

ESG REPORT

Inaugural Annual Report

Reporting Period: January – December 2025

Environmental • Social • Governance

THE CURBSTONE COMPANIES

Creating Value Through People, Place, and Purpose

www.crbstn.co

Oakland, California

ABOUT THIS REPORT

The Curbstone Companies is a Bay Area real estate services and investment platform operating across property management, investment, development, and brokerage activities. This inaugural ESG report establishes the firm's initial governance and reporting framework while outlining the priorities that will guide implementation over the next 48 months.

We are intentionally taking a measured approach. Rather than adopting a broad reporting structure before the underlying systems are fully established, we are focusing on a smaller set of operationally relevant priorities that can be tracked, evaluated, and refined over time.

This report is intended to:

- Establish a baseline for future ESG reporting and performance measurement.
- Communicate the firm's near- and medium-term ESG priorities.
- Provide clients, investors, and stakeholders with visibility into how governance, environmental risk, and community considerations are being incorporated into decision-making.

"We expect our ESG reporting to become more comprehensive over time as our systems, portfolio, and reporting capabilities evolve."

MESSAGE FROM LEADERSHIP

At The Curbstone Companies, ESG is approached as a practical extension of responsible ownership, investment discipline, and long-term stewardship.

The firm's focus over the past year has been foundational: identifying material areas of risk and accountability, establishing reporting priorities appropriate to the company's scale, and building processes that can evolve alongside the business.

Our approach favors operational relevance over breadth. Rather than pursuing extensive reporting claims at an early stage, we are concentrating on four areas directly connected to investment governance, physical climate risk, sustainability integration, and stakeholder engagement.

This report reflects the beginning of a long-term process designed to support transparency, consistency, and informed decision-making as the company grows.

COMPANY OVERVIEW

Field	Detail
Legal Name	The Curbstone Companies
Website	www.crbstn.co

Headquarters	1941 Jackson Street, No. 24, Oakland, CA 94612
Phone	+1 510.545.9590
Primary Contact	invest@CRBSTN.co (Investment Inquiries)
Organization Type	Real estate services and investment platform
Stage	Early-stage / owner-operated
Reporting Period	January 1 – December 31, 2025
Report Frequency	Annual (with semiannual ESG updates)
California Licenses	DRE #02013187 (Realty) 02371117 (Property Management)

Business Segments

The firm operates through four integrated segments:

The Curbstone Companies		
Asset Management	Advisory	Value-add Services
Property Management Curbstone Property Mgmt.	Capital Curbstone Capital	Development & Realty DevCo + Realty
Advisory Services	Real Estate Investments	Development Services
Building Operations	Capital Protection	Project Management
Tenant Experience	Sustainable Returns	Planning & Entitlements
Lender Compliance	Impact-Aligned Strategies	Sales & Leasing
Stakeholder Reporting	Housing Affordability Focus	Transaction Management

ESG STRATEGY & APPROACH

Our ESG strategy is structured around practical implementation and long-term scalability. The firm reviewed industry frameworks, assessed available data sources, and evaluated which indicators were both material to the business and realistic to measure at the current stage of operations.

How We Identified Our Focus Areas

Over the past six months, we undertook a prioritization exercise to determine which ESG indicators were both material to our business and achievable to measure at our current scale. The resulting framework centers on four priority areas:

- Investment Allocation Transparency
- Physical Climate Risk
- Sustainable Investment Strategies
- Community Engagement

These areas will form the basis of semiannual reporting and ongoing policy development over the next 48 months.

Priority Area	ESG Pillar	Primary Focus
Investment Allocation Transparency	Governance	Objective, process-driven mechanism for allocating investments across overlapping vehicles and mandates
Physical Climate Risk	Environmental	Assessment of Heat Stress, Water Stress, Wildfires, Flood, Sea-Level Rise, Hurricanes, and Earthquakes
Sustainable Investment Strategies	Environmental + Social	Green certifications, energy ratings, affordability mix, responsible contractor policy, tenant lease provisions
Community Engagement	Social	Local stakeholder engagement, tenant engagement strategy, community outreach

GOVERNANCE

Governance remains foundational to the company's operating model. Current efforts are focused on establishing decision-making processes, documentation standards, and conflict-management procedures that can support future growth without requiring retroactive restructuring.

Investment Allocation Transparency

The company is developing a formal Investment Allocation Policy intended to provide a consistent framework for evaluating opportunities across overlapping mandates and investment vehicles.

What We Are Building

- A written Investment Allocation Policy establishing criteria for assignment of opportunities to vehicles, with priority rules for overlapping mandates.
- A conflict-of-interest disclosure protocol for situations where multiple vehicles have competing claims on the same asset.
- A decision log documenting each allocation decision, the criteria applied, and the rationale.
- A review process for semiannual assessment of allocation decisions against stated criteria.

Current Status

The Investment Allocation Policy is in draft. We expect to finalize and implement it within the first semiannual reporting period. At this stage, allocation decisions are made by the principal and documented informally; formalization of that process is a near-term priority.

Why It Matters

Capital allocators and co-investors deserve to know that opportunities are evaluated consistently and that any conflicts are disclosed proactively. This framework is not just a compliance measure—it is how we protect the trust of every party who invests alongside us.

Additional Governance Commitments

Commitment	Status / Timeline
Conflict of Interest Policy	In development – Q3 2026
Investor Reporting Standards	Semiannual reporting cadence established

ESG Report Publication	Annual, beginning with this report (2025)
Data Privacy Policy	Published at www.crbstn.co/privacy/
Licensing Compliance	Active: DRE #02013187, DRE #02371117
Professional Designations	CCIMs, CPMs, ASLA members, CA licensed architects on team/advisory board

ENVIRONMENTAL

Real estate is inherently place-based, which means climate risk is investment risk. Environmental initiatives are currently centered on physical climate risk assessment and sustainability integration within investment and management activities.

Physical Climate Risk Assessment

The firm is implementing a risk assessment framework covering seven risk categories:

Risk Category	What We Assess	Timeline
Heat Stress	Chronic and acute heat exposure; HVAC adequacy; outdoor worker and tenant safety	Year 1
Water Stress	Supply risk, drought exposure, irrigation dependency, utility rate sensitivity	Year 1
Wildfires	WUI proximity, defensible space, evacuation access, insurance availability	Year 1
Flood	100-year and 500-year flood zone mapping; stormwater capacity; basement exposure	Year 1
Sea-Level Rise	Long-term inundation risk for coastal and Bay-adjacent assets; adaptive planning horizon	Year 2
Hurricanes	Wind exposure; structural resilience; applicable to out-of-state holdings	Year 2
Earthquakes	Seismic zone classification; soft-story and unreinforced masonry risk; retrofit status	Year 1

Assessments will rely initially on publicly available datasets and screening tools, with additional third-party resources evaluated as portfolio scale increases.

Sustainable Investment Strategies

We integrate sustainability criteria into how we evaluate, acquire, and manage assets. The following indicators are part of our tracking framework for the 48-month roadmap:

Indicator	Description & Target
Responsible Contractor Policy	We require contractors and vendors engaged on managed properties to comply with applicable wage, labor, and safety standards. A written policy is in development.
Housing Affordability Mix	We track and disclose the share of housing that is market-rate, attainable (60–120% AMI), and affordable (below 60% AMI) across investment holdings.
Tenant Lease Provisions	We assess whether tenant leases contain cost recovery clauses for resource-efficiency capital improvements or other environmental provisions.
Green Building Certifications	We track the percentage of investments with certifications such as LEED or IREM Certified Green Property, by property type.
Energy Ratings	We track the percentage of investments with recognized energy ratings (ENERGY STAR, EPCs, NABERS).
Low/Middle-Income Housing Focus	We disclose whether investment vehicles specifically target the preservation or provision of housing for low- and middle-income households.

These indicators are currently in the process of being baselined. We expect to report initial data in our mid-year 2026 update.

SOCIAL

The social dimension of our ESG commitment centers on the people who live and work in the properties we manage and invest in, and the communities those properties are part of.

Community Engagement

The company engages with local stakeholders, municipal agencies, and community organizations where relevant to acquisitions, management activity, and development planning. A more formal stakeholder engagement framework is currently in development and is expected to include documentation and reporting standards.

Tenant Engagement

Tenants are our most direct stakeholders. Our tenant engagement priorities include:

- Clear communication channels
- Accessible maintenance and feedback procedures
- Sustainability-oriented onboarding materials
- Lease structures that support operational efficiency while maintaining equitable cost recovery practices

The firm views tenant stability, operational responsiveness, and consistent property management practices as important components of long-term asset performance and community health.

LOOKING AHEAD: 48-MONTH ROADMAP

Our ESG roadmap is designed to evolve with company. The table below summarizes the key milestones we are committing to over the next 48 months:

Timeframe	ESG Milestones
H1 2026 (Mid-Year Update)	Finalize Investment Allocation Policy • Begin physical risk assessments for active portfolio • Publish initial affordability mix data • Formalize responsible contractor policy
Year-End 2026 (Annual Report)	Complete Year 1 physical risk assessments • Report first energy and certification tracking data • Publish tenant engagement strategy • Report on community stakeholder engagement activities
Year 2 (2027)	Expand physical risk coverage to sea-level rise and hurricane risk • Integrate ESG criteria into formal underwriting checklist • Assess third-party ESG data platforms for portfolio use
Year 3 (2028)	Evaluate alignment with GRESB or equivalent benchmark • Report on progress toward green certification and energy rating targets • Assess community engagement outcomes
Year 4 (2029)	Full semiannual KPI reporting across all four priority areas • Review and update 48-month ESG roadmap • Evaluate readiness for third-party ESG assurance

DATA, METHODOLOGY & LIMITATIONS

We believe transparency about our limitations is as important as reporting on our progress. The following should be understood by any reader of this report:

- No quantitative KPI data is reported in this inaugural edition. This is the starting point, not the finish line.
- Physical risk assessments have not yet been completed for any asset. The framework described in this report represents our methodology and commitment, not a completed exercise.
- Affordability mix, certification, and energy rating data will be baselined in H1 2026 and reported in our mid-year update.
- All data collection, analysis, and reporting is conducted internally at this stage. Third-party verification is a medium-term goal.
- Climate risk data sources will include publicly available datasets (FEMA, CalAdapt, NOAA, Cal Fire) and may be supplemented by commercial screening platforms as the portfolio grows.

We have not sought to align this report with any specific reporting framework (GRI, SASB, TCFD) at this stage. As our data collection matures, we will evaluate which framework best fits our business and begin the process of alignment. We expect to make that determination by Year 2 of our roadmap.

CONTACT & FEEDBACK

We welcome questions, feedback, and dialogue about our ESG program from clients, investors, community members, and peers.

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This report was prepared by The Curbstone Companies for informational purposes. It does not constitute investment advice or solicitation. Forward-looking statements reflect current intentions and may change as the company evolves.

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