

Pretium

Stewardship Targets

ISSUED May 2026

Pretium and its partners invest in creating quality upgraded rental homes that are appealing and affordable to families and households. Stewardship targets promote transparency in our communications with stakeholders and provide public measurement of certain aspects of our investment goals, as further described below.

Building Certification & Energy Rating

Energy efficient homes reduce utility costs for residents and owners during vacancy, and support housing affordability.

The Firm's target: **25%** of new construction home investments to feature a Sustainability Certification or Energy Rating (HERS, ENERGY STAR, or NGBS) in 2024, 2025, and 2026.¹ Many homes carry more than one designation; the table below reports both unique certified homes and total ratings issued.

Year	Certified Homes	Rate ²	Total Ratings ³	Status vs. 25% Target
2023 ¹	1,479	29.8%	2,220	<i>Exceeded target</i>
2024	497	37.9%	952	<i>Exceeded target</i>
2025	364	39.0%	658	<i>Exceeded target</i>

As of year-end 2025, **3,062** BTR homes — **37.4%** of the Firm's 8,194-home owned portfolio — carry at least one certification or rating, with **4,796** total ratings issued across the portfolio.

In addition, 140 homes at Sunset Point in the Phoenix market carry a WELL certification, attesting to indoor air quality, lighting, and thermal comfort standards for residents.

Smart Home Technology

Smart Home technology — including the Smart thermostat — enhances the resident experience, helps residents manage energy costs, and supports efficient property management during vacancy periods.

As of year-end 2025, **83%** of the rental home portfolio owned by Pretium-managed funds — more than **88,500** homes — was equipped with Smart Home technology, surpassing the Firm's 80% multi-year target two years ahead of schedule.

The Firm intends to maintain Smart Home coverage at no less than 80% of its portfolio, standardizing the technology across all new acquisitions and property turns. Beginning with 2026 data, the Firm will explore reporting on resident utilization of Smart Home features as the program transitions from coverage to impact measurement.

Utility Data Coverage

Tracking electricity, water, and waste usage supports cost management, operational efficiency, and capital planning across the Firm's approximately 32,000-home GRESB-participating portfolio.⁴

Category	2024 Target	Fund A 2025 Actual	Fund B 2025 Actual
Energy	32%	42%	41%
Water	35%	82%	79%
Waste	—	92%	100%

Both funds exceeded the energy and water coverage targets in each year of the target period, and also achieved strong waste data coverage throughout, with Fund I reaching 92% and Fund II reaching 100% in 2025. The Firm will monitor data coverage on energy, water and waste in the 2026 reporting year, the last year of the original target window, before considering adjusting targets.

¹ 2023 figure revised to 30.0% (from 36% as previously reported) following comprehensive verification of BTR-specific acquisition and certification data for homes investments as of EOY 2025. The updated figure serves as the baseline for the three-year target period.

² Rate calculated as certified BTR homes divided by total BTR homes acquired in the applicable calendar year.

³ Total ratings reflect all HERS, ENERGY STAR, and NGBS certifications issued; homes with multiple designations are counted once per certification type.

⁴ Commencing with 2023 utility data as the baseline for the original three-year target period of 2024, 2025 and 2026.

⁵ Based on the Firm's limitations on accessing tenant-controlled energy data; the Firm estimates the practical ceiling at approximately 40–45%.