

2021/2022

Annual ESG Report



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This report— prepared by the PCCP ESG Committee with support from Verdani Partners™, our ESG Consultant— is for informational purposes only. Please see the Reporting & Disclosure section of this report starting on page 50 for important information with respect to the content in this report. The reporting standard used by this report is the Global Reporting Initiative's (GRI®) 2016 Sustainability Reporting Standards. The content of this report aims to share ESG and sustainability-related information that is material to PCCP's stakeholder groups, including investors, tenants, employees, partners, and communities. The data for the report represents the 2021 calendar year, and unless otherwise noted, is as of December 31, 2021. As appropriate, significant developments occurring in early 2022 may be referenced and may be expanded on in subsequent reports. Case studies throughout this report were selected to highlight materially significant events, processes, and features. Property characteristics described in case studies are not universal across our portfolio, and we do not assure that PCCP will invest in similar properties having similar characteristics in the future.

For questions about this report, please contact ESG@pccpllc.com.

LETTER FROM THE FIRM

PCCP experienced an eventful 2021. Building on our 24 years of investment experience, our firm continues to leverage our robust capital markets network to expand our institutional-quality real estate investments across the capital stack. As of the end of 2021, PCCP had \$16.8 billion AUM spread between debt and equity investment vehicles.

Markets in 2021 presented new challenges with increased liquidity and tight risk spreads. A focus on capital preservation has always been fundamental to our success and as we look back from the new market complications we face in 2022, we are proud of our team's focus and diligence to invest in high-quality assets with high quality partners. Thorough risk management and a deep understanding of the market enable our team to identify and navigate opportunities with the appropriate risk-adjusted returns. Our mission is to be the most credible investor and trusted advisor in the real estate investment management industry. To meet this goal, we must always stay abreast of the best strategies and management practices. As such, we continue to take steps to expand our Environmental, Social, and Governance (ESG) program. Among other items, this has involved formalizing the way in which we incorporate ESG considerations into our due diligence processes and risk mitigation strategies.

Expanding PCCP's ESG program helps align our interests with those of our institutional investors and community stakeholders. We are proud to announce our status as a signatory to the UN-supported Principles for Responsible Investment (PRI) and going forward commitment to report annually on our progress toward incorporating the six Principles into our business operations.

At PCCP, we recognize that our employees are the backbone of our operations. 2020 provided unique challenges to all of us with a move to work from home amid COVID restrictions. Amid the lockdowns, we searched for new ways to connect our team members, and as we emerged from these restrictions in 2021, we only increased our focus on team-building. In early 2021, we held an inaugural Analyst Bootcamp from our San Francisco office that offered new analysts and associates from across departments and offices the chance to come together for a couple days of training and team building. Similarly, our 2021 team retreat — open to all employees — combined education with dynamic social interaction. This event awarded our team time to celebrate our individual and collective achievements and strengthen social connections across our firm.

We strive to create an empowered workforce by providing opportunities for employees to develop professional skills and workplace relationships. PCCP received recognition for our employee development initiatives in 2021 with the Pensions & Investments award for 'Best Places to Work in Money Management.'

In addition to nurturing our employees, PCCP demonstrates ongoing efforts to support the

LETTER FROM THE FIRM



PCCP received recognition for our employee development initiatives in 2021 with the Pensions & Investments award for ‘Best Places to Work in Money Management.’

real estate investment industry and our communities. PCCP’s senior leadership participated in numerous industry organizations throughout the year, including Women in Real Estate, ULI, NAIOP, and others. Additionally, our partnership with Sponsors for Educational Opportunity (SEO) helps diversify the talent pool for our paid summer internship position by connecting us with members of under-represented minority groups. SEO-sourced candidates were selected for both our 2021 and 2022 internship positions based out of our LA office. These efforts help strengthen topics material to PCCP like employee satisfaction and diversity, equity, and inclusion (DEI). We strongly believe that ongoing focus on these measures ultimately leads to healthy work environments and strong economic performance.

In conjunction with supporting our workforce, PCCP showcased our commitment to healthy and sustainable buildings. In 2021, we set up ENERGY STAR profiles for the majority of our equity portfolios to gain deeper insight into building performance

and identify areas for efficiency improvements. We are continuing to expand this in 2022 with a goal of 100% coverage of our equity business lines. Our investments in our equity business reached 21 total green building certifications in 2021, included a newly certified LEED for Interior Design and Construction Gold certification at our 350 Rhode Island property and 5 Fitwel Certifications for healthy buildings. We continue to prioritize healthy indoor work environments by implementing improvements like installing MERV-13 air filters and bipolar ionization for building mechanical systems.

Over the past year, PCCP has accelerated the momentum of our ESG program. We partnered with ESG consultant Verdani Partners to strengthen our core program and develop strategies for sustainable program growth. We look to leverage Verdani’s expertise to adopt additional ESG strategies and initiatives that promote PCCP’s economic interests within a larger framework of environmental stewardship and community development. We are excited about the prospects ahead and look forward to building our partnership with the Verdani team.

We are excited to present our first ESG Annual Report and look forward to advancing our program in the coming years.



BRYAN THORNTON
MANAGING PARTNER

INTRODUCTION



COMPANY PROFILE



PCCP, LLC is an established investment manager providing commercial real estate debt and equity capital solutions for its global investors. Founded in 1998, we have raised, invested, or managed over \$31.5 billion of institutional capital. From joint venture equity to senior and mezzanine debt, PCCP invests across the capital stack, seeking to identify the best risk-adjusted returns.

With offices in New York, San Francisco, Atlanta, and headquarters in Los Angeles, PCCP has \$16.8 billion in assets under management (AUM)¹ in a diversified portfolio that spans key markets in the United States. PCCP approaches all our investments from a credit mindset, differentiating ourselves by implementing both debt and equity investments through a single collaborative team. We also engage in operations and management practices that seek to create positive environmental, social, and economic impact for our workforce, tenants, suppliers, communities, and investors.

¹ As of December 31, 2021

COMPANY PROFILE

AT A GLANCE



PCCP serves as an equity investor and balance sheet lender for middle market assets across the United States. With primary focus on multifamily, industrial, office, retail, and mixed-use assets, PCCP had developed 429 unique borrower and operator relationships since our inception through to December 31, 2021. In that same time span, we have an estimated \$16.7 billion in capital returns from our debt and equity investments. With our five strategically positioned offices, PCCP provides national coverage and can identify high-growth target markets for institutional-quality assets across the capital stack.

1998

Founded

\$16.8bn

Assets Under
Management²

130+

Employees

429

Borrower/Operator
Relationships

² As of December 31, 2021

OUR ESG VISION & MISSION

With a vision to invest in and create healthy, inclusive, and resilient built environments, PCCP's environmental, social, and governance (ESG) mission is to deliver industry-leading returns by investing in, financing, and managing resilient real estate and to drive economic performance with thoughtful and economically feasible sustainability practices.

OUR GUIDING PRINCIPLES

ENVIRONMENTAL

Economically feasible sustainability practices reduce our use of carbon and other resources while building resilient portfolios that drive economic performance.

SOCIAL

An empowered, inclusive, and diverse workforce enhances workplace health and wellbeing and advances sustainable environments.

GOVERNANCE

Transparency, ethics, and integrity are foundational elements of our mission.

ESG PRIORITIES

As a result of our recent materiality assessment and visioning survey, the following topics were identified as the top three goals in each ESG category.

ENVIRONMENTAL

- Climate Resilience
- Resource Conservation
- Decarbonization

SOCIAL

- Health & Wellbeing
- Engagement & Education
- Diversity, Equity, & Inclusion (DEI)

GOVERNANCE

- Risk Management
- Ethics, Integrity, & Transparency
- Performance

MILESTONES OF OUR ESG PROGRAM

| Environmental | Social | Governance

2017

- Established ESG Committee comprising MD-, Senior VP-, VP-, and associate-level employees
- Published ESG Policy and Principles
- Worked with ESG consultant, Verdani Partners, on a single project scope to implement and modify an ESG Due Diligence Checklist, which is used in our investment due diligence process

2018 + 2019

- Continued implementation of governance activities
- Conducted employee satisfaction survey
- Increased parental leave to 16 weeks
- Offered training and development programs including topics on DEI, leadership, and management
- Employees participated in community engagement activities at multiple offices including meal prep, beach clean-ups, and collecting and distributing supplies for children
- Partnered with Sponsors for Educational Opportunity (SEO) to advance diversity and inclusion in commercial real estate (CRE). Hired and placed a summer intern in investment and portfolio management teams

2020

- Secured two green financing loans and completed green property studies for assets in our equity portfolio
- ESG Committee expanded to include the VP of Human Resources
- Updated ESG Policy and Principles
- Organized various training sessions and programs related to time management, sleep, fitness, and COVID awareness
- Established ESG data management platform including a Physical Climate Risk Exposure (PCRX) dashboard to increase data management, coverage, and quality for our equity portfolios
- Achieved one LEED[®] Building Design and Construction Silver certification for an equity investment

MILESTONES OF OUR ESG PROGRAM³



2021 Best Places to Work Recognition*

In 2021, Pensions & Investments, an international publication on money management, recognized PCCP as one of the best places to work in money management. In their assessment of PCCP, Pensions and Investments highlighted our company's robust medical plan, participation in the Urban Land Institute's (ULI's) Women's Leadership Initiative, and financial wellness programs that provide PCCP employees with resources to prepare for long-term financial security.

**To be considered for recognition, companies must have had at least 20 U.S.-based employees, at least \$100 million of discretionary, institutional AUM, and been in business for at least a year as of June 30, 2021. Participants engaged in a two-step process that evaluated each firm's policies, practices, employment data, and employee satisfaction. PCCP was compared against other qualifying participants with 100-499 employees.*

2021

Engaged ESG consultant, Verdani Partners, in Q4 2021

Recognized by Pensions & Investments as a Best Place to Work in Money Management

Employees participated in community engagement activities at multiple offices: toy, coat, and gift drives; meal prep; and gathering school supplies for children

Continued SEO intern diversity program

Improved data management, coverage, and quality by setting up ENERGY STAR profiles for equity portfolios

Achieved one LEED Interior Design and Construction Gold certification for an equity investment

14 total green building certifications within our equity portfolios and 24 in our debt portfolios, including LEED, BOMA 360, and Fitwel healthy building certification

³ These ratings and certifications are provided by third parties, which are paid membership fees or project registration and certification fees. For equity properties, PCCP also pays third-party property managers in connection with obtaining such ratings. Please see additional information relating to these ratings and certifications on pages 51 through 52 of this report.

MILESTONES OF OUR ESG PROGRAM

2022

Became a PRI Signatory

1st year submitting to GRESB for a subset of equity investment vehicles

Finalized 2022 ESG Annual Strategy

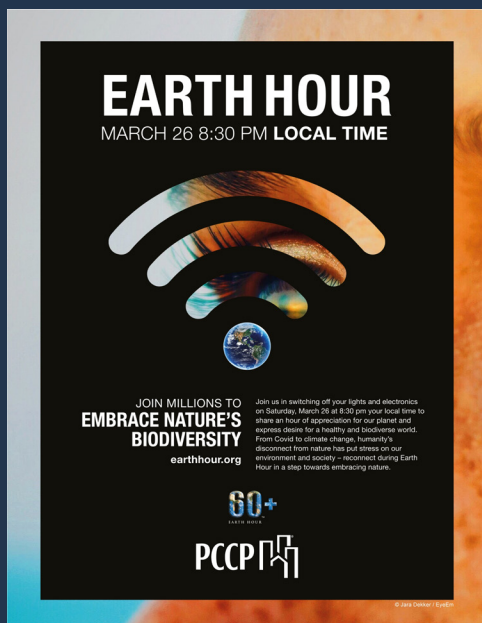
Developed ISO-14001 aligned Environmental Management System (EMS)

Publish 1st Annual ESG Report

Completed visioning survey, materiality assessment, and governance and social risk assessment

Distributed Earth Hour and Earth Day awareness campaigns

Distributed program memos on the following topics: SEC Proposed Rules on Climate-Related Disclosures, Preparing for Biodiversity Reporting, IFRS Sustainability Disclosure Standards, and Climate Resilience in Real Estate



MILESTONES OF OUR ESG PROGRAM

Governance Goals in Progress



- Implement a revised ESG Policy, including subject-specific guides to provide ESG guidance and best practices

Environmental Goals In Progress Across Our Equity Portfolios



- Collect utility data to achieve portfolio-wide data coverage and completeness for energy, water, waste, and GHG emissions
- Increase data coverage by setting up ENERGY STAR profiles
- Benchmark assets in ENERGY STAR Portfolio Manager (ESPM)
- Set ESG goals and targets while improving our systems to monitor and track progress
- Identify and budget for efficiency improvements, audits, and green building certifications
- Conduct property survey and sustainability attributes survey to collect ESG information about our assets

Social Goals in Progress Within PCCP and Our Equity Portfolio



- Administer employee and tenant satisfaction surveys
- Distribute additional seasonal awareness campaigns for key environmental and social topics to partners, properties, tenants, building occupants, and employees
- Distribute additional program memos and bi-annual newsletters
- Continue SEO intern diversity program

ENVIRONMENT

PCCP recognizes the changing climate is increasingly impacting our stakeholders' lives and communities. We are committed to adopting best practices that support our efforts to conserve natural resources and decarbonize our operations while continuing to create long-term value for all our stakeholders.



ENVIRONMENTAL RISK MANAGEMENT



Environmental risk management is one of several factors embedded into our due diligence process for all equity and debt investments. In addition to preparing a Phase 1 Environmental Report for prospective investments, the PCCP Originations team also completes an ESG Risk Factor Checklist that incorporates ESG-related topics into our decision-making process.

This requires PCCP to examine the asset's exposure to and impact on various environmental risk factors, including flood, pollution, and reliance on natural resources. As we continue to prioritize environmental conditions and climate change in risk management, PCCP aims to maintain a portfolio that delivers excellent capital preservation and stable long-term performance.

Additionally, PCCP strives to provide corporate office space for our employees that promotes a healthy work environment. PCCP has adopted a Business Continuity Plan (BCP) to ensure our office spaces remain operational in the case of an emergency, such as a natural disaster, terrorist attack, or pandemic.

CASE STUDY



ESG in Due Diligence Promotes Integrity & Strengthens Performance



Risk mitigation and capital preservation are key features of PCCP's investment strategy. Recognizing the transition within the commercial real estate investment community toward more environmentally friendly and climate conscious practices, PCCP has formally incorporated ESG protocol into our due diligence process, helping our firm assess ESG risks more deeply and uphold a strong degree of integrity in our investment strategy.

CASE STUDY: ESG IN DUE DILIGENCE PROMOTES INTEGRITY & STRENGTHENS PERFORMANCE

PCCP integrated an ESG Risk Factor Checklist into our due diligence process that must be completed by our Originations team for new transactions. In addition, starting in 2022 our investment summaries include discussions of ESG factors and risks at the property level, which are reviewed by our Investment Committee. These items are required for both debt and equity investments, and they formalize the way in which we approach material ESG topics. This results in more engagement around substantive environmental, social, and governance issues throughout our decision-making process.

The completed ESG Risk Factor Checklist is included in our final Investment Committee memo. In addition to the ESG Risk Factor Checklist, several reports serve as cornerstone elements to our due diligence process.

PCCP Due Diligence Process

ESG RISK FACTOR CHECKLIST

- Corporate Governance
- Monetary Systems
- Communication Systems
- Social Justice
- Worker Rights
- Health & Safety
- Affordability
- Environmental Impact (Energy, Water, Waste, Emissions)
- Transportation Connectivity (Walk, Transit Scores)
- Green Building Certifications
- Flooding & Water Supply

NEW CONSTRUCTION AND DEVELOPMENT REPORTS

- Geotechnical Engineering
- Soil Condition
- Construction Costs
- Appraisal

EXISTING ASSETS AND NEW ACQUISITION REPORTS

- Property Condition
- Phase I Environmental, with Phase II Reports, if needed
- Seismic Report
- Appraisal

CASE STUDY: ESG IN DUE DILIGENCE PROMOTES INTEGRITY & STRENGTHENS PERFORMANCE



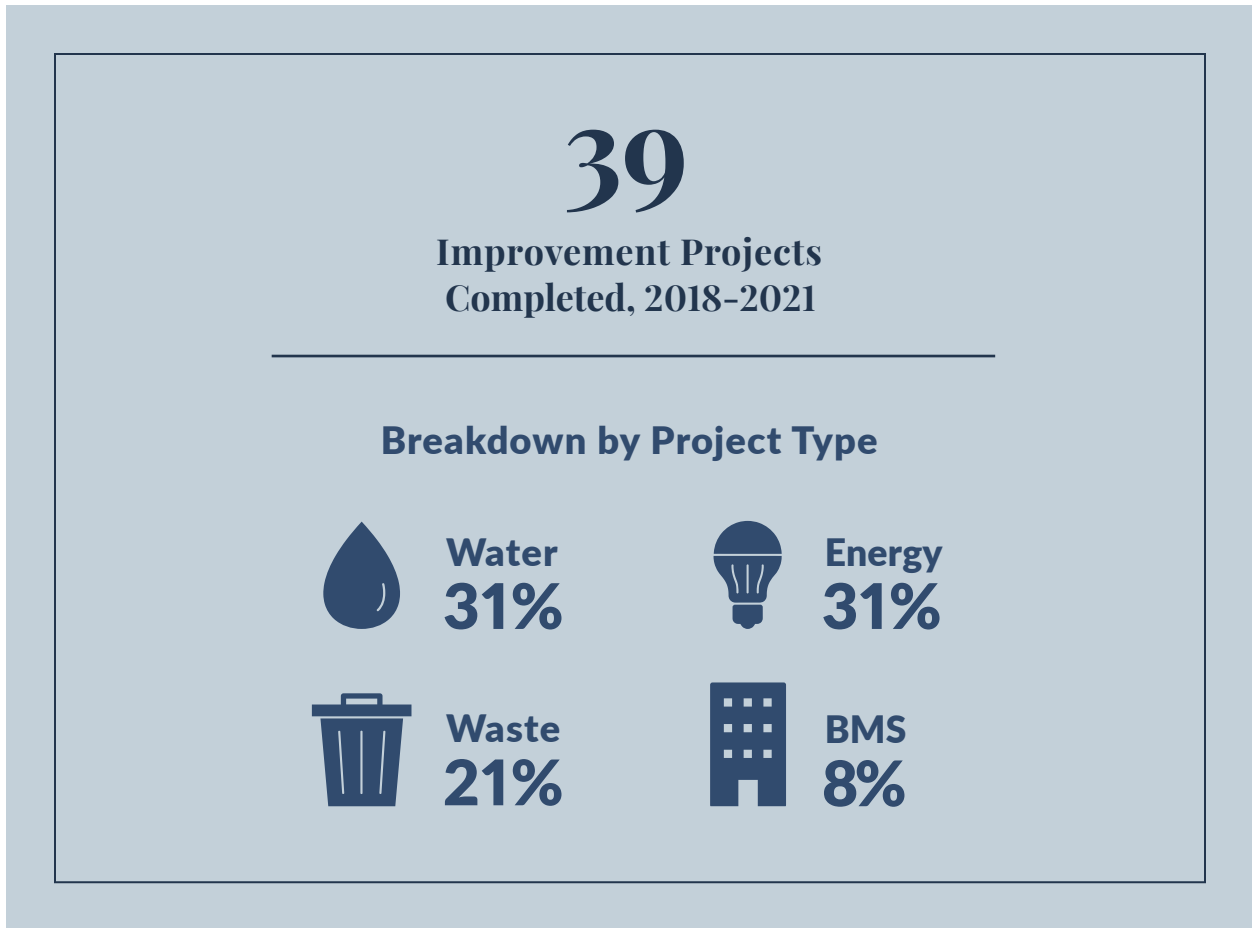
INVESTMENT COMMITTEE MEMO

In our equity business, diligent assessment helps us in several ways: embed ESG as one of several factors considered in the acquisition process, focus on building improvements needed to meet our ESG goals and targets for existing assets, and prioritize sustainable construction practices for new developments. Our process is designed to provide significant insight into an asset's usability and long-term viability, enabling PCCP to mitigate exposure to emerging risks like carbon stranding.

Additionally, PCCP investigates the community impacts of investment opportunities to ensure they align with our values. For example, PCCP recently turned down a financially sound investment opportunity in a condominium community because it would have forced the current homeowners to sell their properties.

At PCCP, we take pride in our performance results as well as in the way we conduct business. We believe the increased focus on ESG in our due diligence process improves our capital investment decisions, strengthening our capacity to drive performance while we minimize risk and maximize value for our investors, tenants, and communities.

ENVIRONMENTAL INITIATIVES



PCCP has taken initiative on various energy, water, and waste projects in our equity portfolio to improve resource conservation efforts at our assets.

COMPLETED PROJECTS

From 2018 to 2021, PCCP completed 39 improvement projects at assets that are part of one series of equity portfolios with an institutional investor. The majority of these projects related to water, waste, and the installation of high-efficiency equipment and appliances.

WATER 31% of projects focused on water management through equipment maintenance and upgrades as well as incorporation of drought-tolerant landscaping.

ENERGY 31% of projects related to installation of high-efficiency fixtures and appliances, such as LED lighting and optimized boiler and HVAC systems.


WASTE 21% of projects involved diverting waste through efforts such as enhanced recycling programs or composting food waste.

BMS 8% of projects replaced or upgraded building management systems (BMS) to manage energy demand and increase energy efficiency.



In 2018, PCCP implemented a bioswale system at 2400 and 2350 Mission College, two office buildings in one of our equity accounts in Northern California. The two bioswales and bioretention pond were built to comply with regulatory protocol for the new development of a parking structure. This bioretention system is a low-impact development measure and a best management practice for stormwater management. It helps clean runoff before it enters the city storm drain network and is discharged into local creeks.

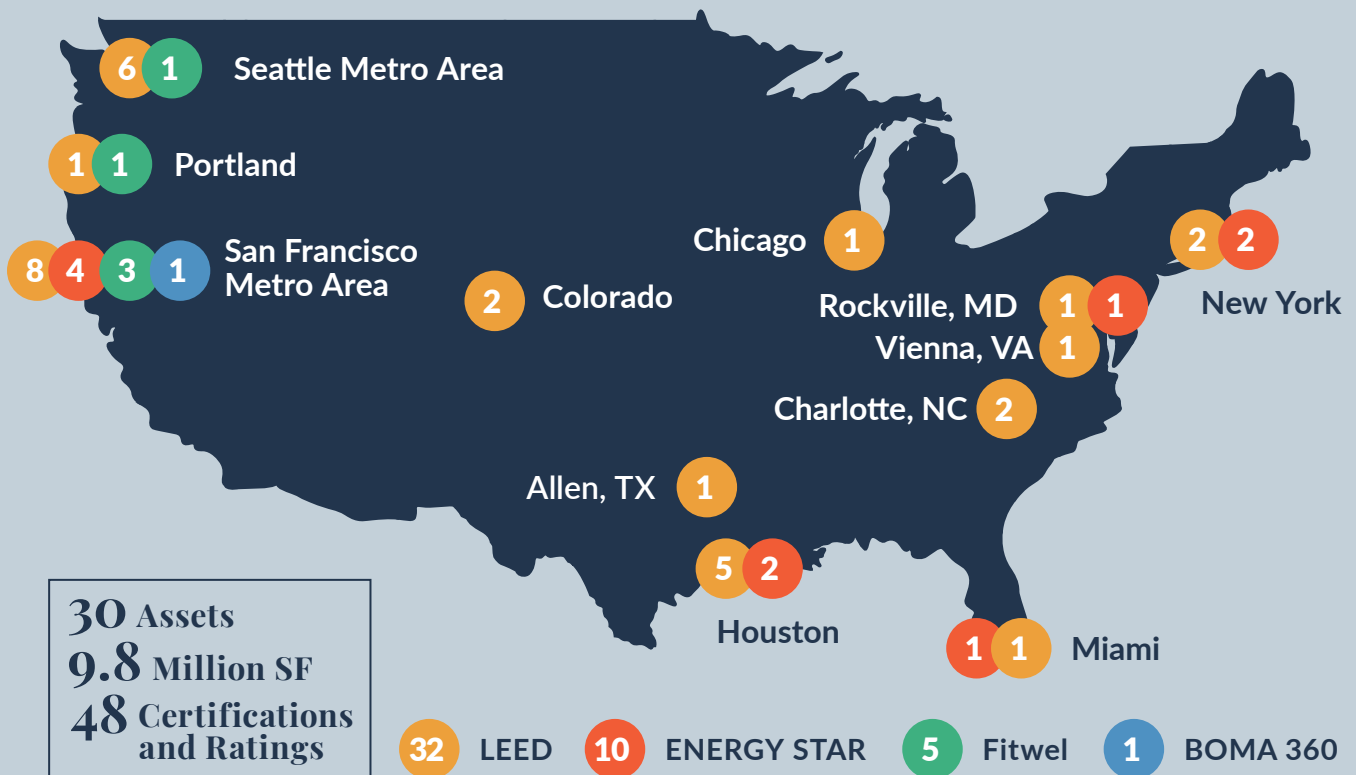
As a functional landscape feature, the bioretention system provides multiple environmental benefits beyond stormwater management. Its topography, layers of soil, and native vegetation act together to slow, spread, and sink water into the landscape.

<p>Bioretention System Benefits</p>	<p>– Filters pollutants from runoff</p>	<p>– Supports healthy ecosystems</p>
	<p>– Recharges groundwater</p>	<p>– Limits erosion</p>
	<p>– Reduces water use</p>	<p>– Provides habitat</p>

In addition, the bioswale system requires minimal maintenance, helping the property save on water and landscaping costs. Planted with California native and low-water-use plants, the bioswale system requires significantly less water than traditional, turf-dominated landscapes. It is also irrigated with reclaimed water via a drip system, which can reduce water use by 30-70% compared to conventional sprinklers. To maintain the site and accessibility, our team performs annual weed abatement. The area does not require regular mulching now that it is established, which has helped reduce landscaping costs. Additionally, the bioswale undergoes biannual inspections to ensure proper functionality.

Beyond its environmental and operational benefits, the bioswale system blends harmoniously with the existing landscape – it was even designed to incorporate the mature oak trees already onsite. The bioswales provide a beautiful stretch of functional nature for our onsite team and tenants to enjoy as they cross between our property and the nearby San Tomas Aquino Creek Trail.

GREEN BUILDING CERTIFICATIONS⁴



Where possible, PCCP pursues green and healthy building certifications and energy ratings for our equity assets and endeavors to identify debt investments with existing certifications. The table below presents the certifications and energy ratings for both our equity and debt investments as of year-end 2021. Certification and rating systems include LEED, Fitwel, BOMA 360, and ENERGY STAR.



Signifies exceptional environmental performance in areas from carbon footprint to indoor environmental quality.



Shows commitment to enhancing buildings and communities to strengthen health and wellbeing.



Recognizes excellence in building operations and management.

⁴ The data on pages 21 through 25 is based on information available as of December 31, 2021. Certain assets have multiple certifications. These ratings and certifications are provided by third parties, which are paid membership fees or project registration and certification fees. For equity properties, PCCP also pays third-party property managers in connection with obtaining such ratings. Please see additional information relating to these ratings and certifications on pages 51 through 52 of this report.

2021 GREEN BUILDING CERTIFIED ASSETS

EQUITY PROPERTIES TOTAL ASSETS = 9 | TOTAL SQ. FT. = 3,373,623

Asset	Location	SF	Certification	Level	Year
Bellevue Pacific	Bellevue, Washington	226,088	● Fitwel (Design & Construction)	1 Star	2020
California Plaza	Walnut Creek, California	639,031	● LEED O+M: Existing Building	Silver	2017
			● BOMA 360	Designated	2021
			● Fitwel (Design & Construction)	1 Star	2020
			● ENERGY STAR	Certified	2021
Cascade Yard	Bellevue, WA	86,730	● LEED O+M: Existing Building	Silver	2016
	Bellevue, WA	87,276	● LEED O+M: Existing Building	Silver	2016
	Bellevue, WA	70,388	● LEED O+M: Existing Building	Silver	2016
Irvington Centre	Rockville, Maryland	224,258	● LEED O+M: Existing Building	Silver	2019
			● ENERGY STAR	Certified	2021
Park Square	Portland, Oregon	295,768	● Fitwel (Built Certification)	2 Stars	2021
SunTrust International Center	Miami, Florida	464,874	● LEED O+M: Existing Building	Silver	2017
			● ENERGY STAR	Certified	2021
Walnut Creek Center	Walnut Creek, California	569,810	● Fitwel (Design & Construction)	1 Star	2020
			● ENERGY STAR	Certified	2021
	Walnut Creek, California		● Fitwel (Design & Construction)	1 Star	2020
			● ENERGY STAR	Certified	2021
Watters Creek	Allen, Texas	706,514	● LEED BD+C: Core and Shell	Certified	2009
Village at Totem Lake	Kirkland, Washington	2,886	● LEED ID+C: Retail	Silver	2018

2021 GREEN BUILDING CERTIFIED ASSETS

DEBT PROPERTIES TOTAL ASSETS = 21 | TOTAL SQ. FT. = 6,447,639

Asset	Location	SF	Certification	Level	Year
122 Fifth Avenue	New York, New York	275,788	● LEED BD+C: Core and Shell	In progress	In progress
			● LEED ID+C: Commercial Interiors	In progress	In progress
			● ENERGY STAR	Certified	2021
155 N Lake	Pasadena, California	223,083	● LEED O+M: Existing Building	Gold	2015
2151 Hawkins	Charlotte, North Carolina	265,000	● LEED BD+C: Core and Shell	In progress	In progress
237 @ First	San Jose, California	184,351	● LEED BD+C: Core and Shell	Gold	2020
	San Jose, California		● LEED BD+C: Core and Shell	In progress	In progress
255 South King	Seattle, Washington	490,916	● LEED BD+C: New Construction	Silver	2018
300 S Brevard	Charlotte, North Carolina	352,000	● LEED ID+C: Commercial Interiors	In progress	In progress
345 N Morgan	Chicago, Illinois	233,000	● LEED BD+C: Core and Shell	In progress	In progress
35 N Lake	Pasadena, California	166,351	● LEED O+M: Existing Building	Gold	2015
600 Clyde	Mountain View, California	178,477	● LEED BD+C: Core and Shell	In progress	In progress
790 E Colorado	Pasadena, California	141,621	● LEED O+M: Existing Building	Platinum	2018
			● ENERGY STAR	Certified	2021
80 Broad Street	New York, New York	423,777	● ENERGY STAR	Certified	2020
Block 162	Denver, Colorado	625,087	● LEED BD+C: Core and Shell	Gold	2021
Hotel Indigo - Denver Downtown	Denver, Colorado	208,583	● LEED BD+C: New Construction	Certified	2017

2021 GREEN BUILDING CERTIFIED ASSETS

DEBT PROPERTIES (CONTINUED)

Asset	Location	SF	Certification	Level	Year
Millennium High Street	Houston, Texas	569,084	● LEED BD+C: New Construction	Gold	2020
Park Towers	Houston, Texas	631,000	● LEED O+M: Existing Building	Gold	2016
			● LEED v4.1 O+M Recertification	Silver	2021
			● ENERGY STAR	Certified	2021
			● ENERGY STAR	Certified	2021
Regions Financial Center Refinance	Houston, Texas	183,129	● LEED BD+C: Core and Shell	Silver	2017
The Terraces at Douglas Center	Dallas, Texas	179,383	● LEED BD+C: Core and Shell	Gold	2018
			● LEED v4.1 O+M Recertification	Gold	2021
The Ziggurat	Sacramento, California	373,725	● LEED O+M: Existing Building	In progress	In progress
Twenty Twenty	Portland, Oregon	135,045	● LEED for Homes v2010	Platinum	2020
Tysons Central	Vienna, Virginia	388,206	● LEED BD+C: New Construction	Gold	2022
West Lake Union Center	Seattle, Washington	220,033	● LEED O+M: Existing Building	Gold	2021

2021 ENERGY STAR CERTIFIED ASSETS



EQUITY PROPERTIES TOTAL ASSETS = 4 | TOTAL SQ. FT. = 2,467,783

Asset	Location	SF	Year
California Plaza	Walnut Creek, California	639,031	2021
Irvington Centre	Rockville, Maryland	224,258	2021
SunTrust International Center	Miami, Florida	464,874	2021
Walnut Creek Center	Walnut Creek, California	569,810	2021
	Walnut Creek, California	569,810	2021

DEBT PROPERTIES TOTAL ASSETS = 4 | TOTAL SQ. FT. = 1,472,186

Asset	Location	SF	Year
80 Broad Street	New York, New York	423,777	2020
122 Fifth Avenue	New York, New York	275,788	2021
790 E Colorado	Pasadena, California	141,621	2021
Park Towers	Houston, Texas	631,000	2021



Boosting Building Performance with Smart Utility Management



Implementation of Gridium Energy Platform at 350 Rhode Island

In early 2022, PCCP's 350 Rhode Island property implemented Gridium, an interactive energy monitoring program that overlays utility rate and local weather information with the property's energy use data. With the support of our partners, the resulting data analytics will inform intelligent energy management strategies to help PCCP optimize building performance.

CASE STUDY: BOOSTING BUILDING PERFORMANCE WITH SMART UTILITY MANAGEMENT

Gridium provides enhanced data tracking that enables our firm to examine historic and real-time data, streamline utility management, and reduce operational expenses. For example, Gridium generates reports, such as heat maps, that visually display fluctuations in energy use on daily, weekly, and monthly intervals. This allows our building operations teams to implement smarter energy management practices. With the addition of local weather data, our teams better understand weather-related impacts on energy demand and justify spikes in energy consumption. Finally, Gridium incorporates a direct link to the building's utility rate plan, which enables easy cross-reference between energy use and rate structure. This highlights opportunities for utility cost reduction strategies such as load shifting.

The Gridium energy monitoring platform provides PCCP with quality data and reporting that helps our firm streamline processes, optimize energy use, and reduce utility costs. By increasing data coverage, PCCP believes it will be better prepared to implement effective maintenance projects and more deeply collaborate with building occupants on ways to maximize energy efficiency and enhance building performance.



SOCIAL

At PCCP, we strive to create a healthy work environment that values people, stimulates productivity, and promotes sustainable communities.



DIVERSITY, EQUITY, & INCLUSION



From the hiring process through the employee experience, PCCP integrates principles of diversity, equity, and inclusion (DEI) into our company culture. As part of our hiring processes, we use third-party services, such as SEO, to ensure a diverse range of candidates have access to open positions.

PCCP fosters an environment of equity and inclusion by providing DEI training, organizing social events, and creating opportunities for employees to provide feedback. PCCP engages our employees with sensitivity and bias training which helps promote greater interpersonal understanding. To cultivate a sense of belonging, the firm regularly hosts onsite and offsite gatherings. These events help promote professional advancement and social interaction in the organization. Additionally, PCCP organizes informal discussion groups and conducts anonymous surveys, enabling employees to offer feedback to management. This feedback led management to improve our parental leave policy, implement flexible work schedules, enhance our employee performance review process, and provide greater transparency about employee paths to growth at the company.

WORKFORCE DIVERSITY



Increased diversity broadens our firm’s perspective and strengthens our capacity to serve our increasingly diverse stakeholder community. As a firm, PCCP intends to continue to strengthen our firm-wide workforce diversity as both a measure for social good and a strategy for economic performance.

CASE STUDY



Connecting Diverse Professionals with Meaningful Opportunity



Partnership with Sponsors for Educational Opportunity

PCCP recognizes that diversity and inclusion both empower surrounding communities and strengthen our overall business performance. Through a partnership with Sponsors for Educational Opportunity (SEO), PCCP gains access to a talented pool of diverse young professionals to fill our paid internship positions. This enables our firm to source professionals from under-represented minority groups and communities. We are proud to partner with SEO to grow as an organization while providing a valuable learning experience to young and deserving professionals.

CASE STUDY: CONNECTING DIVERSE PROFESSIONALS WITH MEANINGFUL OPPORTUNITY



Our firm filled internship positions in 2019, 2021, and 2022 using SEO-sourced candidates. Because a hands-on approach is paramount to our interns' experience, we decided against offering a position in 2020 when we had in-person work restrictions due to COVID. Throughout the experience, the interns gain exposure to the commercial real estate investment industry and how PCCP operates within the space. The 2019 intern worked within the New York Originations team, the 2021 intern worked within the Los Angeles Originations team, and our 2022 intern worked with our Los Angeles Portfolio Management team. The experience helps illuminate the inner workings of our industry.

When undergoing exit interviews at the conclusion of their summer internships, all interns expressed overwhelming enthusiasm toward the experience. They came away with an enhanced understanding of the industry and with meaningful experience and new relationships to help launch their careers.

PCCP expects to continue working with SEO to fill future internship positions. This ongoing partnership underscores our commitment to DEI and will help PCCP provide evermore enriching opportunities to an increasingly diverse workforce.

EMPLOYEE ENGAGEMENT



At PCCP, we pride ourselves on our commitment to developing an empowered and driven workforce. Through investment in our employees and company culture, we continue to build an environment that nurtures personal and professional development and embraces DEI.

EMPLOYEE BENEFITS

PCCP offers a robust benefits package that enables employees to care for their physical, mental, and financial health. We provide comprehensive insurance packages that enable employees and their eligible dependents to cover dental, vision, and medical. In addition, employees start accruing Paid Sick and Safe Time (PSST) on their date of hire, allowing them to take paid time off for both preventative and unanticipated medical attention. Valuing employees' personal lives, PCCP also offers employees competitive accrual of vacation time.

HEALTH & WELLBEING

To create a healthy and productive work environment, PCCP uses employee input to improve working conditions and employee benefits. Such investments into our employees' work lifestyle have included standing desks in recent office

improvements, subsidies for standing desks and other ergonomic improvements, flexible work schedules for certain positions, wellness seminars, and online fitness classes to strengthen mental, physical, and emotional wellbeing.

Additionally, PCCP strives to ensure our employees have the tools and resources to secure their financial wellbeing. We offer competitive wages established through market-based surveys. In addition, PCCP provides workers' compensation and a 401(k) plan that goes into effect after 30 consecutive days of employment. Employees are eligible for the employer matching contribution after six months of service. Finally, we provide educational tools, resources, and seminars to support employees with their financial security and retirement planning.

EMPLOYEE ENGAGEMENT

PROFESSIONAL DEVELOPMENT & TRAINING

We strive to make professional development a fair and integrated aspect of our employees' experience. To achieve this, PCCP has aligned employee growth and performance reviews with our firm's core values of transparency, integrity, and cooperation. In addition to a formal year-end performance review, managers are encouraged to provide employees with quarterly review check-ins to ensure employees have the feedback and support needed to be successful.

Employees are encouraged to participate in mentorship, training, and industry association programs to develop their professional skills and strengthen interpersonal workplace relations. To start, employees participate in cross-office mentorship programs to improve their holistic understanding of the company and our industry. These programs also enhance communication and social ties across the firm. Next, employees can participate in management and leadership training and coaching programs to develop their managerial skillset. Since PCCP first looks to promote from within, these developmental training programs help employees advance their careers within the firm. Lastly, PCCP sponsors various industry association memberships and seminar costs to encourage our employees to continue learning and stay abreast of trends and best practices.



ANALYST BOOTCAMP

In 2021, PCCP provided an inaugural Analyst Bootcamp for our junior team of analysts. Held in our San Francisco office, the two-day event brought analysts from different offices and departments together to get to know each other and experience shared learning opportunities. Internal speakers - various partners and senior level employees across departments - discussed the history of the firm, its culture, and its business, and they provided training on specific areas relevant to the analysts' job duties. In addition, the Bootcamp included property tours, group breakout sessions for discussions and practicing tasks, and a team dinner.

ESG & SUSTAINABILITY COURSES

All employees at PCCP are encouraged to engage in ESG and sustainability training and education. Through Verdani Partners, our ESG consultant, PCCP employees can access on-demand courses in sustainability best management practices and LEED Green Associate exam training. Topics include energy and water efficiency, sustainable sites, indoor environmental quality, and sustainability budgeting. We also have access to ESG webinars presented by Verdani on topics such as net zero, building health, resilience, sustainability engagement, and training on GRESB assessment best practices.

EMPLOYEE ENGAGEMENT



EMPLOYEE SATISFACTION

Our employees have the tools and resources needed to provide meaningful input and shape their work experience. For example, we have created design committees for employees to opine on office space layout, furniture, and design. Employees are also encouraged to share their ideas for company-sponsored social gatherings, activities, philanthropic efforts, and teambuilding events. This allows them to contribute to the creation of a work environment that nurtures strong relationships and employee satisfaction.

To ensure our engagement efforts deliver the positive personal and professional growth we intend for our employees, PCCP's Culture and Engagement Program performs an employee satisfaction survey every 1-2 years to evaluate employees' overall satisfaction with PCCP. For our most recent survey conducted in 2021, the overall satisfaction and overall engagement scores were a strong 93%. Survey results allow our firm to make ongoing improvements to our employee engagement programs and further elevate employee work experience.

SPOTLIGHT

TEAM RETREAT OFFERED SOCIAL FUN & IMPACTFUL EDUCATION



PCCP organizes biennial teambuilding retreats for all our employees to engage in education, work, and fun in a non-office setting. Between hiring a considerable number of new employees and enduring pandemic-related challenges, our team had a strong desire to get together face-to-face in 2021.

Our most recent team retreat took place in the fall of 2021 in Palm Springs, California. Palm Springs provided a variety of outdoor activities, allowing our team to interact comfortably and safely in open space.

Activities were designed to incorporate healthy social interaction and meaningful education. For example, groups alternated between a guided Jeep tour and a nature walk. Both activities offered insight into the local wildlife as well as the history and lifestyle of the native peoples who have lived and cared for the land for generations. The team also engaged in post-activity trivia, social dining events, and fun evening dancing.

PCCP also allotted time for each department to give a presentation. This allowed employees to experience company-wide cohesion and see how their roles fit into the larger workings of the firm. This also provided an opportunity for our team to appreciate one another for all the collective work and achievements made over the past year.

The 2021 team retreat had 86% firm-wide attendance and received favorable feedback. Our firm plans to continue implementing events that provide an empowering and educational experience for employees, and we are excited for the next team retreat scheduled for 2023.

SPOTLIGHT

PARK SQUARE SHOWCASES STELLAR PERFORMANCE WITH FITWEL 2-STAR RATING⁵



Our owned Park Square equity asset in Portland, Oregon received a Fitwel 2-Star Rating in October 2021. Obtaining a Fitwel Certification demonstrates to stakeholders our ongoing commitment to maintaining and providing safe, high-quality building environments.

By addressing building health as an interconnected system, Fitwel examines seven primary health impact categories, ranging from community health and social equity to occupant safety and wellbeing. Aspects of Park Square that excelled through the certification process included the property's prime location and convenient access, its indoor environment and shared spaces, its prepared food areas and healthy vending machines, and its water supply and emergency preparedness.

Fitwel also examines a building's fitness amenities when evaluating how a property promotes physical activity. Based on our expectation that the onsite gym will be completed near the end of 2022, PCCP is confident the Park Square property will be eligible for an even higher Fitwel rating in the future.

⁵ These ratings and certifications are provided by third parties, which are paid membership fees or project registration and certification fees. For equity properties, PCCP also pays third-party property managers in connection with obtaining such ratings. Please see additional information relating to these ratings and certifications on pages 51 through 52 of this report.

COMMUNITY INVOLVEMENT

PCCP values the communities in which we operate. To give back to them, PCCP aims to organize annual philanthropic events to support our local communities.

SUPPORTING COMMUNITIES

Each of PCCP's offices has an informal philanthropy committee that organizes and drives community-oriented philanthropic activity. Causes supported by our philanthropy committees have spanned a range of initiatives, working to support issues such as hunger, environmental cleanup, and provisions for underserved communities.

CHARITABLE EFFORTS

At PCCP, we encourage our employees to pursue meaningful community-driven work throughout the year. This includes our annual employee-led and planned philanthropy day held at each office. Although the pandemic disrupted 2020 efforts, our offices took initiative in 2021 on several charitable campaigns to support underserved communities:

- Toy and gift donations out of our Los Angeles and New York offices in support of the Violence Intervention Program
- Coat, toy, and food drives out of our San Francisco office to help children and people in need
- Toy donations out of our Atlanta office to provide gifts to children in the foster care system

PCCP happily endorses this level of community involvement, as it is both fulfilling for our employees and beneficial to our communities. Appreciating that community activism can ultimately lead to stronger performance for individual employees and the collective firm, PCCP supports employees taking paid time off for their own volunteering and fundraising efforts.

In 2021, PCCP contributed time, resources, and support to the following organizations:

- Violence Prevention Program
- Bethel Island Children's Support
- San Francisco Fire Department
- City Impact San Francisco
- Clark's Kids
- Little Essentials

INDUSTRY LEADERSHIP

PCCP and our employees take an active role as leaders in the commercial real estate industry. This includes engagement in organizations such as Penn Women in Real Estate; Women in Real Estate; ULI Women’s Leadership Initiative; NAIOP Inclusion, Diversity, Equity, & Accountability (IDEA) Committee; and the NAREIM DEI Summit.



INDUSTRY LEADERSHIP

Organization	Activity/Role
Penn Women in Real Estate	Co-Chair
WX: Women Executives in Real Estate	Founding Member of DEI Committee, Programming Committee
Women in Real Estate, PHL	Founding Board Member, Philadelphia Chapter
ULI San Francisco	Women's Leadership Initiative Committee Chair, NEXT Steering Committee Chair, Local Multifamily Product Council Member, National Urban Development Mixed Use (Gold) Council Member
NAIOP National	Investment Management II National Forum, Chair
NAIOP SF Bay Area Chapter	Board of Directors, Member and Former President (2019), Chair of the IDEA Committee
Stanford Professionals in Real Estate	Alumni Member
Women in Real Estate, SF	Participant
NAREIM DEI Summit	Participant in the summit along with other firms' leaders to discuss DEI topics and initiatives
San Francisco Chapter of Real Estate Lenders Association (RELA)	Board Member
ULI	Council member
ULI	Council member
NAIOP	Bay Area Industrial Committee
ULI	Council Member for CRC Green Mentor - ULI Young Leaders Group
PREA	Member of Development Affinity Group
Real Estate Group Atlanta (REGA)	Participant Member
Auburn University MRED Program	Advisory Board Member
NAIOP National Industrial Perspective Forum	Member
Georgetown Steers Center for Global Real Estate	Board Member
ULI	Local Product Council - Orange County and Inland Empire
ULI	ULI IOPC Silver Product Council Leadership, Urban Plan National Curriculum Advisor, San Francisco Innovation Council Member
NAREIM	Board of Directors Member
Zell/Lurie Center	Member

GOVERNANCE

Our success as a firm is founded on our core values of relationships, collaboration, and empowerment. PCCP upholds these values through sound and effective governance focused on delivering long-term value to all our stakeholders.



CORPORATE STRUCTURE



PCCP has incorporated ESG themes into our governance structure since 2017 when we established our ESG Committee. The ESG Committee consults on our ESG vision, strategies, policies, and procedures. It has oversight over programs and initiatives to help us achieve our goals and targets. The ESG Committee is made up of team members from Portfolio Management, Investor Relations, Originations, Asset Management, Compliance, and Human Resources and reports to PCCP’s Executive Committee.

In 2021, we engaged our ESG consultant, Verdani Partners, embedding their team within our governance framework and applying their expertise to support our ESG programs and strategies. With Verdani’s guidance, PCCP has prepared our first submission for the 2022 GRESB real estate assessment for assets in one series of equity portfolios with an institutional investor. PCCP pays an annual fee to be a GRESB member and also pays Verdani to assist with the GRESB reporting. In addition, PCCP is building on our dedication to transparency and integrity with the publication of this first Annual ESG Report.

GOVERNANCE & ESG POLICIES



Transparency and honesty are at the heart of our operating philosophy.

PCCP has a range of corporate governance policies and procedures that support our ESG program and responsibilities as an investment advisor. Employees are trained on policies and procedures, including but not limited to the following issues:

- Bribery and Corruption
- Cybersecurity
- Data Protection and Privacy
- Fiduciary Duty
- Fraud
- Political Contributions
- ESG Policy & Procedures

Our current ESG Policy & Procedures, first published in 2017 and updated in 2020, sets forth our commitment to sustainable

and responsible investing. It includes ESG principles and actions for both debt and equity portfolios.

PCCP also has established policies and procedures to prohibit child labor and compulsory or forced labor. Additionally, to ensure employee health and safety, PCCP maintains compliance with local law and Occupational Safety and Health Administration (OSHA) regulations. Finally, PCCP upholds non-discriminatory hiring and employment practices. PCCP has never had an incidence of discrimination or compulsory labor in our company's history.

PCCP also has protocols in place to ensure the health and safety of employees. This involves emergency response plans to address emergency situations, like fires, natural disasters, terrorist acts, and pandemics. It also encompasses waste management and disposal protocol to mitigate the impact of refuse on the surrounding environment.

RISK MANAGEMENT



At PCCP, mitigating risk is essential to implementing our investment, operations, and management strategies.

Our Chief Risk Officer & Chief Compliance Officer and Head of Portfolio Management closely examine all new equity investments through a risk management lens. Together, they spearhead a focused conversation that addresses high-level diligence items such as physical diligence, insurance requirements, and best approaches to structuring the deal. Our Originations team then manages the due diligence process, including completion of our ESG Due Diligence Risk Factor Checklist.

Once assets are acquired, our Asset Management team works in concert with our Chief Risk Officer and our in-house insurance team to ensure we operate and lease the assets in a way that minimizes our exposure to environmental and financial risk factors.

CYBERSECURITY

To safely operate in the increasingly technology-dependent business environment, PCCP has established information security and cybersecurity as key components to risk management. PCCP maintains an information security plan and accompanying policies to address potential risks, points of vulnerability, risks associated with remote access and cloud-based systems, and unauthorized and suspicious activity.

Exposure to suspicious activity can be a driving force to strengthening security protocols. Thanks to escrow flagging suspicious information associated with a loan transaction, PCCP now requires verbal verification of all information before transactions can be completed.

Employees are trained on PCCP's Cyber Incident Response Plan to ensure appropriate actions are taken in the case of an incident. If a cybersecurity incident is identified, PCCP's Cybersecurity Incident Response Team promptly addresses the issue. At minimum, PCCP reviews the Cyber Incident Response Plan on an annual basis. This scrutiny helps keep our employees' and investors' data secure, and we are proud to report that no material incidents occurred in 2021.



OUR VENDOR RISK MANAGEMENT POLICY

In 2019, PCCP engaged a compliance consultant to help develop and tailor a vendor management program. This resulted in more formal oversight of our third-party service providers. It also led to the implementation of our Vendor Risk Management Policy, which underscores our commitment to data security.

Our Vendor Risk Management Policy has made internal processes more organized and transparent. The policy dictates that we perform due diligence at the time of vendor engagement and on an ongoing basis for high-risk vendors. PCCP assigns a Vendor Relationship Manager for each vendor. PCCP's Risk Management Committee oversees the vendor risk management program and periodically assesses our vendor relationships to determine the need for any remediation. This systematic and structured approach enables our team to efficiently address vendor risks.

Through enhanced visibility into our vendor environment, PCCP can identify and manage risks more effectively. Our team can work collaboratively with vendors to review potential deficiencies and help establish confidence in their security posture. For example, in 2021 we conducted calls with a vendor that was spotlighted during our due diligence process. The two parties were able to discuss the minor vulnerabilities and agree on solutions for the vendor to implement that satisfied the Risk Management Committee.

With increasing emphasis on cybersecurity, vendor oversight is an emerging expectation for vendors in the real estate investment industry. Formalizing our vendor risk management program helps PCCP successfully perform critical business functions and maintain a high degree of corporate integrity.

MATERIALITY ASSESSMENT⁶

In 2022, PCCP completed our first materiality assessment among internal and external stakeholders to identify the environmental, social, and governance topics that are material for our business.

Respondents were asked to rate each item on both its impact and importance to PCCP's investment and management activities. The materiality chart arranges topics from those with the least impact and importance on the lower left to topics in the upper right quadrant of the chart that are ranked highly in both importance and impact. The top ESG priorities revealed by the assessment for each category are listed here. The insight gained through the assessment will help shape our priorities, targets, and strategies as we continue to strengthen our ESG program.



Internal Stakeholders

- SENIOR MANAGEMENT
- ESG COMMITTEE
- EMPLOYEES ACROSS
FUNCTIONAL DEPARTMENTS:

- | | |
|---------------------------|-----------------------------------|
| – ADMINISTRATION | – LEGAL, RISK, &
COMPLIANCE |
| – ASSET
MANAGEMENT | – INVESTMENT ADMIN
& SERVICING |
| – CAPITAL MARKETS | – INVESTOR RELATIONS |
| – CLOSING GROUPS | – ORIGINATIONS |
| – FINANCE &
ACCOUNTING | – PORTFOLIO
MANAGEMENT |
| – HUMAN RESOURCES | |



External Stakeholders

- INSTITUTIONAL FUND INVESTORS
- OPERATING PARTNERS
- VENDORS

⁶ The survey results included in this section are as of April 26, 2022.

MATERIALITY ASSESSMENT



Top 10 Overall

●	Data security
●	Ethics and anti-corruption
●	Economic performance
■	Employee health & safety
●	Transparency
■	Employee satisfaction
●	Corporate compliance
●	Customer service
■	Diversity, equity, & inclusion (equal opportunity)
▲	Energy efficiency

Environmental Top 3

▲	Energy efficiency
▲	Acquisition/disposition due diligence
▲	Water efficiency

Social Top 3

■	Employee health & safety
■	Employee satisfaction
■	Diversity, equity, & inclusion (equal opportunity)

Governance Top 3

●	Data security
●	Ethics and anti-corruption
●	Economic performance

INDUSTRY PARTNERSHIPS



PRINCIPLES FOR RESPONSIBLE INVESTMENT (PRI)

As a signatory to PRI, PCCP publicly demonstrates our commitment to responsible investment and commits to the six Principles for Responsible Investment. These are a voluntary and aspirational set of investment principles that offer a menu of possible actions for incorporating ESG issues into investment practice. These Principles encourage investors to use responsible investment to enhance returns and better manage risks. While PRI reporting was closed in 2022, PCCP intends to report in 2023.



G R E S B

GRESB

PCCP is a participant in the global real estate assessment provided by GRESB[®], an investor-driven organization committed to assessing the ESG performance of real estate assets and infrastructure investments around the world. In 2021, GRESB was used by 140 institutional and financial investors to inform decision-making and covered more than \$6.4 trillion of AUM. PCCP participated in the 2022 assessment by reporting on assets for one series of equity portfolios with an institutional investor. This portfolio represented \$2.95 billion total GAV. PCCP pays an annual fee to be a GRESB member, and PCCP also pays a consultant annually to assist in the GRESB reporting. Additional information related to PCCP's GRESB submission is available upon request.

INDUSTRY PARTNERSHIPS



U.S. GREEN BUILDING COUNCIL (USGBC) AND LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED)

USGBC’s mission is to transform the way buildings and communities are designed, built, and operated through their green building certification program Leadership in Energy and Environmental Design (LEED). LEED uses a whole-building approach, meaning the building must perform better than conventional buildings in all aspects of sustainability, including performance in energy, water, waste, transportation, indoor air quality, toxin-free environment, and occupant satisfaction. Based on information available as of the end of 2021, PCCP’s portfolio comprised 13 LEED-certified buildings. PCCP intends to continue to pursue more certifications in the coming years.



U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) AND ENERGY STAR

PCCP collaborates with the U.S. Environmental Protection Agency (EPA) and its ENERGY STAR program to benchmark the performance of our properties. Buildings in the top 25% of energy performance may be awarded an ENERGY STAR certification. On average, ENERGY STAR certified buildings use 35% less energy by identifying and implementing cost-effective approaches to managing energy use. Certification can help reduce energy use, increase profits, and strengthen competitiveness in the market. PCCP is working toward improving certification scores and certifying many of our equity investments.



VERDANI PARTNERS

In 2021, PCCP engaged Verdani Partners, a full-service sustainability and ESG consulting firm, to develop and implement our sustainability program. Verdani plays a vital role in PCCP’s sustainability journey, with expertise spanning corporate ESG management, to energy engineering, communications, stakeholder engagement, and green building certifications. Verdani Partners is responsible for managing and reviewing all data supplied to GRESB and other reporting platforms.



REPORTING & DISCLOSURE



DISCLOSURES FOR ASSET-LEVEL RATINGS, CERTIFICATIONS, & GRESB REAL ESTATE ASSESSMENT

Program Name	No. of Assets ⁷	No. of Awards ⁷	Certifying Body	Certification Period ⁸	Further Details
Energy Ratings					
ENERGY STAR	8	10	U.S. Department of Energy	Certifications are issued on a rolling basis and are valid for one year. Properties must re-certify to maintain certification standing.	Properties must pay certification fees to pursue an ENERGY STAR certification.
Green Building Certifications					
BOMA 360	1	1	Building Owners and Managers Association International	Certifications are issued on a rolling basis and are valid for three years. Properties must re-certify to maintain certification standing.	Properties must pay certification fees to pursue a BOMA 360 certification.
Fitwel (Built Certification)	1	1	The Center for Active Design (CfAD)	Certifications are issued on a rolling basis and are valid for three years. Properties must re-certify to maintain certification standing. Rankings range from One to Three Star for individual properties.	Properties must pay certification fees to pursue Fitwel certifications.
Fitwel (Design & Construction)	4	4	The Center for Active Design (CfAD)	Certifications are issued on a rolling basis and are valid for three years. Properties must re-certify to maintain certification standing. Rankings range from One to Three Star for individual properties.	Properties must pay certification fees to pursue Fitwel certifications.
LEED BD+C: Core and Shell	10	10	U.S. Green Building Council (USGBC)	Certifications are issued at the time of building development or major renovation and last in perpetuity. Rankings range from Certified to Platinum level for individual properties.	Properties must pay registration and certification fees to pursue LEED certifications.
LEED BD+C: New Construction	4	4	U.S. Green Building Council (USGBC)	Certifications are issued at the time of building development or major renovation and last in perpetuity. Rankings range from Certified to Platinum level for individual properties.	Properties must pay registration and certification fees to pursue LEED certifications.
LEED v4.1 O+M Recertification	2	2	U.S. Green Building Council (USGBC)	Certifications are issued on a rolling basis and are valid for three years. Properties must re-certify to maintain certification standing. Rankings range from Certified to Platinum level for individual properties.	Properties must pay registration and certification fees to pursue LEED certifications.

DISCLOSURES FOR ASSET-LEVEL RATINGS, CERTIFICATIONS, & GRESB REAL ESTATE ASSESSMENT

Program Name	No. of Assets ⁷	No. of Awards ⁷	Certifying Body	Certification Period ⁸	Further Details
LEED for Homes v2010	1	1	U.S. Green Building Council (USGBC)	Certifications are issued at the time of building development and last in perpetuity. Rankings range from Certified to Platinum level for individual properties.	Properties must pay registration and certification fees to pursue LEED certifications.
LEED ID+C: Commercial Interiors	2	2	U.S. Green Building Council (USGBC)	Certifications are issued at the time of building space development or major renovation and last in perpetuity. Rankings range from Certified to Platinum level for individual spaces.	Properties must pay registration and certification fees to pursue LEED certifications.
LEED ID+C: Retail	1	1	U.S. Green Building Council (USGBC)	Certifications are issued at the time of building space development or major renovation and last in perpetuity. Rankings range from Certified to Platinum level for individual spaces.	Properties must pay registration and certification fees to pursue LEED certifications.
LEED O+M: Existing Buildings	12	12	U.S. Green Building Council (USGBC)	Certifications are issued on a rolling basis and are valid for three years. Properties must re-certify to maintain certification standing. Rankings range from Certified to Platinum level for individual properties.	Properties must pay registration and certification fees to pursue LEED certifications.
ESG Reporting & Benchmarking					
GRESB	1	n/a	GRESB	Data is self-reported each year by GRESB Real Estate Assessment participants between April 1 and July 1, and subject to a validation process after which data is scored and benchmarked. Results are provided as numeric scores, star rating systems, and peer group rankings.	Entities must pay an annual fee to participate in the GRESB assessment.

⁷ As of December 31, 2021

⁸ All properties included in this list held valid certifications as of December 31, 2021.

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FORWARD-LOOKING STATEMENTS

Certain information contained herein constitutes “forward-looking statements,” which can be identified by use of forward-looking terminology such as “may,” “will,” “should,” “expect,” “attempt,” “anticipate,” “project,” “estimate,” “intend,” “seek,” “target,” “continue,” or “believe,” or the negatives thereof or other variations thereon or comparable terminology. Due to various risks and uncertainties, actual events or results in the actual performance of investments may differ materially from those reflected or contemplated in such forward-looking statements.

DISCLOSURE

While environmental, social, or governance (“ESG”) factors are a few of the many factors that PCCP intends to consider in making an investment, there is no guarantee that PCCP will successfully implement and make investments in assets that create positive ESG impact while enhancing long-term value and achieving financial returns. To the extent that PCCP engages with assets on ESG-related practices and potential enhancements thereto, such engagements may not achieve the desired ESG or financial results, or the market or society may not view any such changes as desirable. Successful engagement efforts on the part of PCCP will depend in part on PCCP’s skill in properly identifying and analyzing material ESG and other factors and their impact-related value, and the ability of joint venture partners and third-party service providers to carry out business plans, and there can be no assurance that the strategy or techniques employed will be successful. In evaluating an asset, PCCP is dependent upon certain information and data obtained through voluntary or third-party reporting that may be incomplete, inaccurate, or unavailable, which could cause PCCP to incorrectly assess a company’s ESG practices and/or related risks and opportunities. ESG-related practices differ by region, property type, and issue and are evolving accordingly, and an asset’s ESG-related practices or PCCP’s assessment of such practices may change over time. Further, ESG is comprised of three separate components and there is no uniform or standard approach to how each component is valued. Therefore PCCP, its clients, investors, joint venture partners, and borrowers may value each component differently and may not have a consistent ESG analysis or view on ESG generally. Finally, the application of ESG-related practices may vary according to each client’s governing documents, including the applicable investment strategy thereto.

IMPORTANT NOTE REGARDING ASSETS UNDER MANAGEMENT (“AUM”)

AUM included herein represents the aggregation of equity and debt investments across multiple PCCP-managed investment vehicles and PCCP-advised separate accounts. AUM for equity investments represents the sum of the fair market value or cost basis of real estate at 100% ownership (inclusive of any JV partner’s pro-rata share), cash and cash equivalents and other assets.

PCCP’s preliminary regulatory assets under management for purposes of its Form ADV are calculated pursuant to and in accordance with the instructions for Form ADV. In accordance with the instructions for Form ADV, PCCP’s regulatory assets under management for purposes of the Form ADV do not include all of the investment vehicles or separate accounts managed or advised by PCCP and as such, PCCP’s regulatory assets under management for purposes of its Form ADV is less than the AUM set forth herein.

PROPERTY PHOTOS

The properties appearing throughout this presentation are representative transactions owned by a prior PCCP investment vehicle. These transactions are provided for informational purposes only. There can be no assurance that the investment platform will invest in similar transactions.

DISCLOSURE

IMPORTANT INFORMATION

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Los Angeles

10100 Santa Monica Blvd.
Suite 1000
Los Angeles, CA 90067

P 310.414.7870

Los Angeles – South Bay

200 N. Pacific Coast Highway
Suite 1450
El Segundo, CA 90245

P 310.356.2222

New York

444 Madison Avenue
30th Floor
New York, NY 10022

P 646.308.2100

San Francisco

100 Pine Street
29th Floor
San Francisco, CA 94111

P 415.732.7645

Atlanta

3340 Peachtree Road NE
Suite 2850
Atlanta, GA 30326

P 404.947.6080

pccpllc.com