



ENVIRONMENTAL, SOCIAL, & GOVERNANCE

Green Building Initiative

Freedom Venture Investments has adopted a Green Building Initiative as a strategic part of our Environmental, Social and Governance policy. These policies allow us to be good stewards of the environment while also providing economic benefits ranging from tax credits to increased income due to reduced energy costs. Our focus is to maximize the seven key components of green building in each of our projects:

- Energy Efficiency and Renewable Energy
- Water Efficiency
- Environmentally Preferable Building Materials and Specifications
- Waste Reduction
- Toxics Reduction
- Indoor Air Quality
- Smart Growth and Sustainable Development



Energy Efficiency and Renewable Energy:

We increase energy efficiency within our projects through the use of modern building products designed to increase R Values, reduce power consumption, and/or provide renewable power.

Examples:

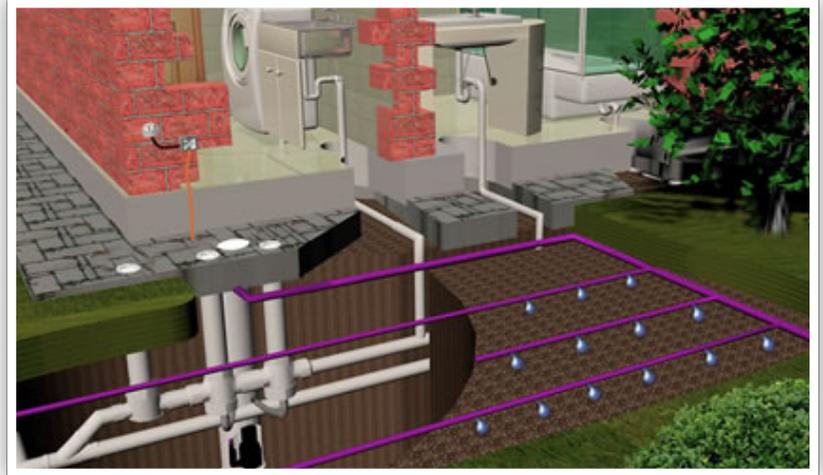
- Low E Thermal Windows
- Insulated Doors
- Instantaneous Water Heaters
- Energy Star Appliances
- LED lighting
- Plant Based Spray Foam Insulation
- Cool Roofing Technology
- Smart Thermostats
- Solar Lighting

Water Efficiency:

Reduced freshwater consumption is achieved through the use of new products and the implementation of environmentally sound practices.

Examples:

- High Efficiency Dual Flush Toilets
- Low Flow Fixtures
- High E Dishwashers
- Low Water Consumption Landscaping
- Grey Water Irrigation



Environmentally Preferable Building Materials and Specifications:

In the past, building materials were evaluated and selected based only on performance, aesthetics, and cost. Although those standards are still relevant our ESG "Green" standards have added additional criteria to the selection process. With "green" or environmentally preferable products, these traditional selection parameters are expanded to include both health and environmental impacts.

Examples:

The majority of available green products have one or more of the following health and/or environmental attributes:

- They promote good indoor air quality (typically through reduced emissions of VOCs and/or formaldehyde);
- They are durable, and have low maintenance requirements;
- They incorporate recycled content (post-consumer and/or post-industrial);
- They have been salvaged from existing or demolished buildings for reuse;
- They are made using natural and/or renewable resources;
- They have low "embodied energy" (the energy required to produce and transport materials);
- They do not contain CFCs, HCFCs or other ozone depleting substances;
- They do not contain highly toxic compounds, and their production does not result in highly toxic by-products;
- They are obtained from local resources and manufacturers;
- For wood or bio-based products, they employ "Sustainable Harvesting" practices;
- They can be easily reused (either whole or through disassembly);
- They can be readily recycled (preferably in a closed-loop recycling system);
- They are biodegradable.

Waste Reduction:

The seven components of the Green Building concept influence and support one another. Responsible waste management is one of the keys to creating an energy-efficient environment.

Examples:

- Educating employees, contractors, suppliers, and tenants to reduce waste generation from the very beginning. Reducing waste generation can be done by educating the environment to prioritize the use of materials that are easily recycled or that can be used repeatedly.
- Pay attention to the amount of waste generated and the waste journey. Design a waste management system that is well documented and supervised. Check what types of waste are generated every day, check whether certain areas produce more residual waste than other areas, also check how long garbage is collected and removed before being recycled.
- Form a team, build a system, and announce achievements. A sustainable waste reduction system needs to be supported by official regulations that contain sanctions and rewards, as well as a team specifically responsible for waste management. Invite all parties to participate in supporting waste reduction to support the building environment that applies the concept of green building. Report the waste reduction achievements regularly, so that all parties can be proud and feel their efforts to create an environmentally friendly environment.

Toxics Reduction:

The elimination or reduction of the use of certain chemicals will help avoid what is commonly known as “sick building syndrome”. These practices will improve the health and well-being of employees, contractors, suppliers, and tenants and improve the ecological quality of the community at large.

Examples:

- Use of Zero-VOC Paints, Furnishings and Low-emitting Commercial Carpets.
- Use of Green Cleaning Agents
- Use of Environmentally Friendly Refrigerants
- Implementation of Integrated Pest Management (IPM) design strategies to reduce structural damage and unsanitary conditions and improve our community’s health.

Indoor Air Quality:

Indoor Air Quality (IAQ) is an important phrase in today’s lexicon, used by both the design/building industry and the general public. However, many people fail to recognize the importance of a systems-based approach and green building design in improving IAQ. We have adopted a systematic approach to meet this need.

Examples:

Indoor allergen agents from dust mites and cockroaches to fungi, mold, dander, hair, saliva, viruses, bacteria, spores, secondhand tobacco smoke, pesticides and other materials contribute to poor IAQ, but these allergens can be addressed. For It is generally recognized that proper building ventilation is an extremely important influence on improving IAQ.

Water vapor is a major contributor to IAQ as moisture build-up can cause deterioration of building materials, structural damage, and can help create an environment for bugs, mold, and rot. If used appropriately, plastic can be an effective and continuous air and vapor retarder to keep the water vapor entering the home envelope to a minimum. A combination of effective air and vapor barriers allows the ventilation system to work efficiently and provides a means to control the condition of the air entering and exiting a home.

Fresh Air Exchangers provide a variety of improvement to interior air quality. Air exchangers maintain the equilibrium between outdoor and indoor humidity levels and brings in dry air, while allowing water vapor and condensation to escape out of house that reduces humidity levels inside the house. For the reason air exchangers save heat, they help saving money as well.

HVAC Air filtration's impact on Energy & Atmosphere, Materials & Resources, Innovation & Design, and Indoor Environmental Quality is quantifiable and significant. HVAC systems typically account for about 40 percent of a commercial building's electricity expenses. An HVAC filter's energy efficiency depends on its pressure drop. The higher the filter's pressure drop, the more the HVAC system's motor must work to deliver the required air flow. Fortunately, the development of improved filter medias has given the industry the technology to produce lower pressure drop filters while maintaining high particle capture efficiencies. Switching to a lower pressure drop filter is one of the easiest changes to make in an effort toward reduction of energy costs and improvement in IAQ.

Smart Growth and Sustainable Development:

Although new technologies are constantly being developed to complement current practices in creating more sustainable buildings, the common objective is that green buildings are designed to reduce the overall impact of the built environment on human health and the natural environment by adhering to the seven key components of green building.

Sustainable development has been defined in many ways, but the most frequently quoted definition is from Our Common Future, also known as the Brundtland Report (WCED 1987), as follows: Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs. It contains within two key concepts: a) the concept of needs, in particular the essential needs of the world's poor, to which overriding priority should be given and b) the idea of limitations imposed by the state of technology and social organization on the environment's ability to meet present and future needs. Within framework smart growth is an urban planning and transportation concept that concentrates growth in compact walkable urban centers to avoid sprawl.



Our communities are using creative strategies to develop, preserve natural lands and critical environmental areas, protect water, and air quality, and reuse already developed land, in the resources conservation by reinvesting in existing infrastructure and reclaiming historic buildings. By designing neighborhoods that have shops, offices, schools, churches, parks, and other amenities near homes, communities are giving their residents and visitors the option of walking, bicycling, taking public transportation, or driving as they go about their business. A range of different types of homes makes it possible for senior citizens to stay in their homes as they age, young people to afford their first home, and families at all stages in between to find a safe, attractive home they can afford. Through smart growth approaches that enhance neighborhoods and involve local residents in development decisions, these communities are creating vibrant places to live, work, and play. The high quality of life in these communities makes them economically competitive, creates business opportunities, and improves the local tax base (EPA, 2010).