



Sentinel 2022 Environmental, Social and Governance Report



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Letter from the President

At Sentinel, we draw on over 50 years of experience in acquiring and managing a range of property types across multiple market cycles. Throughout this history, our goal has been to generate stable income and to enhance property values for our clients. While remaining grounded in Sentinel's professional values of integrity, expertise and independence. Key to achieving these objectives is a focus on environmental, social and governance programs and initiatives at all levels of the organization.

The environmental, social and governance (ESG) programs at Sentinel are built into the fabric of the organization with all employees encouraged to contribute new ideas in order to ensure that ESG factors are considered throughout the investment life cycle.

Our ESG Committee ensures a cohesive and concerted effort across the organization, incorporating leadership and reporting from each department to formulate and refine our ESG strategy. This approach helps to ensure clear line of sight into our performance, informs our goal setting and investor reporting and enables us to identify areas for growth and improvement more proactively.

In recent years, we made significant strides towards improving the sustainability of our portfolio. We were pleased to see these efforts recognized in 2022 when Sentinel's largest commingled fund, the Sentinel Real Estate Fund, earned a 4-star GRESB rating for the first time. This achievement required a tremendous effort by many here at Sentinel, and we are very proud of the accomplishment.

Further illustrating our commitment to ESG, we continued to broaden our ESG programs in 2022, including recertifying the first Carbon Neutral Certified apartment building in Australia; expanding our energy, water and waste data collection efforts; making essential sustainable capital improvements to our portfolio; identifying locations where it is feasible to source and develop renewable energy; increasing the number of building certifications in our portfolio; and continuing our active approach to social responsibility and our commitment to proactive governance practices.

We are proud of the progress we have made in 2022, and excited by the opportunities to further our ESG efforts in 2023.

Sincerely,



Michael F. Streicker, President



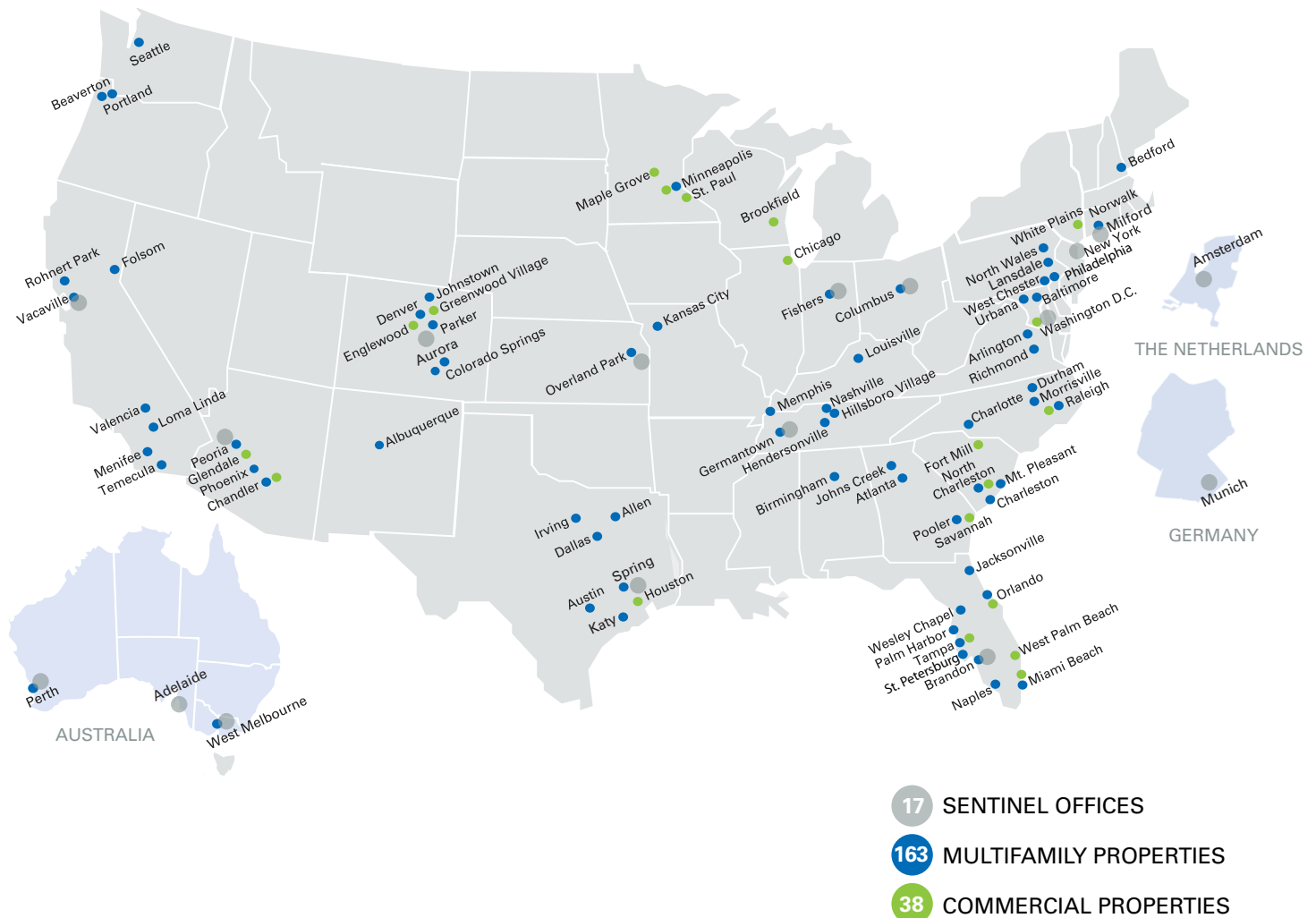
SENTINEL OVERVIEW

Sentinel is an independently owned real estate investment management firm established in 1969. The firm currently has nearly \$9.5 billion of institutional quality real estate assets under management on behalf of 114 domestic and international clients.

Sentinel maintains its global headquarters in New York City and two international corporate offices in Amsterdam, the Netherlands and Melbourne, Australia. The firm also has 12 operational offices throughout the US and an additional operational office in Perth, Australia. Client servicing offices are located in Munich, Germany and Adelaide, Australia.

Since its formation, Sentinel has acquired and managed over \$21 billion of direct real estate investments, comprising 634 multifamily communities containing over 154,000 apartment units and 193 commercial properties containing 33.7 million square feet of space.

The Sentinel portfolio currently contains nearly 27,500 apartment units and 5.3 million square feet of commercial real estate. Sentinel operates on a vertically-integrated platform with 800 employees performing all phases of the investment process, including on-site property management. Sentinel's senior management team has an average tenure with the firm of over 26 years.



I. ESG STRATEGY

Our ESG objectives are integrated into all aspects of our real estate operations and the investment life cycle as a whole. These factors are considered as soon as due diligence on a property begins and throughout the acquisition process, in our construction and development initiatives, in all leasing and property operating policies and in the disposition process.

Sentinel's Executive Committee, in cooperation with the ESG Committee, has established a long-term reduction target of 5% over the next five years, or approximately 1.0% per year reduction in energy and water usage.

In addition, Sentinel supports the goal of the Paris Climate Accords to achieve net-zero greenhouse gas emissions by 2050 or sooner. We recognize the responsibility of all real estate investment managers to positively impact the environments in which we invest. We believe that

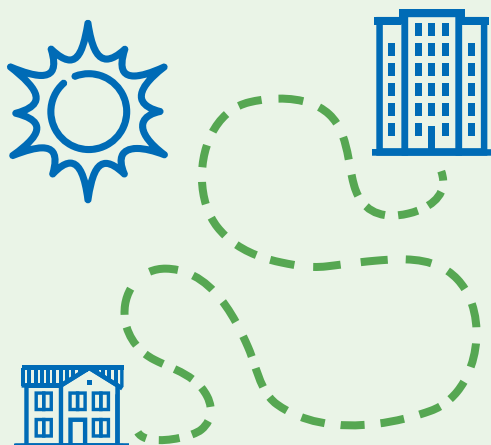
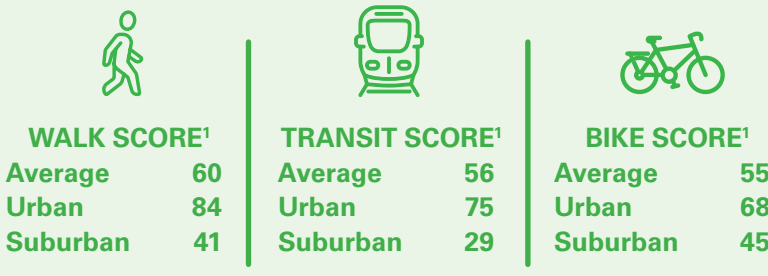
opportunities exist for thoughtful, targeted sustainable investment within the context of each of Sentinel's existing investment strategies that both can enhance the economic returns of our properties and meaningfully reduce our carbon footprint. We have decided to focus our efforts on reducing Scope 1 and Scope 2 emissions from landlord-controlled common areas at our communities, with a provisional goal of reducing carbon emissions by 50% over the next ten years.



II. 2022 KEY PERFORMANCE INDICATORS (KPIs)

Our Portfolio by the Numbers

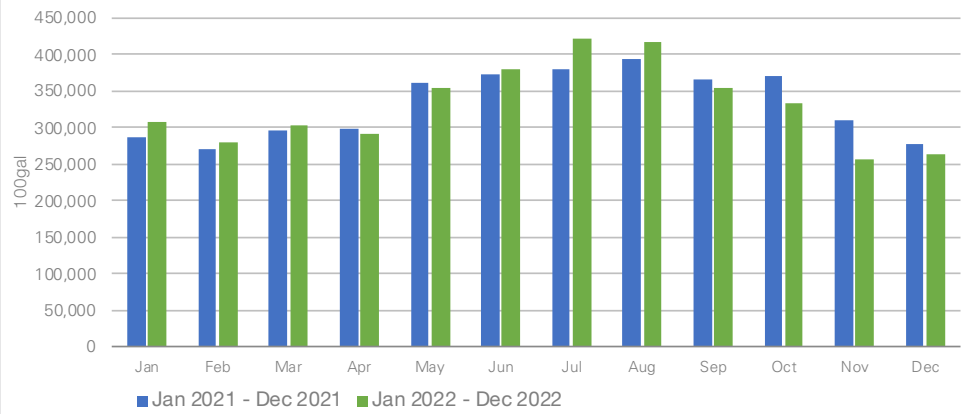
Holistically focused on ESG performance through innovation, application and documentation.



**Average Aqueduct
Water Risk Indicator
is 1.4 out of 5²**

All indicator values score between 0–5, such that scores of 0–1 correspond with the lowest category

Sentinel Real Estate Fund Water Usage Trends



Same store water consumption declined 1% between 2021 and 2022

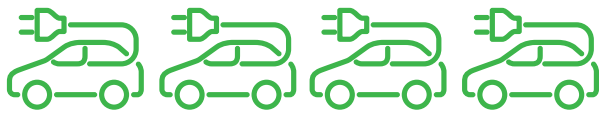


**Sentinel Real Estate Fund
earned a 4-star GRESB rating**



**In 2022,
Sentinel
employees
in aggregate
spent over
8,067 hours
in training.**

**96 EV charging stations
in the Sentinel portfolio**



1) Calculations above based on information readily available.
2) Calculated by the World Resources Institute, all indicator values score between 0–5, such that scores of 0–1 correspond with the lowest category, and scores of 4–5 correspond with the highest category.

III. ENVIRONMENTAL FACTORS

We are aware of the impact the developed environment can have on climate change and the natural world. Sentinel seeks to cost-effectively minimize our resource use and environmental footprint.

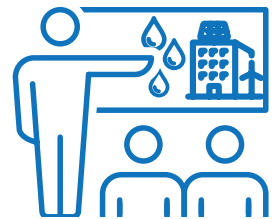
Energy and Water Data Collection Efforts

Data collection and verification is a necessary first step toward reducing one's energy, water and waste footprint. In 2018, Sentinel began the process of capturing this data in the ENERGY STAR Portfolio Manager® (ESPM) database for Sentinel Real Estate Fund (SREF), its flagship apartment vehicle. Since then, we have worked to expand this initiative to incorporate additional apartment funds and separate accounts, as well as to integrate our commercial portfolio into these efforts.

Sentinel retained Yardi Energy Services (YES) beginning in 2020 to assist with uploading utility data into the ESPM database in order to bring consistency to the quality and timeliness of data collection across the portfolio. This has facilitated tracking and analysis of this data and is expected to result in a reduction in the energy, water and waste usage and, ultimately, in the carbon footprint of the portfolio. By year-end 2022, a total of 128 properties were participating, representing 80% of our portfolio, and we expect to continue to expand this program in 2023.

One of the greatest challenges to managing our overall environmental footprint continues to be access to the energy data of residents at our apartment properties in markets where there are no benchmarking ordinances in place. This also has a substantial impact on the GRESB scoring where whole-building data coverage is an

integral component in order to fully measure energy usage and GHG emissions within the portfolio. Sentinel's sustainability team is working with YES to gain access to tenant utility data at additional properties. YES is engaging utility providers directly on our behalf to determine where such access is feasible and where other avenues will need to be pursued. To date, we have increased our resident data coverage to 78% of the SREF portfolio nationally. As new benchmarking ordinances develop, our access to whole-building data will increase. In the interim, in 2022, we tested a new program with YES to manually review the resident meters for the remaining properties in SREF.



Waste Data Collection and Diversion Efforts

In 2021, Sentinel executed a national contract with Waste Management to implement a companywide analytic platform to track waste data at our properties. This contract both reduces the overall price for waste services nationwide and facilitates more consistent data



coverage of waste and waste diversion at all of the properties in the portfolio. Further, this tech-driven platform helps us improve waste and recycling

III. ENVIRONMENTAL FACTORS *CONTINUED*

practices by tracking weight and seasonal trends, which allows us to calculate the frequency of needed trash pick-ups as well as the correct dumpster size to prevent loose debris and overspilling. This helps prevent garbage truck pickups before the dumpster is full, which saves on fuel, along with keeping the property litter free and reducing pollution at our properties. The data collected also helps us achieve higher diversion rates from landfill to recycling centers. Waste Management works hand in hand with Energy Star Portfolio Manager, which helps benchmark our usage to similar assets. Most importantly, this effort is done behind-the-scenes and does not interfere with the residents in our communities. As we take steps in the right direction for our environment, we always encourage our residents to challenge themselves to be conscientious about their individual carbon footprint as well.

As of year-end 2022, 69 properties in the overall Sentinel portfolio were being tracked by Waste Management. The annual diversion rate portfolio wide is 20%.

Solar Energy

Since the end of 2020, Sentinel has been working to evaluate the feasibility of introducing solar panels at its properties and the various legal structures available for such an implementation. Ultimately, we entered into contracts for the construction of solar panels at three properties in California. The necessary engineering work commenced during the fourth quarter of 2021, and we are proud to report the completion of the on-site solar array at Foothills at Old Town Apartments in Temecula. The system includes 108 solar panels, which are mounted on the clubhouse roof. The total electrical consumption for the clubhouse is estimated to be 65,546 kwh. These panels will generate up to 63,840 kwh, which will cover 97% of the total clubhouse electric usage. Since going on-line in November 2022 (through April 2023), the solar panels have generated 20,950 kwh of power, saving 32,485 lbs. of CO₂, which is the equivalent of planting 245 trees.

We are moving forward with two additional solar

Waste Management By the Numbers

**1,892 TOTAL
TONS DIVERTED
OR 20% OF WASTE**



**24,831
Trees Saved**



**2,965 MtCO₂e
GHG Emissions
Saved**

**384.41 yd³
Landfill
Airspace**



**6.97M Gal
Water Saved**

**1.84M Kw-Hr
Electricity
Saved**



projects that will be completed in 2023. The solar panels at Hills of Valencia Apartments in Santa Clarita will be ground mounted on the side of a hill at the rear of the property. This array comprises 230 solar panels, which are expected to generate between 129,538 kwh and 156,743 kwh, covering between 78% and 94% of the property's common area electric usage.

The solar panels at Antelope Ridge Apartments in Menifee will comprise 347 panels, in a combination of ground mounted panels and panels on the carport roofs. Together, the panels are expected to generate between 193,000 kwh and 238,000 kwh, which will cover between 79% and 97% of the property's common area electric usage.

II. ENVIRONMENTAL FACTORS *CONTINUED*



Solar panels installed at NOVA at Green Valley (above left) and The Foothills of Oldtown (above right)

Nova at Green Valley Apartments in Fairfield, acquired in 2022, was developed to include solar arrays on the rooftops of the three apartment buildings. The systems are interconnected to the utility provider on a Net Metering Agreement, which can provide refunds from the utility for surplus energy if the system generates more energy than the building's common areas use. Since it was commissioned in January 2023 (through April 2023), the system has generated 85,600 kwh, eliminating 132,558 lbs. of CO₂, which is the equivalent of 1,002 trees planted.

Electric Vehicle (EV) Charging Stations

Sentinel has been evaluating the feasibility of introducing EV charging stations throughout its portfolio and exploring the various legal structures available for such an implementation. In 2022, we completed a market penetration analysis to better understand current electric vehicle charger usage in the geographic areas in which our apartment communities and commercial assets are located. This analysis includes a review of costs associated with each option relative to its use. Through year-end 2022, we have deployed 96 EV charging stations, including ten units at Nova at Green Valley Apartments in Fairfield, CA, which was acquired in 2022 with the EV charging stations already in place.

Green Energy Sources

Providing homes for thousands of residents across the US, Sentinel is in a position to help propel the deployment of clean energy in the built environment not only by accessing off-site green energy sources for our own

common area usage, but also by offering this option to our tenants.

In 2021, Sentinel commenced an initiative to identify locations where it is feasible to source off-site green energy (primarily solar and wind) directly from the local utility providers. The analysis included a review of costs associated with the green energy options relative to the costs associated with the non-green options currently in place. As with all our sustainability programs, our goal is to carefully balance the environmental benefits with the expense associated with their implementation. As utility costs have increased in recent months, it has become easier to economically justify locking in longer-term, green energy contracts at fixed prices in a variety of different markets. There are 15 states nationally that YES has identified that qualify to provide green energy for common area use, eight of which are states in which Sentinel's portfolio properties are located. As existing energy agreements that represent non-renewable sources expire, efforts will be made to enter into



EV charging stations installed at (left to right) Rise 2534, Element 25 and NOVA at Green Valley

contracts for renewable energy, where feasible. At the end of 2022, a total of seven properties had commenced using green power for common area electricity.

Tenant outreach with respect to green energy sourcing was a primary focus beginning in 2022, and Sentinel is proud to have established a program at Swift Creek Commons Apartments outside of Richmond, Virginia that encouraged our residents to choose an environmentally friendly option for their personal energy consumption.

1) Carbon Neutral Buildings - NYSEERDA

II. ENVIRONMENTAL FACTORS *CONTINUED*

Virginia is one of 29 states that have a deregulated electricity market, allowing consumers to choose from a competitive market of energy suppliers. Dominion Energy's voluntary Renewable Energy Program empowers consumers to choose either traditional sourcing of energy, or a 100% renewable energy source. For our part, Sentinel committed to purchase 100% renewable energy for all common area electric needs at Swift Creek Commons. In addition, a promotional flyer was emailed to all Swift Creek Commons residents to raise awareness and provide information about the Dominion Energy Renewable Energy Program. We hope it will encourage residents to go green and sign up for the program. We also encourage new residents to sign up for this program at move-in.

Sentinel Green Program



The Sentinel Green Program was developed in 2009 and is augmented each year to ensure Sentinel is incorporating environmentally sustainable best practices into its day-to-day property operations, unit interior renovation programs and community-wide value enhancement initiatives. Based on the principles articulated by the Institute of Real Estate Management ("IREM"), the Program focuses on strategies to measure and reduce energy consumption, water usage, waste disposal and carbon emissions at existing properties within the portfolio.

In addition, in 2011, Sentinel commenced a Build to Rent development program in Australia that implements sustainable best practices and new technologies as part of the initial design of the properties to ensure state-of-the-art, environmentally friendly construction and operations. Key sustainability features at Element 27, Sentinel's first completed Build to Rent property in Australia, include electric car charging stations, a 30kW photovoltaic system for common area energy usage, a rainwater and grey-water recycling system, specialty waste streams, access to a centralized geothermal system, energy-efficient appliances and a market-leading 8-star NatHERS rating.

Sustainable Capital Programs

The scope of capital investment varies widely across the Sentinel portfolio depending upon the vintage, investment strategy and location of each property. However, all capital programs at Sentinel now contemplate sustainability with regard to both the sourcing of materials and the ultimate impact the project will have on its environment.



The Sentinel Real Estate Fund (SREF), a nationally diversified core apartment portfolio primarily composed of stabilized garden-style investments, as well as a number of Sentinel's other accounts with value-added investment mandates, have been focused on a range of capital programs that should generate sustainable benefits. Specifically, we have ongoing programs for the following improvements:

- retrofitting common area and unit interior lighting with LED bulbs;
- installing recyclable carpet and wood-style vinyl plank flooring;
- converting HVAC systems from R-22 condensers to "cleaner" R-410A condensers;
- installing low flow shower heads, water efficient toilets and drip irrigation systems to reduce water usage;
- installing energy efficient appliances;
- utilizing sustainable procurement processes to source environmentally-friendly products; and
- implementing paperless operations throughout the portfolios.

We have detailed the accomplishments that were realized as a result of several of these programs below:

LED LIGHTING

In 2013, Sentinel commenced an initiative to retrofit the common area lighting with LED bulbs wherever practicable. LED light bulbs use up to 90% less energy than regular incandescent or halogen bulbs and last far longer, which reduces waste and material used for bulbs that

II. ENVIRONMENTAL FACTORS *CONTINUED*

need to be replaced more often. Sentinel has been working in partnership with HD Supply on this initiative. HD Supply performs energy audits, which are designed to inform property-wide common area LED implementation programs. Since 2013, SREF has retrofitted 89% of the common area lighting at assets within its portfolio. In addition, since 2013, SREF has converted 7,551 apartments or 68% of the entire SREF portfolio to LED fixtures/bulbs. In 2022 alone, 1,606 apartments were converted to LED lighting.

FLOORING

Sentinel continues to install environmentally friendly carpet where possible throughout its portfolio. In 2022 Sentinel installed 1,743,604 sf of carpeting, of which 100% was Smart Strand carpeting. We use two different styles of carpet: Home Charm, which has fibers made in part from 30% renewable plant-based material, and Neutral Shrift, which is made from 25% recycled plastic bottles along with 30% renewable plant-based material. For 2022, our use of Neutral Shrift carpet resulted in nearly 2.7 million plastic bottles being diverted from landfills. This is an increase over 2021 of 7,850%. Moving forward we will continue to increase the usage of Neutral Shrift carpeting throughout the portfolio to divert as many plastic bottles as possible. Additionally, where possible, we have eliminated the use of carpeting in the living/dining room areas of our first-floor units and replaced it with vinyl plank flooring or LVT, which has a longer life than carpet (5-7 years compared to 3-5 years). In addition, it can be repaired by replacing individual planks rather than having to replace the entire carpet, reducing overall waste. In 2022 we converted the living room/dining room/hallway areas in 339 units from carpet to vinyl plank, representing approximately 65,088 sf.

TRANSITION FROM R-22 TO 410A CONDENSERS

In response to the phase-out of HCFCs that began in 2010, including the R-22 Freon used in most HVAC systems, Sentinel has been proactively working to either retrofit existing HVAC systems or to install new systems that utilize R-410A, also known as Puron, which

is a non-ozone-depleting HFC refrigerant blend. In 2022, an additional 364 HVAC units across the SREF portfolio were either retrofitted or converted by our capital teams, as we move toward the goal of achieving usage of R-410A across the entire portfolio.

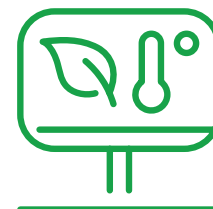
SUSTAINABLE PROCUREMENT PROCESSES

Sentinel tracked the sustainable materials utilized at all of its properties under management throughout 2022. Overall, these properties spent over \$773,728 on sustainable products, including appliances, environmentally-friendly cleaning products and water saving devices such as faucets, showerheads and toilets which equates to 9.4% of the total capital and maintenance expenditure. In addition, the Sentinel portfolio used 29,985 gallons of interior paint of which 81% had no VOC's and 18% had low VOC's.

PAPERLESS OPERATIONS

Sentinel has been working for many years to limit the use of paper in daily operations.

- In 2022, all leasing and renewal activity continued to operate in the "virtual" environment. All leasing staff are now equipped with tablets to facilitate the paper-less leasing of units.
- Hardcopy resident lease files are no longer kept on-site. All leases are scanned into our property management software database.
- All vendor invoices are approved electronically regardless of payment method. Sentinel is working with the few remaining vendors that send paper bills to move to online billing and authorize online bill pay. The goal is to have 100% of billings moved online.
- All maintenance staff are now equipped with tablets to facilitate online tracking of work orders. In an effort to reduce the use of paper coffee cups, many communities now provide coffee mugs as move in gifts to tenants.



II. ENVIRONMENTAL FACTORS *CONTINUED*

Building Certifications

Critical to the success of an ESG program is the ability to report to stakeholders – including investors. The third-party validation that comes with certification helps to increase confidence among these audiences that we are holding ourselves accountable to verifiable standards and are putting in place a framework that enables us to report our progress and demonstrate measurable results. Further, benchmarks and certifications like GRESB, LEED and the Institute of Real Estate Management's (IREM) Certified Sustainable Property (CSP) Program provide reporting templates and have helped to drive greater adoption by providing guidelines for how to structure an ESG program.

Research has shown that assets with green building certifications benefited from rental premiums of 6% and that a new building's asset value is expected to increase by 7.6% or more by virtue of being a green building.¹ SREF commenced a portfolio-wide effort to obtain asset-level certifications in 2020, working within the IREM CSP Program. In evaluating certification systems, we determined that IREM – an alternative to LEED certification – presented the best path given that it is more

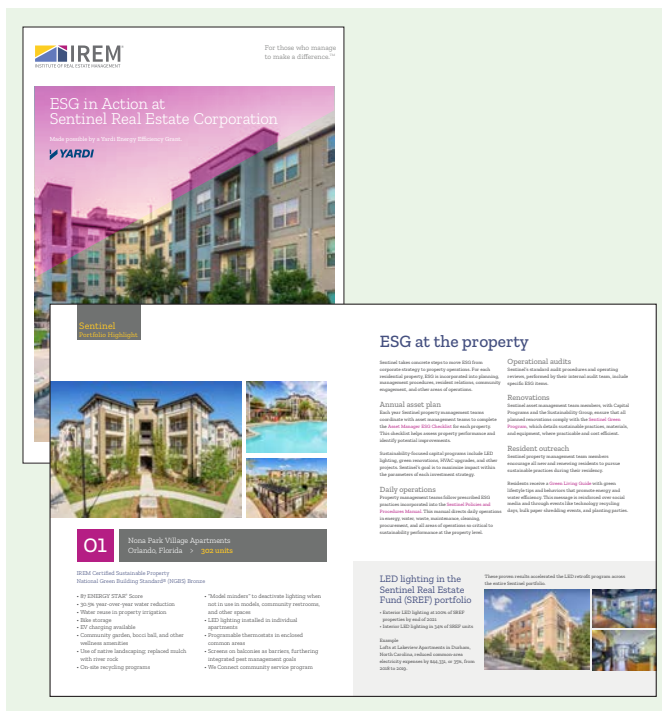
customized to property managers, whereas LEED's requirements are tailored toward developers and contemplate items that are often beyond a property manager's control. IREM CSP certification itself is also more cost efficient, supporting our efforts to control costs as a responsible fiduciary to our investors.

In order to obtain the IREM certification, a property must demonstrate it can achieve a minimum total of 62 points, with points awarded by meeting specific objectives in the following categories:

- Management's demonstrated commitment to sustainability;
- Energy and water benchmarking and reduction goals;
- Commitment to health, wellness and safety of residents;
- Recycling practices, including waste diversion targets; and
- Sustainable purchasing practices.

We believe that the IREM CSP certifications will benefit our funds in a number of ways. In addition to enhancing the vehicle's GRESB score and providing a verifiable way to track sustainability progress within the portfolio, these certifications can serve as a marketing tool to tenants and facilitate further awareness around sustainability initiatives at the property level.

Sentinel's overall portfolio contains 36 properties with property-level building certifications, including 22 properties that we have certified under the IREM CSP program. In 2022, in SREF alone, ten additional properties obtained IREM CSP certifications. This brought the total certifications to 61% of the current portfolio. In 2023, another three Fund properties are scheduled to obtain certification, which will bring the total to 25 of the Fund's current 36 properties or 69% of the portfolio. Nona Park Village Apartments in Orlando, the first Sentinel property to receive IREM CSP certification in 2020, was highlighted as a case study in IREM's ESG in Action publication.



1) <https://www.weforum.org/agenda/2022/01/green-real-estate-sustainability-corporate-priority/>

II. ENVIRONMENTAL FACTORS *CONTINUED*

CERTIFICATIONS IN AUSTRALIA

Separate from our US operations, Sentinel is also an active multifamily investor in Australia, where we have been the first to develop and open a Build to Rent multifamily development – Element 27, located in Subiaco (Perth), Western Australia. In 2021, Phase 1 of this property achieved its status as the first Carbon Neutral Certified apartment building in Australia, following Sentinel’s close work with the Green Building Council of Australia (GBCA), Climate Active and Stantec’s Sustainability team to pioneer a certification methodology for the Build to Rent model that acknowledges the sector’s unique potential for ongoing energy leadership in the residential sector.

In 2022, Element 27 achieved carbon neutral re-certification by maintaining numerous sustainable operations throughout the past year, targeting enhanced water and energy conservation, reducing greenhouse gas emissions and utilizing Australian-based carbon credits. Key sustainability features include electric car charging stations, energy efficient appliances, a 30kW photovoltaic system for common area energy use and an 8-star NatHERS rating. Specialty waste streams, access to a centralized geothermal system, a rainwater and grey-water recycling system, occupancy sensors and an embedded metering network also support the building’s high sustainability standards. Our goal is for our entire development portfolio in Australia to meet this carbon neutral standard. In the role of developer, the opportunities to manage sustainable outcomes are much more ingrained in the structure of the development itself, as environmental approaches can be applied in a progressive, holistic way – from building strategies aimed at water and energy conservation to reduction in greenhouse gas emissions and minimal maintenance and waste through the use of durable products.

In 2022, Phase 2 of Sentinel’s Element 27 successfully achieved a 5 Star Green Star Design & As Built v1.3 certified rating from the Green Building Council of Australia. The 5 Star Green Star certified rating represents Australian Excellence, demonstrating that

the project has achieved a high standard of design and efficiency in construction, and verifying the environmental and social outcomes Sentinel set out to achieve. Founded by the Green Building Council of Australia in 2003, Green Star is an internationally recognized rating system developed for the Australian environment that sets the standard for healthy, resilient, positive buildings and places.

NGBS

Sentinel’s portfolio contains four NGBS-certified properties. The National Green Building Standard (NGBS) is an ANSI-approved green building certification program,

Axio at Carillon

Axio at Carillon Apartments in St. Petersburg, Florida, which was acquired in 2021 through a forward commitment contract with a national developer, is the first apartment community in St. Petersburg to achieve the NGBS Silver Level Certification, which encompasses measurement of resource efficiency, energy efficiency, water efficiency, education and global impact. This property, now under Sentinel’s management, has embraced a range of green initiatives:



II. ENVIRONMENTAL FACTORS *CONTINUED*

specifically focused on single-family and multifamily residential buildings, remodeling projects, and land developments. In a partnership with the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE), the International Code Council (ICC), and the National Association of Home Builders (NAHB), the NGBS was developed to provide a uniform national platform for recognizing and advancing green residential construction and development. The NGBS is a point-based system, wherein a single-family or multifamily building(s) can attain certification depending on the sustainable and green practices included in design and construction, and planned for its operation and maintenance. Projects can qualify for four certification levels (Bronze, Silver, Gold, or Emerald) by earning the required number of points for each level.

LEED/NGBS CERTIFIED BUILDINGS

Property	City	State	Property Type	Designation or Credential
200-210 Brighton 15th Street	New York	NY	Multifamily	Energy Star Certification
AVANT on Market Center	Dallas	TX	Multifamily	NGBSGreen - Bronze Level/IREM CSP
Axio at Carillon Apartments	St. Petersburg	FL	Multifamily	NGBS Silver Level Certification
CoBank Center	Greenwood Village	CO	Office	LEED Silver for Core and Shell
Gateway One	White Plains	NY	Office	LEED Silver for Existing Buildings and O&M
Lash 1.0 (1800 Innovation Point)	Fort Mill	SC	Office	LEED Silver for Core and Shell
Lash 2.0 (1799 Innovation Point)	Fort Mill	SC	Office	LEED Gold for Core and Shell
Lenovo Enterprise Campus	Morrisville	NC	Office	LEED-Gold Certified for their interior build-outs
Nona Park Village Apartments	Orlando	FL	Multifamily	NGBSGreen - Bronze Level/IREM CSP
The Humana Building	Glendale	AZ	Office	LEED Certified Silver for Existing Buildings O&M
The Oaks at Johns Creek Apartments	Johns Creek	GA	Multifamily	NGBSGreen - Bronze Level/IREM CSP
Xcel Energy Headquarters	St. Paul	MN	Office	LEED Gold for Core and Shell as well as Commercial Interiors

LEED – USGBC

Sentinel's portfolio currently contains seven LEED-certified properties. The LEED Green Building Rating System (LEED), facilitated by the US Green Building Council (USGBC), is a program that provides third-party verification of green buildings. The LEED rating systems address both a wide variety of buildings types, including

commercial buildings, homes, neighborhoods, retail, healthcare, and schools, as well as every phase of the building lifecycle including design, construction, operations and maintenance. Projects may earn one of four levels of LEED certification (Certified, Silver, Gold or Platinum) by achieving a given number of point-based credits within the rating system.

Sustainable Products and Manufacturers

Our team partners with several national vendors to facilitate preferred pricing, shorter lead times, and to gain access to a national network of their trusted and trained installers. We seek to identify companies to partner with that adhere to a high standard of sustainable practices. For this year's report we would like to highlight four of our partners.

HD Supply

HD Supply provides appliances and cleaning products to our properties. The company has made efforts to incorporate sustainable practices into its daily operations and conducts an annual greenhouse gas inventory to find ways to reduce its footprint. For example, they utilize routing technology to reduce the amount of time delivery vehicles are on the road thereby limiting the number of vehicles required to deliver product each day.

HD Supply's headquarters office in Atlanta, GA is LEED certified. Additionally, the company is working to manage energy use at several locations by retrofitting distribution centers with more efficient systems. For example, heating, ventilation, and air conditioning (HVAC) systems are tied into a digitally controlled building management system to help maximize efficiency through scheduling and optimal temperature sensing via digital thermostats. Additionally, all corporate office sites, including call centers, have a mix of fluorescent and light-emitting diode (LED) lighting, as well as programmable lighting controls tied into an energy management system.

HD Supply's "ideallygreen" initiative, launched in 2007, is designed to help customers save money while lowering their environmental impact. The company offers a wide

II. ENVIRONMENTAL FACTORS *CONTINUED*

selection of more than 3,500 environmentally preferable products to help increase efficiencies and save money. Since 2012, ideallygreen products helped customers reduce their carbon emissions by 3.7 million metric tons, lower water consumption by 18 billion gallons and reduce utility costs by \$667 million.

Cosentino

Cosentino provides marble and granite for kitchen and bathroom countertops in our properties. Cosentino is making an effort towards a full transition to a low-carbon economy, promoting energy efficiency, emissions reduction and sustainable mobility. This approach combines performance goals with strategic goals in accordance with the UN Sustainable Development Goals.

Cosentino uses environmental incident management software, Gensuite, to monitor all the environmental aspects and incidents that affect the company's daily operations, as well as to create a collaborative environment that involves production staff, maintenance personnel and the occupational risk prevention team. The aim of this software is to achieve a commitment to excellence in safety, health and the environment.

Shaw Flooring

Shaw Flooring provides carpet and vinyl flooring in our properties. In 2012, Shaw set a goal to reduce their greenhouse gas (GHG) emissions intensity by 40% by 2030 at their over 85 manufacturing, distribution, and corporate facilities globally. The company achieved that goal in 2020, almost a decade early. Shaw has since extended their goal line to achieving net zero enterprise operations by 2030 and to begin measuring and reporting Scope 3 emissions.

Shaw focuses on the materials that go into their products as well as the impacts of sound, moisture, cleanability and other design considerations, addressing both environmental health and the human experience at the same time. Shaw is making progress towards their goal of optimizing 100% of their products to meet Cradle to Cradle® design principles by 2030. The Cradle to Cradle Product Standard focuses on safe ingredients; the effective

use of raw materials, energy and water resources; and supply chain labor and community practices. In 2021, almost 90% of Shaw's products were Cradle to Cradle certified. Shaw's re[TURN]® Reclamation Program has recycled nearly 1 billion pounds of carpet since 2006. Shaw is continually finding viable uses for recycled content from other industries to use in products. In 2021, Shaw introduced ReWorx, a platform constructed with 30% post-consumer recycled bottles, turning them into a highly durable and well-designed flooring.

Kohler Appliances

Kohler provides kitchen and bathroom appliances to our properties. Kohler has a three-pronged approach to sustainability including footprint reduction, production innovation and education & action. As part of their footprint reduction efforts, Kohler measures and tracks environmental impact by measuring and finding ways to reduce energy use, greenhouse gas emissions, water use and waste sent to landfills. Kohler has a goal of reaching net-zero greenhouse gas emissions by 2035. To achieve this goal, Kohler has installed solar panels at their Spartanburg, SC facility, which averages 225 days of sunshine per year. More than 4,000 panels produce nearly 1.6 million kilowatt hours annually. At their plant in Beijing, China, 650 solar panels generate over 126,000 kilowatt hours annually. Kohler also purchases wind energy from The Diamond Vista Wind LLC wind farm in Kansas. Kohler has a beneficial reuse program to reduce their waste sent to landfills. Kohler's opened the first LEED v4 certified retail project in the United States with its Los Angeles showroom.

Kohler is working to innovate its products and packaging to be more sustainable. By studying air flow patterns in combination with a new water-repellant surface treatment, engineers at Kohler developed a water-saving toilet, which also stays cleaner longer, reducing future water use. Kohler has also worked to create more sustainable packaging for its products. By standardizing packaging designs, different SKUs can now use the same boxes and pallets for transportation, allowing for a 40% reduction in required carbon material

Case Study

THE KIRBY – Dallas, TX



The renovated roof, pool deck and lounge of The Kirby, with its rooftop Gothic pinnacles overlooking downtown Dallas

The Kirby, an urban loft apartment building located in Downtown Dallas, has been regarded as an excellent expression of late-Gothic architecture in skyscraper form, was designated a historic building by The Texas Historical Commission (THC) and qualified for participating in a tax credit program established by the THC and the state Tax Collector's Office. The purpose of the tax credit program is to incentivize owners to renovate and revitalize historical buildings in the state. Owners may claim 25% of the construction costs of projects as tax credits.

Sentinel succeeded in obtaining two tax credits, aggregating over \$500,000 related to the work we did to renovate The Kirby, including the following projects:

- Unit renovations
- Lobby renovations
- Fitness center renovation
- Structural repair work in the basement and penthouse crawl space
- Cooling tower replacement
- Elevator modernization
- Roof replacements
- Pool deck and roof lounge renovation
- Pool resurfacing
- Additional structural repairs

III. SOCIAL RESPONSIBILITY

We seek to encourage positive change in our communities through equity, engagement and education. Sentinel aims to provide a collaborative and supportive workplace for our staff and to empower our communities through service and charitable giving.

Health & Well-Being Initiatives During the Pandemic

Our multifamily communities began 2022 operating under pandemic-related protocols put in place during Spring 2020 and adjusted throughout 2021 as the COVID-19 pandemic and its challenges evolved. During 2022, mandatory masks for all employees were eliminated and we moved to the Centers for Disease Control and Prevention's (CDC) newly released color-coded masking guidelines by county. Under the CDC COVID-19 Community Level color coded system, employees at properties in green (low COVID levels) and yellow counties (medium COVID levels) do not need to wear masks (Employees who are at high risk and work in yellow counties (where there is a medium COVID level) should consult with their doctor about wearing a mask). Employees at properties in orange counties (high COVID levels) are required to wear masks indoors. In addition to the CDC COVID-19 Community Level color coded system, State and local governing guidelines are researched to determine any guidance/restrictions that exceed the above CDC guidelines. If both criteria indicate wearing masks indoors is not required, masks may become optional for employees at that property.

The following amendments also occurred during 2022:

- Updated the daily employee screening to current CDC guidelines.

- Opened coffee machines, water fountains and spas.
- Allowed guests of residents at indoor amenities.
- Updated employee screening criteria.

Sentinel in the Community

We continued our ongoing efforts to engage our staff and tenants in local community service activities. Despite facing some COVID related limitations, particularly early in the year, our properties were able to engage in a wide variety of community service events, including:



- Toy, Food, Clothing and Blood drives
- Earth Day activities
- Cancer Awareness
- Fitness and Nutrition educational training
- Plant and cooking herbs giveaway
- Potted plant tutorials
- Animal Rescue Event
- Shred-a-Thon Day
- Donating time to Habitat for Humanity
- Cleaning up a local park day
- Shoe collections for local charity
- Medical Supply drives
- School Supply drives

III. SOCIAL RESPONSIBILITY *CONTINUED*



Weston Point – Cancer Action

In October 2022, the Weston Point staff adopted Cancer Action, a local non-profit organization that has been operating in Kansas City for 60 years. This organization focuses on helping cancer survivors and their families throughout their cancer journey, with programs that address financial, educational, personal and emotional support. During the month, the staff educated Weston Point residents regarding the charity and gave instructions on how to submit donations through the organization’s website with a QR code, if interested. Separately, but in conjunction with the cancer awareness theme, the staff organized a “Cancer Walk” called “Get Fit to Beat Breast Cancer” and the onsite team and a group of participating residents walked for 30 minutes around the property in support of Cancer Awareness month.

23 Hundred at Berry Hill – Earth Day

In celebration of Earth Day, 23Hundred at Berry Hill hosted a plant give-away to all residents, including herbs to promote urban gardening. The staff also provided Earth Day themed charcuterie cups using eco-friendly products. The event was held in 23Hundred’s open-air Zen Garden, a favorite location for residents to relax, enjoy time outdoors and socialize. Approximately 50 residents attended the event.

Glenbrook Apartments– CrunchFest Day

On June 13, 2022, the Glenbrook staff invited residents to join them for Crunchfest held at Crunch Fitness. The event promoted ways of achieving a healthy lifestyle and introduced residents to a neighboring business. Crunchfest offered dietitians and personal trainers to help formulate a personal fitness strategy tailored to personal fitness goals. Nutritional vendors were also present, providing a range of fitness-related products. Each resident was given a tour of the facility and was provided a free day pass to the gym, which also gave them access to a wide range of fitness classes. The event allowed residents to meet neighbors and develop new, healthy lifestyle goals.



Move For Hunger

Sentinel is excited to announce a new partnership with the non-profit Move For Hunger, an organization that works with businesses across the country to fight against hunger in as many communities as possible. Their goal is to work together with companies to pick up donated non-perishable food items and deliver the donations to local food banks, pantries and soup kitchens. We have selected several of our properties located in Atlanta, Georgia and Columbus, Ohio to begin working with the non-profit, aiming to reduce food waste and help some

III. SOCIAL RESPONSIBILITY *CONTINUED*

of the 42+ million Americans facing hunger every day. This new partnership allows our properties to team up with residents seeking to donate non-perishable foods. A resident can drop off any unopened cans or boxes of food to the property's clubhouse at any time – but especially during a move-out when food is often wasted. Additionally, participating properties intend to host donation events over the course of the year, facilitating further opportunities to give back to the local community. Reducing the national food waste by just 15% would provide enough food for more than 25 million Americans every year. Since 2009, Move For Hunger has been working to help decrease that number with a nationwide network of over 1,100 moving companies and about 3,000 apartment communities. At this time, Move For Hunger has collected and delivered roughly 27,345,360 pounds of food to food banks in the US and Canada. We are excited to start this program and eventually expand it to more of our properties.

and on our property and corporate websites as well as through the “Green Tips” that are posted on the property Facebook pages to encourage residents to live a greener, healthier life. 24 posts per property were posted over the course of the year.

Sentinel has also developed a quarterly resident newsletter with the goal of providing regular communication regarding Sentinel's ESG efforts to help foster the culture of sustainability throughout our apartment communities.

Every quarter we assemble a collection of informative and relatable articles intended to inspire residents towards putting their green foot forward. Whether shining a spotlight on an employee who has gone above and beyond in sustainability – either at work or personally, – or showcasing how Sentinel properties work to move towards a greener future we endeavor to share the fun in being green.

Tenant & Employee Surveys

During 2022, Sentinel again engaged Kingsley Associates to perform Tenant Engagement Surveys across the Sentinel apartment portfolio to ensure we are obtaining real time feedback regarding all aspects of life at our communities. The surveys enable tenants to rate their satisfaction with the property management's business practices and solicit feedback at four crucial touchpoints (move-in, work-order, pre-renewal and move-out). These surveys are reviewed by the asset and portfolio management teams and specific concerns identified are addressed directly with our tenants. We also utilize the services of Kingsley Associates to survey all Sentinel employees both at the corporate office in New York, as well as across all of our properties in the United States. A committee was formed to review the findings of the surveys and to provide recommendations to Sentinel's Executive Committee based upon the employee feedback.



Resident Engagement

In 2022, we continued to educate our residents on many aspects of sustainable living, through the Sustainable Living Guide that is provided at the time of move-in

Training

Sentinel prioritizes staff training to give employees opportunities for self-improvement and career

Case Study

ELEMENT 27 PHASE II - Subiaco, Western Australia



The exterior façade and studio space entry of Element 27 Phase II, with Ross Potter hosting an open house

In 2021, Sentinel welcomed local Perth artist Ross Potter to its Element 27 Build to Rent development in Subiaco (Perth) for a six-month residency.

This residency marks the second installment of Element 27's ongoing arts program, which aims to celebrate local artists and makers, while engaging the precinct's residents and wider community.

Ross' artwork highlights environmental preservation in Western Australia and animals native to the land, with well-known works including the life-size sketch of Perth Zoo's iconic elephant Tricia for Fremantle Arts Centre. Since his first solo exhibition in 2011, Ross has worked as a full-time artist with various residencies across the state, including the prestigious Cossack Art Award in 2019 and at Fremantle Arts Centre in 2020.

As a part of his residency, Ross ran a number of interactive drawing workshops for Element 27 residents and members of the local community, as well as an open studio night to provide residents with more insight into his latest series of works.

During his time at Element 27, Ross created a series of works reflecting on his recent journey to Barrow Island, which is located off the Pilbara coast in Western Australia.



A scene from the "Porcelain: Changing Views" event

These large-scale graphite drawings will depict some of the remote island's unique landscape and rare fauna, including the Perentie.

The first installment of Element 27's community arts program launched in May 2021, featuring a large artwork projection on the façade of an apartment building, titled "Porcelain: Changing Views". Created by local Perth artist Sohan Ariel Hayes, residents and the local community were invited to view the captivating projection installation at an evening event. The artwork was inspired by the cultural contributions of the Australian Fine China factory in Subiaco, which previously operated on the site of Element 27 for 85 years.

III. SOCIAL RESPONSIBILITY *CONTINUED*

advancement. Training for Sentinel's employees begins with the on-boarding process, which includes an orientation session that reviews the benefits package, corporate handbook, time off and addresses any questions or concerns the employee may have. This orientation is followed up with an IT Policies and Procedures training session, which is given by Sentinel's Yardi group.

The onboarding process also includes required cybersecurity and compliance training classes and acknowledgments, which are also required on an annual basis for all employees. Sentinel has contracted with KnowBe4, a cybersecurity and compliance education provider, to provide Sentinel employees with cybersecurity training and awareness programs for reinforcement of cybersecurity best practices, which includes phishing simulations and online awareness training videos. In addition, this platform is utilized to provide state-mandated sexual harassment prevention training; ethics training; diversity, equity and inclusion classes; privacy and data protection classes; and airborne infectious disease prevention.

All employees are required to verify their understanding and acknowledge their acceptance of Sentinel's Code of Ethics both at onboarding and on an annual basis thereafter. All applicable employees also receive training from our compliance consultant on the contents of Sentinel's Compliance Manual and are required to verify their understanding and acknowledge their acceptance of the Compliance Manual on an annual basis.

Ongoing training for all employees includes access to the Office 365 Training Center, which provides training videos or downloaded templates to be utilized for all applications included in Office 365. Training is available to all users for all applications in the Office 365 suite, including Outlook, Excel, Word, SharePoint and others. In addition, Yardi Systems provides monthly RENTmaximizer and Screening Works Pro classes, and Sentinel's Yardi helpdesk team offers monthly classes on using all aspects of the software. Employees are also able to schedule one-on-one classes based on job function with the Sentinel Yardi support team.

Sentinel also maintains training programs in property management, leasing and property maintenance.

Sentinel utilizes Grace Hill for this training, which allows for individualized training of property employees, when it is convenient and in a way that minimizes the loss of time from regular job duties. This training can be used both for new employees and for those who want to revisit subjects previously covered. Beyond courses in property management basics, Grace Hill offers courses on such topics as business etiquette, conflict resolution, customer relationship management, Fair Housing, mold awareness, preventing sexual harassment, diversity and inclusion, bloodborne pathogens, personal protective equipment, etc. Specific courses designed to educate our employees on sustainability practices have been included in the required training, including the Grace Hill Conservation course. All classes completed are tracked within the Grace Hill system.

Sentinel also provides intensive training to its personnel in the application of nondiscriminatory renting policies and issues certificates to employees who satisfactorily complete the firm's Fair Housing courses. Our internal auditors also teach many audit and policy courses all over the country each year, which are also recorded. In 2022, Sentinel employees in aggregate spent over 8,067 hours in training.

Commitment to Diversity, Equity and Inclusion

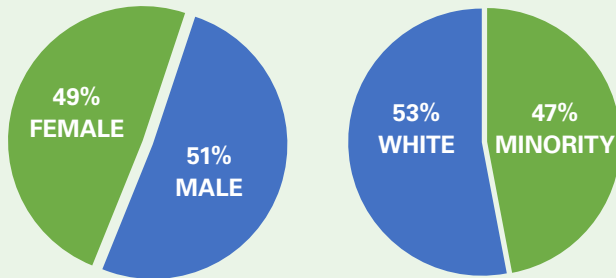
Sentinel has established a formal Diversity, Equity and Inclusion (DEI) Policy that outlines our commitment to fostering, cultivating and preserving a culture of diversity, equity and inclusion.

Our human capital is the most valuable asset we have. We embrace and encourage our employees' differences in age, color, disability, ethnicity, family or marital status, gender identity or expression, language, national origin, physical and mental ability, political affiliation, race, religion, sexual orientation, socio-economic status, veteran status and other characteristics that make our employees unique.

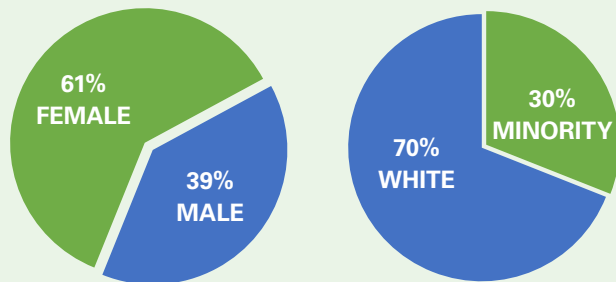
Sentinel's longstanding commitment to provide opportunities for all is evident in our equal employment opportunity policy, the composition of our workforce

III. SOCIAL RESPONSIBILITY *CONTINUED*

OVERALL REPRESENTATION



SENIOR AND MID-LEVEL PROFESSIONALS



and our support of a variety of training programs, which develop pools of qualified individuals through training and continuing education.

- Sentinel has always been committed to providing equal opportunity and preventing discrimination, not only in hiring practices, but also in promotion and advancement of employees:
- Currently, we have an overall representation of 47% minority employees and 49% female employees.
- With respect to our senior and mid-level professionals, we have a 30% representation among minority groups and 61% of our senior and mid-level professionals are women.

- We prioritize staff training to give employees opportunities for self-improvement and career advancement, and we always endeavor to promote from within.
 - We routinely fund job-related educational programs for our on-site employees, including IREM and National Apartment Association courses for property managers and leasing professionals and certification programs for maintenance employees.
 - We encourage our employees to pursue their CPM, CAM, CPA and other certifications, and will pay for all classes leading to these designations.
 - In addition, Sentinel supports its corporate professionals in pursuing continuing education credits in their specific areas of expertise, as well as targeted educational opportunities that are directly related to the employee's duties and will pay for such classes.
- Recently, we have been taking steps to further advance our DEI efforts:
 - In 2020, we began a program of diversity training for all employees.
 - In 2021, we adopted our first formal DEI policy to state our commitment and communicate to our stakeholders, from employees to investors.
 - We also joined Project Elevation, an industry group that was formed in 2021 to foster a collaborative peer discussion of DEI initiatives dedicated to industry advancement in this area.
- Sentinel's Human Resources Director is responsible for advancing our DEI efforts going forward.



IV. GOVERNANCE

We are committed to proactive governance practices that support risk management and responsible investing. Sentinel has an established Code of Ethics that guides our actions and a robust set of policies and procedures to ensure best practices are implemented organization-wide with a formalized structure for ESG oversight.

ESG Committee & Sentinel's ESG Organization

In 2020, Sentinel formed an ESG Committee to oversee the ongoing implementation of Sentinel's ESG program at the corporate and property levels. Comprised of senior leadership from across Sentinel's departments and lines of business, the Committee is responsible for the Company's overall ESG Agenda including the development and oversight of ESG policies and procedures, the uniform implementation of best practices company-wide, and evaluation of all new ESG initiatives to provide recommendations to Sentinel's Executive Committee regarding areas of future focus and investment. Sentinel has three sustainability officers on its team responsible for the oversight of ESG activities within portfolio, asset and property management. Sentinel also works with a range of consultants in the ESG arena.

Implementation of ESG Programs at the Properties

Sentinel takes concrete steps to move ESG concerns from corporate strategy to application in property operations. For each residential property, these steps begin prior to acquisition as all properties are evaluated during due diligence to determine the "starting point" of the asset with respect to sustainability. This analysis assesses the in-place physical systems, any potential climate related concerns and risks related to the local regulatory



environment. Furthermore, ESG factors are incorporated into planning, management procedures, resident relations, community engagement and other areas of operations.

- **Annual asset plan** - Each year Sentinel's property management teams coordinate with asset and portfolio management teams to complete the annual asset plan for each property. Many of our funds and accounts have adopted an ESG section to these plans,

IV. GOVERNANCE *CONTINUED*

which helps assess changes to the local regulatory environment with regard to sustainability, the property's current sustainable infrastructure and programming as well as and potential areas of investment for the coming year. Sustainability-focused capital programs include LED lighting, green renovations, HVAC upgrades and other projects. Sentinel's goal is to maximize impact within the parameters of each investment strategy.

- **Daily operations** - Property management teams follow prescribed ESG practices incorporated into the Sentinel Property Policies and Procedures Manual. This manual provides guidance related to daily property operations with respect to ESG initiatives, including training; capital projects; reporting energy, water and waste; maintenance; cleaning; and procurement. By incorporating these practices into our manual, we now ensure the uniform implementation of best practices across the Sentinel portfolio regardless of the market, account or investment strategy.
- **Operational audits** - Every residential asset within the Sentinel portfolio obtains a surprise annual operational audit performed by Sentinel's internal audit team. Sentinel's standard audit procedures and operating reviews, include specific ESG items.
- **Renovations** - Sentinel asset management team members, along with the Capital Programs & Sustainability Group, ensure that all planned renovations comply with the Sentinel Green Program, which details sustainable practices, materials and equipment, where practicable and cost efficient.
- **Resident outreach** - Sentinel property management team members encourage all new and renewing residents to pursue sustainable practices during their residency. Residents receive a Sustainable Living Guide with green lifestyle tips to encourage behaviors that promote energy and water efficiency as well as recycling and waste reduction. This message is reinforced over social media, via our quarterly Green newsletter and through events like technology recycling days, bulk paper shredding events and planting parties.
- **ESG DD checklist** - With the collaboration from a third-party engineer, property management and asset management, the ESG Due Diligence Sustainability Checklist is completed during the acquisition due diligence process and includes a comprehensive review of the sustainable footprint of the property at the time of acquisition. This serves as a helpful starting point for the portfolio and asset management teams to develop a sustainability strategy post acquisition that is effective and properly aligned with the investment strategy of the vehicle.
- **Green Lease Policy** - Sentinel has implemented the new Sustainable Lease Addendum that the National Apartment Association rolled out on a state-by-state basis. 94% of properties portfolio-wide were utilizing the addendum as of year end.
- **Climate Risk** - Sentinel has initiated a climate and transition-related risk assessment for its individual funds using the GRESB Reference Guide, in accordance with the TCFD framework, as a basis to determine relevant risk categories for review. Our assessment considers both physical and transition risks at the property level, aggregating the findings for the portfolio and reporting at the entity level. Sentinel takes a holistic approach to risk management, and each Portfolio Management team evaluates climate-related risks throughout the life cycle of each investment. This evaluation begins at acquisition during the due diligence process, and is continued annually during the asset plan process, which includes a hold/sell analysis. In addition to the economic factors that might drive a sale recommendation, climate risk is also a factor that can cause the Portfolio Management team to submit a sale recommendation to Sentinel's Investment Committee. On an annual basis, with the help of Sentinel's insurance consultant, AON Risk Services, each Fund's Portfolio Management team prepares a Climate-Related Risk Assessment.
- **Net Zero Commitment** - Sentinel supports the goal of the Paris Climate Accords to achieve net-zero greenhouse gas emissions by 2050 or sooner. We

IV. GOVERNANCE *CONTINUED*

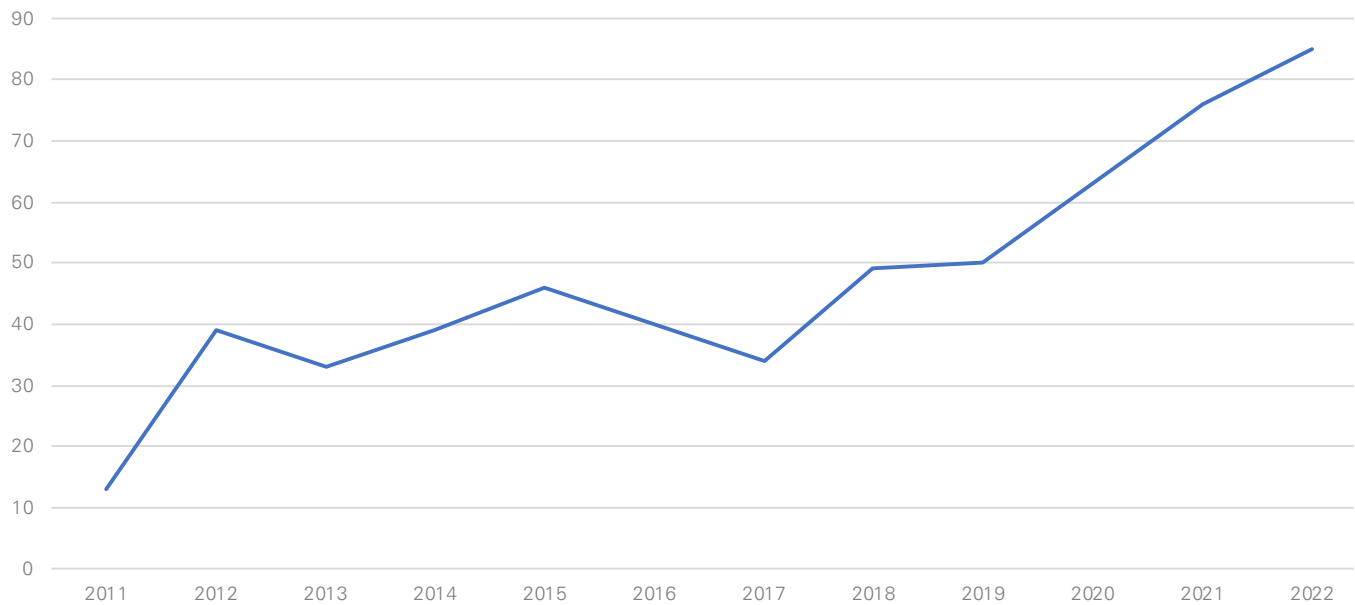
recognize the responsibility of all real estate investment managers to positively impact the environments in which we invest. We believe that opportunities exist for thoughtful, targeted sustainable investment within the context of each of Sentinel's existing investment strategies that both can enhance the economic returns of our properties and meaningfully reduce our carbon footprint. Reducing energy, water and waste at our properties is at the heart of Sentinel's approach to sustainable real estate investment and management. Not only is it our responsibility as an institutional real estate investment manager to do our part to reduce

the industry's carbon footprint, but we believe that such reduction measures represent a responsible investment strategy that will be rewarded with higher cash flows and ultimately increased disposition proceeds.

In 2023, Sentinel will retain an ESG consultant to assist us in determining what viable pathways may exist to achieve net zero goals within the context of each of Sentinel's investment strategies. Initially, the focus of this analysis will be the SREF portfolio.

V. GLOBAL REAL ESTATE SUSTAINABILITY BENCHMARK

Sentinel Real Estate Fund GRESB Scores



As a means of tracking the effectiveness of our environmental sustainability policies and practices, Sentinel initiated its participation in the Global Real Estate Sustainability Benchmark (GRESB) survey in 2011. In 2022, Sentinel submitted five funds to the GRESB annual assessment. Our flagship fund, the Sentinel Real Estate Fund (SREF), demonstrated meaningful improvement this year in a wide variety of categories:

- SREF ranked 7th out of 30 funds in its peer group (US Non-Listed Residential Multifamily Core).
- The Fund's GRESB score increased 9 points from 76 in 2021 to 85 in 2022.
- Improved from three stars to four stars, placing the Fund within the top 20% of all GRESB participants.
- Outperformed the peer average in the following categories: Leadership, Policies, Reporting, Risk Management & Assessment, Stakeholder Engagement, Targets, Tenants & Community and Data Monitoring & Review.

Key initiatives that resulted in the improvement of the Fund's score this year included:

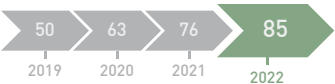
- Set 5% energy, GHG and waste reduction targets at the corporate level.
- Improved energy, water and waste data coverage and reduced energy and GHG consumption through various measures such as installation of LED lights and transitioning to higher efficiency HVAC units.
- Obtained ten additional IREM CSP certifications, increasing the percentage of the certified properties in the Fund's portfolio to 64%.
- Increased amount of renewable energy associated with the portfolio.
- Performed Kingsley employee satisfaction surveys and implemented program to improve employee satisfaction, health and wellbeing.

2022 GRESB Standing Investments Benchmark Report

Sentinel Real Estate Fund, LP | Sentinel Real Estate Corporation

GRESB Rating
★★★★☆

Participation & Score

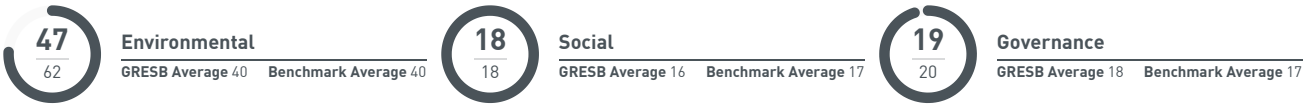


Peer Comparison



Status: Non-listed	Strategy: Core	Location: United States of America	Property Type: Residential: Multi-Family
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ESG Breakdown



VI. LOOKING AHEAD

We are committed to continued improvement and growth within our environmental, social and governance policies.

Sentinel's ESG program continued making strides in 2022. Several funds and accounts implemented ESPM during the year, which will facilitate future energy and water use analysis and reduction goals. In 2023, we look forward to continuing to develop and enhance our ESG platform through several initiatives:

- Obtaining complete access to tenant utility data;
- Completing our net zero pathway analysis for SREF;
- Continuing to develop a carbon neutral apartment portfolio in Australia
- Evaluating the data in Energy Star Portfolio Manager to ensure data integrity and identify additional ways to save energy and water and to improve waste diversion rates;
- Refining and analyzing property data to set short- and long-term goals for the properties and portfolios;
- Integrating our commercial properties into additional ESG initiatives;
- Offering new programming to facilitate tenant education in areas of sustainability;
- Developing a national approach to EV charger implementation;
- Exploring Battery Energy Storage Systems (BESS) and on-site solar execution in additional locations;
- Pursuing additional property-level certifications across the portfolio;
- Preparing for UNPRI reporting in 2023;
- Expanding DEI efforts.

