Taurus Investment Holdings

2025 ESG Highlights

2025 At-A-Glance

As we reflect on the events of 2025, it is clear that the global operating environment has entered a period of sustained complexity. Geopolitical uncertainty, evolving regulatory expectations, changing capital markets, and persistent economic volatility continue to reshape the investment landscape. Rather than viewing these conditions as temporary disruptions, Taurus recognizes that resilience, disciplined decision-making, and long-term stewardship have become increasingly important drivers of investment performance.

As a conscious steward of our investors' capital, we believe our responsibility extends beyond delivering financial returns. It includes investing thoughtfully, operating responsibly, and strengthening the long-term resilience of our assets, our communities, and our organization. This conviction continues to guide our Environmental, Social, and Governance ("ESG") strategy and reinforces the principles first established in 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 look ahead, Taurus remains committed to integrating ESG considerations into the way we evaluate opportunities, manage risk, and create long-term value. In an environment where resilience has become as important as efficiency, we continue to strengthen our approach through disciplined governance, operational excellence, and thoughtful investment decisions. Across the firm, we are refining our strategies, enhancing collaboration across teams, and improving the quality of our data and decision-making to better position our portfolios for a more dynamic world. We believe that responsible stewardship is not only consistent with prudent investing, but essential to preserving capital, supporting our stakeholders, and delivering durable performance over the long term.

Environmental Progress

Environmental stewardship is fundamental to protecting asset value and enhancing long-term portfolio resilience. In 2025, Taurus continued to invest in energy efficiency, water conservation, and smart building technologies that improve operational performance while reducing environmental impact. Across Taurus' active portfolio, 2025 environmental highlights include:

ENERGY PERFORMANCE

9.0+ GWh
Net Energy Savings

1.15 GWh
Onsite solar generated

1.5 MWdc
Solar Capacity added to portfolio monitoring system

3,230 tons
CO2 avoided

93/100 ENERGY STAR®
score – 43% higher than the market-average asset

WATER CONSERVATION

7.7 million gallons of water conserved

20% Reduction
Compared to 2022 baseline

$129,000 Water & sewer cost savings, despite rate increases

350 units retrofitted with low-flow toilet fixtures

16% Average water savings through year-end

SMART BUILDINGS & TECHNOLOGY

253 Smart devices comissioned across the portfolio

5 Heat pump monitoring systems deployed

3 Digitally connected communities – EcoNOC™ and ENERGY STAR Portfolio Manager® for continuous energy and water monitoring

Building performance monitored and optimized through the EcoNOC™ platform

Portfolio metrics represent aggregated performance across applicable Taurus communities reporting data during calendar year 2025. Not all metrics apply to every asset.

2025 PORTFOLIO INITIATIVES

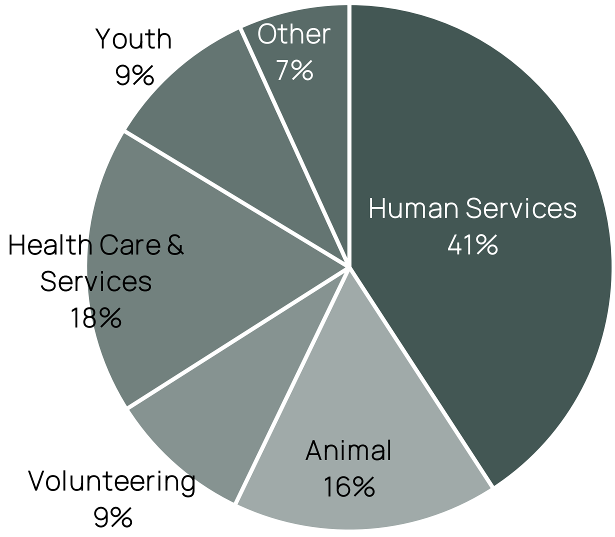
Integrated newly acquired communities into ENERGY STAR Portfolio Manager® to support energy and water performance benchmarking.

Continued investment in smart building technologies, solar generation, water conservation and high-efficiency building systems

Social

Taurus is committed to giving back to the communities where we live and work by supporting employee philanthropy and volunteerism. Taurus employees supported a diverse range of charitable organizations in 2025, reflecting our commitment to strengthening the communities where we live and work. Human services represented the largest area of support (41%), followed by healthcare and community services (18%), animal welfare (16%), youth programs (9%), volunteer initiatives (9%), and other charitable causes (7%).

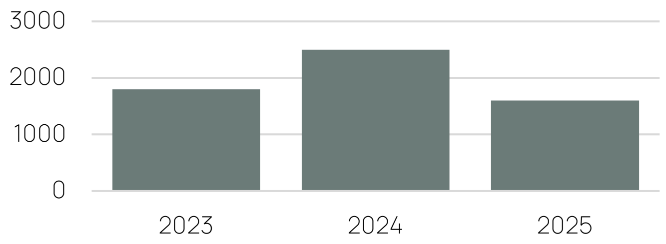
2025 Community Giving by Cause



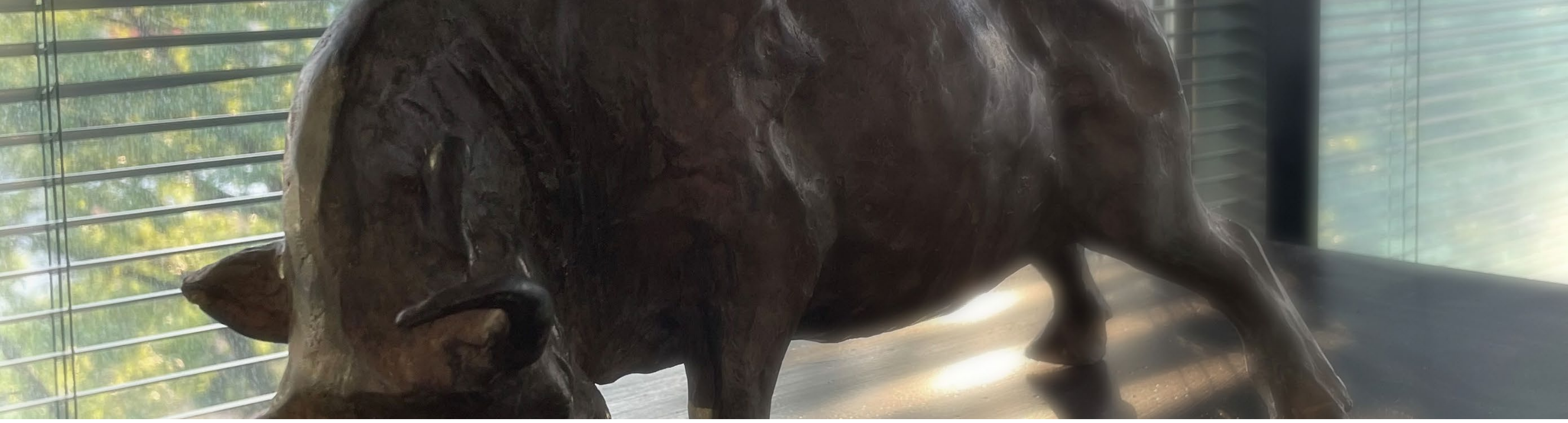
COMPOSTING

As part of contributing to a more circular environment, Taurus' two largest office footprints continued its efforts through composting. Collectively the teams were responsible for diverting nearly 1,600 lbs of waste from landfills.

Compost Diverted



In 2025, Taurus conducted an Employee Engagement Survey to measure employee sentiment across key workplace areas. Results showed strong engagement, with 100% of respondents agreeing they understand how their work contributes to the company's success and a positive Employee Net Promoter Score (eNPS) of +22, providing a baseline for continuous improvement.



Governance

As Taurus continues to strengthen its ESG program, 2025 marked a continuation in formalizing additional policies, procedures, and governance structures that support long-term sustainability across our portfolio. During the year, we established a Sustainability & Environmental Management System (SEMS) aligned with ISO 14001 principles, implemented waste and recycling management standards, and introduced standardized environmental monitoring procedures to enhance consistency, accountability, and continuous improvement across our operations. Together, these initiatives strengthen our governance framework and reinforce our commitment to disciplined environmental stewardship

Sustainability & Environmental Management System (SEMS)

ISO 14001-aligned environmental management system

Defined organizational roles and responsibilities

Annual environmental objectives, targets, and performance review

Plan • Do • Check • Act (PDCA) management cycle

Integrated sustainability into investment decisions and asset operations

Waste & Recycling Management Policy

Standardized recycling program requirements across managed properties

Waste reduction and diversion practices established where practical

Annual monitoring of waste and recycling performance

Documentation supports GRESB and internal ESG reporting

Continuous improvement through annual policy review and performance monitoring

Environmental Compliance & Monitoring

Annual waste observation eviews at each property

Site inspections, signage verification, and condition assessments

Photographic documentation and observation summaries

Asset Manager oversight for proposed improvements

Consistent environmental data collection and reporting across the portfolio

2021, 2022 & 2023 & 2024 GRESB Signatory

GRESB® REAL ESTATE

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