



2024 ESG REPORT



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A MESSAGE FROM OUR PRESIDENT & CEO

As we reflect on the past year, I am proud to present Landmark Properties' 2024 Environmental, Social, and Governance (ESG) Report. This report highlights our unwavering commitment to sustainability, community engagement, and the well-being of our employees and residents.

Our 2024 ESG Highlights Include:

- Landmark achieved the Great Place to Work (GPW) certification for the second consecutive year. This certification underscores our dedication to fostering a positive work environment.
- A highlight of our health and safety efforts is our annual sponsorship of Construction Suicide Prevention Week to raise awareness about the high suicide rates in the construction industry.
- In 2024, we continued our tradition of charitable giving through events like the Building Hope Through Homes Golf Invitational. This year, we raised over \$140,000 to benefit local communities.
- We are proud to utilize the ENERGY STAR Portfolio Manager to benchmark utility performance across our properties. With 95% of all benchmarked square footage achieving an ENERGY STAR score of 75 or higher, nearly all our reporting properties are among the top 25% of energy-efficient buildings nationwide.

As we look ahead, Landmark Properties remains dedicated to advancing our ESG initiatives, fostering a supportive workplace, and making a positive impact on the communities we serve.



“ESG is an integral part of Landmark’s mission to deliver long-term returns while building value through relationships.”

J. Wesley Rogers
Chairman and CEO
Landmark Properties, Inc.

COMPANY OVERVIEW

Services & Mission

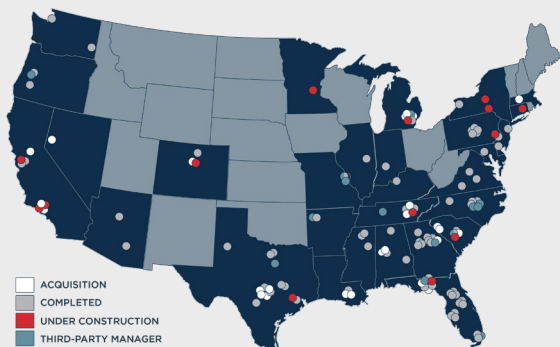
Landmark Properties is a fully integrated real estate firm. We oversee the complete design, construction, and operations of many of our off-campus student housing communities throughout the United States.

Landmark's mission is to be the leader in development, construction, operations, and investment management of high-quality residential communities, delivering unrivaled service to our residents, partners, and employees.

Background

Founded in Athens, Georgia, in 2004, Landmark has garnered a strong reputation for demonstrated success through an extensive network of relationships and national presence.

We have grown exponentially over the past 20 years. Our investments include over 122 residential projects across the U.S., totaling 74,000 beds and over \$15 billion assets under management (AUM)¹.



THE STANDARD AT COLLEGE PARK



Property Spotlight: The Standard at College Park

Landmark's 500,000 square foot property, The Standard at College Park, located in College Park, Maryland, is National Green Building Standard (NGBS) Certified, Design & Construction, Silver. The property features several sustainability initiatives in its design and operations, particularly focusing on location and sustainable transportation.

The building is located close to community resources and recreational facilities to capitalize on accessibility and reduce the need for long commutes via private vehicle. In addition, the adjacent walkways, street crossings, and entrances are designed to promote pedestrian activity and are connected to existing sidewalks. The property has a Walk Score and Bike Score of 82 and 92, respectively, indicating a highly walkable area and highlighting excellent bike infrastructure.

The design of The Standard at College Park also promotes bike use with dedicated bike parking and racks. The building is situated within a community that has dedicated rights of way for bicycles, including paved paths and bike lanes. The design also minimizes environmental impact by utilizing structured parking, which reduces the footprint of surface parking area by 50-75%.

These initiatives collectively contribute to a sustainable living environment, promoting eco-friendly transportation and efficient resource use.

STAKEHOLDERS

Our stakeholders are integral to the development, implementation, and success of Landmark's ESG program. We incorporate their perspectives and objectives into our ESG goals to drive long-term success and sustainability. Our stakeholders include both external partners, such as investors and tenants, and internal partners, such as Landmark employees and committees.

STRATEGY

Our corporate responsibility strategy focuses on measuring and managing sustainability goals across internal departments while enhancing net operating income (NOI). This approach integrates ESG into our business practices and asset management.



CORPORATE GOVERNANCE

Our ESG program is overseen by an ESG Manager, who ensures alignment between internal property management operations and ESG initiatives to enhance fund performance. The ESG Manager leads Landmark's Governance Committee, overseeing annual department-level goals and providing quarterly status reports. This process helps identify and mitigate potential risks within our portfolio.

The Governance Committee is responsible for integrating ESG practices across our properties, teams, and communities. They ensure the long-term success and value of our ESG initiatives by maintaining ongoing accountability and oversight of their implementation.



Property Spotlight: The Standard at Bloomington

The Standard at Bloomington, located in downtown Bloomington, Indiana, is also NGBS Silver Certified, Design & Construction. The property has implemented several sustainability initiatives, with a strong focus on solar and renewable energy.

The building features a 52.8 kilowatt solar electric system, which is estimated to produce 58,800 kWh of energy per year. This significantly reduces reliance on non-renewable energy sources. The solar system is designed to offset the consumption associated with over 20 level 2 electric vehicle chargers located in the parking garage.

The Standard at Bloomington implemented several other energy efficiency projects during construction, including programmable thermostats to control and monitor energy and high-efficiency lighting. The building's energy performance levels are 10% above the International Energy Conservation Code (IECC) standards, indicating better energy savings compared to standard buildings.

PEOPLE & CULTURE

Great
Place
To
Work®

Certified
APR 2024-APR 2025
USA



Employee Engagement & Retention

Landmark achieved a Great Place to Work (GPW) certification in 2024 for the second year in a row, with an 85% response rate from our employees. The annual GPW survey process is an employee-engagement best practice at Landmark – we reference survey data and feedback to improve the work environment and business operations.

Health, Wellness & Safety

Landmark promotes the health, wellness, and safety of our stakeholders through ongoing education, awareness, and events geared toward well-being.

Landmark provides training as required and comprehensive benefit programs that include coverage for mental and physical health, including annual safety training and “Third Thursday” events to cultivate positive office culture.

Landmark Construction’s Health and Safety standards meet - and in some cases exceed - federal, state, and local standards and regulations. Landmark contractually obligates the same compliance from our trade partners.

We have an extensive safety program and safety team who regularly conducts safety training, performs inspections, and ensures compliance with OSHA.

Landmark Construction also utilizes advanced satellite-guided gate access controls to monitor the safety and security of individuals present on construction sites. This process also facilitates coordination with first responders in the event of an emergency.



Health & Safety Spotlight: Construction Suicide Prevention Week

Landmark is an annual sponsor of Construction Suicide Prevention Week. Every year, during September — National Suicide Prevention Month — the construction industry dedicates a week to raise awareness about the high number of suicides in the construction industry and to provide resources for suicide prevention.

Landmark Construction supports Suicide Prevention Week engagement by hanging banners, sharing informational posters, and providing Suicide Prevention Toolbox Talks to trade foremen in advance of and throughout the month of September. Landmark Construction also hosts a “Stand Down Day” during Suicide Prevention week where they present Suicide Prevention Stand-Down materials, hand out t-shirts, and engage with construction workers regarding suicide prevention.

COMMUNITY IMPACT



Landmark partners with local and national organizations, including Better Business Bureau of Metro Atlanta, University of Georgia Foundation, and Clarke County Mentor Program to improve the communities in which we work and invest.

In 2024, we continued efforts to partner with professional and student organizations by hosting events with the Women in Real Estate Society at University of Florida and Women in Finance Society at the University of Georgia.

Landmark Residence Life Program

Landmark is committed to the wellness of the residents at our properties. Our goal is to encourage social connection, provide resources for overall wellness (including mental wellness), assist in academic, personal, and professional development, and encourage connection to the surrounding community through philanthropy to support our resident's mental wellbeing.

Landmark's Residence Life Program, known by its abbreviation, "PAWS", for the program's four major tenants - Philanthropic, Academic, Wellness, and Social - provides structure for resident engagement. PAWS aligns engagement with strategy through the following types of events:

- Philanthropic: Events that foster community engagement and awareness of social needs, such as clothing and food drives, volunteer events, and blood drives.
- Academic: Events that promote personal and professional development through education and skill-building, such as resume writing.



- Wellness: Events that encourage a healthy lifestyle and holistic well-being, such as safety and health awareness.
- Social: Events that afford opportunities for socializing, relationship building, and community spirit, such as dinners, socials, and outings.

Property staff are required to plan, advertise, and host several events each month that align with these categories to ensure a well-rounded resident experience.

Charitable Giving & Community

Landmark focuses on charitable giving and community impact to improve our local communities.

In 2024, we sponsored our third-annual Building Hope Through Homes Golf Invitational. We donated \$135,000 of the event proceeds to the local Athens, GA area Habitat for Humanity, and leveraged day-of fundraising to benefit Hurricane Helene and Hurricane Irene relief efforts with a \$10,000 donation.

THIRD-PARTY BENCHMARKS

Benchmark Spotlight: Energy Star Portfolio Manager

Landmark utilizes the ENERGY Star portfolio manager platform to benchmark utility performance at the property level. Properties with an ENERGY STAR score of 75 or higher indicate they are among the most energy-efficiency buildings of their use type nationwide, performing in the top 25 percent. 95% of the total benchmarked square footage in the Landmark portfolio has an ENERGY STAR score of 75 or above.



Property Spotlight: The Everstead at Windrose

The Everstead at Windrose, located in Windrose, Texas, is Landmark's Build-to-Rent development project spanning over 240,000 square feet and 170 buildings, showcasing a large-scale commitment to sustainability.

The Everstead at Windrose is certified at the Bronze level for Design and Construction under NGBS. This certification indicates a commitment to sustainable building practices and energy efficiency. NGBS-certified buildings are designed to be energy-efficient, leading to lower utility bills for residents, as well as improved performance, ensuring that buildings meet high standards for energy performance, often exceeding local building codes.

The certification promotes the use of sustainable materials and practices, reducing the environmental footprint of the building and improving resource efficiency. NGBS standards include measures for water efficiency, such as low-flow fixtures and efficient irrigation systems, as well as criteria for improving indoor air quality, which can lead to healthier living environments.





CONTACT INFORMATION

315 Oconee Street
Athens, GA 30601
(706) 543-1910
www.landmarkproperties.com

Investor Relations
Investment@landmarkproperties.com

Landmark Sustainability
esg@landmarkproperties.com

¹As of 8/1/2025