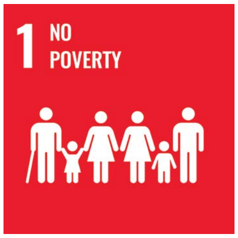
Disclosures

Sustainable Development Goals

The below reflects our policies and actions in alignment with the Sustainable Development Goals (SDGs). For information on Principal Financial Group's SDG alignment including but not limited to human rights, equal opportunities, pay equity, financial inclusion, educational assistance, and community development, refer to the 2024 Principal Financial Group Sustainability Report.



ACCESS TO ECONOMIC RESOURCES

Investment in Affordable Housing: We invest directly in affordable housing (single-family, multifamily, and manufactured housing) and acquire and manage low-income housing tax credits (LIHTC) to foster affordable housing opportunities. Through a program managed by Principal Real Estate, Principal Life Insurance Company has committed over $600 million to affordable housing investments over the past 20 years. Money from Principal and its partners has been used to develop or redevelop more than 105,000 housing units across more than 40 U.S. states and territories for households that the federal government classifies as "low-income" or "very low-income".

INCREASE RESILIENCE AGAINST CLIMATE-RELATED EXTREME EVENTS

Climate Risk Analysis: As part of our acquisitions and development process, we analyze the site's risk from exposure to seven major climate risks (flooding, heat stress, hurricanes and typhoons, sea level rise, water stress, wildfires, and earthquakes). Risk mitigation actions are implemented for any identified high risks. This process applies to all property types – including affordable housing investments.

MENTAL HEALTH AND WELLBEING

Fitwel Champion: Fitwel is a building certification that uses evidence-based design and operational strategies to enhance building environments by addressing a broad range of health behaviors and risks. Each strategy is linked by empirical evidence to at least one of the seven Health Impact Categories, which include: increases physical activity, promotes occupant safety, reduces morbidity and absenteeism, supports social equity for vulnerable populations, instills feelings of well-being, impacts community health, and provides healthy food options. As a Fitwel Champion, we select assets to pursue Fitwel certification to help promote healthy lifestyles for tenants, residents, and guests.

Sustainability Guidelines for Health and Wellness: As part of our overarching Sustainability Policy, we have Sustainability Guidelines for Health and Wellness that convey our commitment to designing, constructing, and overseeing capital and tenant improvements with the health, safety, and welfare of building occupants in mind.

AIR AND WATER CONTAMINATION

Sustainability Guidelines for Real Estate Development: During all stages of the development process, our partners, developers, and service providers are responsible for protecting air and water quality and local ecosystems by managing potential construction pollutants. Once the property is operational, indoor air quality must be monitored and managed.

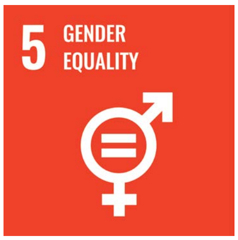
Due Diligence Checklist: Our standard due diligence checklist for private equity assets includes radon testing for properties in areas of high radon levels.

ACCESS TO EDUCATION

Principal Real Estate College Scholarship: Principal Real Estate established a scholarship program in 2020 which offers up to $7,500 per student per year, renewable for up to four years. Since its inception, 11 students have been awarded scholarships.

TECHNICAL AND VOCATIONAL SKILLS

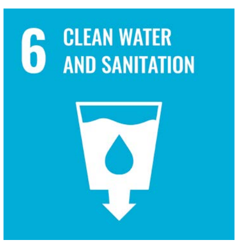
Internships : Our internship program provides interns with exposure to many areas of Commercial Real Estate. Intern responsibilities help with the development of tangible skills: underwriting potential investments, consolidating investment information and reporting on current investment portfolios while also gaining experience with ARGUS software.



PROMOTE GENDER EQUALITY

Women in Real Estate: Principal Real Estate launched Women in Real Estate (WIRE) in 2016 as a strategic initiative to enhance gender diversity within the organization. WIRE's core purpose is to foster an environment that supports professional growth through targeted development programs and networking opportunities. The initiative also aims to build a more inclusive culture and develop leadership across the global real estate investment management sector. .

Sponsorship of Commercial Real Estate Women (CREW) Network: We support both the Iowa chapter of CREW and employees' membership expenses for involvement in the organization. In 2021, Principal Real Estate Executive Managing Director Todd Everett signed the CREW Network's CRE Pledge for Action. The pledge supports the advancement of women and other individuals in underrepresented groups based on (but not limited to) race, ethnicity, sexual orientation, ability, religion, or age.



WATER QUALITY

Sustainability Guidelines for Real Estate Development: During all stages of the development process, our partners, developers, and service providers are responsible for protecting air and water quality and local ecosystems by managing potential construction pollutants.

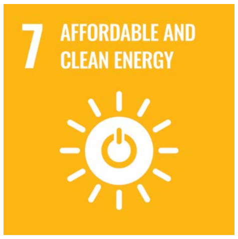
WATER USE EFFICIENCY

Environmental Targets: Our targets seek to reduce water use intensity 20% by 2035 (over a 2019 baseline).

WATER SCARCITY

Climate Prescriptions: Climate Prescriptions are resources that detail property-level resilience strategies to combat material climate risks identified throughout the portfolio. A prescription specific to water scarcity is shared with property managers at impacted properties to educate about the specific risks and best practices for managing the risks.

Water Scarcity Working Group: In 2022, a Water Scarcity Working Group was created, composed of Principal Real Estate employees whose roles are impacted by water scarcity issues including private equity acquisitions and asset management, private debt underwriters and analysts, fund managers, and engineers. The working group was tasked with creating educational materials regarding water scarcity and water rights issues, market-specific impact reports, and identifying water scarcity analysis methodology. As a result, water scarcity risk is now analyzed as part of our standard climate risk analysis process, and the market-specific impact reports and water management practices are utilized to inform underwriting and valuations if needed.



ENERGY EFFICIENCY

Environmental Targets: Our targets seek to reduce energy use intensity 20% by 2035 (over a 2019 baseline).

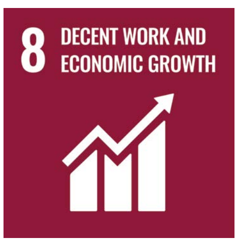
Decarbonization Planning: In support of our goal to reduce GHG emissions 40% by 2035 and achieve net zero by 2050, property-specific decarbonization strategies are being developed.

Decarbonation Strategy: In 2024, U.S. assets were assessed for priority action to propel progress towards the targets. Asset data reviewed included: existing energy data coverage, energy and emissions performance since baseline (2019), ENERGY STAR score, CRREM stranding year, and regulatory requirements (audit, retro-commissioning, building performance standards). Based on this analysis, assets were assigned to projects that may include utility direct automatic data feeds, shadow meters, energy audits, renewable energy, and building performance requirements.

RENEWABLE ENERGY

Environmental Targets: We seek to source 20% of energy use from renewable sources – either on-site or off-site. As part of portfolio solar feasibility studies, each property is analyzed for renewable energy potential.

Solar Energy Investments: At our properties nationwide, we are pursuing solar opportunities by installing solar panels directly or leasing roof space for solar panels. At the end of 2024, we had 20 solar projects under construction or complete, and 19 solar projects that are pending allocation. The energy generated by the solar systems will either serve the buildings' on-site loads or be sold to local businesses and residential off-takers through community solar programs.



GLOBAL RESOURCE EFFICIENCY

Sustainability Guidelines for Real Estate Development: Our Sustainability Policy is supported by Sustainability Guidelines. The guidelines for development detail best practices for material use reduction, including:

- Incorporate site selection and planning strategies that positively impact biodiversity, habitat, climate change, GHG emissions, resilience, land conservation, and transit-oriented development.
- Specify and incorporate building materials, systems, and practices that minimize impacts to occupant health and improve the environment including the consideration of regional, rapidly renewable, certified wood, or low-emitting materials; materials with recycled content; materials with publicly available ingredients and/or known hazards and effects; and materials for which life-cycle impacts are public.
- Manage construction waste through recycling and reuse of materials, as appropriate, and fully utilize all available local resources and programs.

YOUTH EMPLOYMENT

Internships: Our internship program provides interns with exposure to many areas of Commercial Real Estate. Intern responsibilities help with the development of tangible skills: underwriting potential investments, consolidating investment information and reporting on current investment portfolios while also gaining experience with ARGUS software.

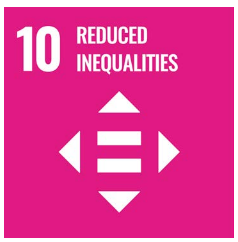
COMMUNITY IMPACT

Community Impact Measurement: One of the five pillars of the PRPI platform is Community Impact: connecting with and contributing to the economic and social success of markets where we operate. Key Performance Indicators (KPIs) within this pillar may include jobs created , investment in community, use of union labor, donations and volunteer activities, affordable and workforce housing, community space, and contaminated site remediation.

FINANCIAL MARKET MONITORING

Reporting: We communicate sustainability-related information to investors in several ways:

- The Principal Financial Group Sustainability Report aligns with the Global Reporting Initiative (GRI) standards and Task Force on Climate-Related Financial Disclosures (TCFD), and is aligned with the Sustainable Development Goals (SDGs). This report is available on the Principal Sustainability Data Center.
- This Principal Real Estate Sustainability Report, which is aligned with TCFD and SDGs.
- Our Responsible Property Investing website, where we publicly disclose our sustainability policies and practices as well as progress updates, thought leadership, and more.
- Quarterly and annual client financial reporting, where we disclose sustainability information including building certifications and sustainability performance.
- The annual Principles for Responsible Investment (PRI) survey, CDP reporting, and GRESB (a global sustainability benchmark for real estate assets).



AFFORDABLE HOUSING

Low-Income Housing Tax Credits: We invest in affordable housing properties that have been allocated low-income housing tax credits on behalf of Principal Life Insurance Company. Developers use these investments to construct or substantially renovate affordable housing properties for low-income and very low-income households. Through a program managed by Principal Real Estate, Principal Life Insurance Company has committed over $600 million to affordable housing investments over the past 20 years. Money from Principal and its partners has been used to develop or redevelop more than 105,000 housing units across more than 40 U.S. states and territories for households that the federal government classifies as "low-income" or "very low-income".

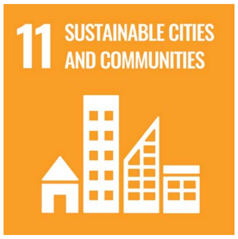
Middle-Income Housing Strategy: To address the need for affordable housing across the U.S., we are is committed to investing in a middle-income housing strategy, targeting multifamily properties with rental rates that enable the community to live sustainably within their means at rent levels no more than 35% of total household income for residents earning 60% to 100% of the area median income (or up to 120% of the area median income for high-cost metros).

Irish Social Housing: The Principal Eurozone Durable Income Strategy owns an Irish social housing portfolio comprised of 55 homes. The homes are leased to Dublin's local authorities on 25-year terms. The authority uses these homes to provide housing to individuals with disabilities, people experiencing homelessness, and/or those on low or fixed income.

MONITORING FINANCIAL MARKETS

Principal Real Estate Reporting: We communicate sustainability-related information to investors in several ways:

- The Principal Financial Group Sustainability Report is prepared in accordance with the Global Reporting Initiative (GRI) and the Sustainable Accounting Standards Board (SASB) standards and in alignment with SDGs and the Task Force on Climate-related Financial Disclosures (TCFD). This report is available on the Principal Sustainability Data Center.
- This Principal Real Estate Sustainability Report, which is aligned with TCFD and SDGs.
- Our Responsible Property Investing website, where we publicly disclose our sustainability policies and practices as well as progress updates, thought leadership, and more.
- Quarterly and annual client financial reporting, where we disclose sustainability information including building certifications and sustainability performance.
- The annual Principles for Responsible Investment (PRI) survey, CDP reporting, and GRESB (a global sustainability benchmark for real estate assets).



AFFORDABLE HOUSING

Low-Income Housing Tax Credits: We invest in affordable housing properties that have been allocated low-income housing tax credits on behalf of Principal Life Insurance Company. Developers use these investments to construct or substantially renovate affordable housing properties for low-income and very low-income households. Through a program managed by Principal Real Estate, Principal Life Insurance Company has committed over $600 million to affordable housing investments over the past 20 years. Money from Principal and its partners has been used to develop or redevelop more than 105,000 housing units across more than 40 U.S. states and territories for households that the federal government classifies as “low-income” or “very low-income”.

Middle-Income Housing Strategy: To address the need for affordable housing across the U.S., we are committed to investing in a middle-income housing strategy, targeting multifamily properties with rental rates that enable the community to live sustainably within their means at rent levels no more than 35% of total household income for residents earning 60% to 100% of the area median income (or up to 120% of the area median income for high-cost metros).

Irish Social Housing: The Principal Eurozone Durable Income Strategy owns an Irish social housing portfolio comprised of 55 homes. The homes are leased to Dublin’s local authorities on 25-year terms. The authority uses these homes to provide housing to individuals with disabilities, people experiencing homelessness, and/or those on low or fixed income.

RESILIENCE AGAINST NATURAL DISASTERS

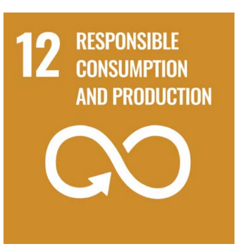
Climate Risk Analysis: As part of our acquisitions and development process, we analyze the site’s risk from exposure to seven major climate risks (flooding, heat stress, hurricanes and typhoons, sea level rise, water stress, wildfires, and earthquakes). Risk mitigation actions are implemented for any identified high risks. This process applies to all property types – including affordable housing investments.

Climate Prescriptions: Climate Prescriptions are resources that detail property-level resilience strategies to combat material climate risks identified throughout the portfolio. Prescriptions are specific to the physical hazard. These resources are shared with property managers to educate about the specific climate risks applicable to their property and best practices for managing the risks.

Catastrophe Analysis: We conduct an annual catastrophe analysis on the portfolio as part of the insurance process, as there are increased operating costs associated with climate disasters, such as costs to fix water leaks or building damage as a result of natural disasters. This analysis includes a review of climate-related risks including flash flood, hail, river flood, and tropical cyclone. In addition to insurance coverage, we require every property to have an Emergency and Business Resiliency Plan in place to protect the people and property in case of a natural disaster event.

WASTE MANAGEMENT

Environmental Targets: Our targets seek to achieve a waste diversion rate of 20% by 2035.



WASTE AND RECYCLING

Waste Management: Waste management is a core performance metric. Property teams are required to enter energy, water, waste, and other key metrics in ENERGY STAR Portfolio Manager. Principal Real Estate is targeting 20% waste diversion from the landfill before 2035. To foster responsible consumption, property managers complete waste technical assessments that quantify the amount and type of waste produced at each property. Waste technical assessments identify opportunities for improved waste management strategies that can lead to better waste diversion rates and reduced waste management costs.

SUSTAINABILITY REPORTS

Principal Real Estate Sustainability Report: Principal Real Estate's Sustainability report is available on the Responsible Property Investing website.

Reporting: We communicate sustainability-related information to investors in several ways:

- The Principal Financial Group Sustainability Report is prepared in accordance with the Global Reporting Initiative (GRI) and the Sustainable Accounting Standards Board (SASB) standards and in alignment with SDGs and the Task Force on Climate-related Financial Disclosures (TCFD). This report is available on the Principal Sustainability Data Center.
- This Principal Real Estate Sustainability Report, which is aligned with TCFD and SDGs.
- Our Responsible Property Investing website, where we publicly disclose our sustainability policies and practices as well as progress updates, thought leadership, and more.
- Quarterly and annual client financial reporting, where we disclose sustainability information including building certifications and sustainability performance.
- The annual Principles for Responsible Investment (PRI) survey, CDP reporting, and GRESB (a global sustainability benchmark for real estate assets).

SUSTAINABILITY EDUCATION

Employee Sustainability Training: Our staff regularly receive sustainability training and communication. All employees receive sustainability education upon joining and throughout their career at the firm. This includes the following but is not limited to:

- Quarterly Working Group updates
- Quarterly updates on progress towards targets, key initiatives, building certifications, and industry trends
- Governance training videos
- Code of Conduct and Ethics training
- Fiduciary due diligence
- Environmental, social, and governance trends
- Principal-specific sustainability initiatives

External Education: Our partners and property managers participate in trainings on key sustainability topics and our expectations for sustainability performance. Further, members of the sustainability team present on climate risk and mitigation at conferences and as requested by investors, partners, Principal employees, and other interested parties; and thought leadership on relevant sustainability topics are researched and published for public consumption.

CLIMATE RESILIENCE

Climate Risk Analysis: We assess physical and transition climate risk as part of both our due diligence process for new developments and acquisitions and, for select funds, regularly as part of our portfolio-level property review. Physical risks reviewed include flood, heat stress, hurricanes and typhoons, sea level rise, water stress, wildfires, and earthquakes. From a policy and legal perspective, an increasing number of jurisdictions and regional governments are adopting climate action plans, renewable energy portfolio standards, or other environmental regulations targeting greater energy efficiency and reduced carbon emissions associated with commercial buildings. Our climate risk analysis process includes identifying if the property is exposed to specific energy disclosure (benchmarking), audit, or emissions reduction mandates (building performance standards). As required through our Pillars of Responsible Property Investing (PRPI) initiative, property managers must comply with these regulations in a timely manner.

Climate Prescriptions: Climate Prescriptions are resources that detail property-level resilience strategies to combat material climate risks identified throughout the portfolio. Prescriptions are specific to the physical hazard. These resources are shared with property managers to educate about the specific climate risks applicable to their property and best practices for managing the risks.

GREENHOUSE GAS EMISSIONS

Environmental Targets: Our targets seek to reduce GHG emissions 40% by 2035 and reach net zero by 2050 (over a 2019 baseline).

Decarbonization Planning: In support of our goal to reduce GHG emissions 40% by 2035 and achieve net zero by 2050, property-specific decarbonization strategies are being developed.

Decarbonation Strategy: In 2024, U.S. assets were assessed for priority action to propel progress towards the targets. Asset data reviewed included: existing energy data coverage, energy and emissions performance since baseline (2019), ENERGY STAR score, CRREM stranding year, and regulatory requirements (audit, retro-commissioning, building performance standards). Based on this analysis, assets were assigned to projects that may include utility direct automatic data feeds, shadow meters, energy audits, renewable energy, and building performance requirements.

CLIMATE CHANGE EDUCATION

Education on Climate Change Impact and Mitigation: Relevant Principal Real Estate staff have received training on the impacts of climate change and mitigation strategies. Further, members of the sustainability team present on climate risk and mitigation at conferences and as requested by investors, partners, Principal employees, and other interested parties.

---

17 PARTNERSHIPS FOR THE GOALS

PARTNERSHIPS

Industry engagement: We are committed to working with investors, regulators, industry associations, and other groups to ensure that industry-wide standards reflect a commitment to sustainability performance. In support of this commitment, we participate in several industry associations and align with organizations that seek to improve sustainability performance, including:

- American Council of Life Insurers (ACLI)
- CFA Institute DEI Code (USA & Canada)*
- BVI Sustainability Committee
- CDP*
- CEO Action for Diversity & Inclusion Pledge Signatory
- Council of Institutional Investors (CII)*
- CREFC Sustainability Committee and Transparency Subcommittee
- Department of Energy Better Buildings Alliance
- ENERGY STAR Partner
- Environmental Protection Agency Industrial/ Warehouse Working Group
- Fitwel Champion
- GRESB
- International Corporate Governance Network*
- Investor Alliance for Human Rights*
- Life Mortgage and Real Estate Officers Council
- Mortgage Bankers Association
- Mortgage Industry Standards Maintenance Organization (MISMO) - ESG Green Lending Borrower Questionnaire Working Group
- NCREIF ESG Task Force
- Principles for Responsible Investment*
- Real Estate Roundtable Sustainability Policy Advisory Council
- Task Force on Climate-related Financial Disclosures
- UN Global Compact*
- Sustainable Development Goals*
- Urban Land Institute Responsible Property Investing Committee
- United States Green Building Council

*Principal Financial Group or Principal Asset Management have made these commitments. By default, the real estate funds managed by Principal Real Estate Investors have also made these commitments.