

PILLARS OF RESPONSIBLE PROPERTY INVESTING

Sustainability Profile

Spectator

Property name: Spectator

Location: Smyrna, Georgia

Building Type: Mid-rise Residential

Building Size: 243,390 sq. ft.

Constructed: 2021

Acquired: 2019

Property Manager: RangeWater



Property Overview

Spectator is a mid-rise multifamily property located in Smyrna, Georgia that showcases elegant and sustainable living. The luxury apartments pair modern features with upscale amenities to create an unparalleled living experience in the Atlanta metropolitan area. The neighborhood gives residents access to coveted hotspots and an easy commute to downtown Atlanta. The community lets residents discover a plethora of ways to gather, unwind, or indulge. RangeWater manages the property and provides residents with many opportunities for engagement while continuing to foster sustainability initiatives.

Improving Sustainability

At Spectator, sustainability is at the core of the community design. The property team is committed to reducing their environmental impact by incorporating energy-efficient features throughout the property. Every unit is equipped with low-flow showerheads to conserve water, 100% LED lighting to reduce energy consumption, and state-of-the-art ENERGY STAR appliances that enhance efficiency without sacrificing performance. Spectator's dedication to sustainability has earned the property an official ENERGY STAR certification, ensuring that residents enjoy a comfortable, eco-friendly living experience while lowering utility costs and promoting a greener future.

Spectator is an upscale community with a large collection of perks and amenities for residents to enjoy. The community features a modern swimming pool with poolside seating, sky deck lounge overlooking Truist Park, a state-of-the-art fitness center, an expansive lawn space with outdoor seating, and a modern resident lounge with TVs, billiards, and a sound system. The property is minutes from major Atlanta employers and is within walking distance to retail, restaurants, and entertainment at The Battery and Truist Park.

Community engagement stands at the forefront of Spectator's values through its active social outreach programs. The property demonstrates its dedication to social responsibility by organizing impactful charitable events throughout the year. Their signature initiative includes an annual food collection campaign benefiting the Atlanta Community Food

Bank, which helps address food insecurity in the local area. During the colder months, Spectator coordinates a seasonal clothing collection drive to provide essential warm garments to vulnerable community members. These ongoing philanthropic efforts exemplify Spectator's broader mission to create meaningful, lasting change in the greater Atlanta community.

Creating meaningful connections among residents is a cornerstone of Spectator's community philosophy. The property cultivates an engaging social atmosphere through a diverse calendar of resident activities.

KEY FACTS, AWARDS, AND RECOGNITION

- ENERGY STAR Certification: 2024 (98 score)
- Energy reduction since baseline: -3%¹
- Waste diversion since baseline: 24%¹

¹ Baselines are individually set for each property depending on data availability and property acquisition/development date. The first 12 months of available data on or after calendar year 2019 will be utilized as the baseline for each asset. For Spectator, the baseline for energy is the 12 months ending October 2022 and the waste baseline is the 12 months ending January 2023.

Important Information

Unless otherwise noted, the information in this document has been derived from sources believed to be accurate as of April 2025.

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The property shown above is for illustrative purposes only and represents a real estate transaction previously entered by Principal Real Estate Investors. There is no guarantee that Principal Real Estate Investors will

enter any transactions having characteristics like those shown. Monthly trivia competitions offer an entertaining way for neighbors to showcase their knowledge while fostering friendly rivalries. The signature annual poolside celebrations have become highly anticipated gatherings, combining summer entertainment with community bonding. Regular informal meet-and-greet sessions create relaxed opportunities for residents to strengthen relationships with both fellow community members and the management team. Through these thoughtfully planned events, Spectator consistently demonstrates its commitment to nurturing a vibrant, connected residential community.



About PRPI: The Pillars of Responsible Property Investing (PRPI) initiative is a unique sustainability and investment platform developed to drive superior asset management and fiduciary governance. For more information on how PRPI is delivering positive financial and environmental results for Principal Real Estate, please visit <https://www.principalam.com/us/investment-strategies/real-estate/responsible-property-investing>

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