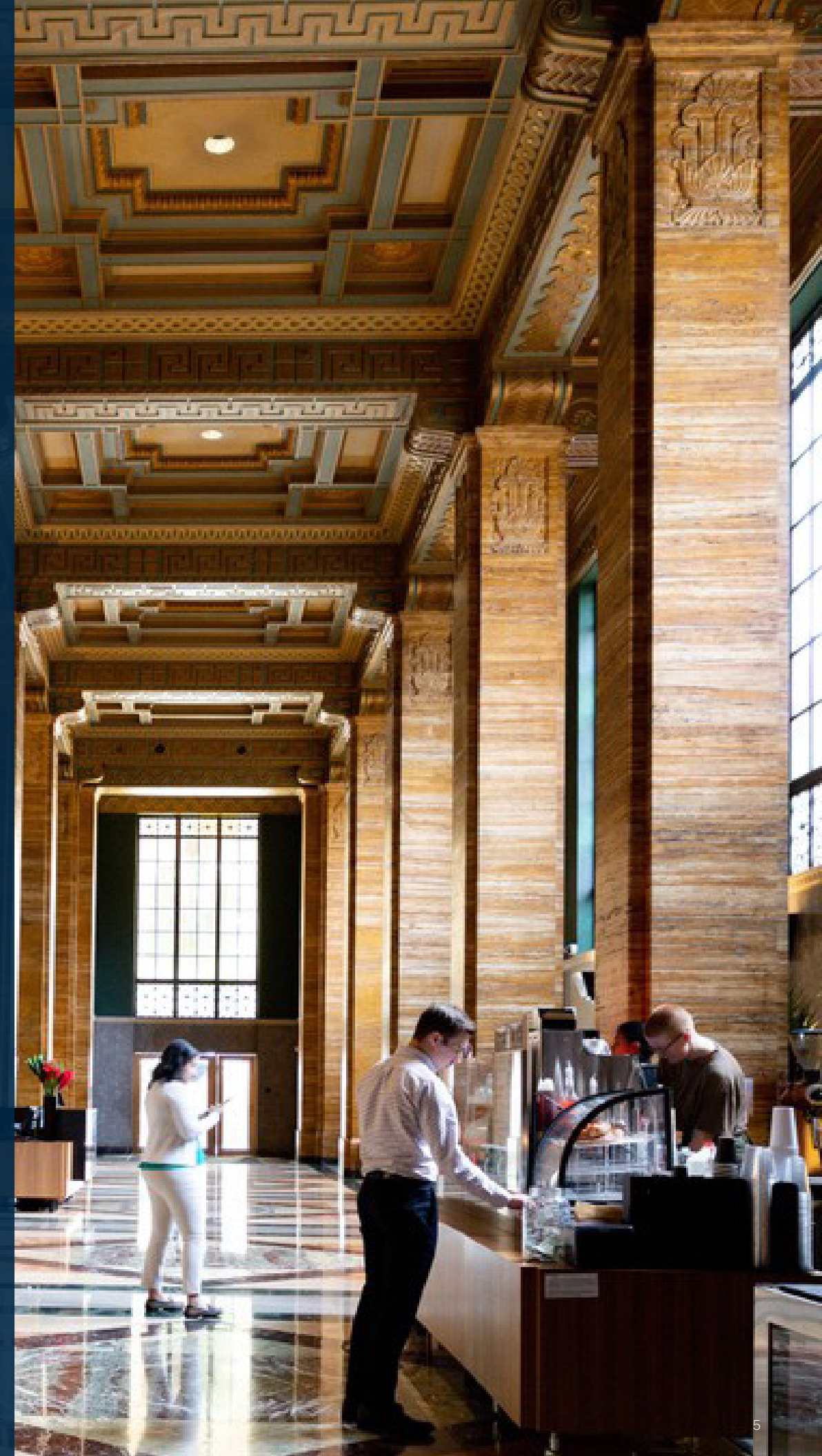
As owners and managers, we shape our built environment. Our duty is to ensure responsible operations by minimizing our environmental impact and enhancing the user experience.

This report presents IMPACT policies, protocols, performance indicators and targets across Rising Realty Partners as an organization.

Asset-specific data such as utility performance excluded third-party managed assets, although 100% of our staff are training on impact-specific policies and protocols.



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Letter from the CEO

At Rising Realty Partners, our commitment to IMPACT isn't new, but we've taken it to a new level this past year. We have always been dedicated to integrating sustainability, carbon reduction, and responsible governance across our portfolio, including our industrial assets. But now, we're continuing to double down, refine our focus, and push even further to ensure these principles are fully embedded in every aspect of our work.

Across our Class A office towers and multi-tenant light industrial (MTLI) properties, we've consistently applied IMPACT initiatives like energy-efficient designs, carbon reduction, and sustainable solutions in collaboration with our tenants. This year, we've raised the bar with even more ambitious goals by furthering the application of our initiatives across our MTLI portfolio. We see this as a key responsibility to our investors, employees and the communities in which we operate.

Transparency is a key value for our team, and it extends far beyond clear communication. We aim to ensure that every stakeholder fully grasps our goals, plans and results. With ever-shifting regulations around energy, carbon reduction, and climate-related disclosures, we've established processes that position us to exceed industry norms and compliance regulations while actively communicating these to our stakeholders.

Looking forward, we remain relentless in our pursuit of progress. We're not just complying with changing regulations — we're anticipating them, setting higher standards, and ensuring that our properties exceed expectations. This commitment is not limited to a singular asset type; it's ingrained across the board, impacting every space we own and manage.

Our vision is simple: To leave a legacy of IMPACT that extends far beyond the properties we manage today. Whether it's through improving the environmental performance of our MTLI assets or driving innovation in urban office buildings, we're committed to making a tangible difference. Together, we're building a more sustainable, resilient future for our communities, investors, and the planet.

Thank you for being part of this journey. Your trust and support have been instrumental in driving our progress, and we look forward to continuing this mission together.

Christopher Rising

CEO, Rising Realty Partners

Rising History

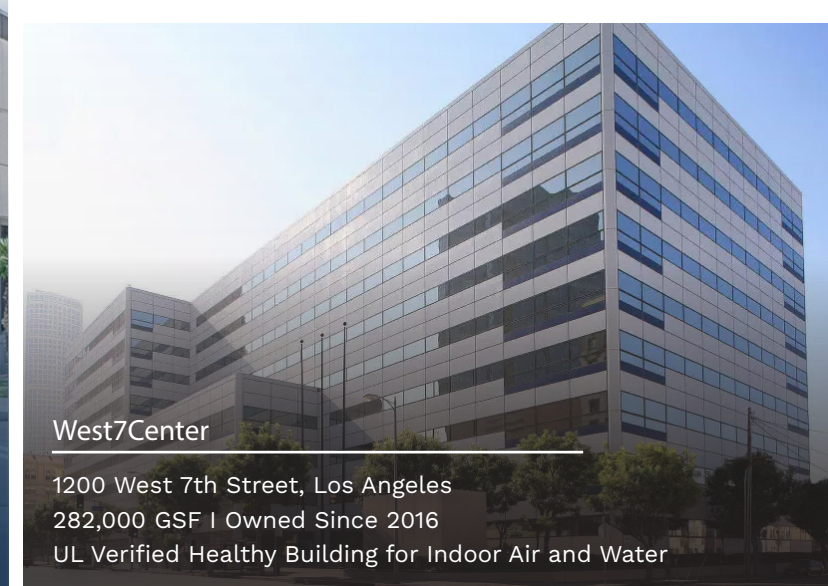
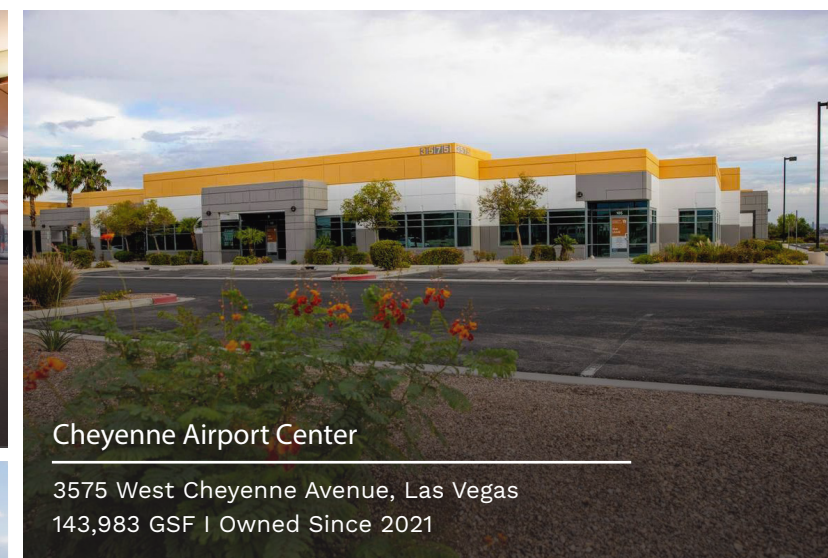
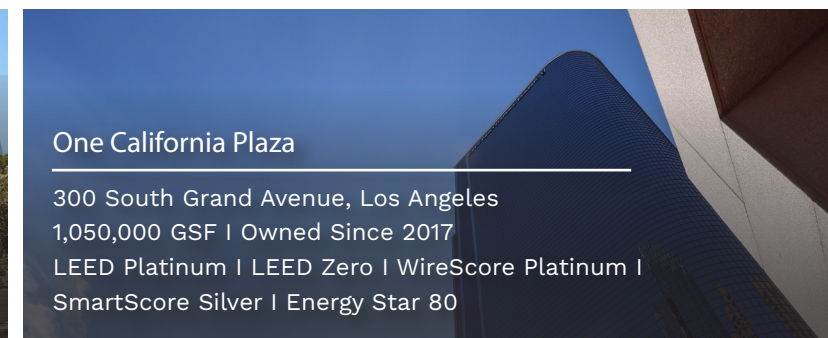
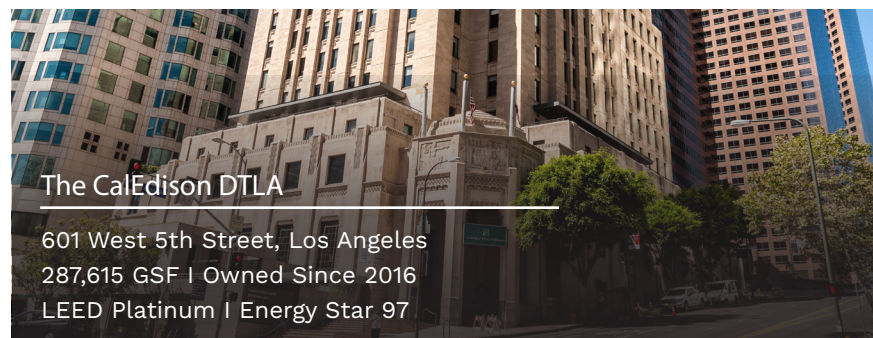
Rising Realty Partners is a privately-owned real estate investment and operating firm headquartered in Los Angeles. Our focus lies in acquiring, developing, and managing world-class commercial properties across the nation. With additional offices in Sacramento, Denver, Las Vegas, Houston, and Kansas City, we maintain a strong local presence and apply our expertise to deliver unparalleled results.

In 2012, industry veterans Nelson and Christopher Rising co-founded Rising Realty Partners, a cutting-edge commercial real estate firm dedicated to deploying technology as a force multiplier and creating value based on our 'impact as alpha' philosophy. Since inception, our company has grown exponentially, currently managing 6.4 million square feet of property across the Western United States. Our diverse portfolio encompasses Class-A office buildings, data centers, and multi-tenant light industrial properties. Christopher welcomed his long-time friend and investor, Scott McMullin, to Rising's senior leadership team as Principal and Chief Investment Officer in 2018. Together, they actively cultivate an entrepreneurial culture that permeates every aspect of the business. This commitment to fostering a positive and innovative work environment is one reason Rising Realty Partners has been recognized as one of the best places to work in Los Angeles and the greater Southern California region.

Rising Realty Partners is dedicated to creating lasting value with an innovative and sustainable investment strategy. The Rising team collaborates closely with our stakeholders, transforming visionary ideas into tangible outcomes.

Investments

Since 2012, Rising Realty Partners has been a transformative force in Los Angeles, driven by our “IMPACT as alpha” philosophy to promote sustainable growth and community development. Now, as we expand nationwide, we are applying these same principles across our entire portfolio.



6.4M GSF

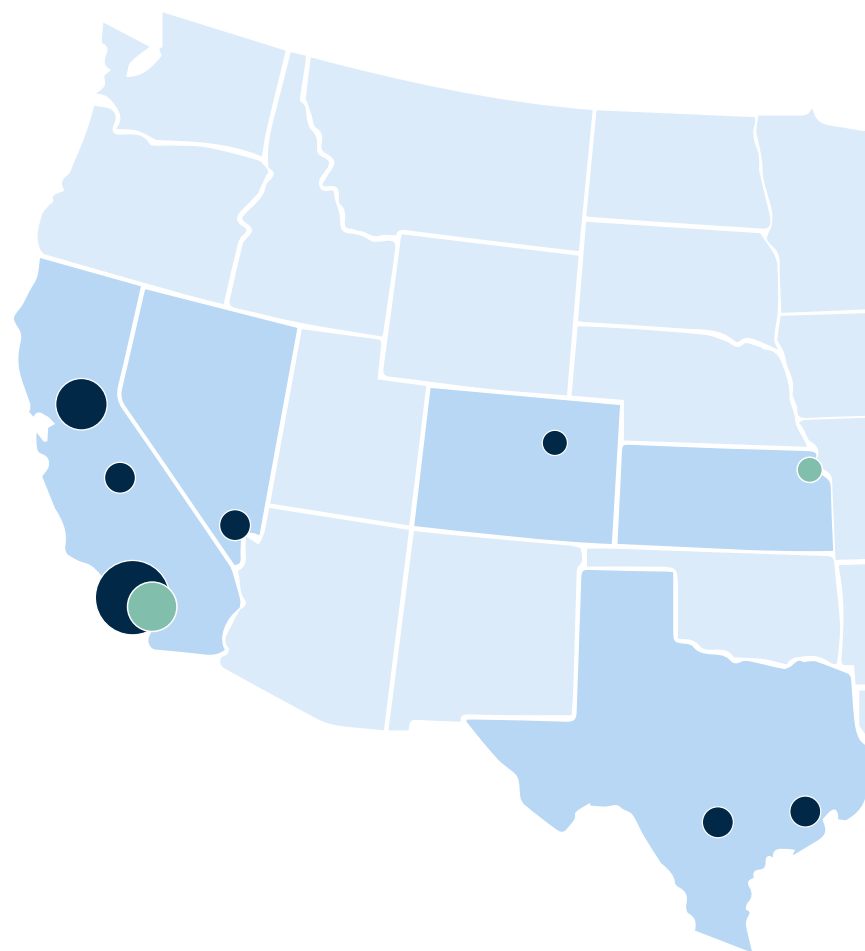
Owned and managed assets

IMPACT concepts apply across owned and managed assets.

2M GSF

Third-party managed assets

Third-party asset data excluded from this report. Policies and corporate best practices apply.



Impact Statement

Why

Climate change, health, and social equity have big implications for individuals, businesses, and policymakers. Buildings are responsible for approximately 40% of the world's operational Greenhouse Gas (GHG) emissions, and even more so when accounting for embodied carbon of building materials and operational supply chain.

Indoor spaces significantly impact our well-being and community engagement, making investments in human capital crucial for business success.

This is our opportunity to do our part to alleviate the climate crisis while providing the healthiest assets in the market.

Commercial real estate market dynamics have taught the business world that the intersections of health, economy, technology, social factors, and, of course, geopolitics are profound. Rising recognizes that IMPACT is more important than ever. Integrating IMPACT into our business strategy can yield a substantial return on investment in the form of reduced operating costs, obtaining premium rents, risk mitigation, greater tenant attraction and retention, and higher investor confidence.

What

We believe in creating alpha, otherwise known as the culmination of responsibility, financial returns and innovation. Rising is dedicated to adding value to our investments through a sustainable and innovative approach while maximizing returns. By harnessing the power of technology, we strive to increase efficiency, minimize operating expenses, and elevate tenant satisfaction. Our forward-thinking philosophy ensures that investments with RRP thrive today and well into the future.

How

Rising's strategy focuses on actionable impact for people and the environment across company protocols and company culture. The entire asset life cycle integrates environmental responsibility, health, and safety to continue to adapt proactively to market shifts.

Acquisitions & Investment Analysis | Through our market knowledge spanning many cycles, our team excels in providing acquisitions and investment analysis services, all designed to optimize your real estate ventures.

Development Services | Our committed, entrepreneurial team combines hands-on tactics and inventive development strategies, leveraging extensive experience, while efficiently transforming projects from initial concepts to shovel-ready developments and final occupancy certificates.

Experience Optimization | As teams continue their transition to the office, prioritizing the safety of staff and visitors is essential. Rising's Experience Optimization Services adeptly support companies in navigating this evolving workplace environment while fostering a secure and comfortable atmosphere.



UN Sustainable Development Goals

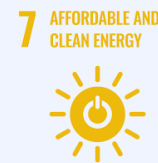
Potential Impact



Achieve the highest level of gender equality and female empowerment that far exceeds global guidelines.



Ensure the sustainable use and management of water sources.



Ensure access to affordable reliable sustainable modern energy.



Ensure the sustainable use and management of resources.



Reduce GHG Emissions from Operations and prepare for environmental impact.



Promote peaceful and inclusive societies for sustainable development, access to justice at all levels.

Strategy



Run a diverse and inclusive organization by following Equal Employment Opportunity guidelines. This involves making fair decisions in recruiting, hiring, promoting (across all job levels), upgrading or downgrading positions, discharging, training, compensating, providing benefits, managing staff changes and organizing social and recreational activities.



Maintain high water quality and efficiency by implementing best practices for potable water use, updating high-use fixtures, optimizing cooling tower cycles, and managing stormwater runoff. Regularly conduct water sampling to monitor residual chlorine and pH levels for tenants.



Each site annually assesses local green power purchasing options through regionally sourced renewable energy. These purchases adhere to local environmental regulations and contribute to the development of new renewable, low-carbon infrastructure in the region.



We aim to use environmentally responsible building materials, focusing on low-embodied carbon base products, in all our asset investments. We also promote these practices to our tenants through our green tenant guidelines.



Our teams measure, monitor, and manage building performance with a focus on energy, water, and waste. Utilizing Gridium and Measurabl, we adopt a proactive approach to data management, leveraging operational and CapEx savings to minimize each site's carbon footprint.



Rising Realty Partners has cultivated a culture that celebrates diversity in all its forms. By fostering an inclusive environment where everyone can thrive, we believe we can unlock the full potential of our team and achieve our shared goals.

Stakeholders

Investors

Strategy

Update this IMPACT Strategy annually as it serves as the first step to developing a comprehensive strategy to formally incorporate environmental sustainability, social responsibility, and strong governance practices. Please refer to the following section for short-, mid- and long-term targets. This policy shall remain publicly available through the company website and will be distributed to investors annually.

Targets

Report Rising's progress toward targets through key metrics, such as energy efficiency, carbon emissions, waste management, water consumption, community engagement initiatives, diversity and inclusion practices, and governance structures. The Rising Impact report will also be publicly disclosed on the company website and directly to tenants and investors annually. Building owners should prepare regular IMPACT reports that provide transparent and accurate information about their IMPACT performance.

Standard Alignment

Enhance credibility and transparency by aligning with and reporting to globally recognized, industry-specific standards such as UNPRI and GRESB alignment among supplemental standard alignments and building and organizational certifications.

Engage

Actively engage with their investors and potential investors to communicate their IMPACT values through various channels, including investor presentations, shareholder meetings, one-on-one discussions, and IMPACT-focused events. Rising commits to clearly articulate how the IMPACT strategy creates long-term value, mitigates risks, and aligns with the investors' own IMPACT goals and priorities.

Financial Reporting

Integrate IMPACT considerations into their financial reporting. Highlight material IMPACT risks and opportunities for financial and non-financial performance across the portfolio.

Occupants

As social isolation becomes the norm and tenant engagement is entering a new era, Rising's Property teams engage with tenants weekly to maintain a sense of connection and to stay proactive in the face of future market shifts. Rising's management team sends regular updates on building operations, and a reminder that we are actively available to them.





Community

Rising Realty Partners has partnered with The People Concern in support of a fully integrated system of care.

Los Angeles faces one of the largest homeless populations in the United States, with an estimated 66,000 individuals experiencing homelessness as of 2021. The city's high cost of living, including expensive housing and limited affordable housing options, is a significant challenge for low-income individuals and families. Mental health issues and substance abuse problems are prevalent among the homeless population.

The lack of sufficient support systems and social services further compounds the issue. The demand for affordable housing far exceeds the supply, resulting in long waiting lists and a lack of available resources for homeless individuals seeking assistance. The homelessness crisis has strained public resources, including shelters, healthcare facilities, and social service organizations.

Rising's partnership with The People Concern supports mental and medical healthcare, substance abuse services, and permanent supportive housing – tailored to the unique needs of homeless individuals, survivors of domestic violence, challenged youth, and others who have nowhere else to turn.

Employees and tenants from each Rising property directly contribute to the cause of helping the homeless population in Downtown Los Angeles by participating in the sack lunch program. Collectively, since 2018 we have made approximately 1,100 sack lunches that were distributed to the homeless population in our local communities and will continue to seek creative and holistic ways to pursue actionable impact.



THEPEOPLECONCERN

Leadership

Rising Realty Partners is passionate about fostering a culture of open communication, collaboration, and innovation.

We were pleased to once again be recognized by the Los Angeles Business Journal as one of the Best Places to Work in Southern California for the 2023 year. We aim to not only create great places for others, but also for our own employees. The entrepreneurial atmosphere, leadership, and flat management structure fostered by our executive leadership, Christopher Rising and Scott McMullin earned the recognition from Globe Street for being the “Best Bosses in Commercial Real Estate.”



Rising has been a long-time partner with USGBC California through LEED Certification, The Healthy Building Initiative and the Green Janitor’s Program. As of 2023, Jeff Herrera, Rising’s Director of Impact Strategy, sits on the nonprofit’s Board of Directors with the full backing of the Rising team.



Jeff Herrera

Asset Manager & Director
of Impact Strategy
Los Angeles, CA



Kira Perez

Senior General Manager
One Cal Plaza
Los Angeles, CA



Jason Miller

Asset Manager
Los Angeles, CA

Rising Realty Partners remains steadfast in our commitment to **IMPACT** efforts throughout our investments.

Our team is proud of our accomplishments thus far and recognize our responsibility to strive to be a leader in IMPACT. We understand that we have an important role to play in reducing IMPACT risks and will continue to pursue thoughtful and disciplined practices to accomplish our goals.

Engagement

Investors

Investors are updated on a regular basis with respect to project-specific updates, leasing and ongoing operations. Moving forward, Rising will annually update this IMPACT Strategy and report annual metrics through a company-wide IMPACT Report. Starting in 2024, the impact team will develop a more comprehensive strategy to formally incorporate environmental sustainability, social responsibility, and strong governance practices. Please refer to the following section for short-, mid- and long-term targets. This policy shall remain publicly available through the company website and will be distributed to investors annually.



Annual Reporting includes progress toward targets through key metrics, including but not limited to energy efficiency, carbon emissions, waste management, water consumption, community engagement initiatives, diversity and inclusion practices, and governance structures. The report will also be publicly available on the company website.

Standard Alignment has been incorporated into Rising's IMPACT Strategy, aligning with globally recognized, industry-specific standards including UNPRI and GRESB among supplemental standard alignments and

Active Engagement occurs through various channels, including investor presentations, shareholder meetings, one-on-one discussions, and IMPACT-focused events. Rising commits to clearly articulate how the IMPACT strategy creates long-term value, mitigates risks, and aligns with the investors' own IMPACT goals and priorities.

Financial Reporting actively integrates IMPACT considerations by identifying material IMPACT risks and opportunities for financial and non-financial performance across the portfolio and incorporating IMPACT concepts across the company culture including the following: Active utility benchmarking, monthly tenant and company-wide newsletters, annual IMPACT Report, annual business plans / presentation memos, IMPACT DDQ survey responses, and tenant and community events.

Tenants

As social isolation has become the norm and tenant engagement is entering a new era, Rising's property teams engage with tenants regularly to maintain a sense of connection and stay proactive in the face of future market shifts.

Regular Updates | Building Management teams send a general update on building operations and a reminder that we are open and actively available to them.

Monthly | Tenants receive safety updates specific to the building and the surrounding community, project status reports, amenity reminders and project successes paired with actionable impacts. Each highlight seeks to incorporate environmental and social elements.

Community

The Rising team is heavily invested in the communities it lives and operates within by supporting a variety of non-profit organizations through financial donations, volunteer hours and promotional support. We have focused our efforts on four key areas based on each community's current needs. Refer to the Community section of this report to learn more about the specific organizations and initiatives Rising supports.




Affordable Housing | Health | Sustainability | Education

Jeff Herrera is actively engaged in the facilities and sustainability community through USGBC California and BOMA Greater Los Angeles (GLA). Los Angeles-based Rising team members regularly attend both group events and volunteer on various committees.


Each building facilitates annual holiday food drives for those in need, partnering with the Los Angeles Regional Food Bank, and regular blood drives with local donation centers.

IMPACT Approach


Actionable IMPACT is core to our daily operation. It is integrated across the organization from day one.



Hands On | Our level of service has garnered the attention of tenants, brokers, and community members alike, resulting in enhanced rental rates and elevated gross sale prices. We provide a tailored, customer service-driven approach that consistently adds value in all services.



Environmental Impact | We combine environmental stewardship with business opportunities, employing our team's expertise to adapt to sustainability requirements while enhancing value, efficiency, and tenant satisfaction.



Cutting-Edge Technology | Our team embraces technology solutions that enhance efficiency, decrease operational costs, and offer valuable insights to make well-informed decisions. We consistently and meticulously evaluate new technologies to determine their return on investment for ownership and tenants.

Key Performance Indicators

The Rising team has tracked environmental and human capital as key performance indicators from the organization's inception. In 2019, the methodology was formalized using an IMPACT scoring matrix. The tool functions as an investment evaluation screening mechanism and accountability protocol, translating to meaningful KPIs.



*Applicable to gross lease assets only.

Targets

The IMPACT Committee has identified the following programs and goals across the IMPACT concepts. These initiatives have been incorporated in relevant asset business plans, corporate expectations, and will be communicated with applicable investors.

Environmental

Decarbonization

- Disclose carbon profile annually in accordance with the GHG Emissions Protocol
- Set Net Zero Carbon target for scope 1 and 2 emissions by 2024

Certifications

- Engage with investors on non-certified assets
- Pursue LEED Zero Energy and Carbon for The Cal Edison DTLA

Water Audits

- Conduct water audit for One Cal

Waste

- Conduct waste audit for Civic Center

Assurance

- Evaluate Assurance pathways for 2024 report

Social

Education

- Engage monthly IMPACT Education for Rising Staff
- Execute IMPACT Supply Chain survey and policy

Community Investment

- Integrate IMPACT goals and KPIs across website, newsletters and ongoing engagement
- Target 100 volunteer hours for 2024
- Donate \$20,000 to non-profit organizations annually

Governance

Industry Standards

- Continue to align IMPACT strategies with UNPRI and GRESB standards

Stakeholder Engagement

- Emphasize Rising's role with USGBC-LA
- Incorporate IMPACT KPIs into regular investor communications and publish IMPACT Policy and impact report online annually, when applicable.

Green Lease Leaders

- Maintain status and increase lease coverage

Environmental Responsibility

We believe the most responsible building is the one that is already built, and the way we build and manage has real impacts on our communities and the climate. The Rising Construction Management team follows a comprehensive protocol to incorporate sustainability and health & safety across all capital improvements and major renovations.

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44 Biodiversity

Environmental Strategies

Rising has proven that IMPACT creates alpha.

01 Rising seeks to deliver enhanced financial returns through sustainable investment practices and leverage technology as a force multiplier to increase efficiency, reduce operating costs, and improve tenant satisfaction.

02 We incorporate sustainable practices in everything that we do, differentiating ourselves from our peers by delivering enhanced returns on sustainable investments, increasing efficiency in all of our assets, and improving tenant satisfaction by implementing the latest technologies.

03 We are driven by a strong sense of social and moral obligation and are proud to be affecting change and forward development while supporting our people and society.

04 IMPACT initiatives drive our ability to create the most long-term value for our company, tenants, stakeholders and the communities in which we operate.

1. Cool Roof
2. Energy Efficiency HVAC
3. Demand Response Participations
4. Smart BAS Connectivity
5. Minimize Cooling Tower Cycles
6. Bee Pollinators
7. Integrated Pest Control
8. Natural Daylight
9. LED Lighting Systems
10. Low-Flow Water Fixtures
11. Rooftop Gardens
12. Drought-Tolerant Landscape
13. Green Janitors Protocol and Certification
14. Air Quality Monitoring
15. Fitness Ammenities
16. Bike Storage
17. Electric Vehicle Charging Stations
18. Recycling and Compost Programs
19. E-Waste Collection
20. Emergency Preparedness



Environmental Strategies

Integrated Design	Climate Resilience	Energy + Carbon	Corporate Initiatives
<ul style="list-style-type: none"> • Incorporate sustainability requirements into consultants' RFPs • Conduct IMPACT project charrettes per project • Establish sustainability, health, and resilience goals as a part of the project charrettes • Climate resiliency to consider local conditions and evaluate the feasibility and benefits of exceeding code requirements to ensure continued operation of facility 	<ul style="list-style-type: none"> • Conduct a climate risk assessment during site acquisition and distribute risks and opportunities with the full design team, when applicable • Incorporate future risks into energy modeling scenarios 	<ul style="list-style-type: none"> • Perform an energy model to inform decisions • Energy efficiency and source(s) / electrification • Evaluate embodied carbon models / Life Cycle assessment for any new development project and all new major renovations or new construction projects • Carbon profile (scope 1 & 2 emissions) • Building Automation Program 	<ul style="list-style-type: none"> • Apply for / formally adopt Green Lease language across all new leases • Review company-wide decarbonization strategy with investors and joint venture partners • Communicate IMPACT performance annually, report on incremental performance per investor schedule preference, and embed IMPACT-related project highlights into marketing materials, website, and stakeholder engagement reporting • Monitor building performance weekly by engineering teams and consultants. Communicate the portfolio carbon profile to tenants, investors, and community as applicable • Increase green power purchasing through local utility providers where feasible • Continue data transparency assurance through third-party consultants • Increase Climate Resilience data coverage through due-diligence and existing acquisitions throughout 2024 • Continuously increase LEED Certification and Energy Star coverage where feasible • Reduce potable water consumption through cooling tower management, landscape irrigation, and transitioning domestic plumbing fixtures to low-flow where feasible • Conduct water assessments for the two lowest performing assets in the portfolio – West7Center and Civic Center, and waste audits for the lowest performer, Civic Center • Los Angeles Green Business Certified • Rising has developed IMPACT specific design, construction and operational (Tier I) RFP language for future projects
	<h3>Water + Waste</h3>		
	<ul style="list-style-type: none"> • Water efficiency and reliability of source(s) • Waste program to maximize diversion from landfills as feasible 		

Technology and Resilience

Higher Bandwidth

Fiber’s high bandwidth makes it possible to transport large volumes of data across our core assets. While fiber-optic internet for business is not truly unlimited, the bandwidth availability is significantly higher, and its speed does not decrease as high demand is put on the network. Rising supports tenants requiring SIP trunking, web conferencing, high definition streaming, file sharing, and cloud applications that need higher bandwidth.

Additionally, Rising leverages 5x5 Telecom, an Internet Service Provider (ISP) and VoIP (Voice Over Internet Protocol) company providing the fastest and highest quality services at affordable prices. 5x5 combines the highest levels of service and value with industry-leading, next-day installs as standard with Connected Square Footage™.

Cybersecurity

Rising has installed fiber-based cables in 1Cal Plaza, The CalEdison DTLA and Civic Center Plaza. Fiber is much harder to tap into without being detected and is effective at keeping data secure during a cyber-hack. It is much harder to tap into fiber cables compared to copper because fiber cables leak light and the signal instantly disappears if tampered. The ability to offer a more secure connectivity infrastructure is fast becoming a significant differentiating factor enabling building owners to attract tenants that are willing to pay a premium for security.

Open Path

Open Path provides security for tenants through modern smartphone access control to unlock doors, elevators and parking garages while connecting all these systems easily to tenants’ human resource and employee directory services for synchronized user management.

Backpack

Backpack pulls from utility bills to predict building performance through simulations. It optimizes building performance, reduces emissions, and also assists in informed decisions on building upgrades to improve building efficiency.

Gridium

Our engineers use Gridium to monitor and analyze energy consumption on a daily basis. This technology communicates trends and evaluates utility bills so teams can focus on maximizing energy performance.

Electric Vehicle Charging

Rising has installed 54 Electric Vehicle charging stations across its owned assets, for a total of 132 including third-party managed assets. We regularly monitor demand to accommodate additional need in the near future years as the EV infrastructure continues to evolve.

Facil.ai

West7Center leverages Facil.ai to proactively teach building systems how to run more effectively using machine learning and cloud-based computing. Real-time data collection and analysis by Facil.ai produces accurate predictions and useful insights for operational effectiveness.

Screenly

The CalEdison DTLA leverages Screenly to provide hardware and software needed to manage digital signs at scale. This software maintains scheduled content, oversees the condition of the screen, and displays content using your current tech stack.

VTS

Rising Properties use VTS to bring together property owners, managers, brokers, and lessees to take advantage of opportunities found in every square foot of their buildings.

Equiem

The CalEdison DTLA, One Cal and Civic Center actively leverage Equiem as a tenant experience and communications tool. Property teams can communicate easily with tenants regarding policy updates, protocol adjustments, programming, and events. Refer to the Tenants section of this report to learn more.

Decarbonization

Decarbonization is an inextricable part of IMPACT and will only continue to grow in prominence moving forward. Climate change continues to be one of the most significant environmental challenges facing the world, with the latest scientific consensus being that we need to limit rising temperatures globally to 1.5°C (2.7°F) or less to maintain the conditions and quality of life to which we've become accustomed.

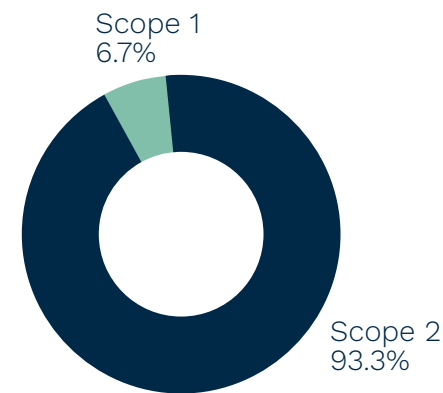
Greenhouse Gas (GHG Boundary)

Rising Realty Partners' carbon footprint was calculated in accordance with the Greenhouse Gas Protocol from the World Resources Institute, in accordance with Appendix F in the GHG Protocol Corporate Accounting and Reporting Standard.

This IMPACT and Decarbonization Strategy focuses on Scope 1 (natural gas) and Scope 2 (purchased electricity) emissions only. These data are sourced from historical and current utility bills for each property. There are additional sources of Scope 3 emissions associated with the operation of Rising as a corporate entity and its portfolio that could potentially be measured and managed in the future, including solid waste, the distribution of water, corporate business travel, and materials/supplies.

For the purposes of the decarbonization strategy and in alignment with the GHG Protocol, parking lots and parking garages are excluded from the Gross Square Footage (GSF). The total boundary includes 3,118,420 square feet.

Carbon Footprint Emissions Summary



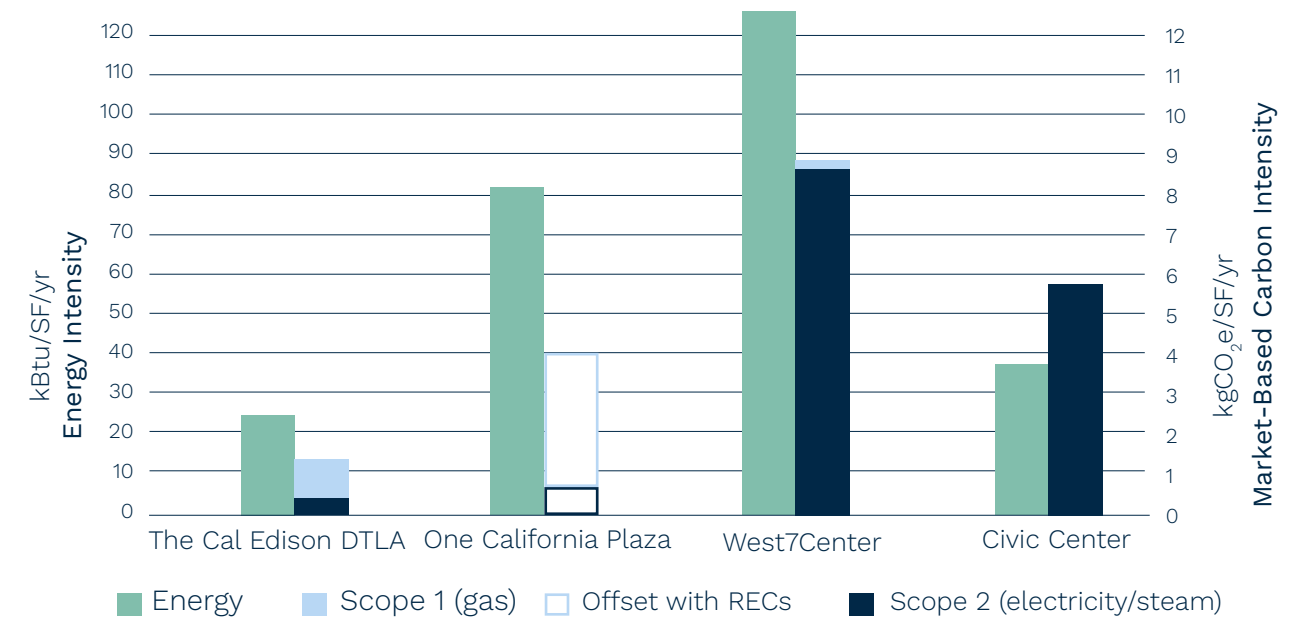
Scope 1 and 2 Boundary:

- The Cal Edison DTLA
- One California Plaza
- West7Center
- Civic Center

Rising Realty Partners' portfolio-wide carbon footprint for market-based emissions in 2023 was 11,448 mtCO₂e and 15,156 following the location-based methodology.

Intensity metrics allow for buildings to compare performance annually and with peers by normalizing across floor area and time. The size of the portfolio may change over time due to acquisitions and sales, but absolute emissions targets should remain fixed. Intensity metrics can show how the portfolio is performing year over year irrespective of size, or which buildings perform the best relative to the other buildings in the portfolio and which ones should be prioritized for action.

Energy use intensity, or EUI, only looks at the amount of energy consumed factored against the floor area of the building. Most of Rising's properties track parallel across Carbon Intensity and EUI. Take note as Civic Center is located in Denver and Colorado's grid has a higher emissions factor, resulting in a higher carbon profile compared to its energy performance. Regardless, in most cases, the driving force behind the building's Carbon Intensity is energy efficiency, suggesting that the mitigation strategy should be targeted to improve energy performance.



2024

To remain ahead of the curve, Rising has already engaged their third-party IMPACT consultant, Leading Edge to evaluate a portfolio-wide decarbonization strategy and a path to Carbon Neutrality. Rising will share the results in 2024 with investors for stakeholder input.

One California Plaza is a net zero carbon and energy certified building. As such, the bars colors are inversed to reflect the site's neutrality through RECs and Carbon Offsets.

	Location-based Emissions (mtCO ₂ e)	Market-Based Emissions (mtCO ₂ e)
Scope 1 — Natural Gas	771	771
Scope 2 — Electricity	14,385	10,667
Total	15,156	11,448

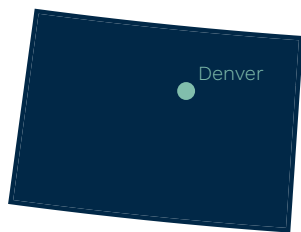
Water



Drivers and Resilience

As the Western United States continues to face unprecedented mega-drought conditions, the importance of water conservation has never been greater. California endured massive flooding in 2023, including several atmospheric rivers that dumped tons of rain all at once. But one good winter after years of drought does not mean California no longer faces water shortages.

Droughts are becoming more common and more extreme as the climate crisis intensifies, and communities across the state dependent on depleted underground aquifers and parched Colorado River supplies do not have enough water to meet the demands of their farmers and cities. Groundwater in the San Joaquin Valley has been drained more quickly than it can be recharged, so thousands of wells have gone dry. And reservoirs storing Delta water have experienced record lows in recent years.



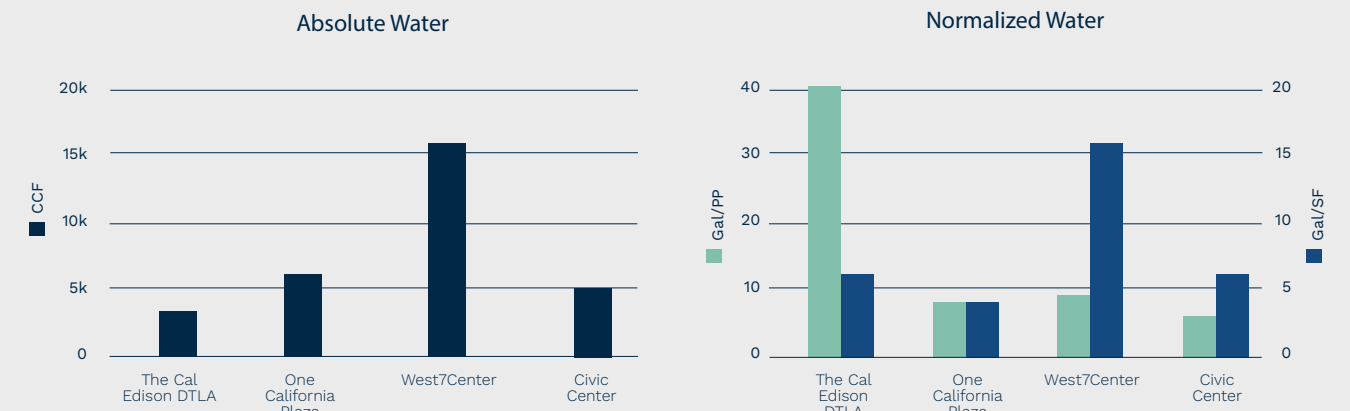
The Colorado River traverses some of the driest and hottest areas of the country, providing drinking water to 40 million people, including some of the nation's largest cities including Los Angeles, Phoenix, Las Vegas, and Denver, as well as 30 federally recognized Tribes.

In response to more than two decades of dry years throughout the Colorado River basin, in 2023 the Bureau of Reclamation (BOR) took emergency actions to protect infrastructure at Lake Powell. In the last century, the Colorado River has shrunk by upwards of 20% and will drop from a Tier 2 shortage in 2023 to a tier 1 in 2024 as a result of an above-average winter snowpack in 2023.

Water Profile

Despite the low, under-valued price of potable water, Rising closely monitors monthly water consumption across the portfolio and has consistently invested in low-consumption fixtures and equipment. The Water Use Intensity (WUI) chart indicates water consumption in gallons /SF. According to the Energy Information Administration (EIA), commercial buildings typically consume a range of 14 - 20 gallons per square foot, with larger buildings' consumption on the upper end of the WUI range.

Absolute and like-for-like water performance targets are rare in the commercial real estate space. This is due to a population volatility since 2020, lack of forecasting ability, a range of water load types and a lack of sub-metering across the portfolio. Rising is currently budgeting for water audits at The CalEdison DTLA and West7Center.



Status

Each asset has conducted a detailed plumbing fixture inventory. The majority of fixtures meet the Rising GPM and GPF maximum thresholds, however, each asset team is budgeting for "Rising compliant" fixtures to be installed through 2025. Water restricting aerators are installed at industrial assets as tenants roll.

Complete	Target	Task
(90% complete) Target: Q4, 2025		Conduct consumption inventory
Target: Q1 2025		Conduct plumbing fixture inventory
Target: Q1 2025		Check regularly for leaks and, when found, repair them promptly. Ongoing
Target: Q2 2025		Evaluate cooling tower cycles where applicable
		Evaluate landscape consumption where applicable
		Submeter main water loads where applicable
		Communicate absolute and intensity performance data monthly with internal team
Target: Q3 - Q4 2025		Budget and schedule domestic plumbing fixtures as needed. Showers: 1.8 - 2.0 gpm

Waste

Introduction

Solid waste is one of the most visible and tangible byproducts of resource consumption. Likewise, proper handling and diversion of waste from landfills is considered by many to be a primary indicator of environmental performance. Rising Realty Partners continues to proactively approach solid waste management through onsite recycling programs and individual waste audits. These help identify opportunities for source reduction, reuse, and recycling to decrease the quantity of waste disposed of through incineration or landfill. These strategies reduce the environmental burdens associated with waste disposal and decrease energy use through support of the recycled materials markets.

Reduce, Reuse, Recycle

Rising requires each waste hauler / broker to track waste, recycling, organics, durable goods, e-waste, and landscape on a monthly basis, as applicable. Reporting for the calendar year 2023, Rising has maintained a portfolio diversion rate of 62% for the Core impact properties as noted below. The Rising Asset Management team evaluates diversion reports quarterly and reports annually to investors.

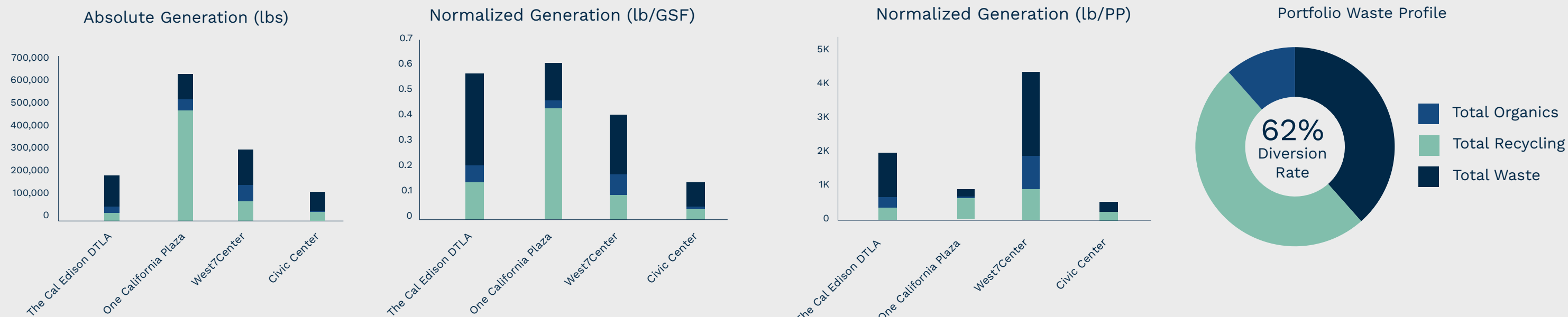
Like water, waste is highly dependant on occupancy. As such, the charts below illustrate each asset’s absolute waste generation by type, followed by normalized data per square foot and per person. As an extreme example, we see that the Civic Center generates the most absolute waste per square foot, however, has the lowest per person. This is a direct result of high occupancy at the asset.

Path Forward

Each Property Team has been tasked to work closely with their waste brokers to identify specific waste intensity targets in alignment with the KPIs in the charts below. Diversion targets shall be based on trailing performance data and local hauling options. Each individualized target will be supported by a waste management plan, monthly communications and tenant educational support.

The proposed targets each exceed local compliance requirements and LEED requirements and are applied portfolio-wide:

- Daily waste diversion – building specific targets with a portfolio average of 50% diversion rate by 2025. - Completed with 62% across portfolio in 2024.
- Landfill diversion – 100%
- E-waste diversion – 100%
- C&D waste diversion – 80%
- Maximum contamination rates:
 - Trash – 25%
 - Recycling – 10%
 - Organics – 5%



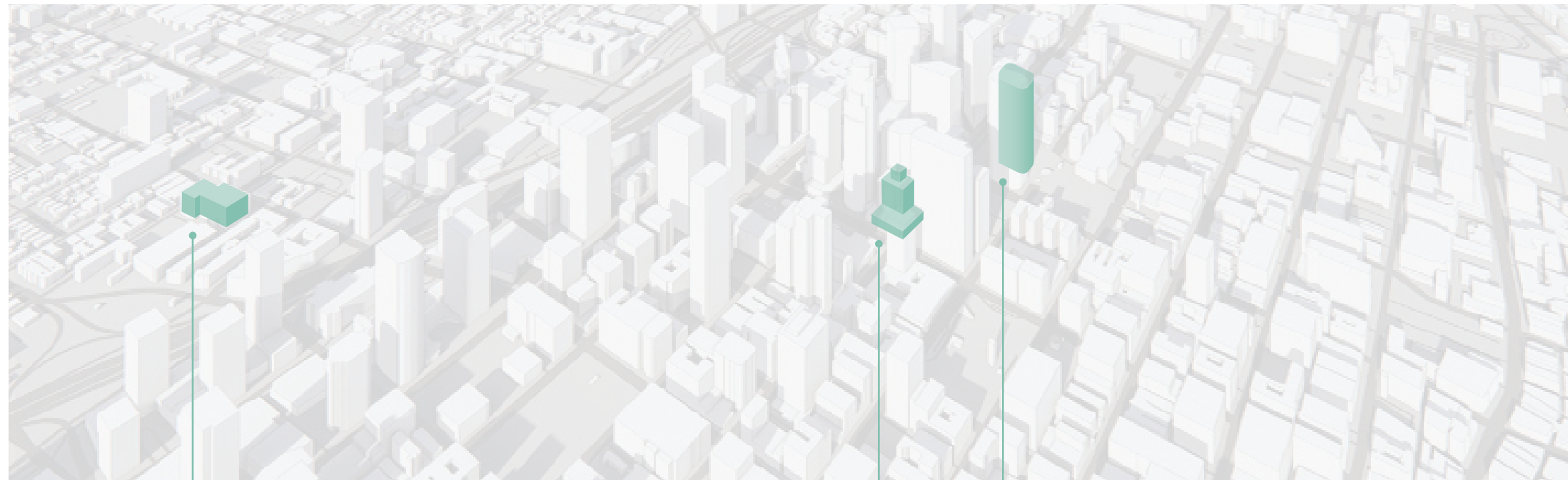
Certifications

Rising Realty Partners has been a long-time proponent of industry and globally recognized green building standards. Below is a breakdown of the current portfolio's certifications by GSF and by asset quantity.



Property Management teams are encouraged to engage relevant certifications in alignment with Rising material concepts and investor priorities.

California



West7Center

282,000 GSF
UL Verified Healthy Building for Indoor Air and Water

- 120 EUI
- 16 WUI
- 54% Waste Diversion

The CalEdison Building

287,615 GSF
LEED Platinum
Fitwel Viral
98 Energy Star Score

- 23 EUI
- 9 WUI
- 27% Waste Diversion

One Cal Plaza

1,050,000 GSF
LEED Platinum
LEED Zero Carbon
LEED Zero Energy
Fitwel
Fitwel Viral Response
UL Verified
WiredScore Platinum
Smartscore Silver
80 Energy Star Score

- 59 EUI
- 4 WUI
- 72% Waste Diversion

Denver



Civic Center

598,592 GSF
LEED Gold
84 Energy Star Score

- 38 EUI
- 6 WUI
- 15% Waste Diversion

Notes

EUI - Energy Use Intensity (kBtu/SF/year)

WUI - Water Use Intensity (gallons/SF/year)

Biodiversity

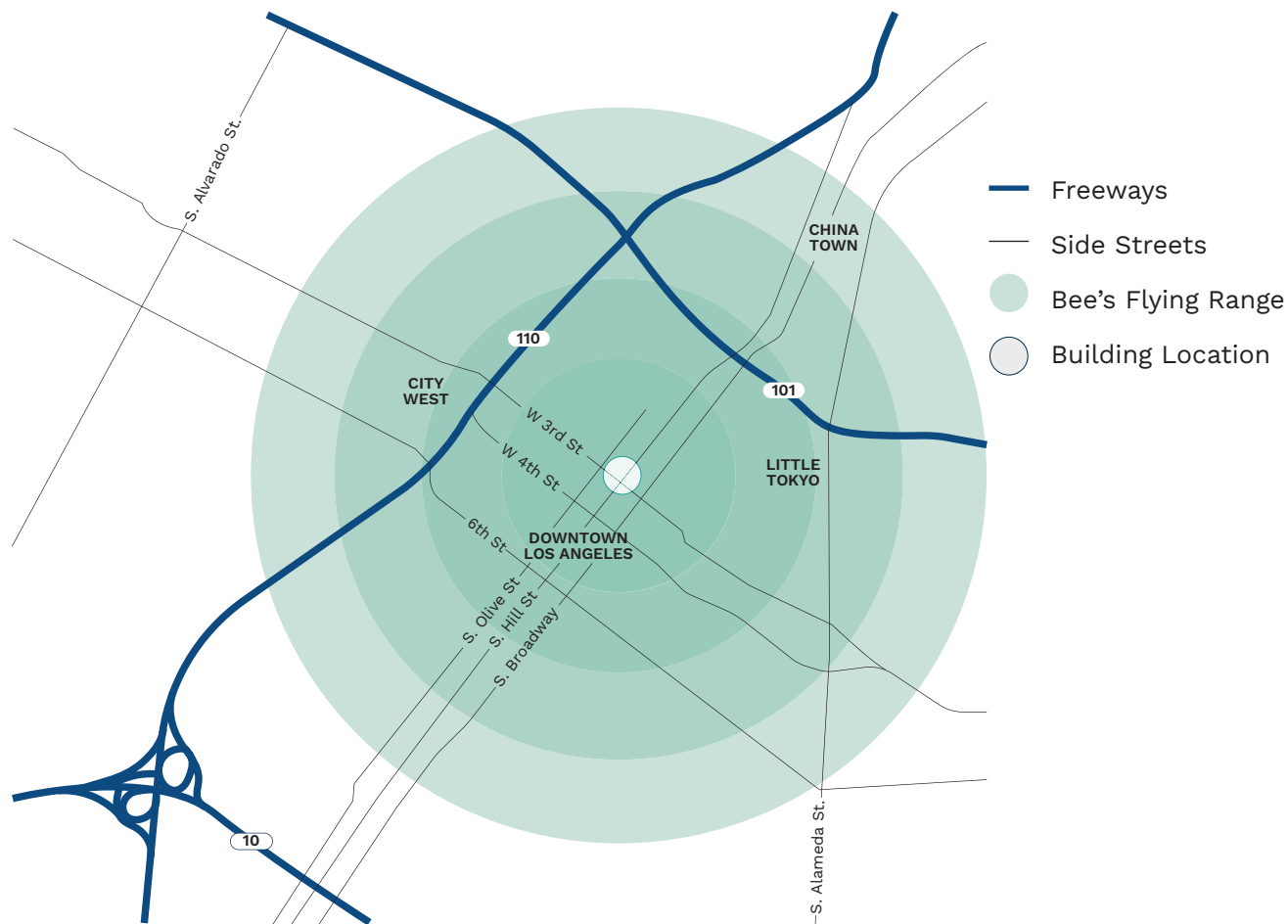
Alvéole Beehives

Rising has partnered with Alveole to install and maintain honey bee hives at One Cal Plaza. These urban apiaries have become sought-after and desirable amenities that contribute to tenant engagement. By offering healthier, greener spaces, building owners and managers stand out from the crowd while directly contributing to the health and well-being of tenants.

As a result: tenant satisfaction rates and perceived value get a serious bump – which means core tenants are more likely to stick around. Alveole supports building owners and managers in implementing innovative, sustainable, and shared learning experiences.

Our two hives at One California Plaza yield 200 jars of urban honey annually.

Your Bee's Flying Range



Social Investment

We believe in human capital. Rising invests in the full social circle - from employees, vendors and partners to investors, tenants and community. As owners and managers, we are at the center of it all. It is our opportunity to engage across platforms and disciplines to further our mission for IMPACT.

48 Staff Investment

50 Tenants

52 Health + Wellness at the Asset

56 Community

58 Safety



Rising places a high value on quality services, environmental responsibility and investment in human capital. We use technology as a force multiplier across the board. Investing in these values translates to individual growth, team evolution and tenant and investor benefits.

Staff Investment

Our diverse staff currently consists of 48 fulltime employees and an additional two interns. To effectively manage our operations, we utilize a distributed workforce model, incorporating remote employees located in India, the Philippines and Nashville in conjunction with in-house personnel at our Los Angeles headquarters. One of our objectives for 2023 was to involve more young minds in the commercial real estate sector. Thanks to the effective implementation of a structured, learning-centric program, we have been able to draw top talent from universities in Los Angeles and beyond. We have further expanded from our headquarters in Downtown Los Angeles and now have offices in Denver, CO, Las Vegas, NV, Houston, TX, Kansas City, MO and Sacramento, CA. As we expand our footprint eastward, we aim to better service our tenants and clients through on-site staff in each market.

Rising is committed to cultivating a work environment where all current and prospective team members feel welcome, included, heard, and valued. This helps foster employee retention and empowers team members to contribute at their best. This, in turn, advances our desire to create and maintain quality partnerships with our clients and maximize impact.

Talent recruitment, retention and advancement are critical to Rising's success. We have a low turnover rate because we stay true to our values with respect to our investment strategy and endlessly invest in our staff. We have been holding regular, educational seminars since day one. Topics range from wellbeing, IT, business skills, DEI, environmental, health & safety, leader development, and Microsoft Office. Team members are highly encouraged to participate in a range of industry organizations such as BOMA, ULI and USGBC. Ten Rising members participated in a 12 week comprehensive WELL Building Standard course conducted by a third-party consultant.

Additionally, Rising provides trainings for our management team to ensure they are knowledgeable about the procedures we implement in our buildings.

700hours
Invested in
Advanced Career
Development
in 2023.

Tenants

Equiem Stats

Our property teams actively program and engage with tenants, enhancing the workplace experience. Below are three building statistics demonstrating increased tenant engagement.

One California Plaza

901 → 72%
Users in 2023 Increase from 2022

The CalEdison DTLA

216 → 13%
Users in 2023 Increase from 2022

Civic Center Plaza

508 → 31%
Users in 2023 Increase from 2022

Rising creates and oversees local tenant relation programming improving the experience for visitors and tenants to foster a feeling of community. Strategies include social and networking events and conferences for business.

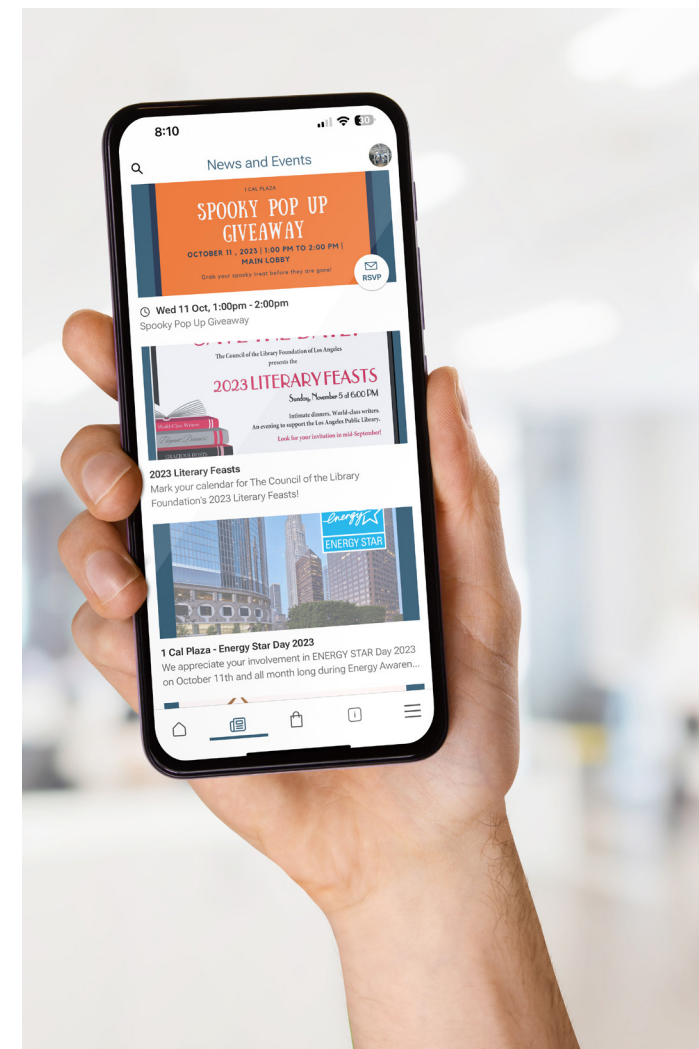
Move In — A few weeks before each new tenant moves in, the management team hosts a “Welcome Meeting” to review all the rules and regulations and get everyone settled in. In order to avoid rushing during their relocation and fumbling about trying to figure things out in the first few days, this provides the tenant the chance to ask any questions, set up and become comfortable with our online programs. We discover that this meeting greatly reduces their stress and enables them to know who to contact and where to go if they have problems.

Ongoing — Excellent customer service and open communication with our tenants are priorities for the management team. With so many options for connecting with our tenants, they can always reach us, whether it’s for a quick message or a formal meeting. Communication is crucial in today’s society. In addition to our daily interactions with our tenant contacts, the Senior General Manager and Assistant General Manager check in with the tenants once a quarter. We also get together with them once a year for lunch or coffee to review about any issues they have that we haven’t covered previously, or sometimes it’s just to get to know them better.

Weekly | Building Management teams distribute general updates on building operations, and to reiterate that we are open and available to them.

Monthly | Tenants receive safety updates specific to the building and the surrounding community, project status reports, amenity reminders and project successes paired with actionable impacts. Each highlight seeks to incorporate environmental and social elements.

Equiem is a tenant experience provider in commercial real estate. It provides exclusive access to amenities, convenience and information. The digital platform transforms the way the tenant connects and communicates. Equiem is easy to use and can be used via desktop or mobile App.



Green Leases

Rising Realty Partners achieved Green Lease Leaders Silver status in 2023. This platform recognizes the establishment of foundational policies and business practices that empower IMPACT.

Tenants play a critical role in achieving our own IMPACT goals. Rising partners with tenants to empower their own IMPACT targets through a variety of programs, including green leases. In accordance with the Institute for Market Transformation’s Green Lease Leader program, asset teams provide access to utility data, building-specific carbon profiles and a host of IMPACT-related policies and programs as noted in this report.



Health + Wellness at the Asset

We have always placed a high priority on health and safety across our assets and throughout our corporate culture. We've experienced a new wave of safety throughout and following the pandemic.

Fortunately, Rising has always taken a proactive approach by implementing touchless transactions, functional signage and enhancing sanitization routines with electro-static disinfection sprayers with environmentally friendly and non-toxic solutions. We are confident that as tenants continue to return to the office, our assets will continue to serve as the safest environment. Below is a list of health and safety best practices leveraged across the portfolio.



Equity + Community

- Accessibility to Ensure Equity For All
- Alternative Mobility Amenities And Program
- Project Safety Program to Include Regular Reporting and Comprehensive Health and Safety Program BOMA 360 Performance Program
- Emergency Resources + Resilience
- Alvéole Beehives



Health + Wellness

- Healthy Specifications
- Optimize Natural Daylight
- Acoustical / Lighting Quality
- Thermal Comfort
- Indoor Air Quality / Annual Testing
- Support Handwashing
- Green + Safe Cleaning Best Practices
- Healthy Re-entry
- Sick Leave, Benefits, Mental Health Support
- Flu Vaccines
- Green Janitors Program
- Integrated Pest Management



Community

Our work is anchored in addressing both the immediate and overarching challenges that surface in the areas of homelessness, education, health and wellness, and environmental sustainability.

Rising Cares, the philanthropic and volunteer initiative of Rising Realty Partners, was born from a deep-seated sense of social responsibility. The organization, nurtured and brought to life by the dedicated Rising team members, serves as the driving force behind our company's commitment to serving the communities we operate in, aiming to offer a helping hand in navigating adversity.

With empathy, understanding, and kindness at the core of what we do, we are not just reacting to problems, but proactively working to make a positive change. Our team at Rising actively engages in quarterly volunteer opportunities, dedicating their time to making a difference in their respective communities. Rising Cares focuses on investing our resources in volunteering with local, regional, and national organizations such as PATH, The People Concern, Habitat for Humanity, School on Wheels, RiverLA, American Red Cross, and LA Regional Food Bank.

From organizing fundraisers with industry partners, to community outreach programs, Rising Cares fosters a strong sense of camaraderie and compassion contributing to the greater good of society.

every step we take, we're not just hoping, but inspiring others to join us in similar efforts.

It's more than a commitment; it's an authentic promise from our company to stand shoulder-to-shoulder with our neighbors, fully invested in addressing the local issues and challenges that touch us all. Rising Cares is our opportunity to give voice to the causes that resonate deeply, not just within our team, but within the heart of our greater community. It's not about aligning resources, but aligning hearts and minds, with the shared vision of making a difference. Every initiative we undertake is not just an action, but a pebble in a still lake, creating ripples of change that extend beyond the immediate horizon we see. We don't just aim for this impact; we passionately believe in it. Because with

\$20,000+
donated to
non-profit
organizations



At its core, Rising Cares isn't just a program, it's an embodiment of our team to create meaningful change in the communities Rising operates.



Rising continues to support communities regionally and through a variety of non-profit organizations.

PATH

PATH, a non-profit organization, aims to end homelessness for individuals, families, and communities. They initiated a Pen Pal Program with volunteers corresponding with residents at PATH facilities. Additionally, they started a monthly Bingo program at a senior supportive housing facility, Long Beach & 21st, in October 2019, providing formerly homeless seniors a chance to win sustainable household prizes and fostering community relationships. Due to COVID in March 2020, the events were temporarily halted, but PATH adapted to an at-home version with their onsite staff.

LA Food Bank

Rising participated in the Mobile Pantry program for the Los Angeles Regional food bank. The program visits underserved communities to distribute nutritious food to neighbors in need. Seven staff members distributed produce, grains, bread, meat, dairy and other nutritious items directly to the Los Angeles community.

Salvation Army - Angel Tree

Rising has continued to partner with The Salvation Army's Angel Tree Program since 2019. This program provides gifts to children ages 0-12 years old and seniors age 65 and older who would otherwise not receive any gifts during the holiday season.

YMCA

Annual Stair Climb - Benefitting Ketchem Downtown LA YMCA, Rising employees and building staff participated in 75 flight marathon in 2018 and 2019.

School on Wheels

School on Wheels originally started as an in-person annual school supply drive in 2017. For 2020, it pivoted to Roonga for a virtual school supply drive that was sent out to our entire portfolio.

The People Concern

The People Concern, addressing LA's pressing homelessness issue, provides comprehensive care, including mental and medical health services, substance abuse assistance, and supportive housing for vulnerable individuals. Rising Realty Partners, also seeking to make a positive impact, has joined forces with The People Concern, organizing hygiene and food drives, donating numerous hygiene packs and meals.

HUMAN-I-T

Rising has donated a total weight of 16,300 lbs of e-waste to Human-I-T since June of 2018. These items went to help low-income families get connected to technology, low-cost internet, and digital literacy training. We are happy to have Human-I-T as a partner and look forward to continuing our relationship.

Red Cross

All Rising properties coordinate blood donations through the Red Cross annually.





Safety

The safety and well-being of our employees, visitors, and occupants of our premises are of paramount importance. We are committed to ensuring that our buildings are safe, secure, and in compliance with all relevant regulations and best practices. This Building Safety Statement reflects our dedication to maintaining a safe environment for all. Our safety procedures include the following components:

Safety + Education Investment

- ✓ Monthly OSHA Trainings
- ✓ Hazmat Trainings
- ✓ Internal Best Practices and Lessons Learned
- ✓ Annual UL Air Quality Audits
- ✓ Legionella Plan in Accordance with ASHRAE 188
- ✓ Fire Procedures
- ✓ Earthquake and Evacuation Procedures
- ✓ Building Systems and Equipment

Corporate Governance

In response to global warming and health concerns raised by the pandemic, the concept of environmental, social and governance (IMPACT) is more integral to the acquisition, development, and operation of institutional property than ever.

Our team has proven that IMPACT is an “Impact Strategy” that creates alpha for investors-something we like to call “IMPACT as alpha.” This means that carbon reduction, health and wellness and social impact strategies create additional value across all of our projects for our stakeholders.

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64 Materiality

66 Leadership Goals

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Corporate Structure

Corporate Officers

The Rising Executive Team is responsible for directing and approving corporate programs, policies and initiatives related to IMPACT. Approval of this IMPACT Policy document empowers all staff to prioritize and execute on the objectives outlined herein.

Organization Structure

Primary Departments include:

- Property Management
- Engineering
- Construction
- Acquisitions
- Marketing
- HR

IMPACT Committee

An IMPACT Committee was established in October 2019 to develop and advance IMPACT policy and supporting initiatives, and to act as the strategy liaison between the executive team, partners and staff. The committee includes eleven individuals representing each core facet of the business: business strategy, property management, development, acquisitions, marketing, HR and one external consultant specializing in IMPACT. Jeff Herrera leads the committee and represents and coordinates communication with the executive team.

Status

The committee meets on a bi-weekly basis. Below is Rising's IMPACT governance status update through 2023:

- ✓ IMPACT Assessment / Carbon Profile
- ✓ PEER Analysis
- ✓ Materiality Assessment
- ✓ Governance / IMPACT Committee
- ✓ IMPACT Education - Ongoing
- ✓ IMPACT Policy
- ✓ Publish First Impact Report

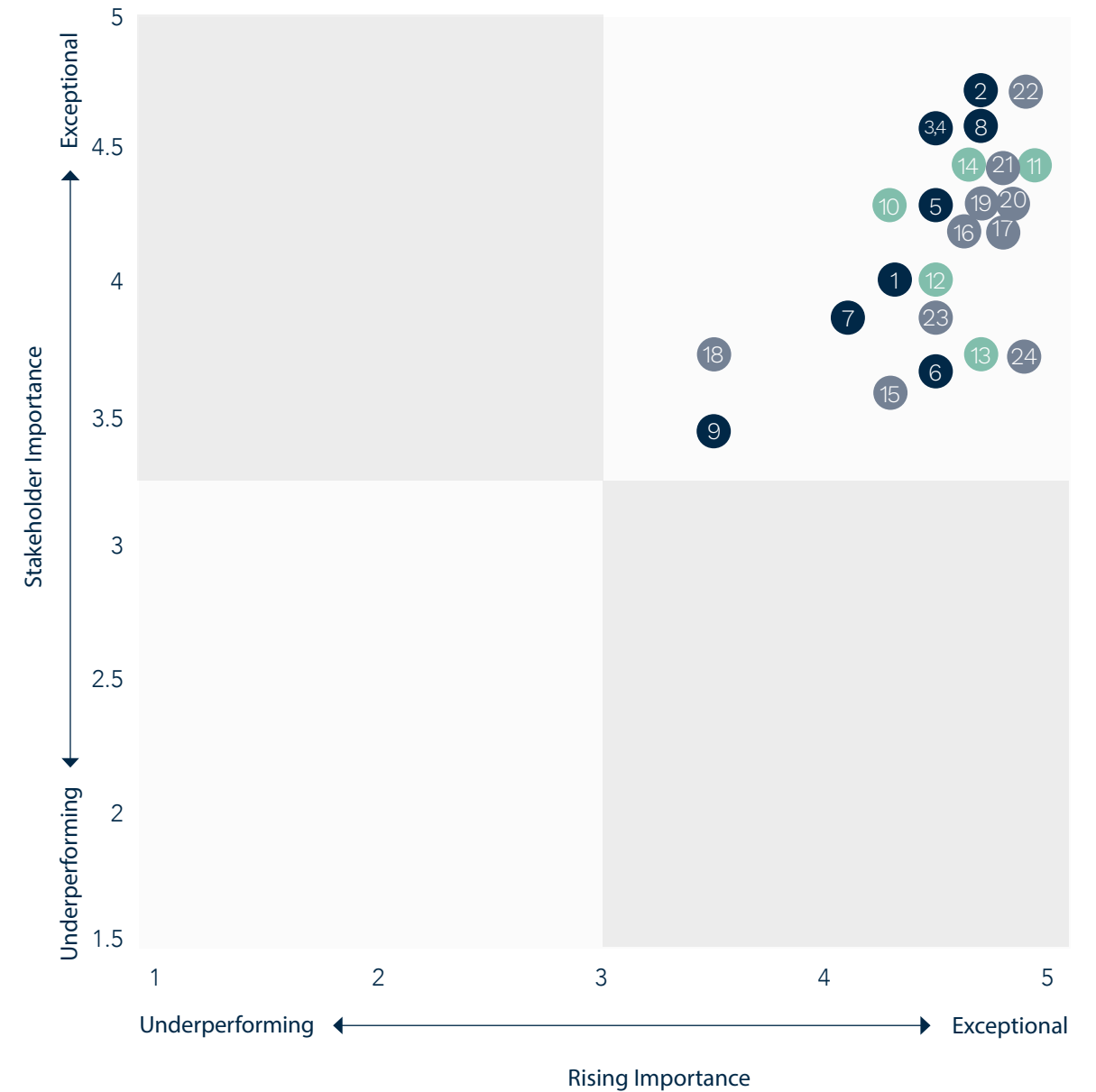


Materiality

In February 2023, Rising conducted its first materiality assessment as an in-person workshop at its headquarters to identify IMPACT topics most relevant to the organization and to internal and external stakeholders. The assessment evaluated and ranked 25 real estate-specific IMPACT priorities according to their importance to the Rising business and to stakeholders. Rising stakeholders include partners and employees, investment partners and lenders, development partners, tenant companies and building occupants, architecture and engineering team members, vendors and contractors, municipalities, community members, the built environment, and the natural environment.

In addition to its usefulness for prioritizing IMPACT topics, conducting a materiality assessment at regular intervals has the co-benefits of educating and including varied perspectives from within the company. In the future, outreach to stakeholders might include representatives from external stakeholder groups, to broaden, clarify, and validate these priorities and topics.

The result of the assessment demonstrated that Rising values and practices strongly align with presumed stakeholder priorities as a result of ongoing relationships, investor directives and IMPACT investor research.



Environmental

1. Climate Resilience
2. Carbon Profiling
3. Energy
4. Environmental Compliance
5. Waste/Recycling/Composting
6. Water Efficiency
7. Biodiversity
8. Certifications
9. Sustainable Business Travel

Social

10. Tenant Risk
11. Tenant Satisfaction & Engagement
12. Employee Satisfaction & Engagement
13. Employee Education & Retention
14. OSHA

Governance

15. IMPACT Policies
16. IMPACT Disclosures
17. Risk Management
18. Financial Performance
19. Cybersecurity
20. DEI
21. Business Ethics & Whistleblower Protection
22. Anti-Harassment & Non-Discrimination
23. Community Engagement & Philanthropy
24. Innovation & Technology

Leadership Goals

The Rising IMPACT Strategy is in alignment with the GRESB Real Estate Standard. The IMPACT Committee carefully reviewed the GRESB standard and incorporated overlapping concepts alongside investors. Rising will continue to maintain and expand its green building and health-oriented standards with LEED, Energy Star, and WELL Health + Safety and/or Fitwel where feasible.

2024 Goals

- Conduct GRESB GAP Analysis, and report findings to key stakeholders
- Implement IMPACT-related project reporting in quarterly reporting
- Embed IMPACT-related project highlights into marketing materials and stakeholder engagement reporting

Rising Joins the UN Principles for Responsible Investment

Since its inception, Rising Realty Partners (Rising) has focused on IMPACT – environmentally, technologically and socially. Rising is a signatory of the United Nations-supported Principles for Responsible Investment (PRI), the leading international network of institutional investors committed to including environmental, social and governance factors in their investment decision making.

This pledge supports our investment philosophy of IMPACT strategies to drive value creation. The signatories of the PRI collectively have around \$45 trillion in assets under management.



The PRI has two UN partners: the UN Environment Programme Finance Initiative and the UN Global Compact. Both play an important role in delivering the PRI's strategy, including holding a seat each on PRI's Board, and providing additional avenues for signatories to learn, collaborate and take action towards responsible investment.

By joining as a signatory to the PRI, we have committed to the following mission and principles:

“We believe that an economically efficient, sustainable global financial system is a necessity for long-term value creation. Such a system will reward long-term, responsible investment and benefit the environment and society as a whole.”

Highlights

- In Depth Due-Diligence Process
- Preliminary Sustainability Committee
- Strong Employee Overall Engagement
- Robust Employee Handbook / Policies
- Robust Community / Engagement
- Robust Certifications

Organizational Priorities

- Implement IMPACT Policy
- Prepare for IMPACT-specific Alignment in Support of Client Goals and Future Requests. (GRESB)
- Establish a Company-wide Carbon Profile
- Establish a Sustainability Education Series

Asset Opportunities

- Establish Asset Level Carbon Profiles in Alignment with The GHG Protocol
- Evaluate Climate Risk Assessments
- Budget for Decarbonization Strategies
- Develop / Communicate a Sustainability Toolkit
- Develop Low-Carbon Specifications for Base Building Product
- Pursue an LCA Evaluation

Supply Chain

Diversity

From a cultural and community perspective, vendors and consultants are seen as an extension of Rising.

As such, corporate, property teams and development teams alike are encouraged to promote BIPOC- and women-owned businesses wherever feasible. Tier I partners are encouraged to respond to a brief social questionnaire during the RFP process. Evaluation factors include:

- IMPACT or Corporate Responsibility Policy
- Pay-scale Equity
- Diversity, Equity, and Inclusion Policy and/or Program
- Philanthropy and/or Community Engagement
- Internal Career Development

We strive to maintain a strong commitment to diversity and inclusion in all aspects of our operations. We recognize that different perspectives contribute to a productive work environment and value the differences among our vendors. As part of our procurement process, we actively seek out and prioritize vendors who share our values regarding diversity, equity, and inclusion and demonstrate an appreciation for diverse talent and ideas. Since 2022, we have successfully partnered with suppliers like our engineering vendor, UG2, that prioritize diversity and share similar values in their workplace and workforce. We are proud of this commitment and will continue to seek opportunities to collaborate with suppliers from all backgrounds.

Rising has a deep interest in the condition of workers employed by RRP and its managers and delegates. RRP, through the Statement of Investment Policy for the Responsible Contractor Program (“Responsible Contractor Program Policy”), supports and encourages fair wages and fair benefits for workers employed by its contractors and subcontractors, subject to fiduciary principles concerning duties of loyalty and prudence, both of which further require competitive returns on RRP real estate and infrastructure investments.

Actionable IMPACT means we need to practice what we preach and ensure our partners follow suit. Rising has always prioritized IMPACT values across the entire supply chain, however, in 2023 we unveiled a policy and protocol specifically outlining our vendor, consultant and contractor IMPACT goals, and expectations across multiple timelines. Rising hired Leading Edge as their IMPACT consultant to hold semi-annual supply chain workshops across engineering, janitorial and design and construction specialties. This platform is designed to educate and empower partners to support Rising’s IMPACT goals with specific tools.

Our design teams and contracts play critical roles in the concept and execution of our environmentally responsible vision for new development. As such, the following are clearly communicated to vendors and consultants as a part of the RFP process and project kickoffs.

- Sustainability Goals
- Health + Wellness Goals
- Design Charrette Recommendations
- Low-Carbon Base Building Product Guidelines
- Healthy Base Building Product Guidelines
- Energy Performance Best Practices
- Waste Diversion Strategies

Janitorial

In 2018 & 2019, Rising partnered with Building Skills Partnership to participate in the Green Janitor Education Program (GJEP). GJEP is a USGBC-Los Angeles certified education program that provides accreditation for janitorial staff in green building cleaning practices. By understanding the “why” behind green cleaning practices, the program empowers staff members to become active participants in meeting Rising’s goals with respect to energy efficiency, recycling, waste management, water conservation and other sustainable and green cleaning practices.

Engineering

Rising’s high-performance expectations are built upon three key pillars: Preventative Maintenance and CapEx Planning, Safety and Education and Innovative Technology.

Each Property Management team partners with value-aligned vendors to support the daily operation and performance of each asset. Engineering teams receive regular training on safety, health + wellness, operational efficiency, and risk related building elements; they are highly motivated by, and take pride in, efficient building performance.

The Rising asset engineering team maintains a high building performance standard in these key focus areas:

- Preventative Maintenance
- Safety + Education Investment

Case Studies

At Rising, we've taken comprehensive measures to guarantee our properties and initiatives mirror this dedication through our IMPACT strategies.

By seamlessly weaving IMPACT into our business strategy, we've witnessed impressive ROI gains, heightened tenant satisfaction, and enhanced investor confidence.

Our commitment extends to employing innovative and sustainable techniques throughout our portfolio, ensuring optimized returns for our stakeholders.

72 One California Plaza

74 The CalEdison DTLA

76 Engineer of the Year

78 Building Performance Data



Image: marketplacevts

One California Plaza

One Cal Plaza is a towering 42-story office building located in the heart of Downtown Los Angeles' Bunker Hill at 300 S Grand Ave. This impressive building offers over 1,050,000 square feet of office space and is situated in a beautiful campus-like park setting. The multi-level courtyard and open-air seating area provide a serene environment for tenants to relax and recharge. Tenants include Chase, AECOM, Morgan Lewis, Nixon Peabody and Skadden.



LEED Zero



Demand Response

The property participates in LADWP's Demand Response Program and is currently working with ECOSmart solutions on replacing any remaining bulbs to LED in the

Lighting Upgrades

A full lighting replacement throughout all common areas, paired with a separation of the restroom exhaust fan schedules from main air handlers schedules have saved 8,700 kWh annually.

Chilled Water

A change to purchase chilled water from a local district chilled water plant increased chiller efficiency, reduced load parameters and a reduced electricity consumption and water make up.



The CalEdison DTLA

The CalEdison DTLA is a stunning Art Deco masterpiece located at 601 W 5th Street, in the heart of DTLA's Financial District. Completed in 1931, the Edison Building was one of the first all-electrically heated and cooled buildings in the United States and is one of the most awarded for its forward-thinking sustainability practices, ensuring everyone has the best working environment possible.



35% Water Reduction

The CalEdison DTLA includes low-flow plumbing fixtures resulting in a 35% reduction in domestic water use compared to the LEED EBO+M baseline.

98 Energy Star Score

An Energy Use Intensity (EUI) of 46 equates to a 70% reduction in carbon emissions compared to the national median average. The CalEdison DTLA has maintained a 92+ score since 2014 and continues to increase its normalized score.

38% Waste Diversion

Management maintains a low waste generate rate and promotes diversion:

- 1,200 lbs of waste/person annually, down from 2,000 lbs/person annually.
- 0.4 lb/SF generated annually, down from 0.45 lbs/SF.



2023 Engineer of the Year | Noe Ortega

Noe has served as Assistant Chief Engineer at One Cal Plaza since 2017. His contributions to our IMPACT initiatives at the property are invaluable. Noe goes above and beyond the call of duty to make certain that each and every job is accomplished in a successful manner, and he does this consistently.

Because of Noe's exceptional problem-solving skills and singular style of thinking, our engineering department as a whole is now able to operate in a manner that is more effective and efficient.

LEED Certification

He played a major role in One Cal's pursuit of Net Zero certification in 2021 and the LEED Platinum certification in 2022.

Building Efficiency

He spearheaded the following engineering and efficiency improvements at One Cal Plaza:

- LED common upgrades
- Team leader for the LADWP demand response program

- Serviced all floor dampers in preparation for after-hours HVAC and assisted with the DDC conversion of the lobby air handler system
- Replaced irrigation controllers, replaced domestic plumbing fixtures and shutting down outdoor fountains to conserve water consumption

Legacy

Not only have his efforts contributed to the enormous steps forward that have been made in our sector, but they have also served to excite and motivate other

engineers. Our team has benefited from his remarkable work ethic, leadership, and skills

Winner of the BOLD Award

We are thrilled to announce Noe as USGBC-LA's winner of the Kevin Devine "BOLD" Award which recognizing wholisting building engineers who push energy efficiency through actionable engineering, mentorship and friendship. Congratulations Noe!

Portfolio Performance Data

ENERGY CONSUMPTION	Absolute Consumption		Like-for-Like		% Change
	2022	2023	2022	2023	
Total Energy consumption (MWh)	55,664	54,576	55,664	61,496	-2%
Natural Gas consumption (MWh)	3,155	4,266	3,155	4807	35%
Electricity consumption (MWh)	52,509	50,310	52,509	56689	-4.2%
Energy intensity (kWh/sf)	18.53	20.47	18.53	20.47	10.5%
Gross floor area	3,003,592	2,665,592	3,003,592	3,003,592	0.0%

GHG EMISSIONS	Absolute Consumption		Like-for-Like		% Change
	2022	2023	2022	2023	
Total GHG Emissions (Mt CO2e)	11,265	11,448	11,265	12,900	2%
Scope 1 (Mt CO2e)	571	771	571	869	35%
Scope 2 (Mt CO2e)	10,694	10,677	10,694	12031	-0.2%
GHG emissions intensity (kg CO2e/sf)	3.75	4.29	3.75	4.29	14.5%
Gross floor area	3,003,592	2,665,592	3,003,592	3,003,592	0.0%

In 2023, our energy consumption decreased minimally as a result of selling The Trust Building, a 338,000 GSF asset located in Los Angeles, and an increased return to work occupancy rate. The rise in GHG emissions is linked to both higher overall energy consumption per square foot and an increase in-state mandated emissions factors.

Measured in metric tons of carbon dioxide equivalent (Mt CO2e), Scope 1 (direct) emissions are from the consumption of natural gas, and Scope 2 are indirect emissions associated with purchased electricity.

Energy consumption excludes triple net sites and non-managed properties in cases where Rising does not maintain operational control.

Due to our ongoing efforts to improve our data tracking and conversion methodologies, there may be immaterial differences between actual and reported values.

Portfolio Performance Data

WATER CONSUMPTION	Absolute Consumption		Like-for-Like		% Change
	2022	2023	2022	2023	
Total water consumption (kgal)	29,688	23,595	23,595	26,587	-21%
Water Intensity (gal/sf)	9.88	8.85	7.86	8.85	-10.4%
Gross floor area	3,003,592	2,665,592	3,003,592	3,003,592	0.0%
Gross floor area	3,003,592	2,665,592	3,003,592	3,003,592	0.0%

WASTE	2022	2023	% Change
Total weight of all waste (tons)	1,081	619.56	-
Landfill (% of total)	46%	38%	-
Diverted total (% of total)	35%	62%	26.5%
Diverted Recycle	28%	50%	21.6%
Diverted Compost	7%	12%	4.9%

In 2023, our water consumption decreased minimally as a result of selling The Trust Building, a 338,000 GSF asset located in Los Angeles, and increased operational best practices. Like-for-like Waste diversion increased by nearly 16% as a result of enhancing compost programs across the portfolio and continuing tenant education.

Due to our ongoing efforts to improve our data tracking and conversion methodologies, there may be immaterial differences between actual and reported values.

Total water consumption and water intensity in 2022 and 2023 have been updated due to an internal review.

Closing

Rising Realty Partners champions a philosophy where IMPACT directly fosters alpha. We're firm believers that sustainable investment practices not only benefit our environment but also amplify financial returns.

By harnessing the power of technology, we elevate efficiency, trim down operating costs, and enrich tenant experiences. Our commitment to impactful initiatives crafts enduring value for everyone involved—from our stakeholders to the communities we're a part of. Distinct from many in our field, we seamlessly blend cutting-edge technology with sustainable practices, motivated by a profound social responsibility. At Rising, it's more than just business; it's about driving meaningful change and nurturing our broader community.

We are well-positioned to adapt to opportunities presented by an evolving market and leverage the volatility that comes with rising interest rates, market uncertainty, and inflation. We plan to maintain a disciplined approach, limiting the risk posed by interest rates, and remain committed to providing superior returns for our investors.

To that end, our strategy will remain focused on migration patterns of population and job growth. We will continue to pursue multi-tenant light industrial (MTLI) assets in Sunbelt states such as Arizona, Utah, Nevada, Colorado, and Texas. Our focus is on areas with high demand for MTLI Assets and where current conditions present us with significant potential for income growth over the hold period.



We look forward to delivering quality investments, backed by market intelligence to achieve sustainable growth through the cycles of our industry and creating value where others haven't. We are certain this approach will benefit all of our stakeholders—investors included—well into the future.

