



CORPORATE RESPONSIBILITY AND SUSTAINABILITY: Driving Value and Returns for Our Investors

Founded in 2012, Capital Square is one of the nation's leading sponsors of tax-advantaged real estate investments and an active developer and manager of multifamily communities. We operate three tax-advantaged real estate investment business segments, which include Delaware Statutory Trusts (DSTs) / 1031 exchanges, development funds and a real estate investment trust (REIT).



Our Approach

Capital Square's top priorities are to drive value, enhance returns and build financial legacies for our investors. We continually seek new ways to deliver on our "investors first" commitment, which is why we have formally established a Corporate Responsibility (CR) program integrating Environmental, Social and Governance (ESG) and sustainability best practices. Capital Square considers all angles of investment risks in our pursuit of the best tax-advantaged returns for our clients. ESG represents a critical element of this strategy and enables us to find new, tangible ways of driving value for our investors.

We see CR, ESG and sustainability as a win-win: not only building wealth and driving value for our investors but also benefiting the communities where we operate. Additionally, as we increase our focus on the sustainability of our properties, we drive greater tenant retention, loyalty and higher rent potential.¹

Our most impactful, existing ESG initiatives and achievements include:



CR Governance

Our chief operating officer oversees a committee focused on integrating corporate responsibility into company operations, with a focus on risk management and cost savings.



Operational Costs

By strategically assessing resources and efficiency projects, we can drive energy savings for both Capital Square operations and our residents.



Green Premiums

We have strategically leveraged opportunities for favorable loan interest rates from environmental and socially focused projects.



Workforce Diversity

Our commitment to Diversity, Equity and Inclusion is grounded in the recognition that varied perspectives generate better ideas and allow us to create meaningful impact. We have internal goals and practices that support our commitment, and we are actively pursuing opportunities to further enhance our workforce diversity performance.



Due Diligence & Acquisitions

Environmental impact is now considered amid our due diligence and acquisition processes, allowing us to better manage risk, earn higher returns on investments and secure additional value upon the sale of assets.



Rent Relief (ESUSU) Program

At a growing number of properties, we have started to provide short-term, 0% interest loans to residents experiencing financial hardship. Not only does this decrease eviction rates; it also increases property cash flow and reduces costs, benefiting our tenants and investors.



EV Charging Stations

Over 30 of our multifamily communities will be equipped with charging stations, which will reduce our carbon footprint and attract high-value, green-minded residents, all of which supports rent growth. Revenue generated by chargers offsets electricity usage.



Women In Leadership

Over 50% of the Capital Square team identifies as female, and nearly 40% of the executive team (executive vice presidents and chief officers) are also women, including our chief operating officer and chief financial officer.

¹ "A Framework for the Future of Real Estate," World Economic Forum, April 2021.

About Capital Square

- Headquartered in Richmond, Virginia
- National footprint, with additional offices in Newport Beach, California and Washington, D.C.
- Recognized by Inc. 5000 as one of the fastest growing companies in the nation for seven consecutive years
- Provides a range of real estate investment services on a turn-key basis, including due diligence, acquisition, loan sourcing, property/asset management and disposition
- More than \$3 billion in equity raised for high-net-worth investors, private equity firms, family offices and institutional investors nationwide



Track Record

- \$7.5 billion+ in real estate transacted
- More than 135 investment offerings since 2012
- 24 DST offerings taken full cycle
- Over 6,500 investors served
- \$330 million+ in investor distributions paid

