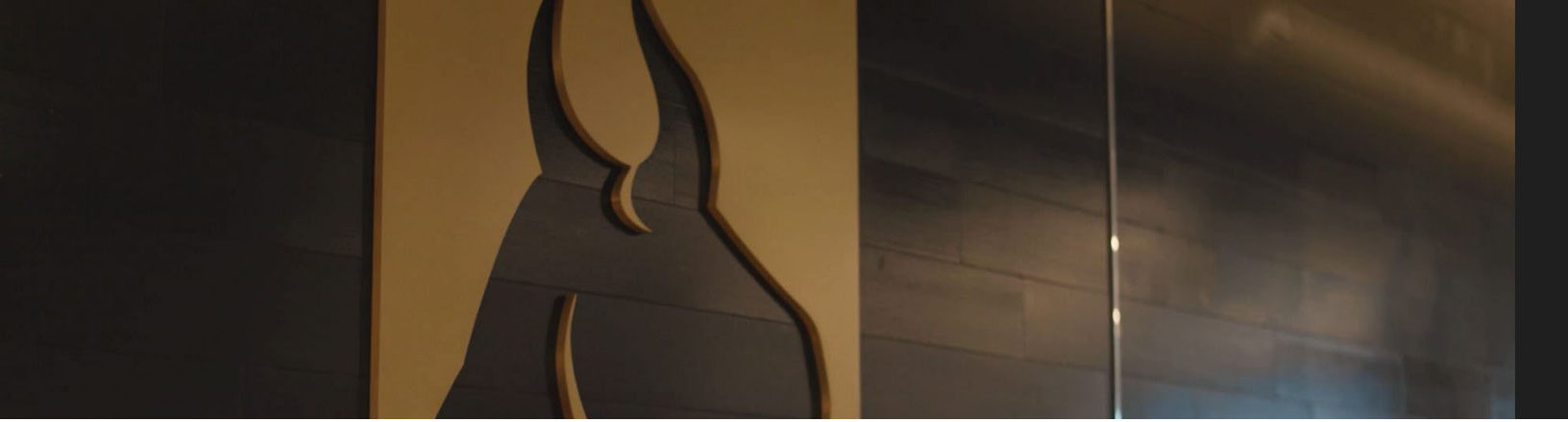




Taurus Investment Holdings

2024 ESG Highlights





2024 At-A-Glance

As we reflect on the events of 2024, it is clear that the world continues to evolve in complexity, with shifting societal expectations, environmental pressures, and economic uncertainties. In the face of this change, Taurus remains resolute in its commitment to conscious stewardship. We believe our responsibility goes beyond returns—it extends to ensuring our projects and investments contribute to a more sustainable, resilient, and equitable future. Committed to being a conscious steward of our projects, we remained committed to our [ESG statement](#) as set forth in 2021:

“Responsible investment considers the environmental, social, and governance (“ESG”) dimensions of investments. As a conscious steward of our investors’ capital, Taurus recognizes the critical role real estate plays in the commerce and wellbeing of the communities we serve in addition to the importance of care and respect for employees and business partners alike in facilitating the success of assets and transactions. Taurus also understands the urgency for real estate owners and operators to assume a larger responsibility in reducing global greenhouse gas emissions and intends to steer the sector’s efforts to tackle climate change.

Prudent management of environmental, social, and governance issues forges a better business and a better world. By employing ESG components as a building block of company policy, we can generate a positive impact on the long-term value creation for our investors, the preservation of capital through more resilient operations, and the maximization of employee, occupant, and community welfare.

Taurus believes ESG is not a standalone process. Rather, ESG is a journey of constant revision and adaptation that should be deeply embedded in the way we operate.”

As we move into 2025, Taurus remains committed to our ESG efforts. With the same entrepreneurial mindset that has defined Taurus from the beginning, we continue to embrace the momentum of progress as we navigate potential challenges. Across our firm, we continue to refine our strategies, encourage cross-functional dialogue, and foster a shared sense of accountability that can drive stronger outcomes. Innovation, collaboration, and efficiency will remain essential as we work to deliver a resilient and responsible future.

“At Taurus, the criteria for success is curiosity. The ability to identify problems and seek out answers, and having the drive to uncover opportunities – that’s success.” – Peter A. Merrigan, CEO



Environmental Progress

Across Taurus' active portfolio, 2024 environmental highlights include:



Achieved **energy star certification** on two multi-family renovation properties, with scores of 87/100 and 91/100



Completed a first-of-its-kind multifamily community utilizing the Floridan aquifer for HVAC



Installed/commissioned ~890 MW of PV rooftop solar, achieved interconnection of 415kW solar capacity on two roof installations



Installed/commissioned ground-sourced heat pumps with 548 tons of capacity



Installed 34 EV chargers



Instrumented 389 single and multifamily units to track detailed, scope 3 tenant-level energy consumption and emissions.

Achieved ~6,290 MWh of energy reduction (and 2,220 tons of CO2)



Social

Taurus believes in giving back. We know that both charitable giving and days of service are essential components for our employee to have the ability to engage outside of work to create meaningful impact across a diverse sphere of social causes within the communities we operate. Whether it is time, skills, or donations, below are a few of the organizations the Taurus team worked with in 2024.



COMPOSTING

As part of contributing to a more circular environment, Taurus' two largest offices continued its efforts through composting in 2024. Collectively the two teams were responsible for keeping nearly 2,500 lbs of waste out of landfills.



In 2024, Taurus' project **Whisper Valley** was honored to be selected as the build site for the **Jimmy & Rosalynn Carter Work Project**. Organized by Habitat for Humanity, the project is the annual flagship build, bringing together thousands of volunteers, celebrities, elected officials, and other VIPs to build homes and cast a global spotlight on the urgent importance of affordable housing.

At Taurus, we believe a key part of our culture is ensuring everyone feels respected and is in the right position to excel. We empower our team by encouraging specialization in their strengths, directly tying individual success to the firm's future potential. As we navigate the evolving landscape, especially with the transformative potential of Artificial Intelligence, our commitment to professional development remains paramount. In 2024, we launched a multi-disciplinary AI task force. This volunteer-based initiative encourages team members to actively participate in AI-related events, enroll in educational courses, and collaboratively share feedback on developments in their fields. Their insights will allow Taurus to make informed recommendations for implementing AI tools, continuously improving the Taurus experience for everyone.



Governance

As we reflect back to our 2021 ESG Statement and review our progress in 2024, we believe that Governance is the pillar that set a pathway for Taurus' success, achieving the below recognition.



Taurus' project NOVO Avian Pointe honored as the Multifamily Development of the Year in Orlando by CoStar's Impact Awards



Taurus Investment Holdings was recognized among CRE's Best Places To Work by GlobeSt.

Building off the guidelines and processes implemented in 2023, in 2024, Taurus integrated Climate Risk Assessment into our investment due diligence. This tool helps us identify and address potential climate-related risks, much like standard property inspections, to ensure the long-term resilience of our projects. Currently, the First Street Foundation's Climate Risk tool is being used for US investments, and our focus for 2025 is to implement suitable equivalent for our European portfolio.

Implementing Climate Risk Assessment in Investment Decisions

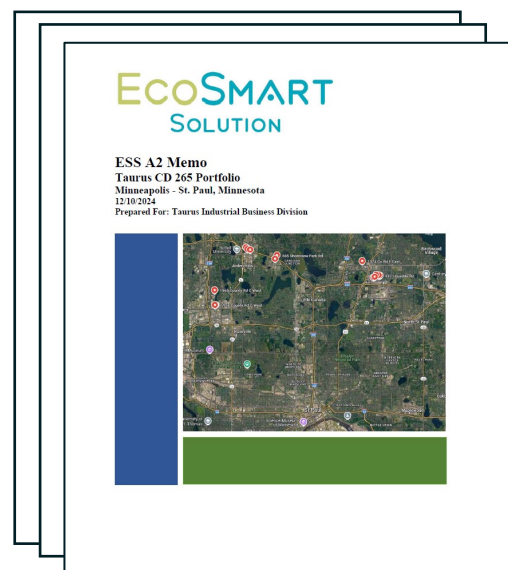
1. Identify Climate-Related Vulnerabilities

2. Assess Infrastructure Vulnerabilities

3. Develop Mitigation Actions

Document all climate risk assessments and mitigants in offering documents and during due diligence. This info must be ready for Investment Committee reviews and detailed in business plans.

ESS Due Diligence on all existing Taurus assets & new acquisitions



2021, 2022 & 2023
GRESB Signatory





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